

# 8718 W 3RD ST

LOS ANGELES, CA 90048

## FOR INQUIRIES

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### BRONSON MORGAN

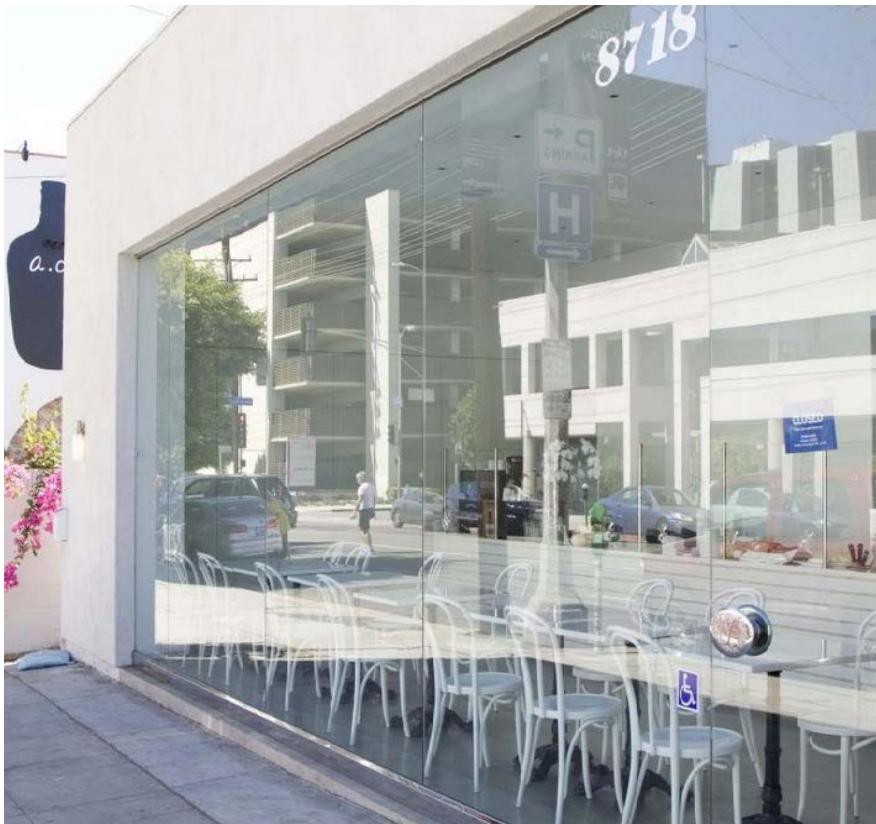
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**CBRE**

# BEVERLY GROVE



8718 W 3RD ST

LOS ANGELES, CA 90048

**± 2,181 SF**

2nd Generation Food Space & Patio

In the heart of Beverly Grove and directly across the street from Cedars-Sinai Hospital.

This is an opportunity to take on a 2nd Generation food space with on-site parking and an excellent patio. Footsteps from Robertson Blvd, neighboring tenants include Cedars Sinai, Alfred Coffee, Soom Soom, Blue Bottle, Kitson, The Ivy, A.O.C., and many more!



