

2nd Generation  
Restaurant & Retail  
Spaces For Lease

8899  
BEVERLY BOULEVARD

WEST HOLLYWOOD, CA, 90048

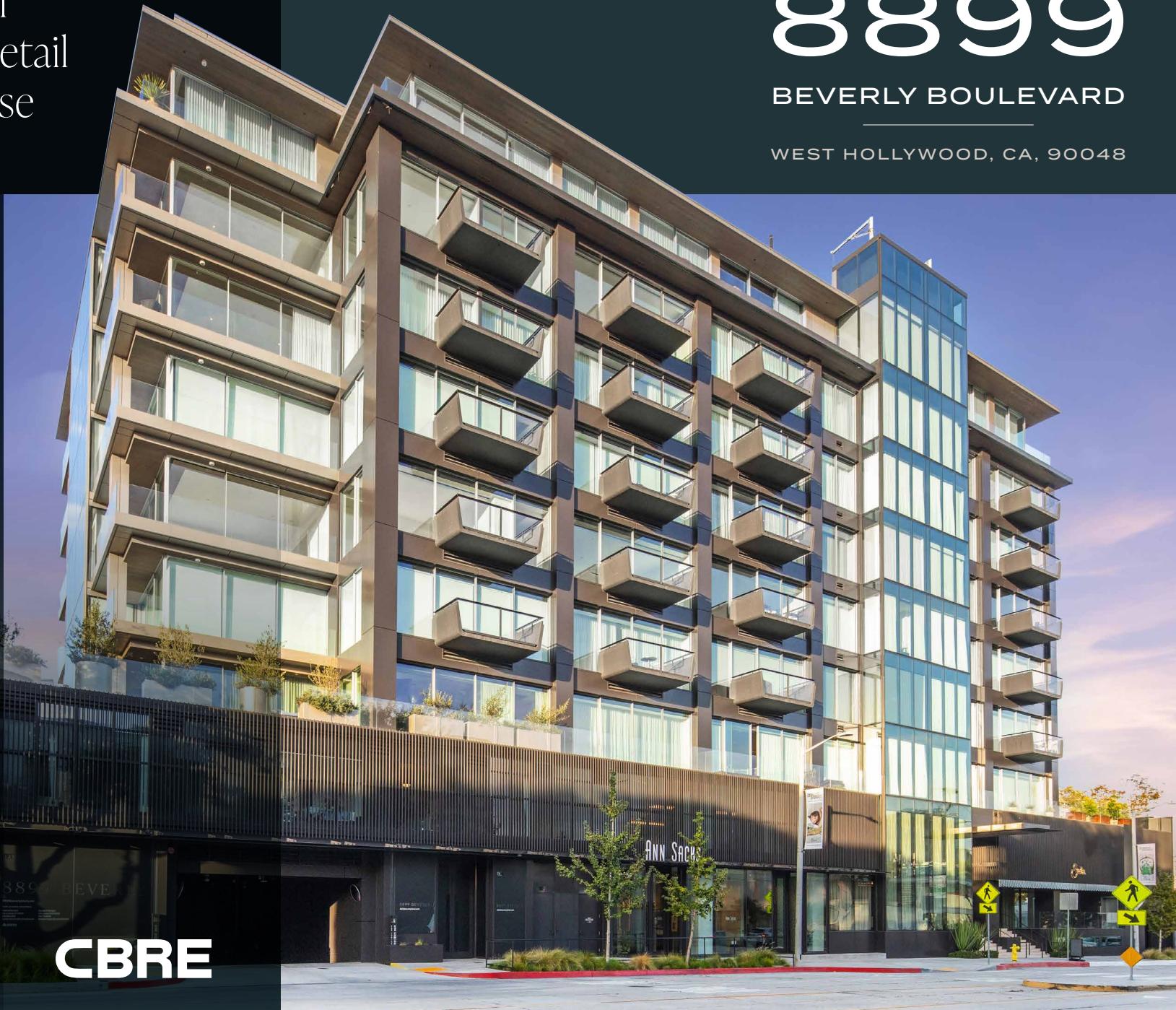
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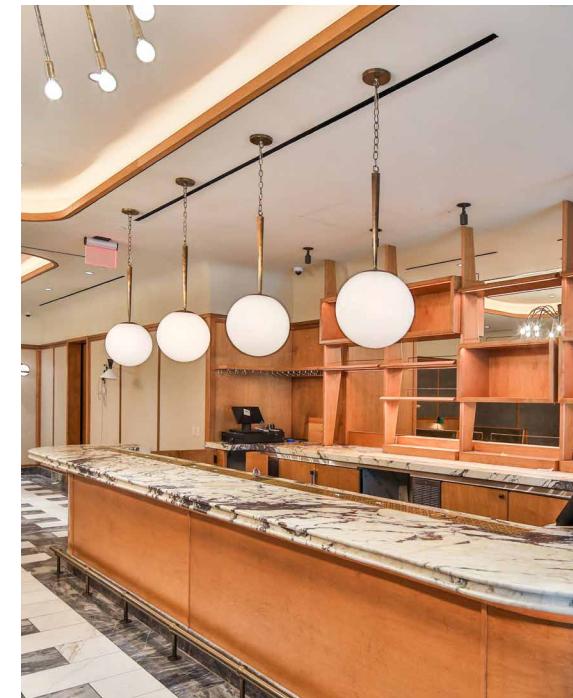
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# PROPERTY DETAILS



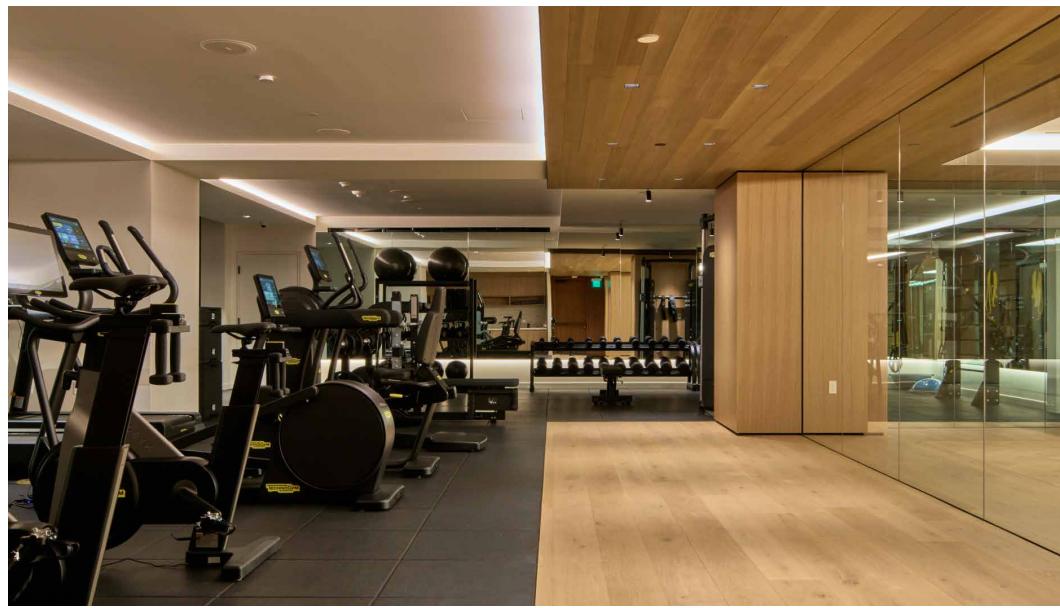
The retail and restaurant spaces on the ground floor of one of Los Angeles' most exclusive residential towers, **8899 Beverly Blvd**, offers an exceptionally rare flagship opportunity, strategically positioned on the border of **West Hollywood** and **Beverly Hills**.

In the heart of the **West Hollywood Design District**, 8899 Beverly offers immediate co-tenancy with world-class design houses like **Minotti**, **Poliform**, **Roche Bobois**, and some of the city's hottest retail brands on Melrose Ave (Jacquemus, STAUD, Maxfield, James Perse, Aime Leon Dore, Restoration Hardware, Guizio, and more).

The building itself is a spectacular Olson Kundig-designed tower featuring **40 ultra-luxury residences** and **eight bespoke Rosewood Houses**, ensuring an in-house audience of high-net-worth individuals, many of whom are paying multi-million-dollar prices for the exclusive lifestyle.

