

2nd Generation
Restaurant & Retail
Spaces For Lease

8899

BEVERLY BOULEVARD

WEST HOLLYWOOD, CA, 90048

RYAN GURMAN

+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

ZACHARY CARD

+1 310 497 5218
zachary.card@cbre.com
Lic. 01717802

BRONSON MORGAN

+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

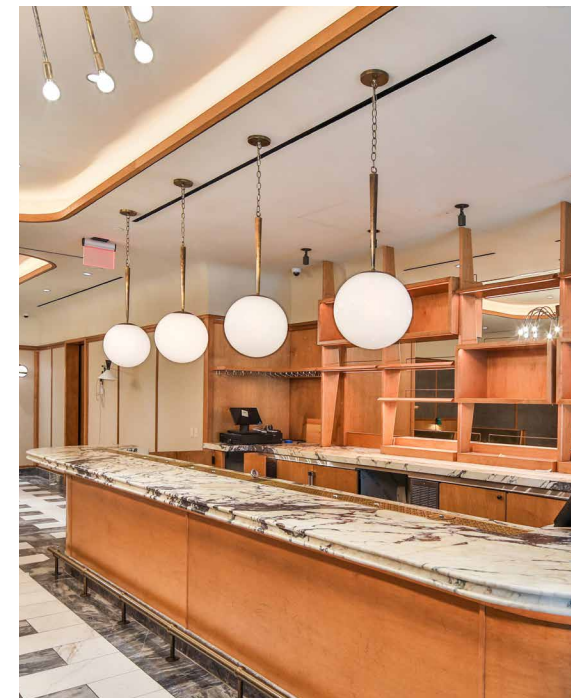
ERIK KRASNEY

+1 323 270 1920
erik.krasney@cbre.com
Lic. 01970585

CBRE



PROPERTY DETAILS



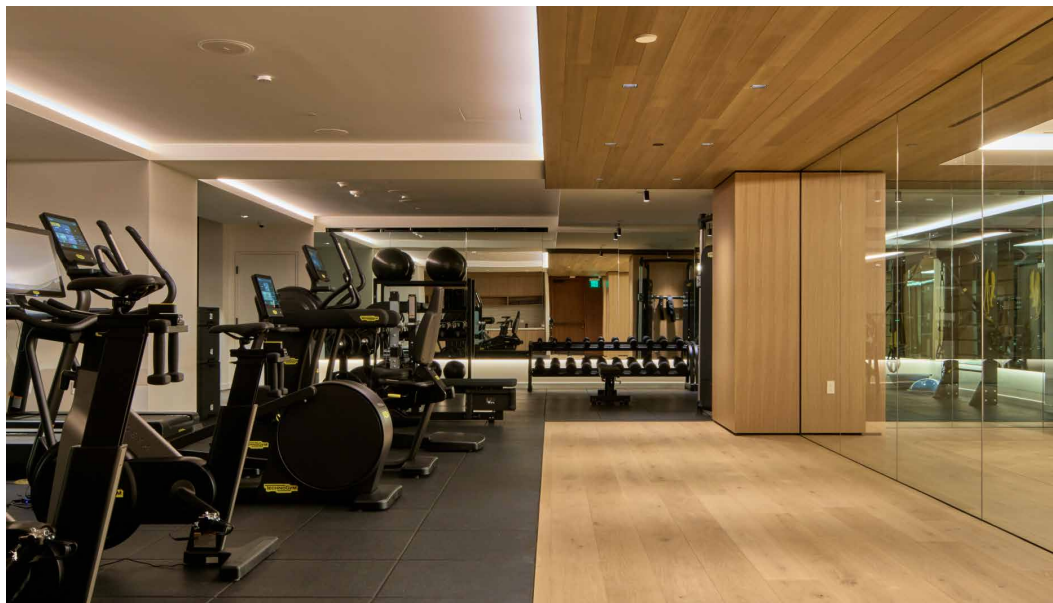
The retail and restaurant spaces on the ground floor of one of Los Angeles' most exclusive residential towers, **8899 Beverly Blvd**, offers an exceptionally rare flagship opportunity, strategically positioned on the border of **West Hollywood** and **Beverly Hills**.