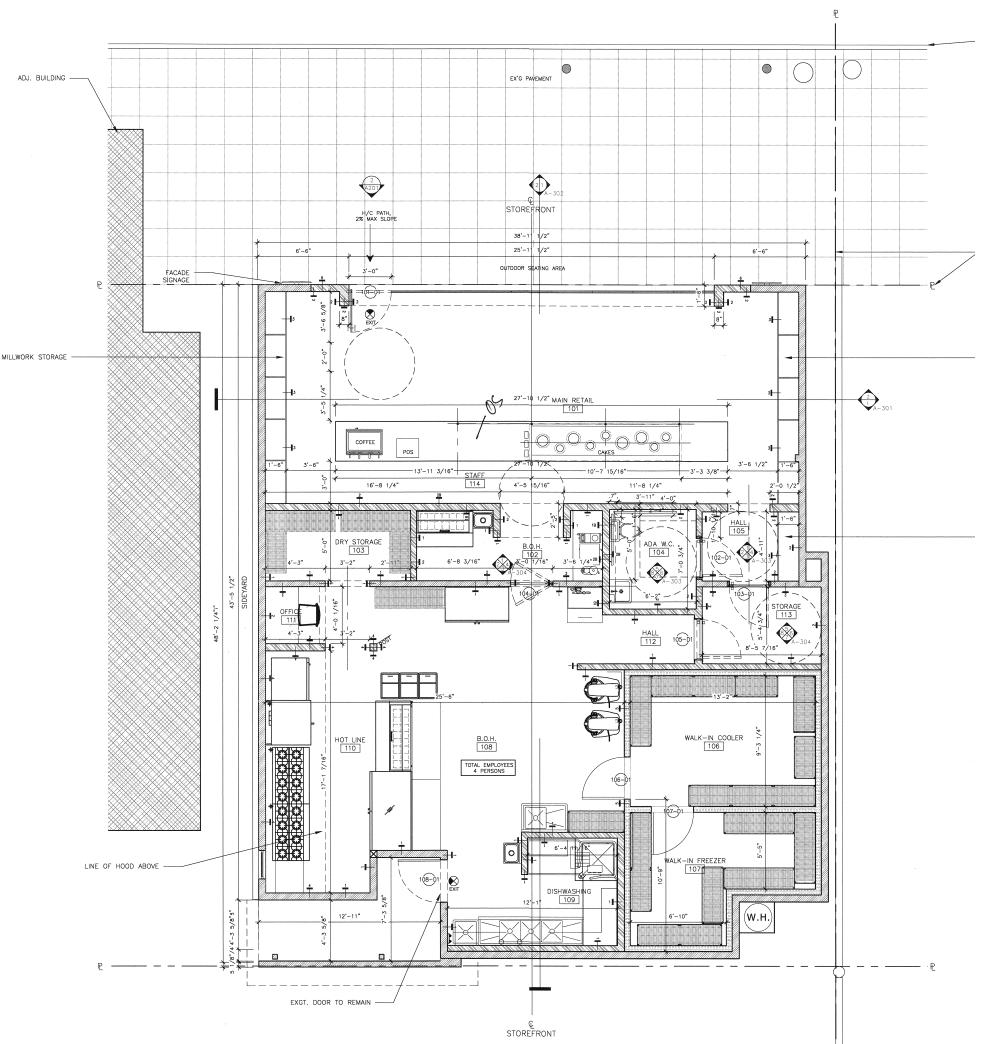
## 2ND GENERATION FOOD SPACE & PATIO

8718 W 3RD ST, LOS ANGELES, CA 90048

TOTAL  
±2,181 SF

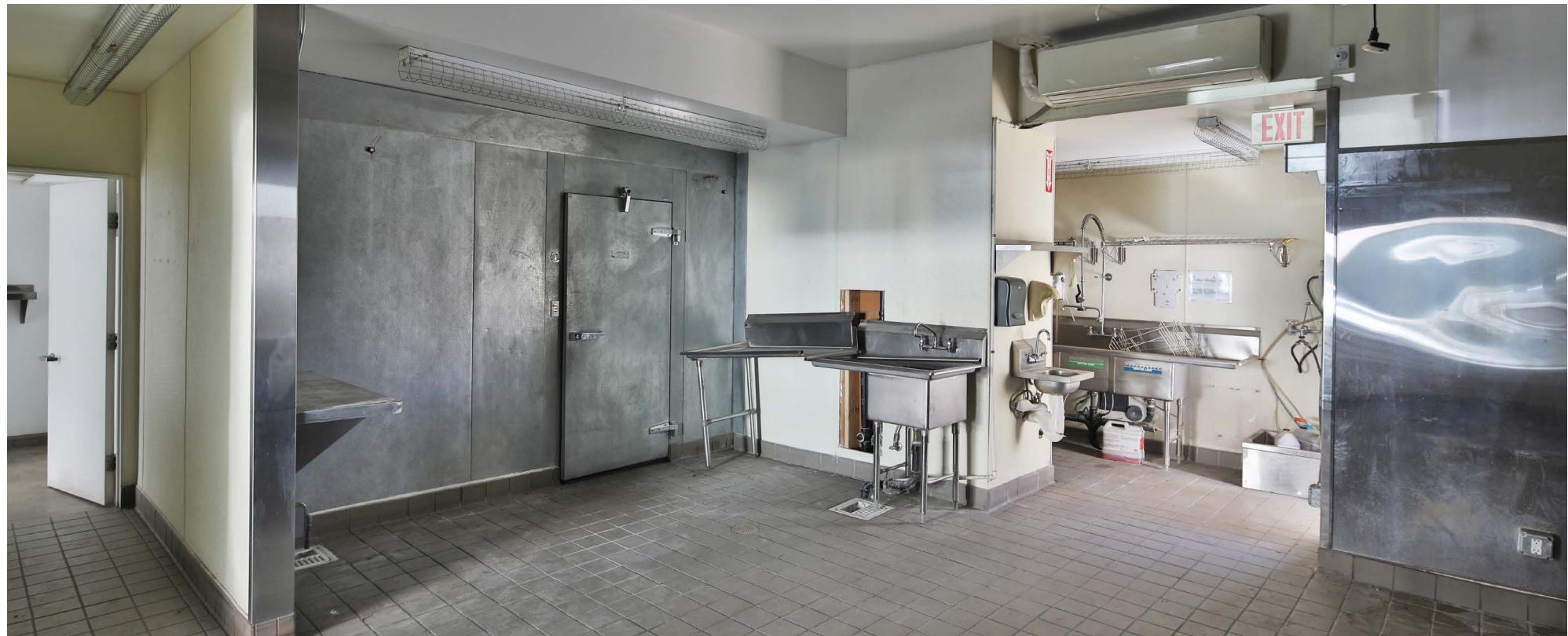
Grease Interceptor, Walk-In Refrigerator, Freezer, and Dish Machine in Place

Secure On-Site Parking and Plentiful Street Metered Parking  
Tremendous Frontage and Signage Opportunity on W 3rd St



