



8151 W 3RD ST

LOS ANGELES, CA 90048

FOR INQUIRIES

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CBRE



8151 W 3RD ST

LOS ANGELES, CA 90048

± 2,528 SF

Free Standing Retail Showroom

±1,881 SF Ground Floor

±647 SF Mezzanine

BEVERLY GROVE



Located at the corner of West Third Street and Kilkea Drive, join Neighborhood Coffee in one of the street's most unique opportunities. This one-of-a-kind, free standing retail showroom has tremendous on-site parking as well as a large double sided pylon sign. Nearby tenants include Cleo, The Little Door, Warby Parker, Framebridge, Sweetfin Poke, Sweetgreen, The Grove, and many more!



FREE STANDING RETAIL SHOWROOM

8151 W 3RD ST, LOS ANGELES, CA 90048

TOTAL
±2,528 SF

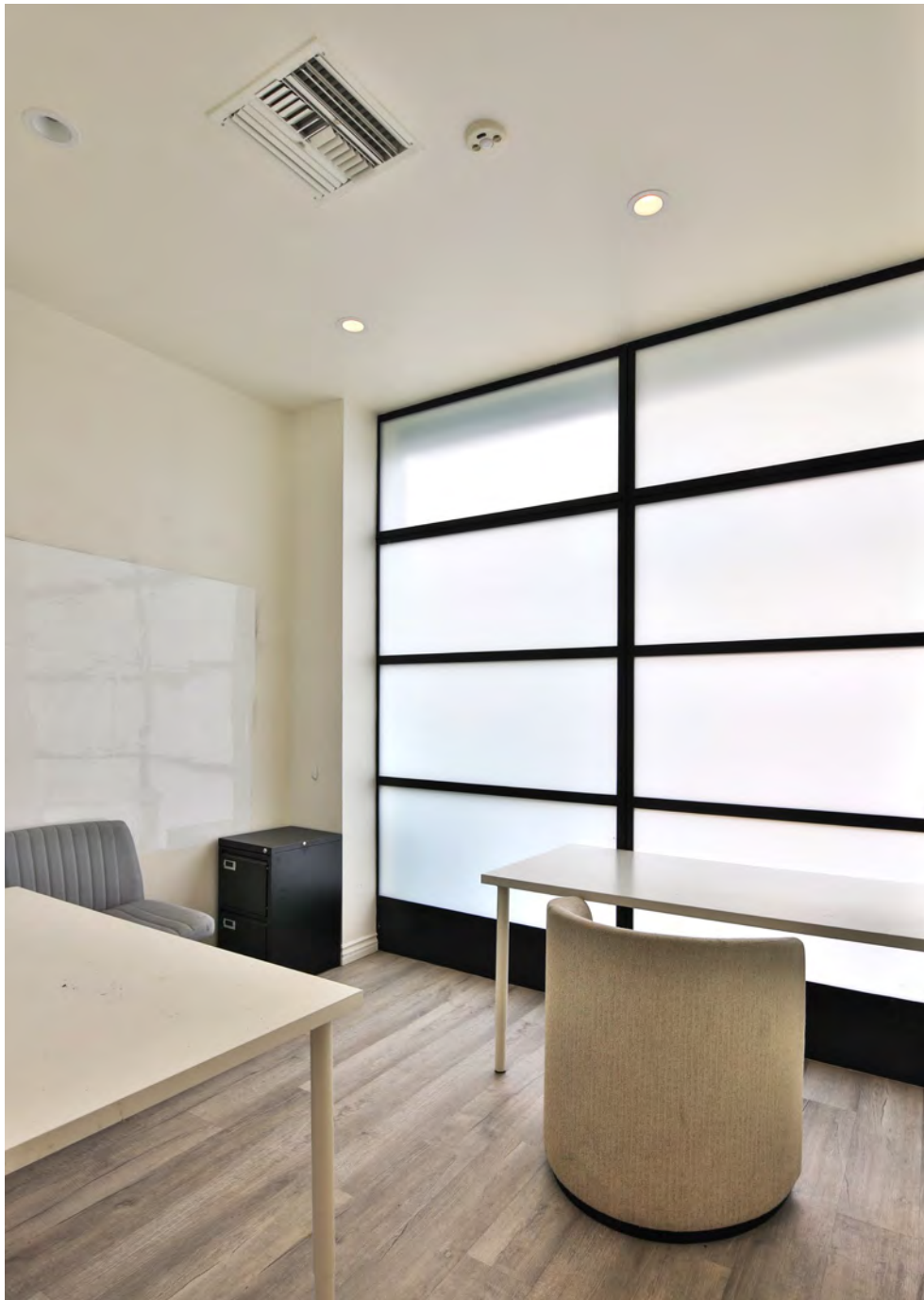
Retail Showroom with a Large Double Sided Pylon Sign
Located On the Corner of W 3rd St & S Kilkea Dr
±11 On-Site Parking Spaces & Plentiful Street Metered Parking
600 Amps - 3 Phases of Power & Secure Roll Up Gates
Excellent Frontage and Visibility on W 3rd St