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



 **GALLERY**
LOS ANGELES 8783

The Beverly Robertson 8789

N Robertson Blvd

R&B
ITALIA 8801

For Lease 8811

For Lease 8815

For Lease 8817

ULLA JOHNSON 8825

Hästens
Since 1862 8827

LUXURY LIVING
GROUP 8835

 **BENTLEY**
HOME 8837

ligneroose® 8845

FOR LEASE
8899

ANN SACKS.
AN ASSOCIATE OF
CUSTOM X COMFORT
MATTERS 8919

 **eggersmann**
Kitchens | Home Living 8921

GRANDE MAISON
LOS ANGELES 8925

L'Atelier Paris
HAUTE DESIGN 8925

JANUS et Cie 8935

TRIBU 8935

KOHLER 8955

Almont Dr

Retailer Coming Soon 9003

LOISIR ART GALLERY 9009

For Lease

 **MADE GOODS** 9011

Bristol Farms 9039

N Doheny Dr

8772 

8784 **lualdi**

8790 **soluzioni**
contemporary furniture

164  **STARBUCKS**™

N Robertson Blvd

157 ETERNITY MODERN

8806 **edra**

8816 **Poliform**

8820 For Lease

BEVERLY BLVD

N Clark Dr

8840 **LUMINAIRE**

8844 **OFFICINE GULLO**
LITENING

8850 **rochebobo**