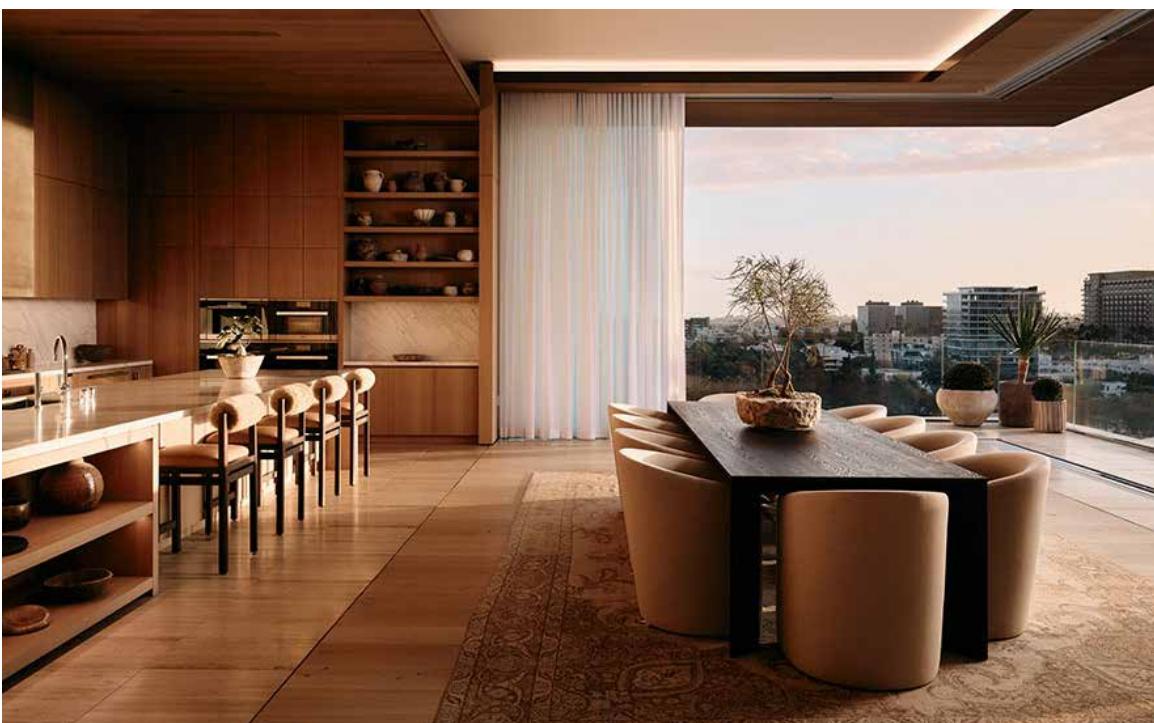
Beyond this affluent local base, the site's crucial proximity to **Cedars-Sinai** — a major, high-traffic medical and employment hub (approx. 10,000 on-site employees & patients) — guarantees a continuous flow of premium visitors and professionals.

Operating here places a business at the literal intersection of **LA's wealth, design, and commerce**, capturing traffic from both the trendsetting streets of WeHo and the established luxury of Beverly Hills, thereby creating an unmatched, five-star platform for any discerning retail or restaurant concept.



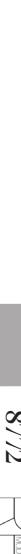
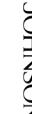
**OLSON KUNDIG  
DESIGN**

# OLSON KUNDIG DESIGN



# BEVERLY BLVD

N Doheny Dr

<p>The Beverly Robertson 8789</p> <p>N Robertson Blvd</p>	<p>8772  Riadden</p> <p>8784  Iwaldi</p> <p>8790  soluzioni contemporary furniture</p>
<p><b>B&amp;B ITALIA</b> For Lease 8801</p> <p><b>For Lease</b> 8811</p> <p><b>For Lease</b> 8815</p> <p><b>For Lease</b> 8817</p> <p>ULLA JOHNSON 8823</p> <p><b>Hästens</b> 8827</p> <p>LUXURY  LIVING GROUP 8833</p> <p> BENTLEY HOME 8837</p> <p><b>ligne roset®</b> 8843</p> <p><b>FOR LEASE</b> 8849</p> <p><b>ANN SACKS</b> 8899</p> <p>CUSTOM X COMFORT MATTRESS 8919</p> <p> eggersmann 8921</p> <p>Kitchens   Home Living</p> <p><b>GRANDE MAISON</b> 8923</p> <p>LOS ANGELES</p> <p><b>L'Atelier Paris</b> 8925</p> <p>HAUTE DESIGN</p> <p>J A N U S e t C i e 8933</p> <p><b>TRIBÙ</b> 8935</p> <p><b>KOHLER</b> 8955</p> <p>Almont Dr</p>	<p>157 ETERNITY MODERN</p> <p>8806 <b>edra</b></p> <p>8816 <b>Poliform</b></p> <p>8820 For Lease</p> <p>8820 <b>N Clark Dr</b></p> <p>8840 <b>LUMINAIRE</b></p> <p>8844  OFFICINE GULLO</p> <p>8850 <b>roche bobois</b> PARIS</p> <p><b>N Swall Dr</b></p> <p>PORCELANOSA®</p> <p> poggen pohl</p> <p>8900  Cedars Sindai</p> <p>ORNARE</p> <p>HOME DECO</p> <p> GLOSTER</p> <p><b>La Peer Dr</b></p> <p>8936 <b>Minotti</b></p> <p>8950 <b>HARBOUR</b></p> <p>Almont Dr</p>
<p>Retailer Coming Soon 9003</p> <p><b>LOISIR ART GALLERY</b> 9009</p> <p>For Lease</p> <p> MADE GOODS 9011</p> <p>N Wetherly Dr</p>	<p>9000  FENDI MASS BEVERLY</p> <p>9012 Office</p> <p> ART ANGELS</p> <p>Retailer Coming Soon</p> <p>9040  Ralphs</p> <p>N Doheny Dr</p>
<p> Bristol Farms 9039</p>	<p>9040 Bristol Farms 9039</p>

# HIGHLIGHTS



SPACE	SF	AVAILABLE
<b>A</b>	± 3,100 SF	Vacant
<b>B</b>	± 913 SF	Vacant
<b>C</b>	± 2,500 - 5,191 SF	Vacant
<b>D</b>	± 4,493 SF Lower Level ± 3,845 SF Ground Level ± 363 SF Patio	Vacant Highly Improved 2nd Gen Restaurant Space



On-Site Retail/Restaurant  
Parking (± 2.6/1,000 SF)



On the ground floor of  
40-Luxury Residences



Located on the highly sought-after Beverly Blvd with neighboring tenants such as Ann Sacks, Harbour, Minotti, Roche Bobois, Fendi Casa, Kohler, Poliform, RH Modern, Ligne Roset, and many more.

