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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

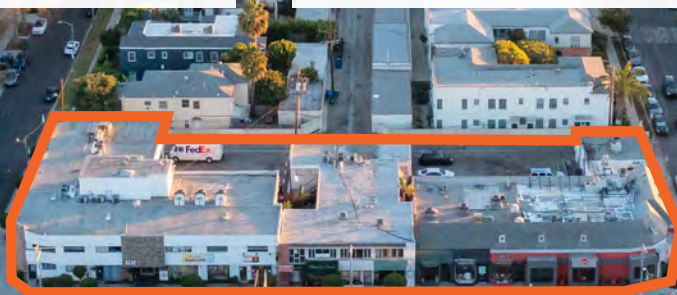
Details

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

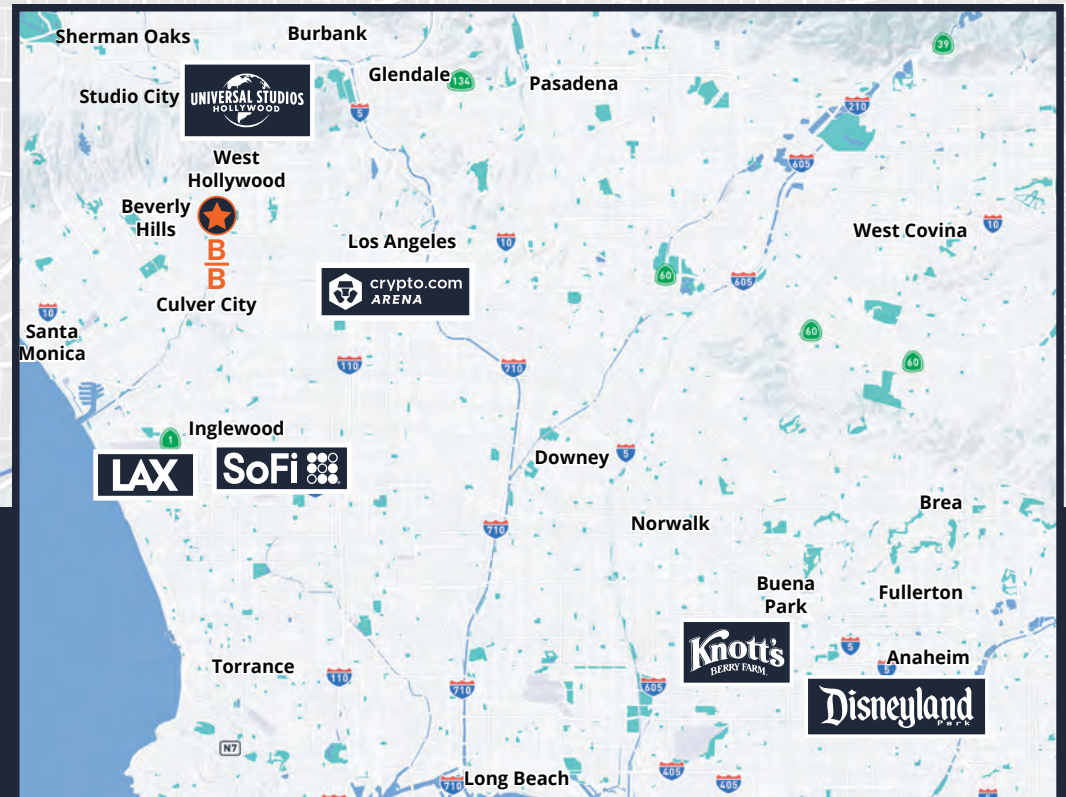
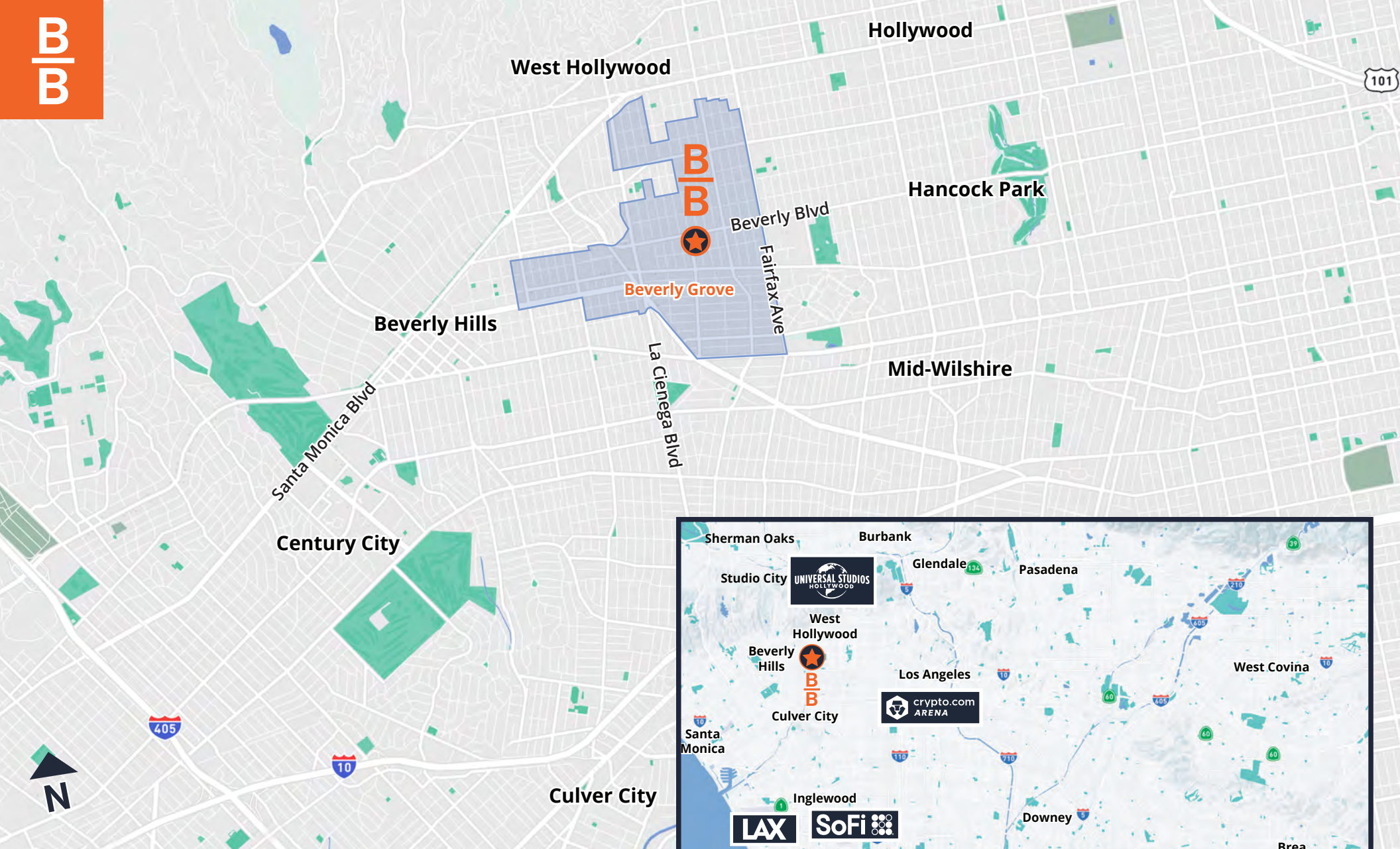
Parcels

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.



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

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Thank You.

**AVISON
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