PARIS

N Swall Dr

PORCELANOSA®
poggen
pohl

8900  **Cedars
Sinai**

ORNARE

HOME DECO
MODERN FURNITURE

GLOSTER

La Peer Dr

8956 **Minotti**

8950 **HARBOUR**

Almont Dr

FENDI
CASA
9000 **MASS
BEVERLY**

9012 Office

9020  **ART ANGELS**
LOS ANGELES

Retailer Coming Soon

N Wetherly Dr

9040 

N Doheny Dr

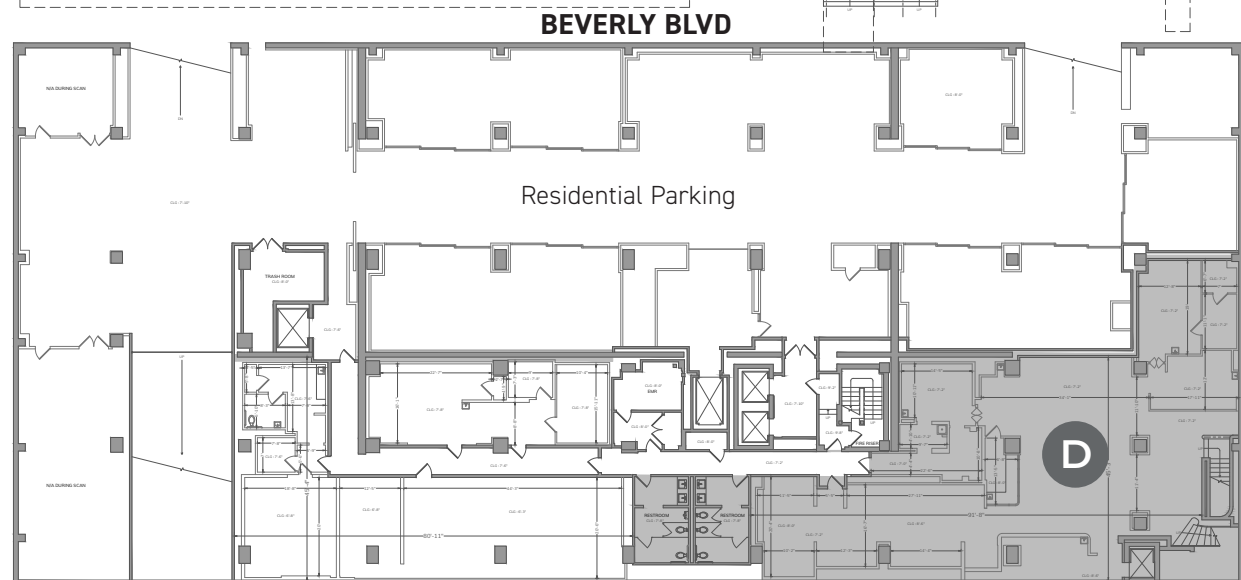
BEVERLY BLVD

HIGHLIGHTS



GROUND LEVEL

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



LOWER LEVEL



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



On the ground floor of
40-Luxury Residences

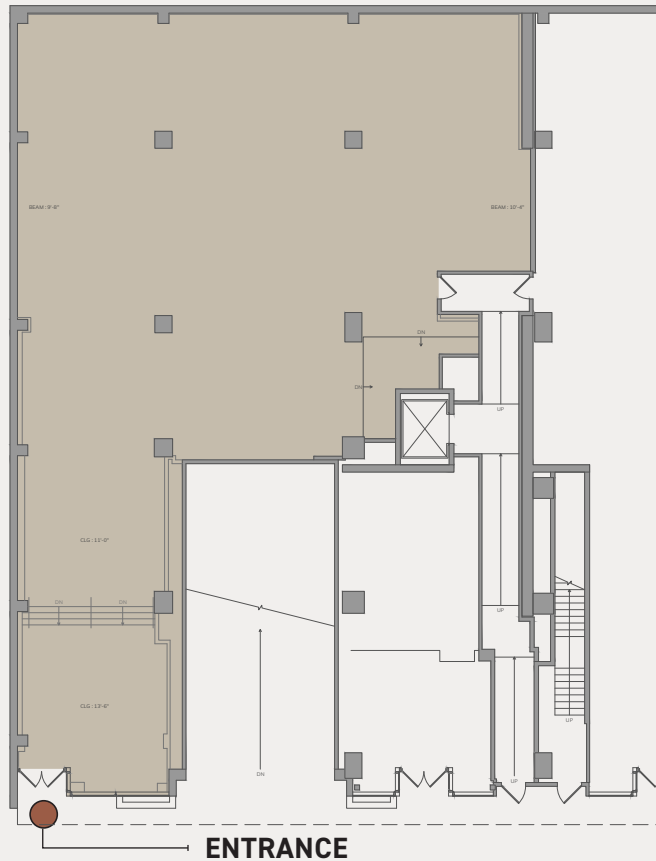


Located on the highly sought-
after Beverly Blvd with
neighboring tenants such as
Ann Sacks, Harbour, Minotti,
Roche Bobois, Fendi Casa,
Kohler, Poliform, RH Modern,
Ligne Roset, and many more.



Excellent Frontage &
Prominent Signage

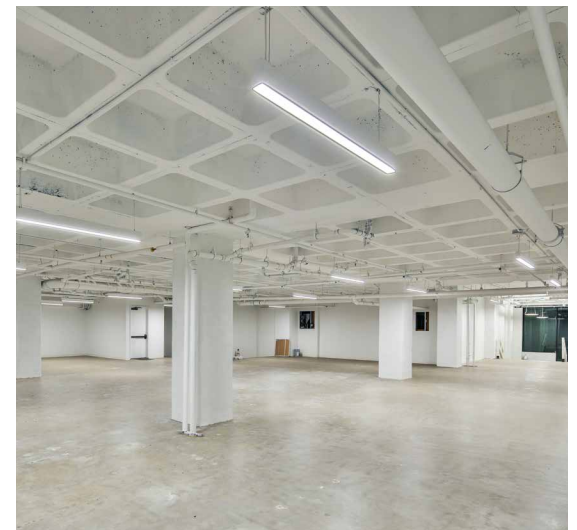
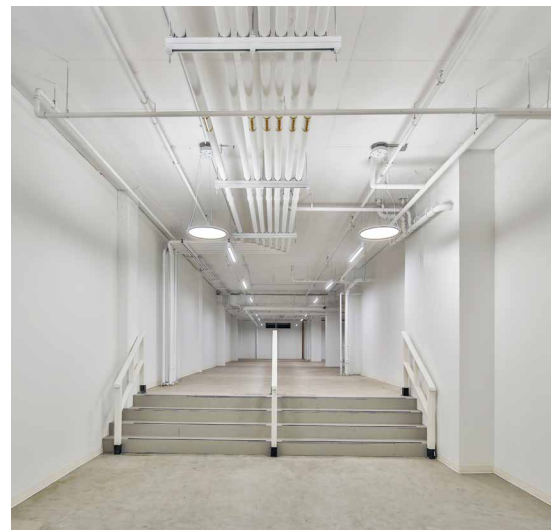
SPACE C

