

B
—
B

AVISON
YOUNG



The Block on Beverly

8230–8256 Beverly Blvd. | Los Angeles, CA

A Landmark Legacy Asset in Prestigious Beverly Grove

The Block on Beverly, located at 8230-8256 Beverly Boulevard, is a rare, legacy-defining opportunity to acquire a full city block in the heart of Beverly Grove, one of Los Angeles' most sought-after and affluent neighborhoods. Flanked by two of the city's premier retail destinations—**The Beverly Center** to the west and **The Grove** to the east—this 28,186-square-foot site featuring **257 feet of frontage on Beverly Boulevard block to block** between Sweetzer Avenue and Harper Avenue offers high visibility and premier foot traffic from affluent residents, professionals, and visitors seeking a sophisticated urban experience.

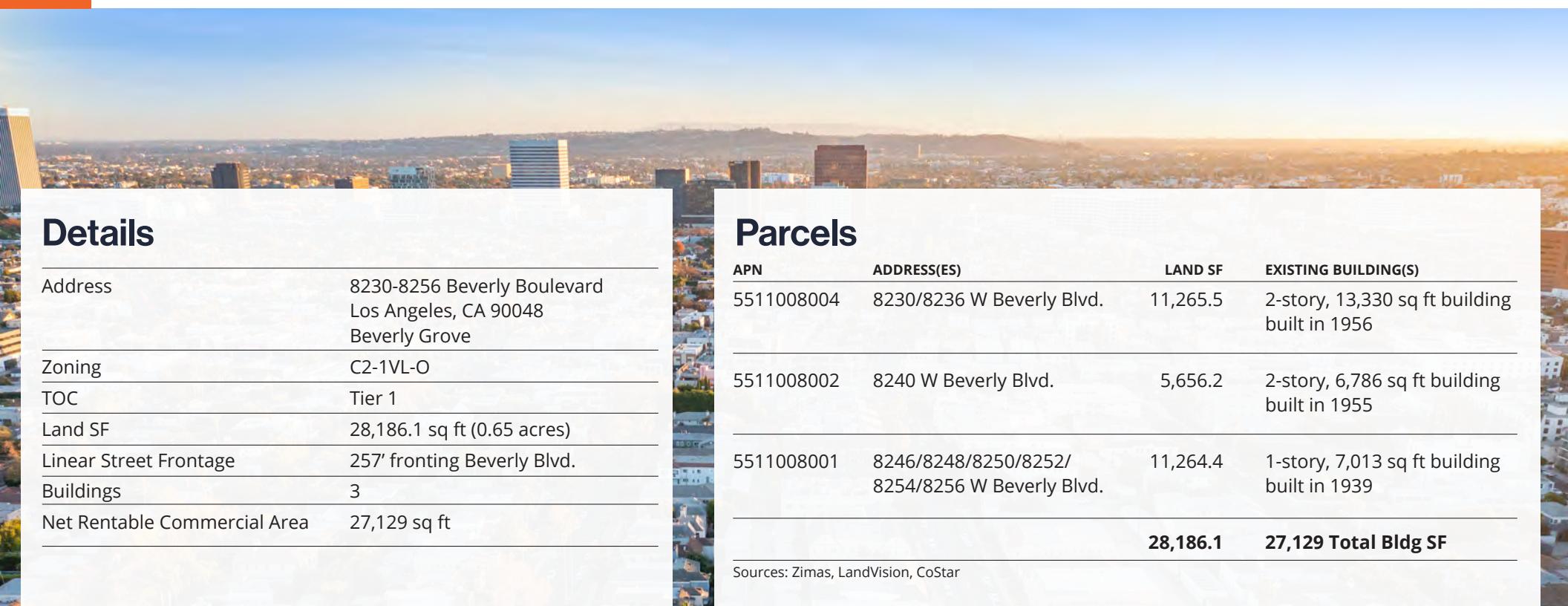
With over 27,000 square feet of existing office and retail space across three buildings and short-term leases in place, investors have the flexibility to generate immediate income while planning for a transformational redevelopment. With C2-1VL-O zoning and a Tier 1 TOC designation, this property presents a rare opportunity to transform a key stretch of Beverly Boulevard with a landmark project that will shape the Beverly Grove neighborhood for generations to come.