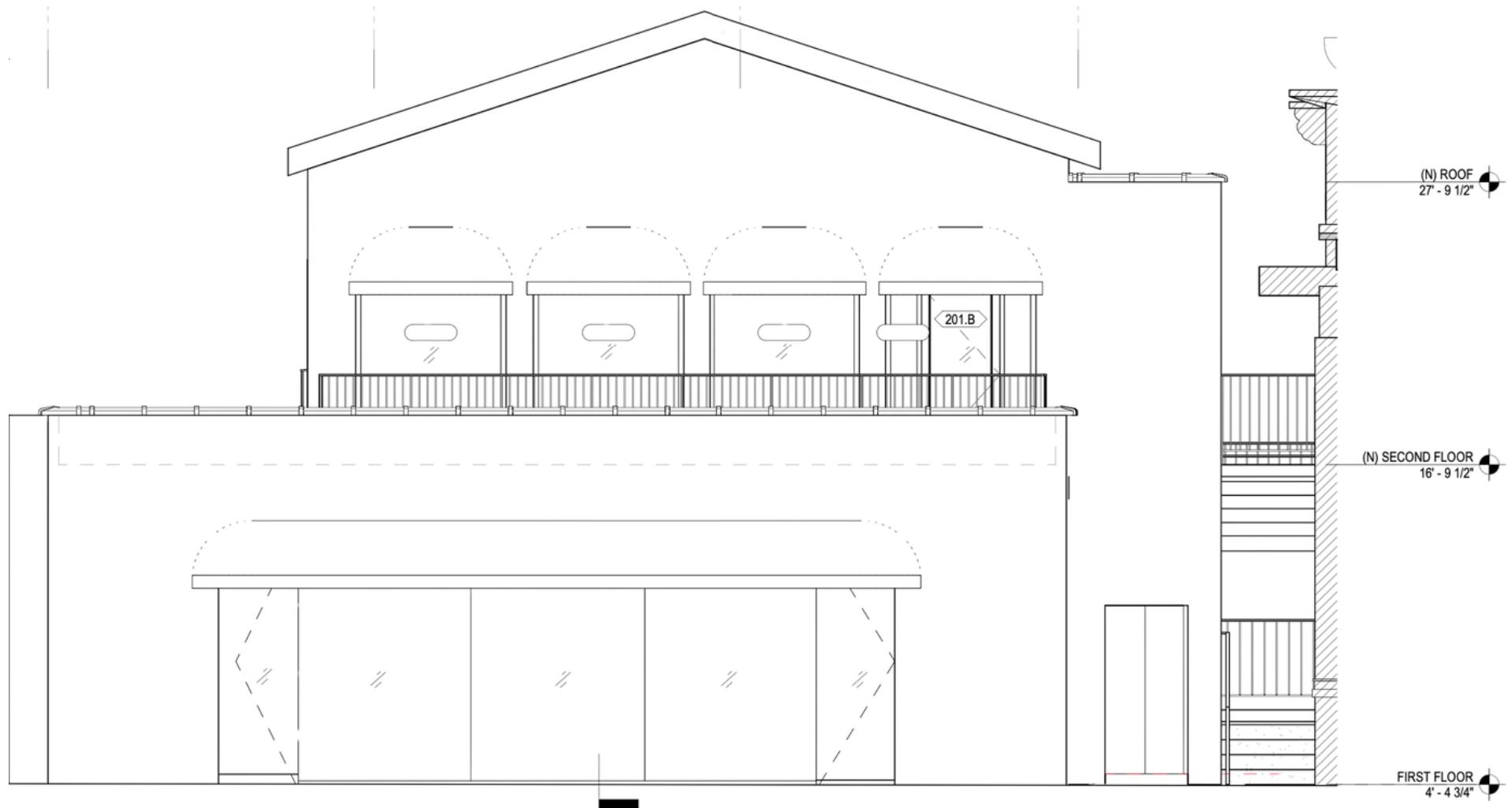
# KITCHEN

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