

8069-8071

BEVERLY BOULEVARD



Highly trafficked Beverly
Boulevard corridor

conroy

Approximately 5,500
Square Feet

PREMIER RETAIL/SHOWROOM LEASE

Property Summary

Property Address	▪ 8069–8071 Beverly Blvd
Available Space	▪ ±5,500 SF
Divisible To	▪ ±2,000 SF
Lease Rate	▪ \$5.00/SF NNN
Estimated NNN	▪ ±\$0.58/SF
Use	▪ Furniture, Art Gallery, Showroom, Retail
Parking	▪ 5–7 Spaces
Availability	▪ Immediate





PROPERTY HIGHLIGHTS

Located along the highly trafficked Beverly Boulevard corridor, 8069–8071 Beverly Blvd presents a premier retail/showroom leasing opportunity totaling approximately 5,500 square feet. The space offers exceptional flexibility, making it ideal for furniture retailers, art galleries, creative showrooms, or other experiential retail concepts seeking strong street presence in a design-forward trade area. The property can be demised to approximately 2,000 square feet, accommodating a range of tenant sizes and concepts. With prominent frontage, strong visibility, and convenient access, the site benefits from consistent vehicular and pedestrian traffic. The space is offered at a competitive lease rate of \$5.00 per square foot NNN, with estimated CAM charges of approximately \$0.58 per square foot. Additionally, the property includes 5–7 on-site parking spaces, a valuable amenity in this dense urban retail corridor. The space is available immediately, providing a turnkey opportunity for tenants looking to establish or expand their presence in one of Los Angeles’ most dynamic retail submarkets.

±5,500 SF retail/showroom space

Divisible to ±2,000 SF

Ideal for furniture, art gallery, or showroom users

Lease rate: \$5.00/SF NNN

Estimated NNN expenses: ±\$0.58/SF

High-visibility location on Beverly Blvd

Strong traffic counts and retail synergy

5–7 on-site parking spaces

Immediate availability

Flexible layout to accommodate various concepts



ALLEY ACCESS

CRESCENT HEIGHTS BLVD

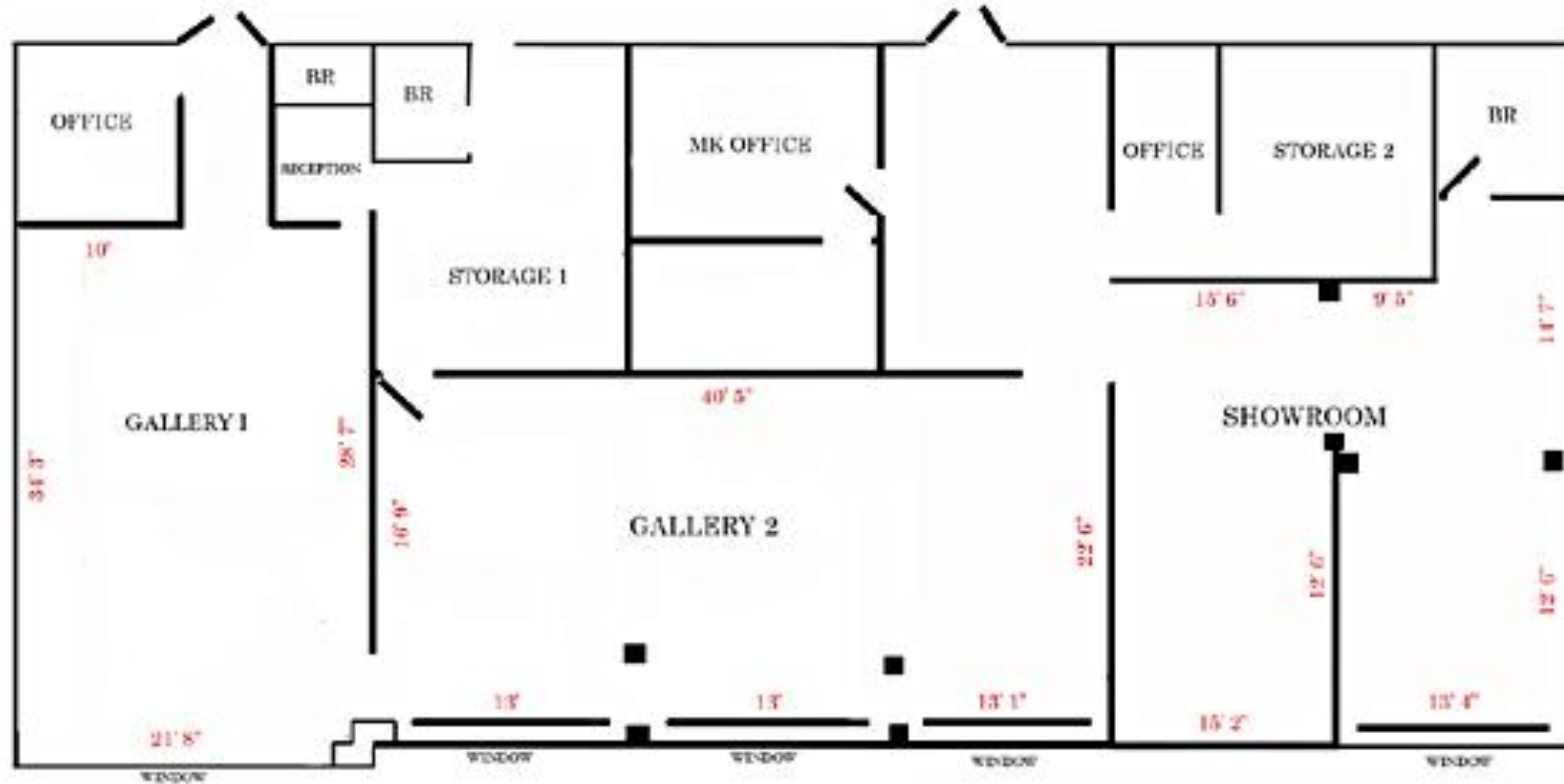
SIGNALIZED CORNER

BEVERLY BOULEVARD





PROPERTY FLOOR PLAN



BEVERLY BLVD.

Beverly Grove

Beverly Grove is an affluent neighborhood located in the central region of Los Angeles, California. It is bordered by Beverly Hills to the west, West Hollywood to the north, Fairfax to the east, and Mid-City to the south. The neighborhood is primarily residential, with a mix of single-family homes and apartment buildings.



39,875
POPULATION



95.4%
WHITE COLLAR JOBS



\$134,478
AVG HH INCOME



Central LOCATION

The subject is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue. The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.

Beverly Grove

Fairfax

Miracle Mile



BEVERLY HILLS GOLDEN TRIANGLE		
PRADA MILANO	LACOSTE	Dior
LV	BB BALENCIAGA	GIORGIO ARMANI
Buoni	SAINT LAURENT PARIS	GUCCI



SUNSET BLVD

Beverly Connection	ROSS DRESS FOR LESS	NORDSTROM
Marshall's	OFF 5TH	Target

BEVERLY CENTER		
AX apm	BB BALENCIAGA	COACH
LV	macy's	GIORGIO ARMANI
PRADA	SAINT LAURENT PARIS	GUCCI

SUBJECT

WHOLE FOODS MARKET	TRADER JOE'S
Moishe's	WAFFLESHOT

THE GROVE		
COACH	NORDSTROM	AMC THEATRES
NIKE	lululemon	athletica
Brandy Melville	BARNES & NOBLE	APL

PETTYCASH	BLEU CLOTHING
CC CLOTHING	

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