Opportunities like **The Block on Beverly** come once in a generation—an open canvas in the heart of Los Angeles' most dynamic retail and restaurant corridor, waiting for the right vision to bring it to life. *This isn't just an acquisition; it's a chance to redefine Beverly Grove, reshape the streetscape and leave a lasting imprint on the fabric of Los Angeles itself.*



With short-term leases in place, investors have the rare flexibility to strategize, design, and execute something truly groundbreaking. The site's C2-1VL-O zoning and Tier 1 TOC designation provide a framework for bold, high-density redevelopment, whether it's a **luxury mixed-use, a flagship retail destination, a senior living project, medical office, or an architectural landmark.**

Property Summary



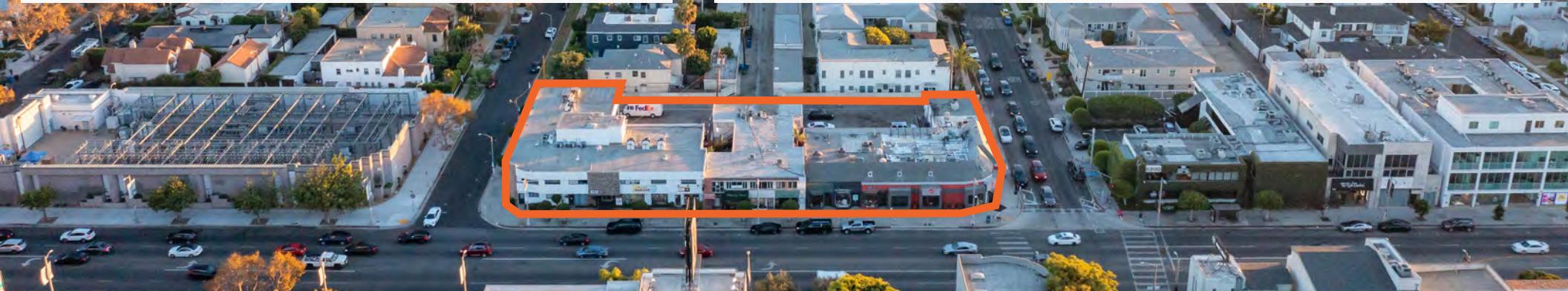
Details

Address	8230-8256 Beverly Boulevard Los Angeles, CA 90048 Beverly Grove
Zoning	C2-1VL-O
TOC	Tier 1
Land SF	28,186.1 sq ft (0.65 acres)
Linear Street Frontage	257' fronting Beverly Blvd.
Buildings	3
Net Rentable Commercial Area	27,129 sq ft