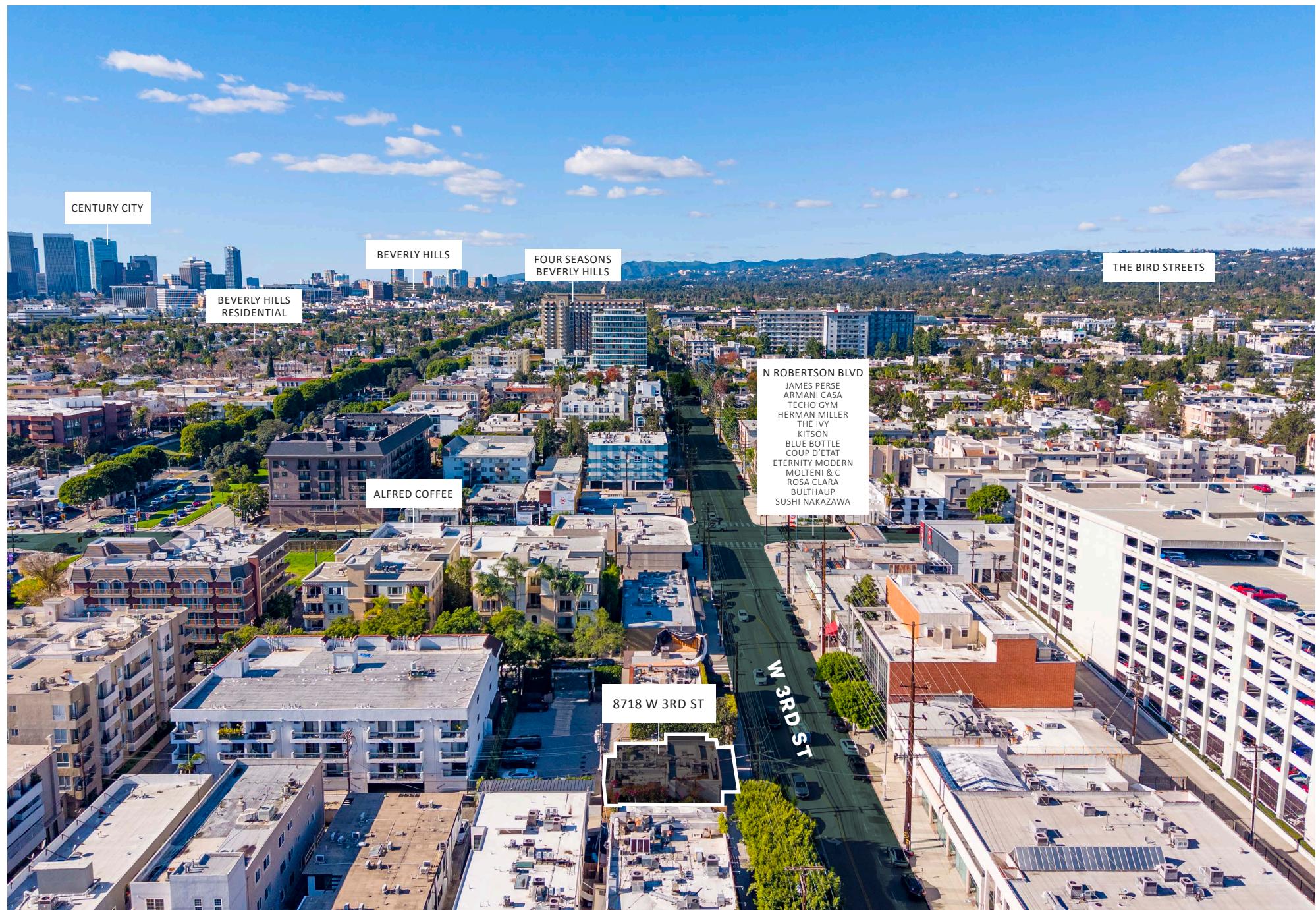
# RENDERING