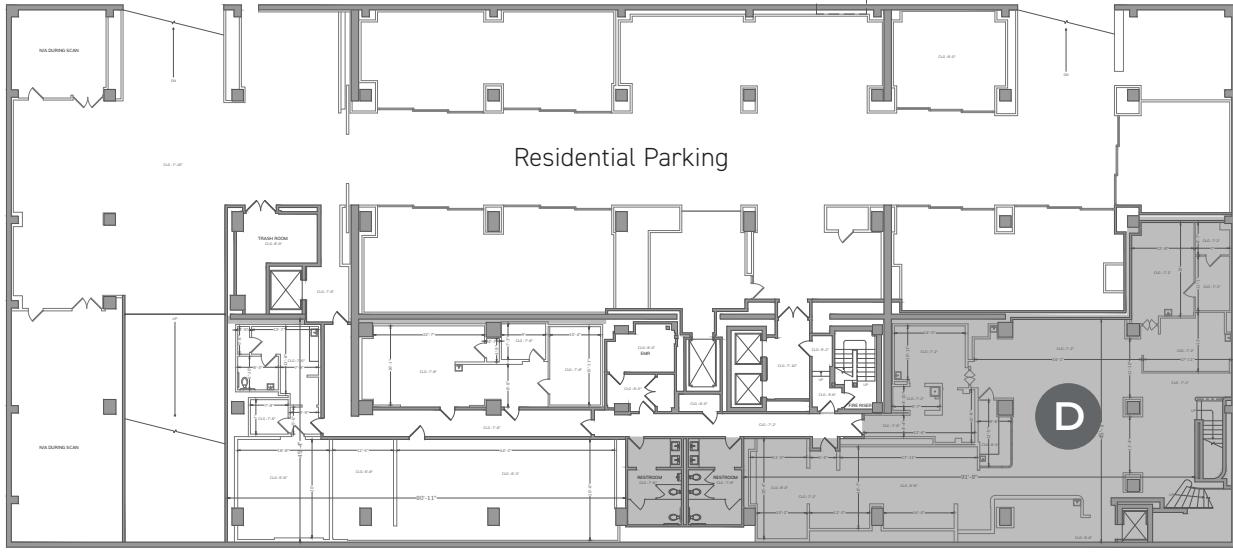


Excellent Frontage &  
Prominent Signage

## GROUND LEVEL

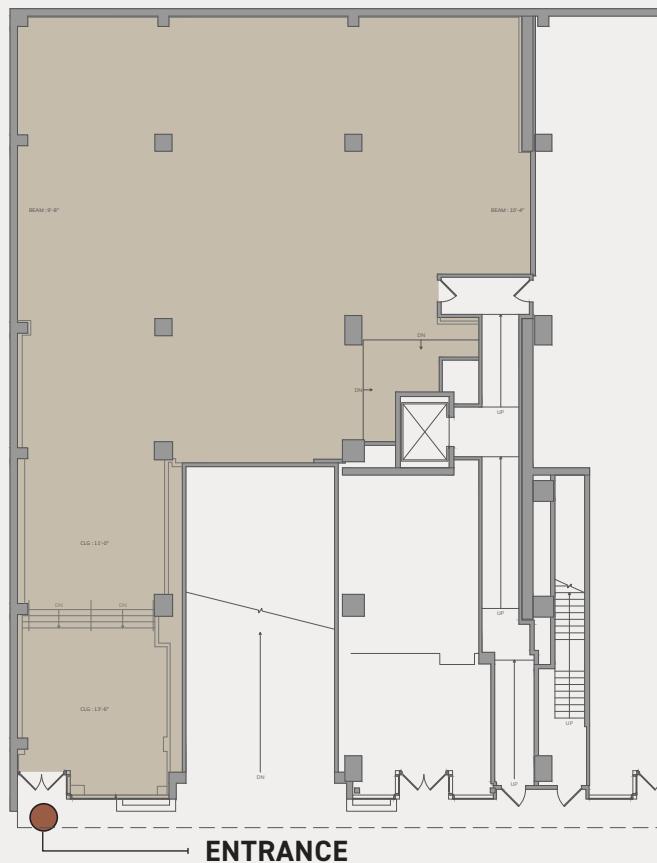


## BEVERLY BLVD



## LOWER LEVEL

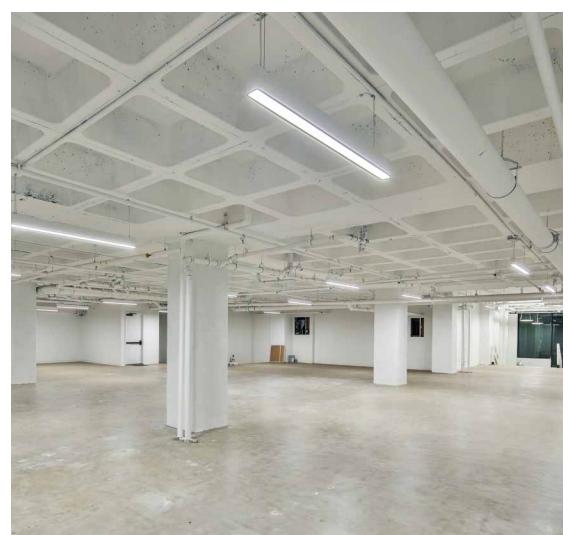
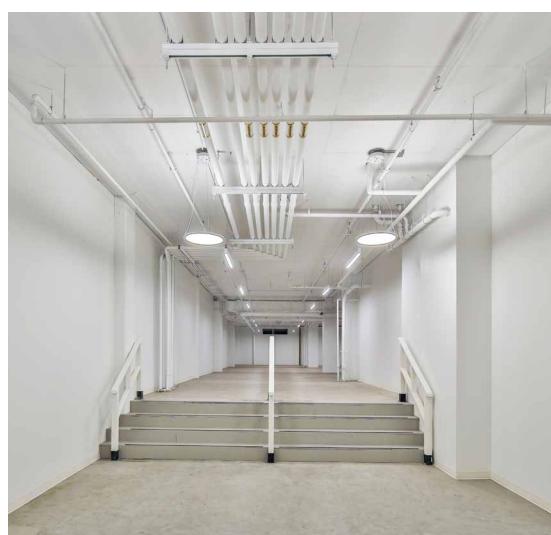
# SPACE C