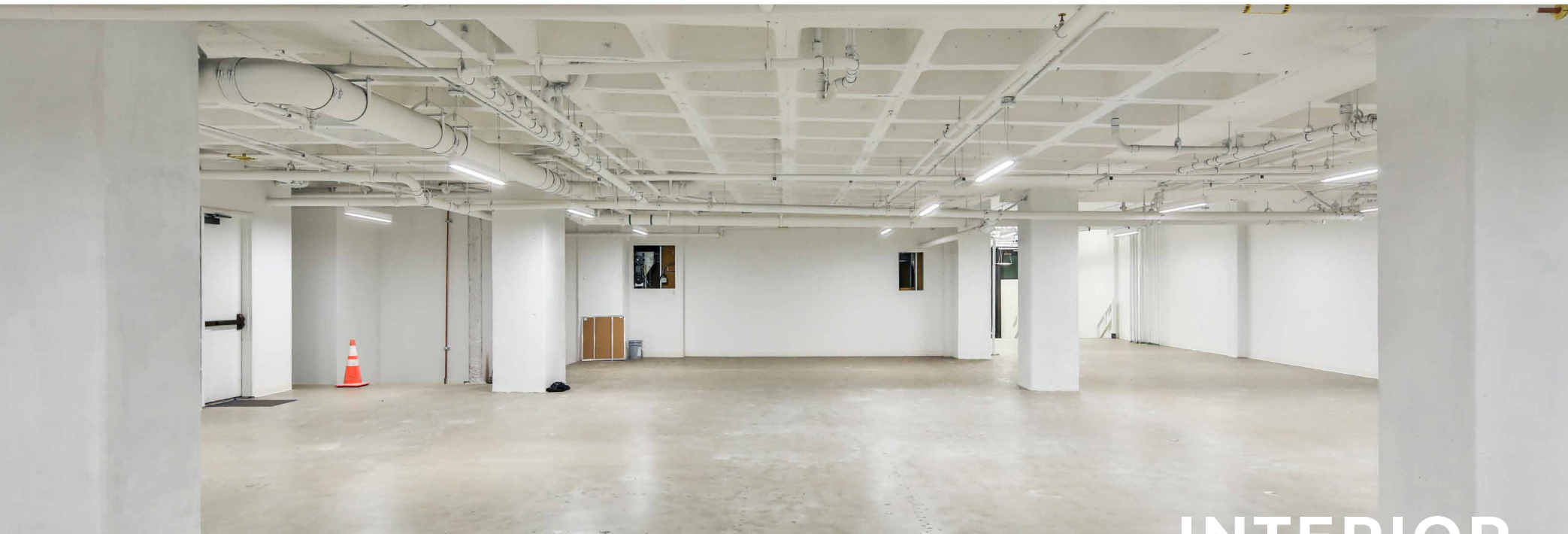


± 2,500 SF - ± 5,191 SF

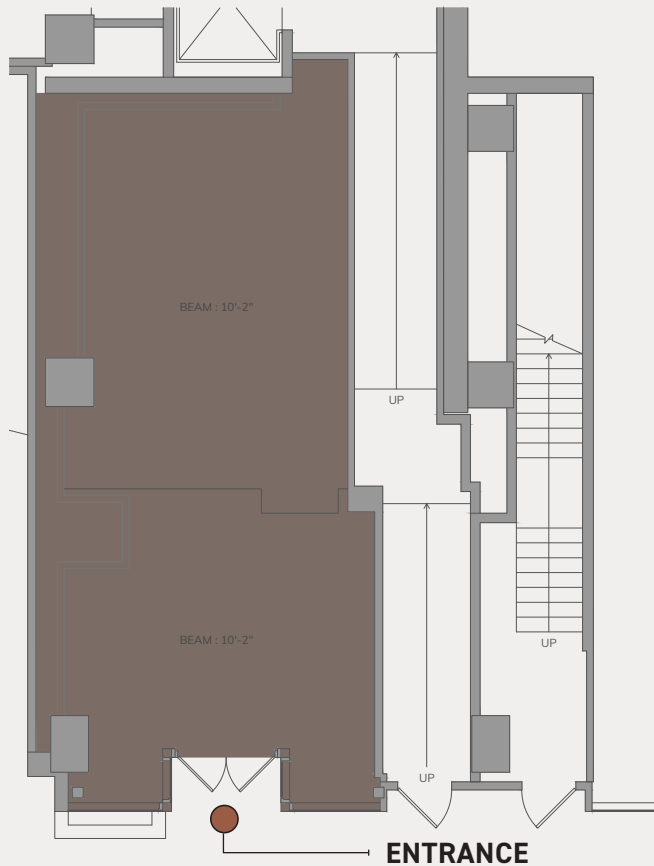
10'-14' Ceiling Heights

