



8722 W 3RD ST

LOS ANGELES, CA 90048

FOR INQUIRIES

RYAN GURMAN

+1 310 650 7545

ryan.gurman@cbre.com

Lic. 01972081

BRONSON MORGAN

+1 415 446 8796

bronson.morgan@cbre.com

Lic. 02194401

CBRE



8722 W 3RD ST

LOS ANGELES, CA 90048

± 7,500 SF

2nd Generation Restaurant & Bar

±3,250 SF Ground Floor

±3,250 SF Second Floor

±1,000 SF Patio

BEVERLY GROVE



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 restaurant and bar 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 RESTAURANT & BAR

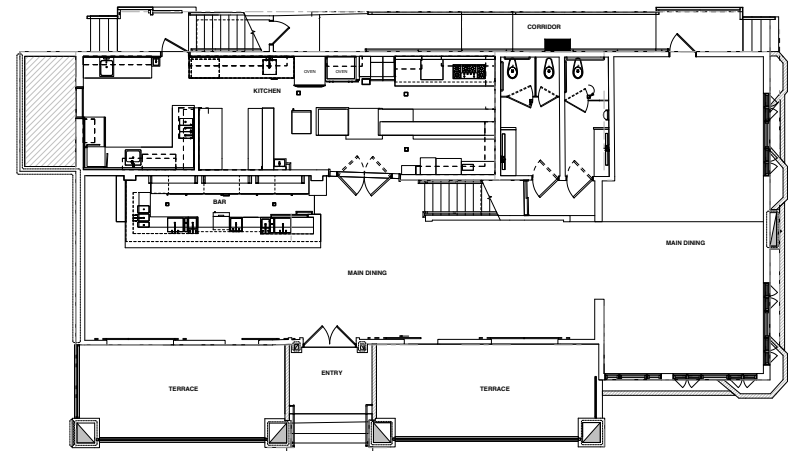
8722 W 3RD ST, LOS ANGELES, CA 90048

TOTAL
±7,500 SF

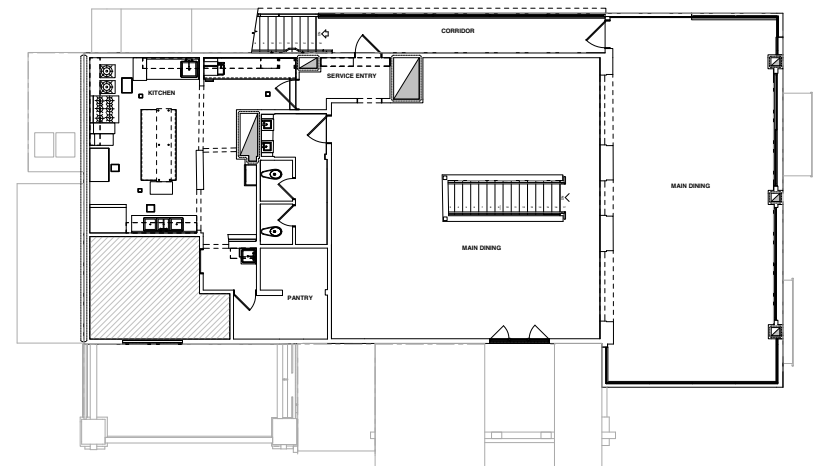
Fully Equipped Restaurant / Bar with Type 47 2AM License
(7 Days/Week)

Located On the Hard Corner of W 3rd St & S Arnaz Dr
Secure On-Site Parking and Plentiful Street Metered Parking
160 Feet of Frontage Along W 3rd St & S Arnaz Dr with a
Tremendous Signage Opportunity