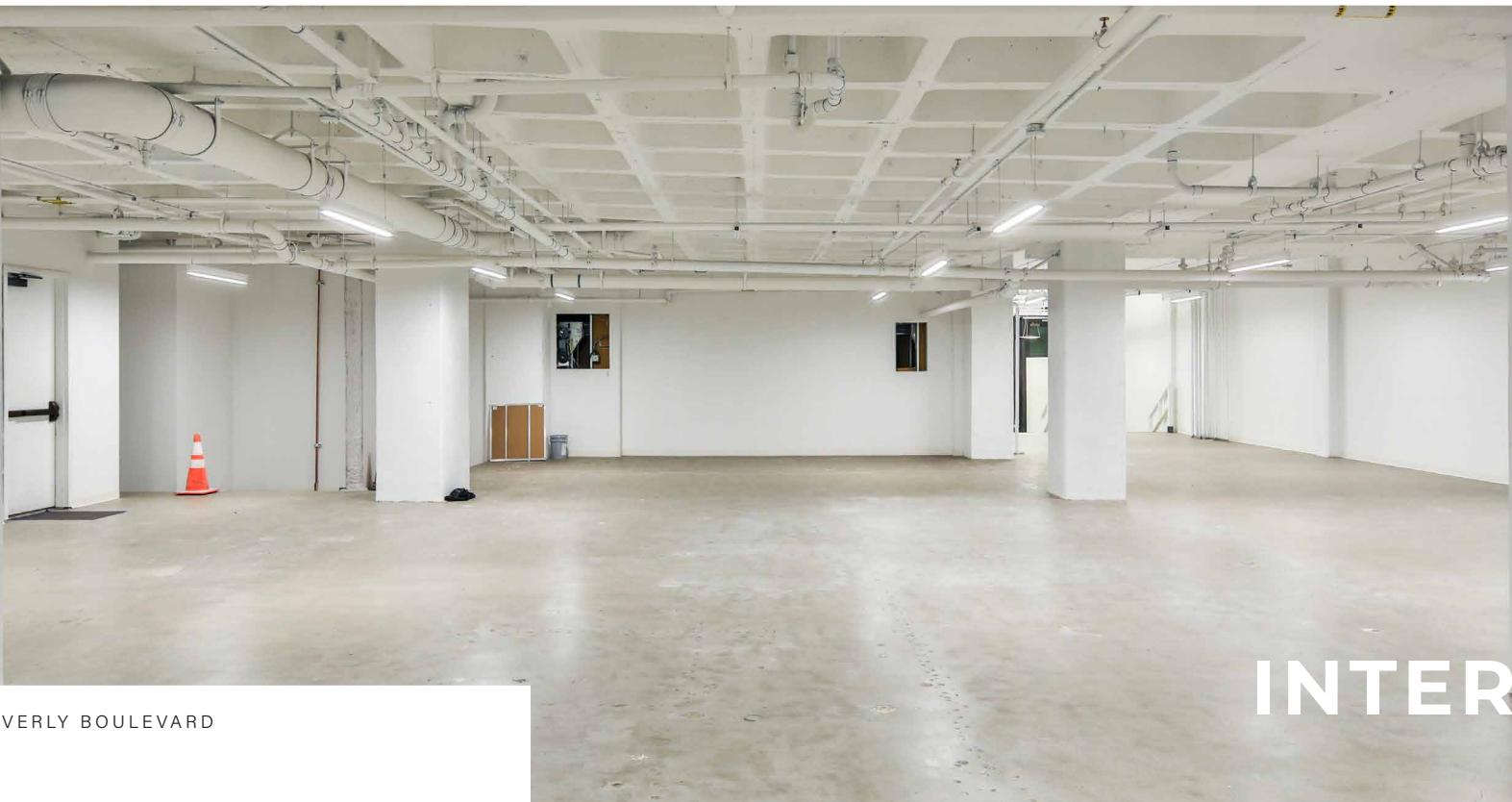


± 2,500 SF - ± 5,191 SF

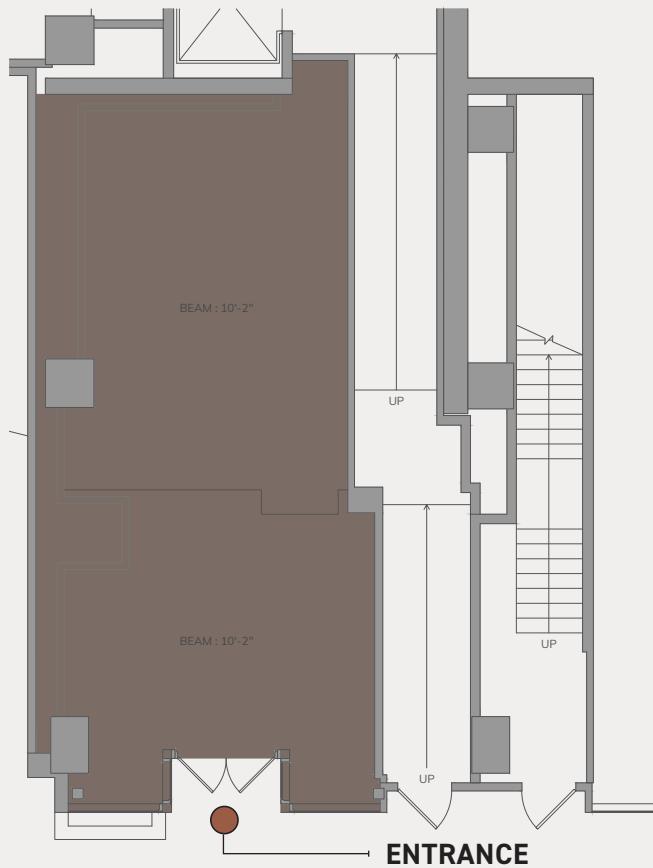
## 10'-14' Ceiling Heights

± 25' of Frontage





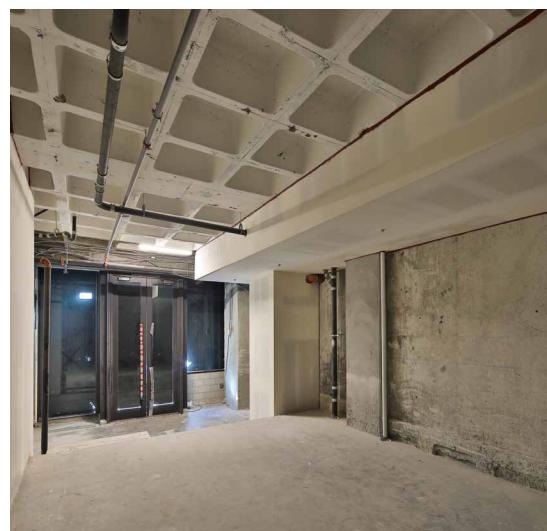
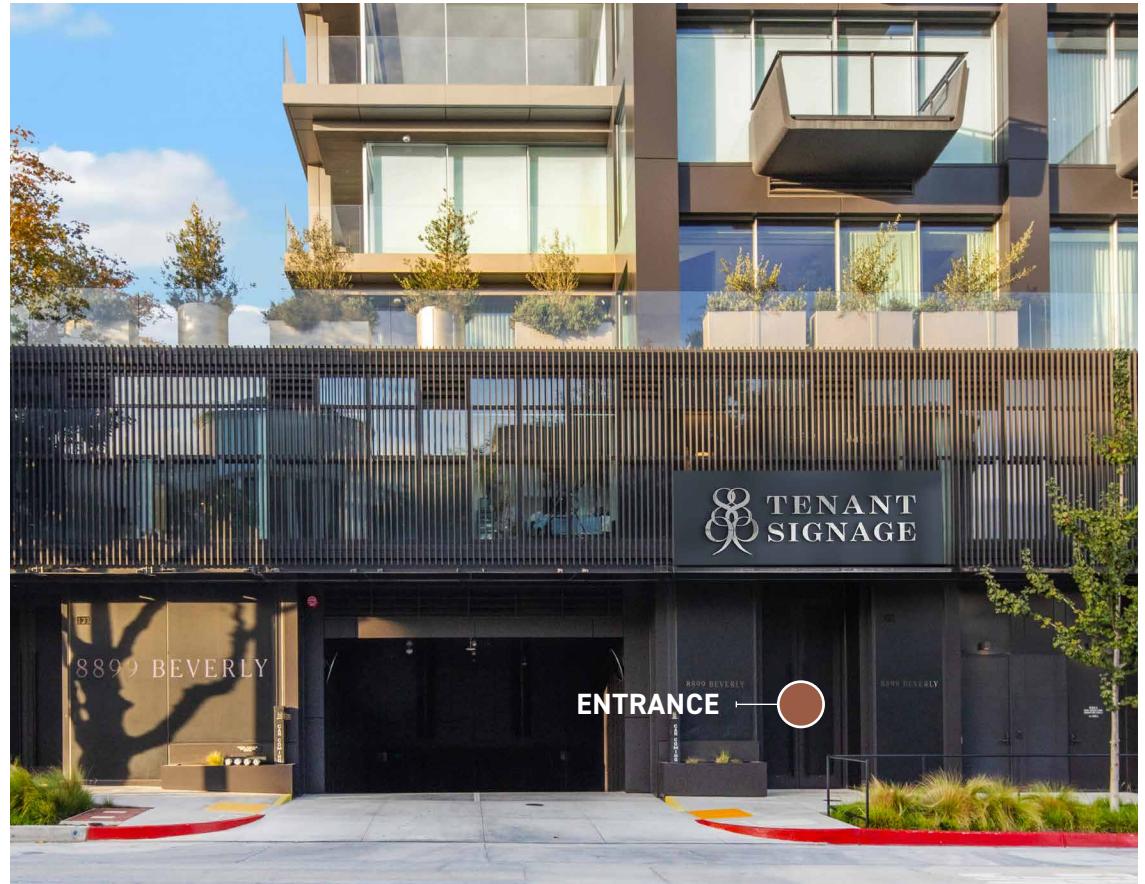
# SPACE B