Parcels

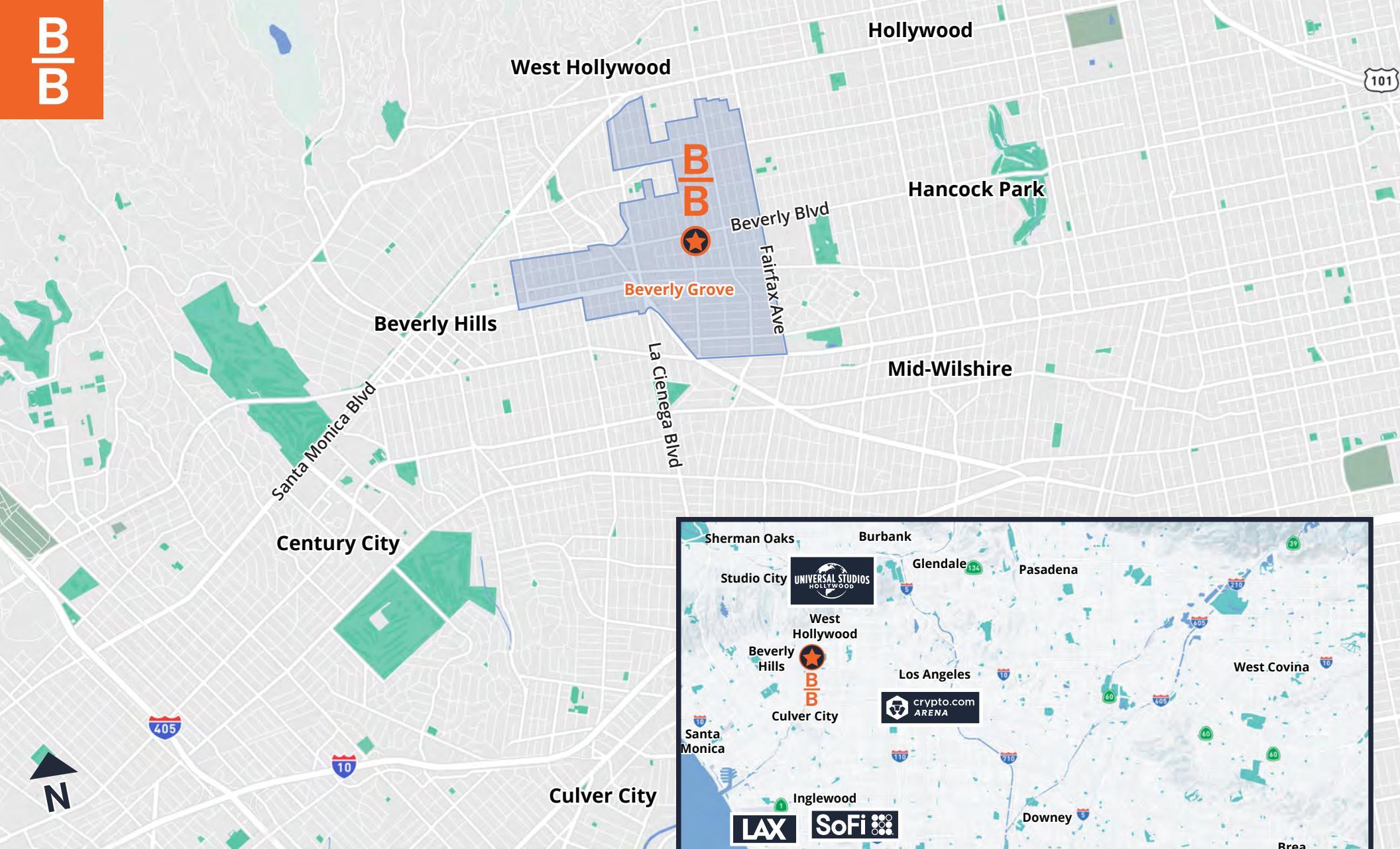
APN	ADDRESS(ES)	LAND SF	EXISTING BUILDING(S)
5511008004	8230/8236 W Beverly Blvd.	11,265.5	2-story, 13,330 sq ft building built in 1956
5511008002	8240 W Beverly Blvd.	5,656.2	2-story, 6,786 sq ft building built in 1955
5511008001	8246/8248/8250/8252/ 8254/8256 W Beverly Blvd.	11,264.4	1-story, 7,013 sq ft building built in 1939
28,186.1			27,129 Total Bldg SF