GROUND FLOOR



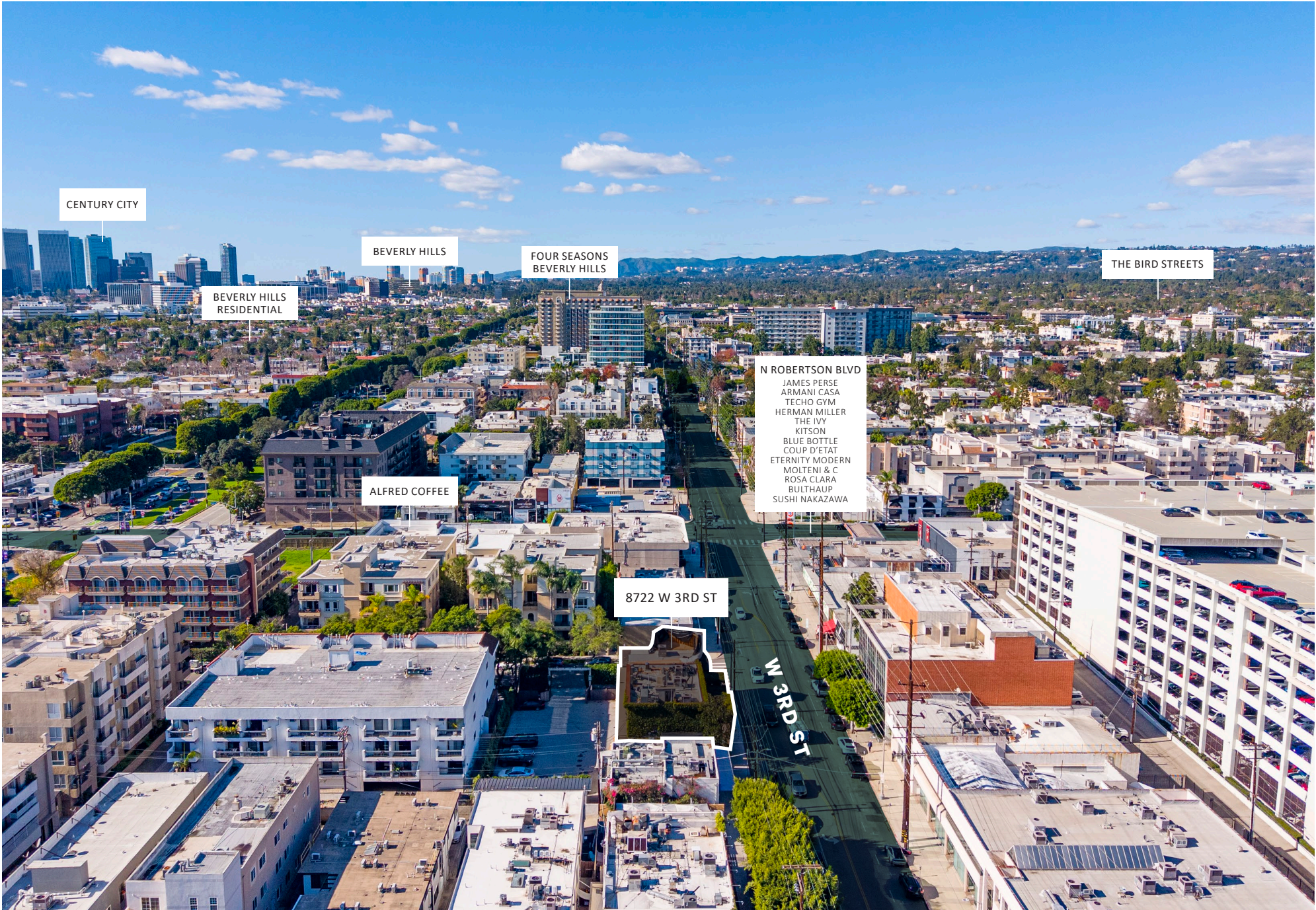
SECOND FLOOR



INTERIOR



THE AREA



THE AREA



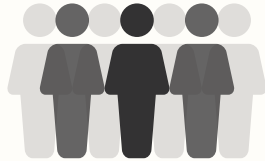
This map illustrates the retail landscape of Los Angeles, highlighting various shopping districts and their associated brands. The districts and their respective brands are as follows:

- Golden Triangle:** Includes brands like Alice + Olivia, AllSaints, AMIRI, ba&sh, Balenciaga, Bottega Veneta, Brunello Magli, Burberry, Cartier, Celine, Chanel, David Yurman, Dior, Diptyque, Dolce & Gabbana, Ereswhon, Fendi, Ferragamo, Gearys, Giorgio Armani, Golden Goose, Gucci, Louis Vuitton, Hermès, James Perse, Kith, Lululemon, Maje, Max Mara, Alexander McQueen, Moncler, Nespresso, Panerai, Piaget, Prada, Ralph Lauren, Rimowa, Saint Laurent Paris, Tiffany & Co., Tom Ford, Tory Burch, Vacheron Constantin, Valentino, Van Cleef & Arpels, Versace, and Zegna.
- Sunset Plaza:** Includes brands like Chinchin, H. Lorenzo, Oliver Peoples, Sushiya, and Zadig & Voltaire.
- Melrose Place:** Includes brands like Alice + Olivia, Chloé, Bottega Veneta, Balmain, Chloé, Mejuri, Isabel Marant, The Row, Monique Lhuillier, Alfred, and Thom Browne.
- Beverly Center:** Includes brands like Apple, A&A, Balenciaga, Blommingdales, Boss, Burberry, Canada Goose, Club Monaco, Gucci, Dolce & Gabbana, Ferragamo, Golden Goose, Gucci, Michael Kors, Prada, Saint Laurent Paris, Versace, and Mango.
- Westfield Century City:** Includes brands like Nordstrom, Blommingdales, Macy's, Apple, Lululemon, ZARA, Adidas, Aritzia, Tiffany & Co., Sephora, Gelson's, AMC Theatres, Eataly, True Food Kitchen, Shake Shack, Sweetgreen, Zinque, Din Tai Fung, Tocaia, and Equinox.
- Beverly Connection:** Includes brands like Corner Bakery, J.Crew Factory, Johnny Rockets, Marshalls, Off 5th, Target, and TJ Maxx.
- The Grove:** Includes brands like AMC Theatres, American Beauty, Apple, Aritzia, Barnes & Noble, Brandy Melville, Byredo, Gucci, Gap, Nike, Nordstrom, Sephora, Vans, Vince, and Uovo.
- Sunset Collection:** Includes brands like Poké Bar, Joe's Pizza, The Comedy Store, Pendry, Hotel Indigo, Soho House Hollywood, Lavo, Soho House, Ardor, EDITION, Sur Restaurant, La Perle Hotel, Somni, Zinque, Rag & Bone, Joybird, Glossier, Lululemon, and RH.

The map also shows major roads such as Sunset Blvd, Santa Monica Blvd, Beverly Blvd, Wilshire Blvd, and Olympic Blvd. A red star marks the location of 8722 W 3rd St. A compass rose is located in the top left corner, and a scale bar is in the bottom right corner.

BEVERLY GROVE

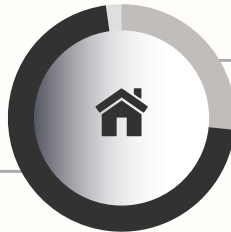
37,066
RESIDENTS



41.8
MEDIAN AGE



64.0%
RENT



26.4%
OWN



20,788
TOTAL HOUSEHOLDS

\$182K
AVERAGE HOUSEHOLD
INCOME

\$1.67M
MEDIAN VALUE OF OWNER
OCCUPIED HOUSING UNITS

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
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%



HOUSEHOLDS			
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



HOUSING INCOME			
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
EDUCATION			
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



HOUSING UNITS			
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



PLACE OF WORK			
2025 Businesses	7,345	31,903	63,104
2025 Employees	63,578	249,467	551,436





8722 W 3RD ST

LOS ANGELES, CA 90048

FOR INQUIRIES

RYAN GURMAN

+1 310 650 7545

ryan.gurman@cbre.com

Lic. 01972081

BRONSON MORGAN

+1 415 446 8796

bronson.morgan@cbre.com

Lic. 02194401

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.