INTERIOR



INTERIOR



THE AREA



CENTURY CITY

BEVERLY HILLS
RESIDENTIAL

BEVERLY HILLS

CEDARS SINAI

PACIFIC DESIGN CENTER

BEVERLY CENTER

PALIHOUSE

LA LA LAND
LE LABO
MAGNOLIA BAKERY
DRYBAR
CREDO BEAUTY

JOAN'S ON
THIRD

CARASAU PASTA BAR

NUAGE BEAUTY
HOUSE
BÜNDA

FIORELLI PIZZA

MOOD

THE LITTLE DOOR

CLEO

8151 W 3RD ST

W 3RD ST

S KILKEA DR

THE AREA



HOLLYWOOD

CBS STUDIOS

THE GROVE
THE ORIGINAL
FARMERS MARKET

PARK LA BREA

MIRACLE MILE

WRITERS GUILD OF
AMERICA

WHOLE FOOD'S
MARKET

SOCKERBIT

SWEETFIN POKE
SWEETGREEN
UNCLE PAULIE'S DELI
VERVE COFFEE

AZAI HAND
ROLL SUSHI

HALA COFFEE

SUGARED + BRONZED
BLUESTONE LANE
TRUMAN'S BAKERY

WARBY PARKER
FRAMEBRIDGE
PALMS N' PATTIES

8151 W 3RD ST

S KILKEA DR

W 3RD ST

THE LITTLE DOOR

BEVERLY GROVE

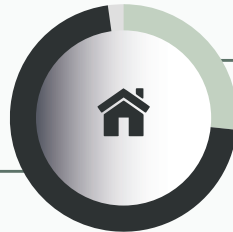
39,530
RESIDENTS



38.6
MEDIAN AGE



72.8%
RENT



19.3%
OWN



21,437
TOTAL HOUSEHOLDS

\$173K
AVERAGE HOUSEHOLD
INCOME

\$1.73M
MEDIAN VALUE OF OWNER
OCCUPIED HOUSING UNITS

DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| POPULATION | | | |
| 2025 Population - Current Year Estimate | 39,530 | 319,223 | 918,681 |
| 2030 Population - Five Year Projection | 40,212 | 319,932 | 927,695 |
| 2020 Population - Census | 40,053 | 322,098 | 927,362 |
| 2010 Population - Census | 38,639 | 316,283 | 918,737 |
| 2020-2025 Annual Population Growth Rate | -0.25% | -0.17% | -0.18% |
| 2025-2030 Annual Population Growth Rate | 0.34% | 0.04% | 0.20% |



| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| HOUSEHOLDS | | | |
| 2025 Households - Current Year Estimate | 21,437 | 162,278 | 419,957 |
| 2030 Households - Five Year Projection | 22,264 | 166,337 | 434,873 |
| 2020 Households - Census | 20,959 | 157,510 | 407,241 |
| 2010 Households - Census | 20,494 | 151,937 | 390,860 |
| 2020-2025 Compound Annual Household Growth Rate | 0.43% | 0.57% | 0.59% |
| 2025-2030 Annual Household Growth Rate | 0.76% | 0.50% | 0.70% |
| 2025 Average Household Size | 1.81 | 1.94 | 2.10 |



| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| HOUSING INCOME | | | |
| 2025 Average Household Income | \$173,145 | \$160,410 | \$136,915 |
| 2030 Average Household Income | \$189,432 | \$175,899 | \$150,161 |
| 2025 Median Household Income | \$112,319 | \$98,362 | \$82,565 |
| 2030 Median Household Income | \$126,394 | \$109,382 | \$92,498 |
| 2025 Per Capita Income | \$93,677 | \$81,560 | \$62,721 |
| 2030 Per Capita Income | \$104,590 | \$91,465 | \$70,516 |



| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| EDUCATION | | | |
| 2025 Population 25 and Over | 31,921 | 253,064 | 694,314 |
| HS and Associates Degrees | 7,983 | 76,338 | 231,649 |
| Bachelor's Degree or Higher | 23,050 | 159,519 | 377,984 |



| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| HOUSING UNITS | | | |
| 2025 Housing Units | 23,293 | 178,379 | 459,405 |
| 2025 Vacant Housing Units | 1,856 | 16,101 | 39,448 |
| 2025 Occupied Housing Units | 21,437 | 162,278 | 419,957 |
| 2025 Owner Occupied Housing Units | 4,485 | 43,009 | 99,683 |
| 2025 Renter Occupied Housing Units | 16,952 | 119,269 | 320,274 |



| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| PLACE OF WORK | | | |
| 2025 Businesses | 6,570 | 34,449 | 64,768 |
| 2025 Employees | 50,924 | 272,536 | 571,159 |





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