Sources: Zimas, LandVision, CoStar

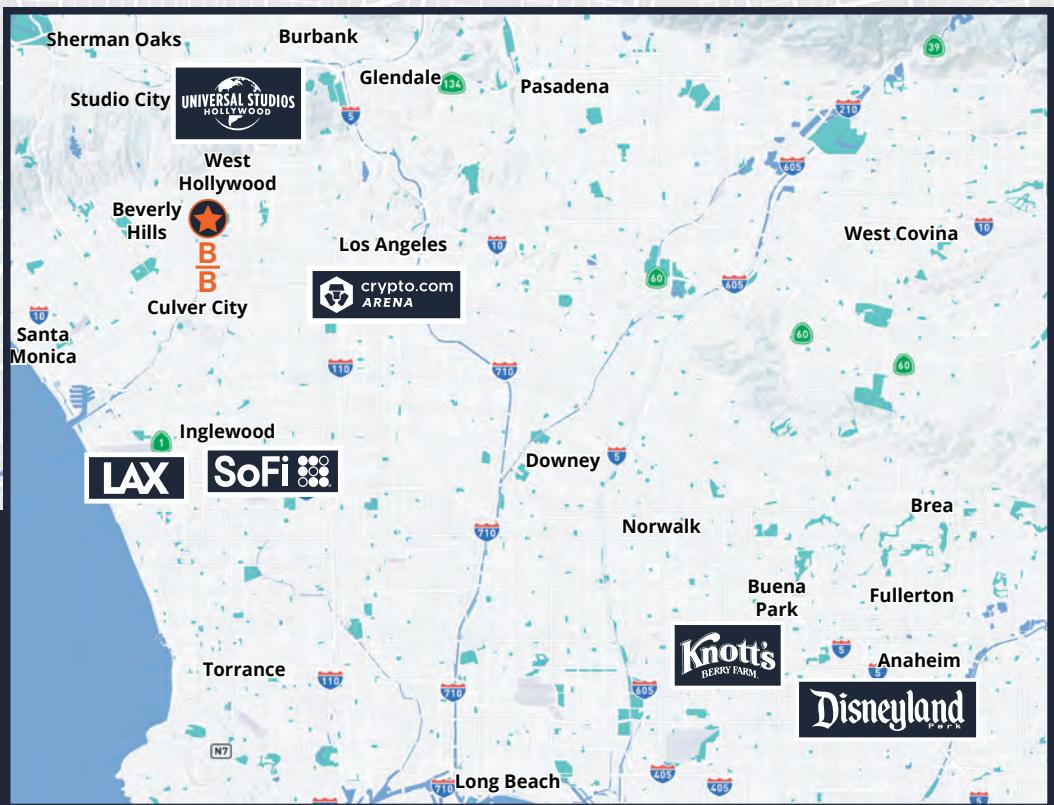


Few properties offer the potential to not just succeed in the market, but to shape its future. **The Block on Beverly** is that opportunity.

B|B



Location Overview



Zoning Overview

8230 BEVERLY

Project Information

Address: 8230-8256 W. Beverly Dr.

APN: 5511-008-001, -002 & -004

Legal: Lots 16-20, Tract 10389

Zone: C2-1VL-O

General Plan Land Use: Neighborhood Office Commercial

TOC: Tier 1

Existing Use (Assessor): 7,013 sf. restaurant, c. 1939; 6,786 sf. office, c. 1955 & 13,330 office, c. 1956.

Lot Area (ZIMAS): 28,186.2 SF

Abutting One-Half Alley Area: 2,572 SF

Lot Area w/Abutting One-Half Alley: 30,758.2 SF

BY RIGHT OPTION

Density: 76 units (30,758.2 sf./400 sf. = 76.9 ~ 76 units)

FAR: 1.5

Floor Area: 42,279.3 sf. (28,186.2 sf. x 1.5 = 42,279.3 sf.)

Height: 45' + 3 stories for mixed-use (no stories limit for 100% residential)

Note: Per the Housing Element law, at least (1) Low Income unit would be required in any new construction project.

100% DENSITY BONUS OPTION

Density: 155 units (30,758.2 sf./400 sf. = 76.9 ~ 77 units; 77 units x 0.5 = 38.5 ~ 39 units x 2 = 78 bonus units + 77 base units = 155 units)

On-Menu DB FAR: 2.025 (1.5 x 1.35 = 2.025)

On-Menu DB Floor Area: 57,077.1 sf. (28,186.2 sf. x 2.025 = 57,077.1 sf.)

On-Menu DB Height: 56' + 4 stories for mixed-use (no stories limit for 100% residential)

Note: Off-Menu DB Incentives may be requested, but required City Planning Commission discretionary approval.

Note: To qualify for 100% DB, 12 Very Low Income and 12 Moderate Income units required.

ED 1 - 100% AFFORDABLE OPTION

Density: Unlimited

FAR: Unlimited

Height: 78' + six stories for mixed-use (no stories limit for 100% residential)



Demographics

Demographically, the area is one of the most affluent and well-educated in Los Angeles, with a median home value of \$1.63 million and an average household income of \$154,482.

The local workforce is 84.6% white-collar, and 69.2% of residents hold a bachelor's, graduate, or professional degree. Just blocks away, Cedars-Sinai Medical Center, a world-renowned leader in healthcare and innovation, employs over 4,500 physicians and 10,000 medical professionals, reinforcing the area's economic strength and demand for both commercial and residential development.

The site's "Walker's Paradise" score of 93 further highlights the pedestrian-friendly nature of this high-energy district, making it a prime location for retail, hospitality, residential, or mixed-use redevelopment.

\$154,482

AVERAGE
HOUSEHOLD
INCOME

\$1,632,545

MEDIAN
HOME
VALUE

93

WALK SCORE



For More Info, Please Contact:

Peter Sherman

+1 (310) 480-2634

peter.sherman@avisonyoung.com

CA DRE License #01472521

**B
|
B**

Chris Bonbright

+1 (310) 999-1117

chris.bonbright@avisonyoung.com

CA DRE License #00823957

Eric Moore

+1 (310) 625-7407

eric.moore@avisonyoung.com

CA DRE License #00889228



Thank You.

© 2025 Avison Young – Southern California, Ltd.

**AVISON
YOUNG**