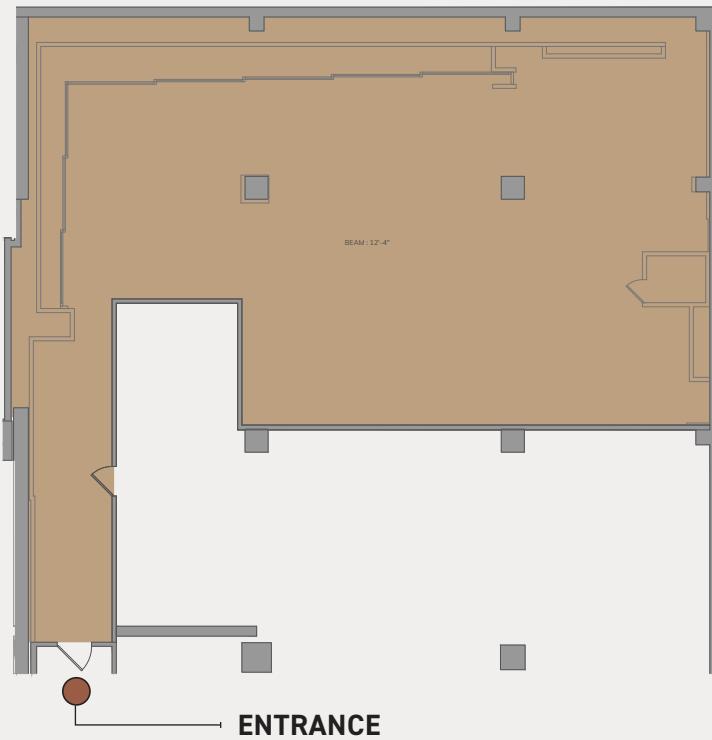
± 913 SF

10'-14' Ceiling Heights

± 25' of Frontage

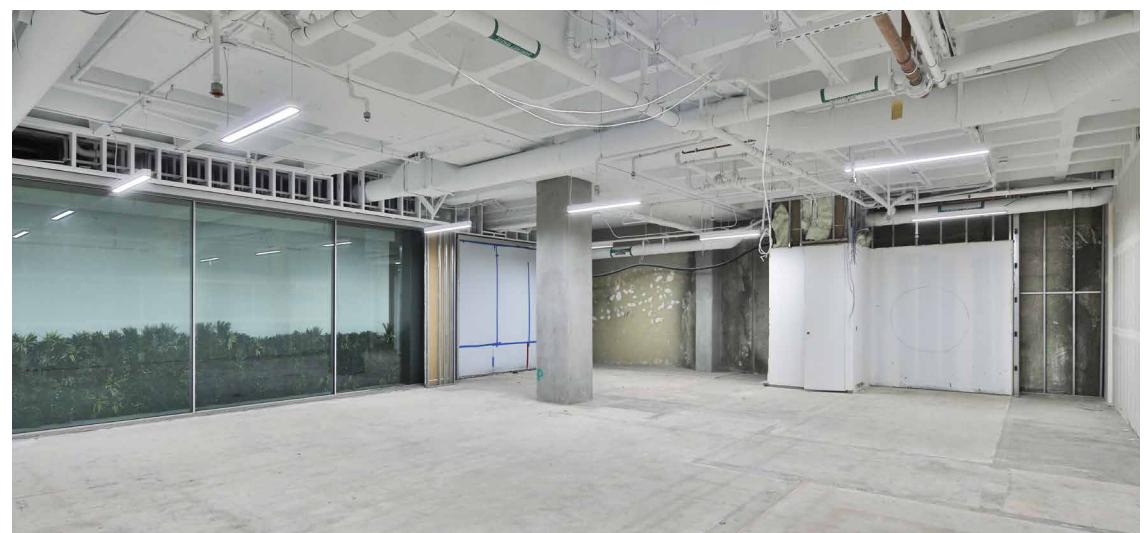
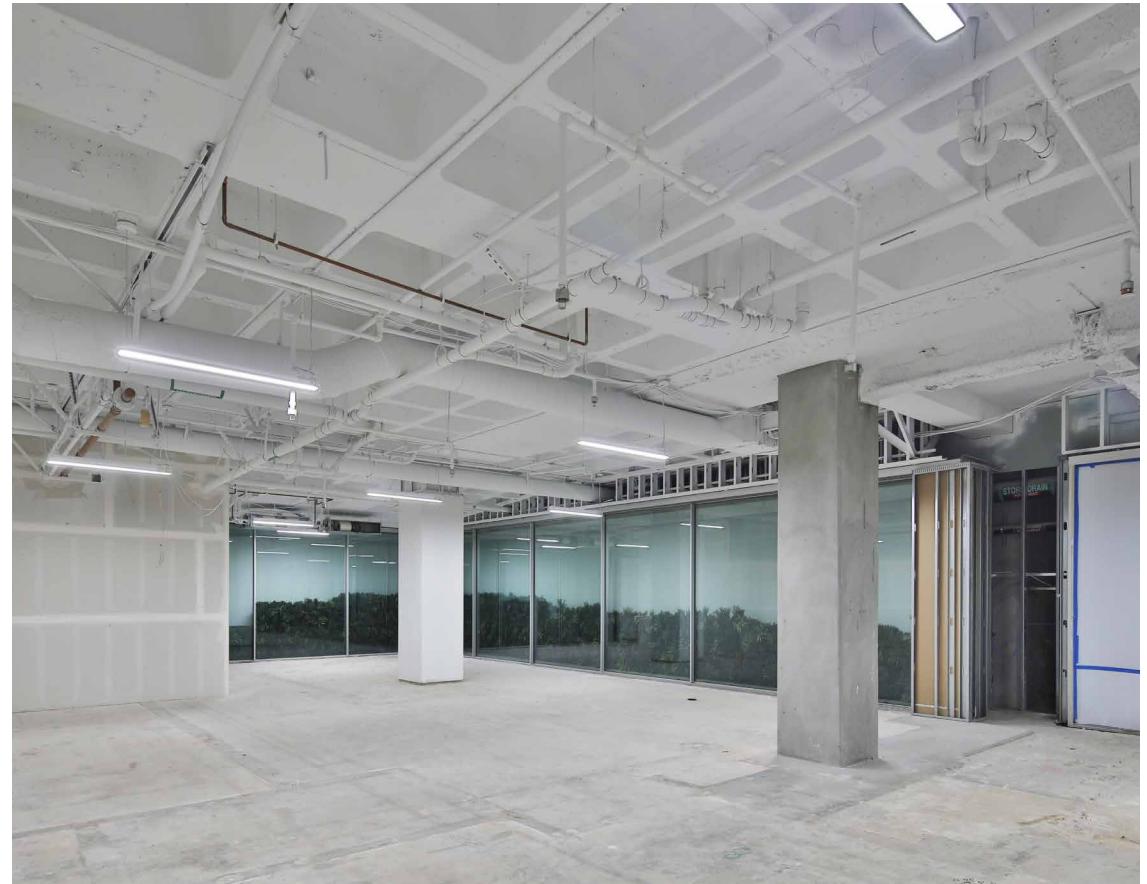


# SPACE A

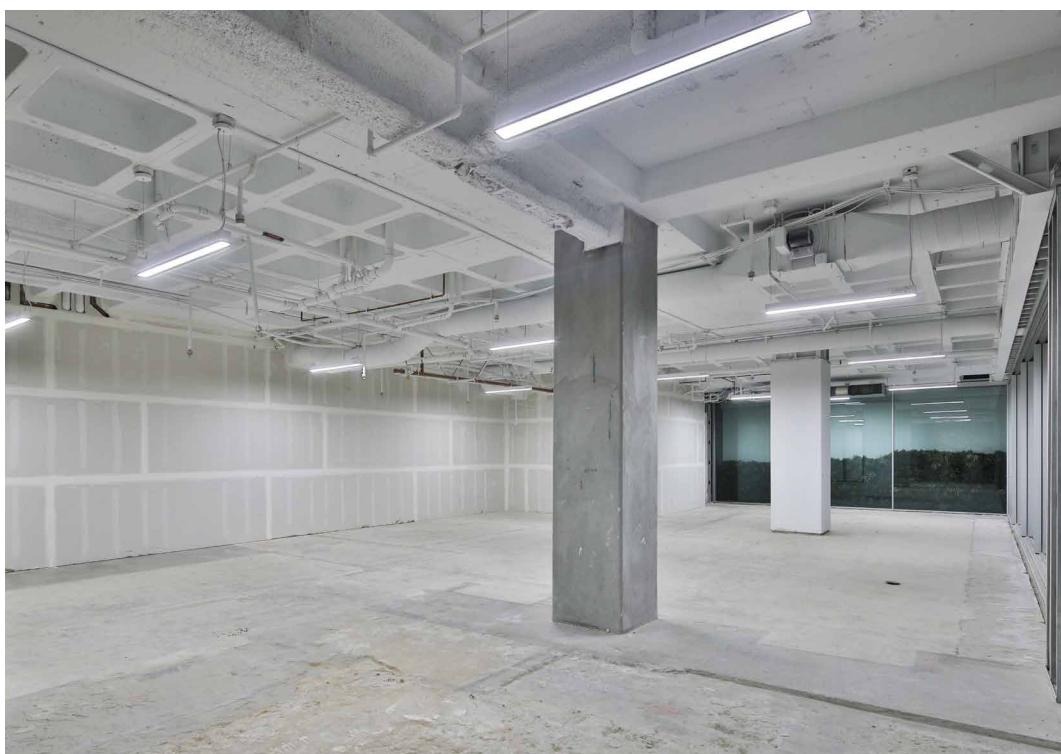
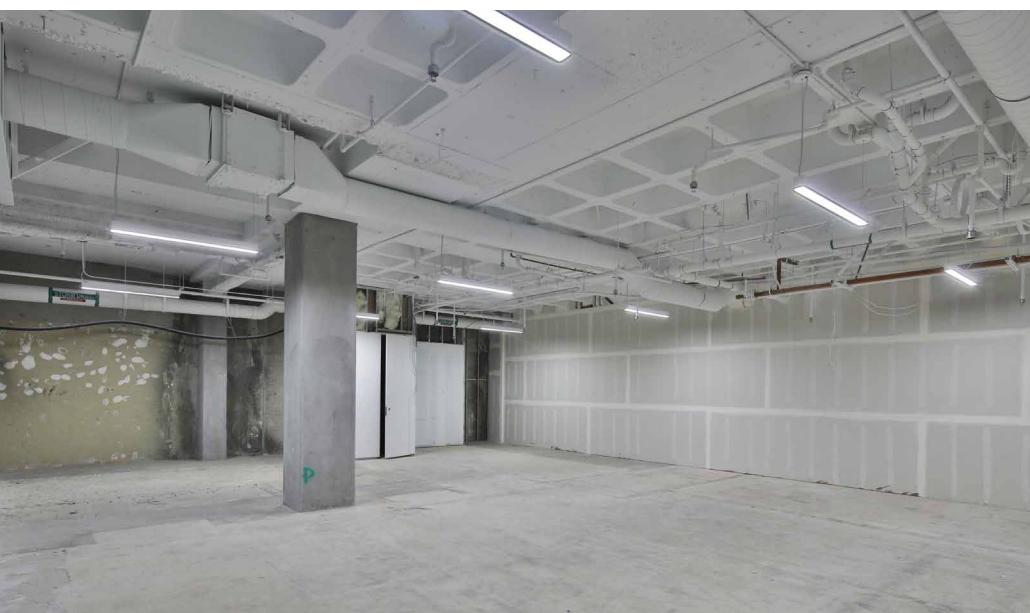