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# THE AREA

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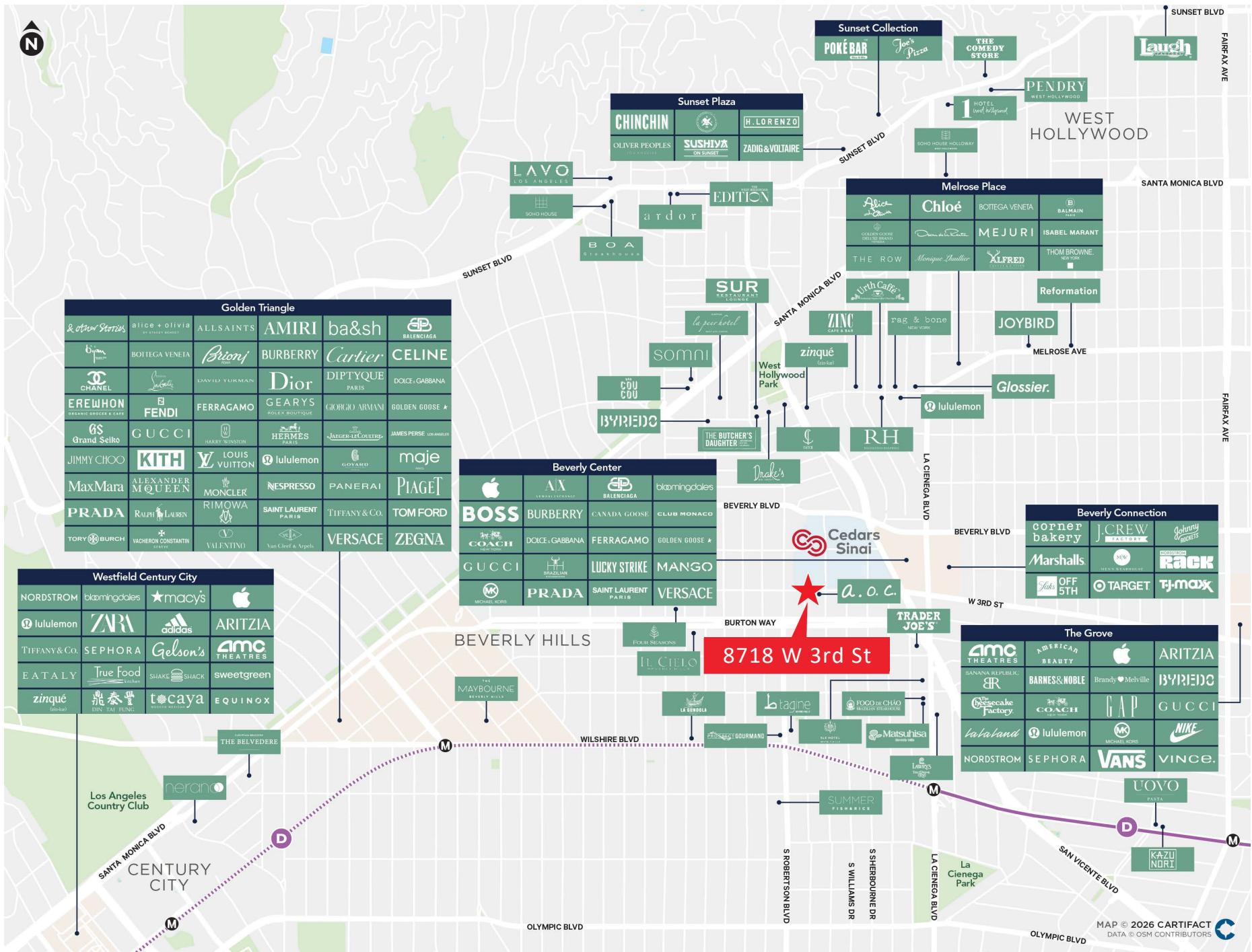