± 3,100 SF

10'-14' Ceiling Heights



# INTERIOR



# SPACE D

## 2<sup>ND</sup> GENERATION RESTAURANT

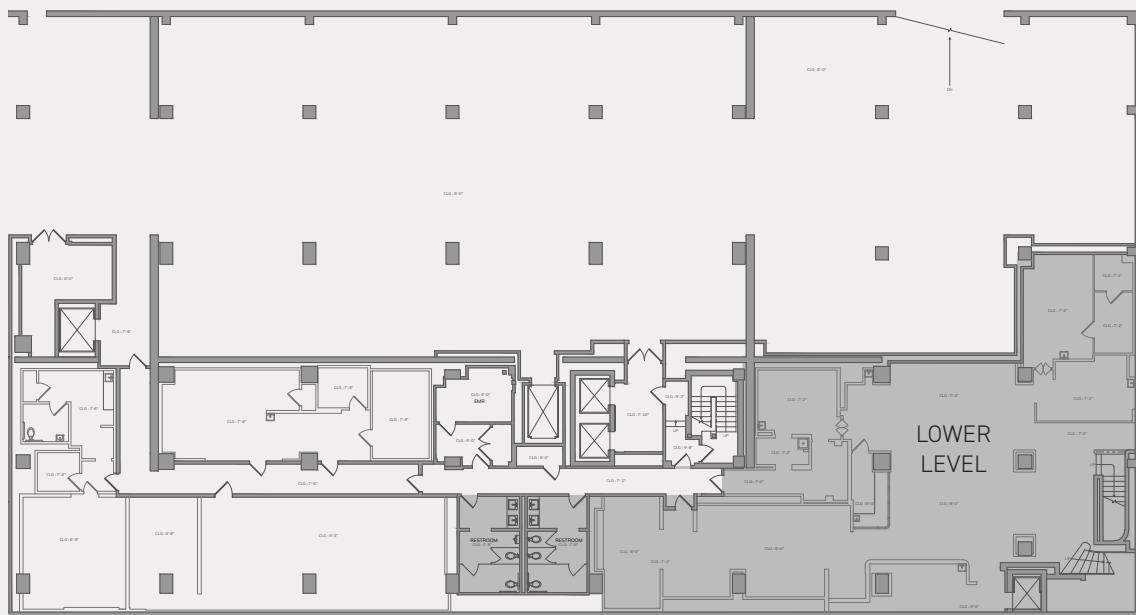
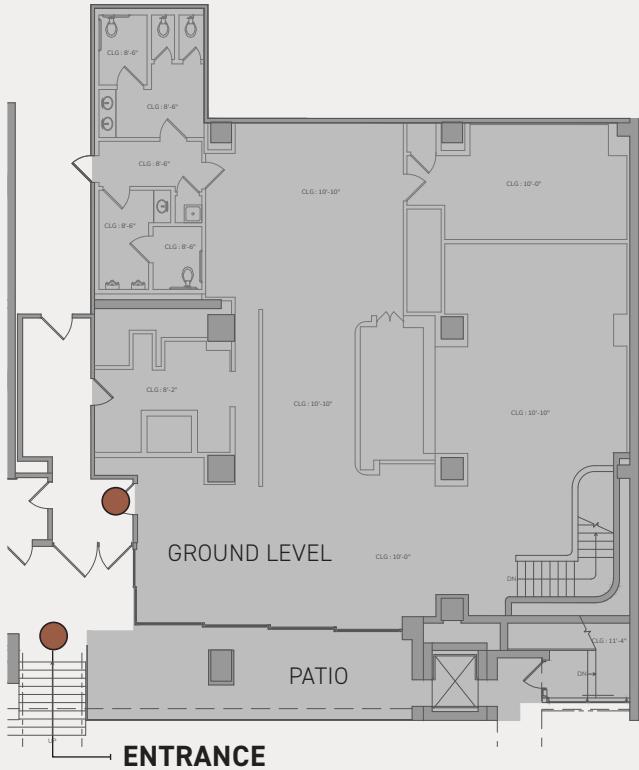
## Highly Improved Stunning Restaurant Space with all Existing FF&E Included