# THE AREA

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# AMENITIES

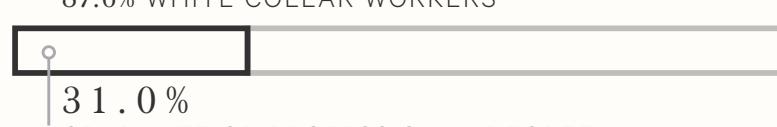


# BEVERLY GROVE

37,066  
RESIDENTS



41.8  
MEDIAN AGE



20,788  
TOTAL HOUSEHOLDS

\$182K  
AVERAGE HOUSEHOLD  
INCOME

\$1.67M  
MEDIAN VALUE OF OWNER  
OCCUPIED HOUSING UNITS

# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	37,066	275,460	813,838
2030 Population - Five Year Projection	36,592	275,541	818,735
2020 Population - Census	38,610	280,811	822,339
2010 Population - Census	38,684	272,695	807,945
2020-2025 Annual Population Growth Rate	-0.77%	-0.37%	-0.20%
2025-2030 Annual Population Growth Rate	-0.26%	0.01%	0.12%



	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	20,788	142,235	378,722
2030 Households - Five Year Projection	20,962	145,284	390,454
2020 Households - Census	20,672	139,636	367,734
2010 Households - Census	20,764	135,188	354,976
2020-2025 Compound Annual Household Growth Rate	0.11%	0.35%	0.56%
2025-2030 Annual Household Growth Rate	0.17%	0.43%	0.61%
2025 Average Household Size	1.76	1.91	2.06



	1 MILE	3 MILES	5 MILES
<b>HOUSING INCOME</b>			
2025 Average Household Income	\$181,614	\$174,759	\$149,453
2030 Average Household Income	\$199,047	\$191,729	\$163,736
2025 Median Household Income	\$110,327	\$107,361	\$89,740
2030 Median Household Income	\$123,925	\$120,416	\$101,250
2025 Per Capita Income	\$101,700	\$90,284	\$69,721
2030 Per Capita Income	\$113,858	\$101,143	\$78,251



	1 MILE	3 MILES	5 MILES
<b>EDUCATION</b>			
2025 Population 25 and Over	30,316	219,134	616,631
HS and Associates Degrees	7,426	60,010	193,941
Bachelor's Degree or Higher	21,973	148,254	362,393



	1 MILE	3 MILES	5 MILES
<b>HOUSING UNITS</b>			
2025 Housing Units	22,988	156,270	414,942
2025 Vacant Housing Units	2,200	14,035	36,220
2025 Occupied Housing Units	20,788	142,235	378,722
2025 Owner Occupied Housing Units	6,078	42,340	98,918
2025 Renter Occupied Housing Units	14,710	99,895	279,804



	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2025 Businesses	7,345	31,903	63,104
2025 Employees	63,578	249,467	551,436





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**CBRE**

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