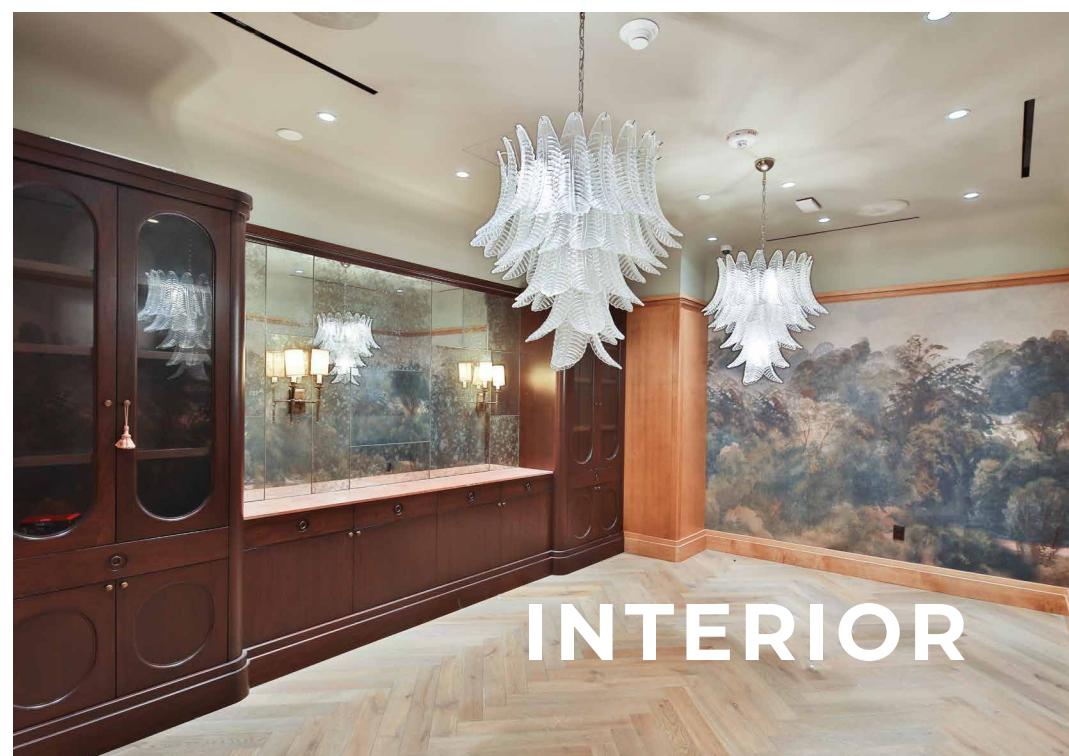
Total SF  $\pm$  8,701 SF

± 4,493 SF LOWER LEVEL

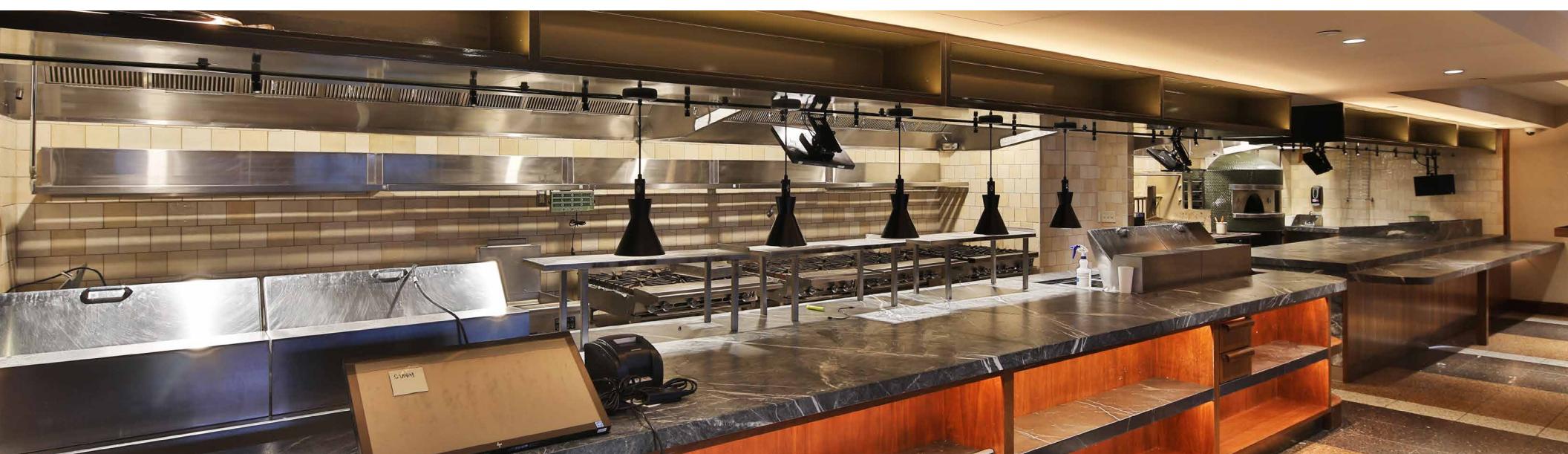
± 3,845 SF GROUND LEVEL

± 363 SF PATIO

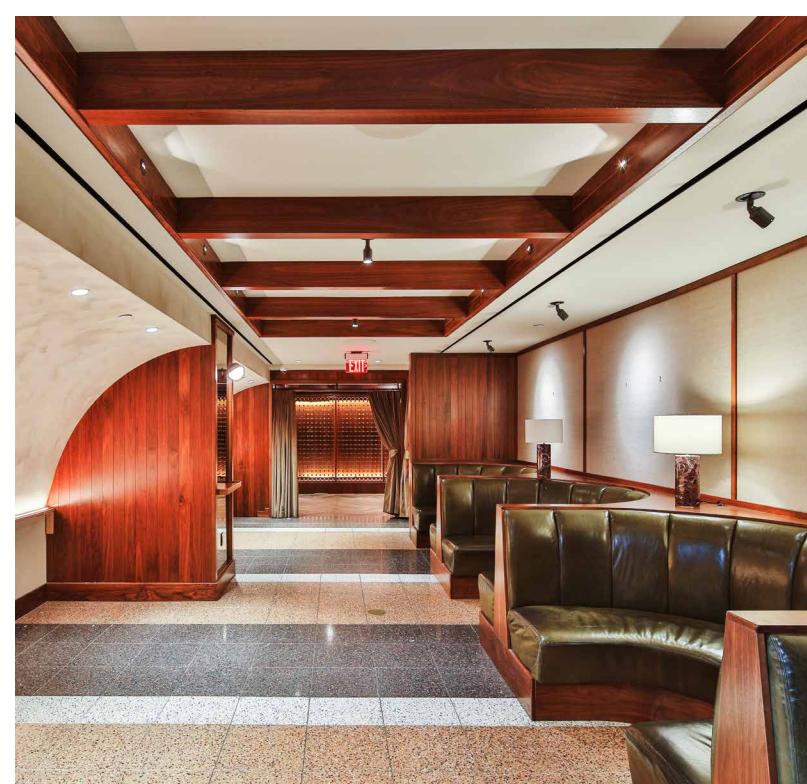
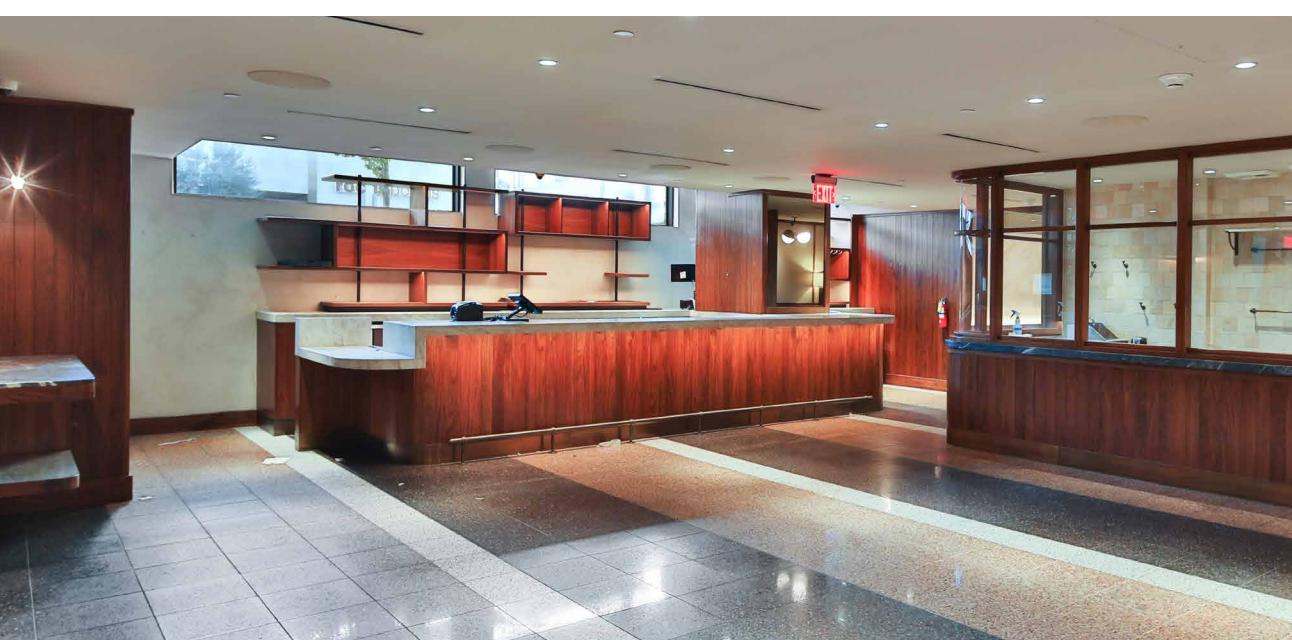




# KITCHEN



# INTERIOR



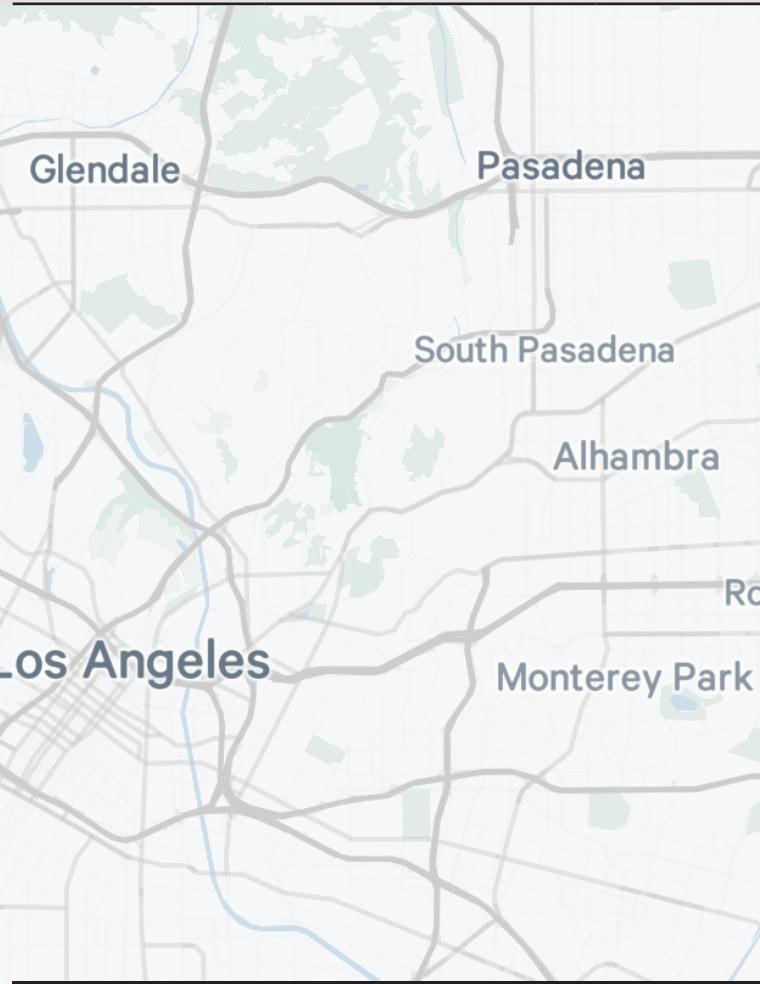
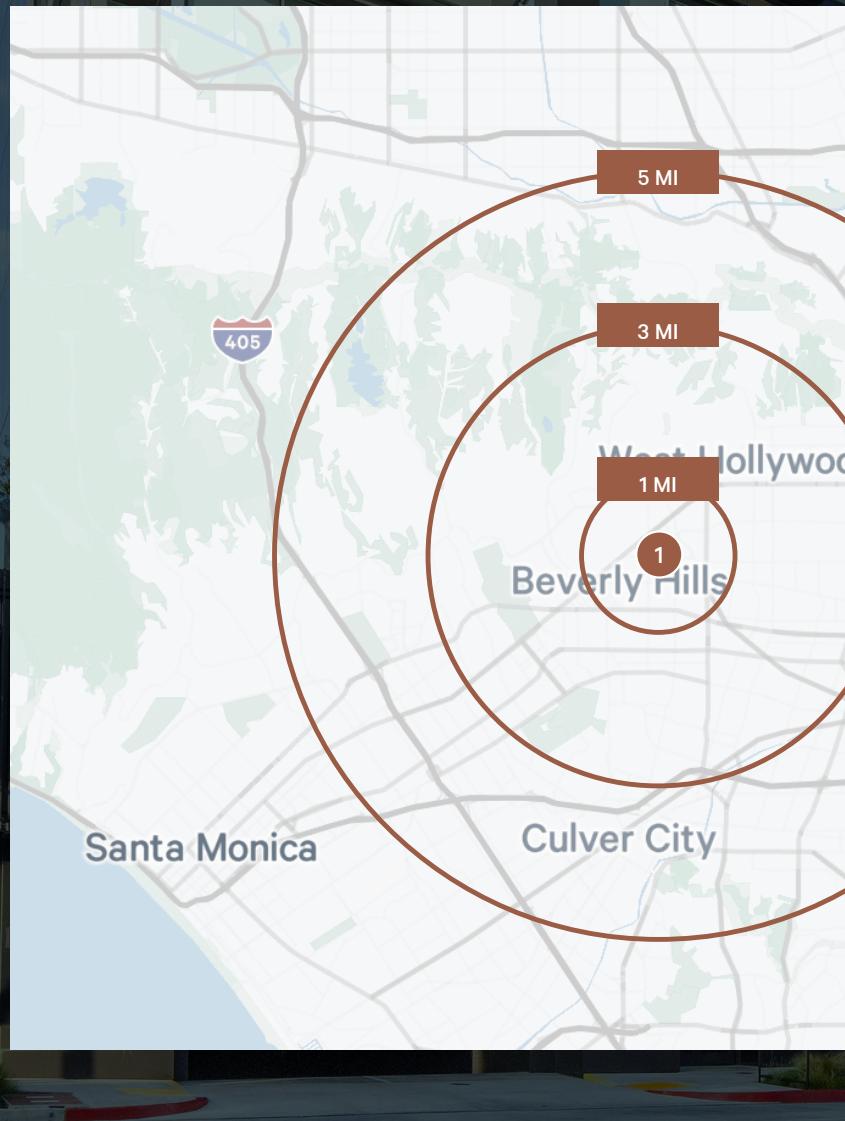
# DEMOCRAPHICS

VPD  
Beverly Blvd.



42,841

	1 MILE	2 MILES	3 MILES
POPULATION	35,526	259,020	775,219
AVE. HH INCOME	\$183,978	\$178,727	\$154,951
HOUSEHOLDS	21,023	135,63	364,159



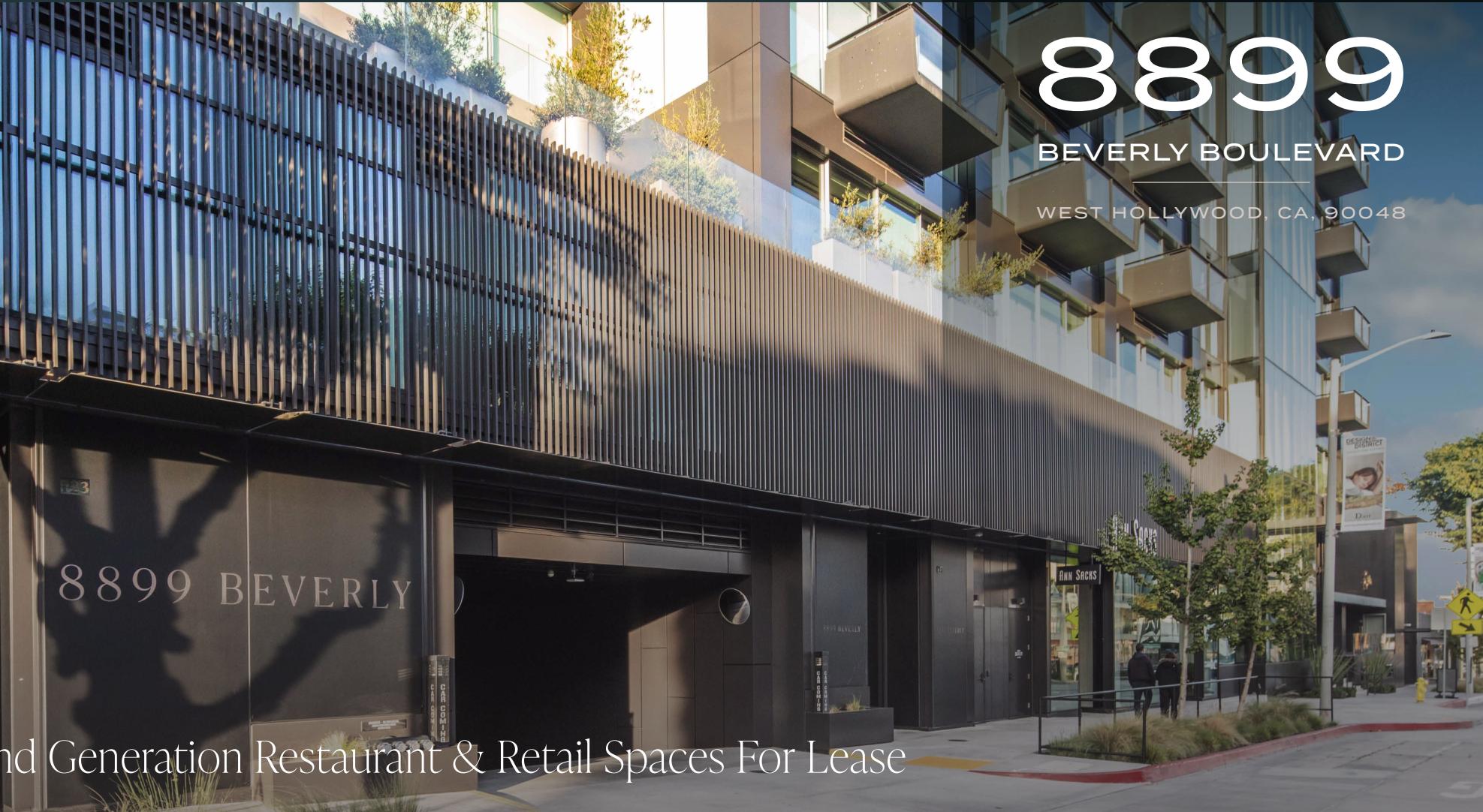
ANNUAL VISITORS

LOS ANGELES

WEST HOLLYWOOD

49.1M

4.9M



# 8899

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## 2nd Generation Restaurant & Retail Spaces For Lease

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