± 25' of Frontage





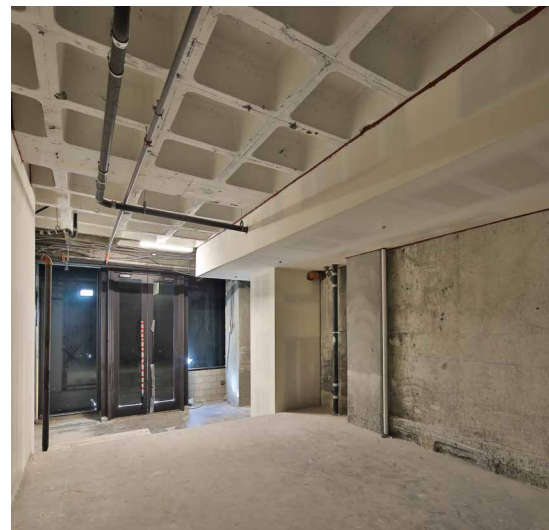
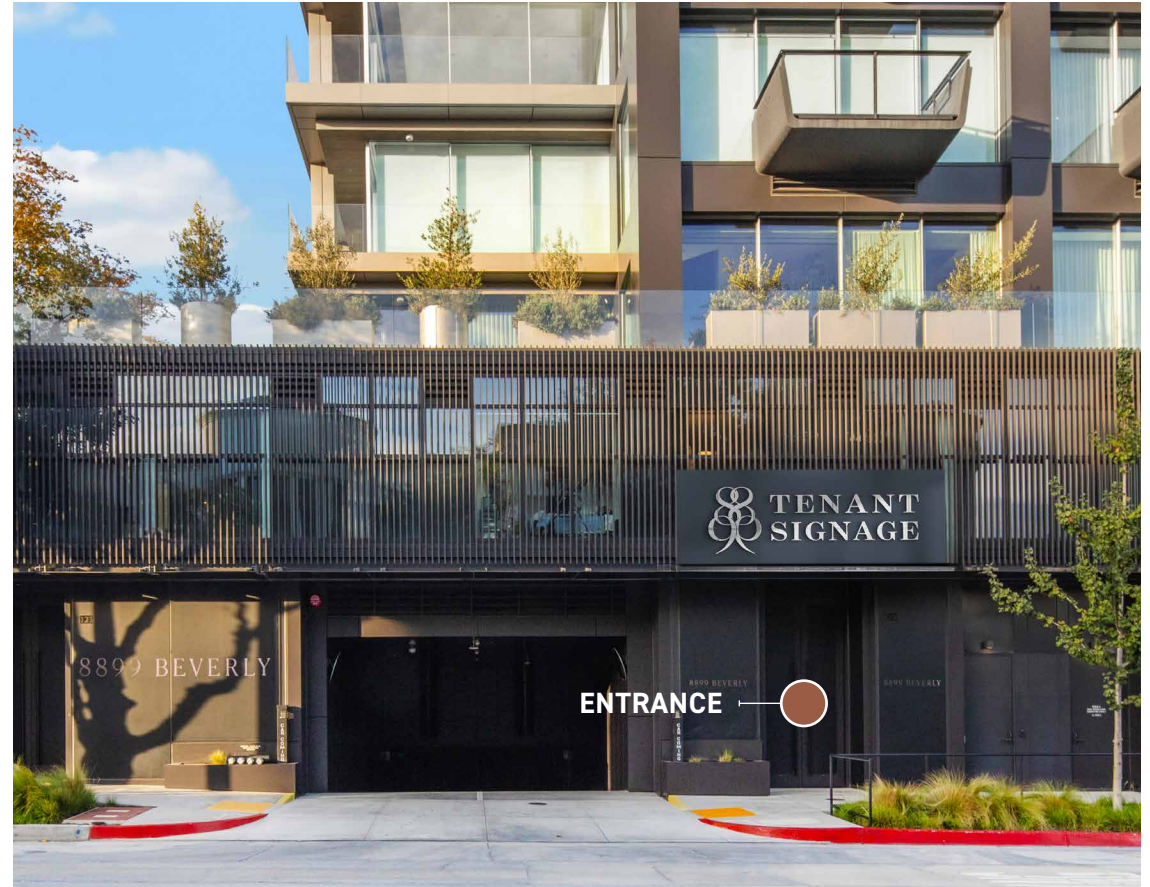
SPACE B



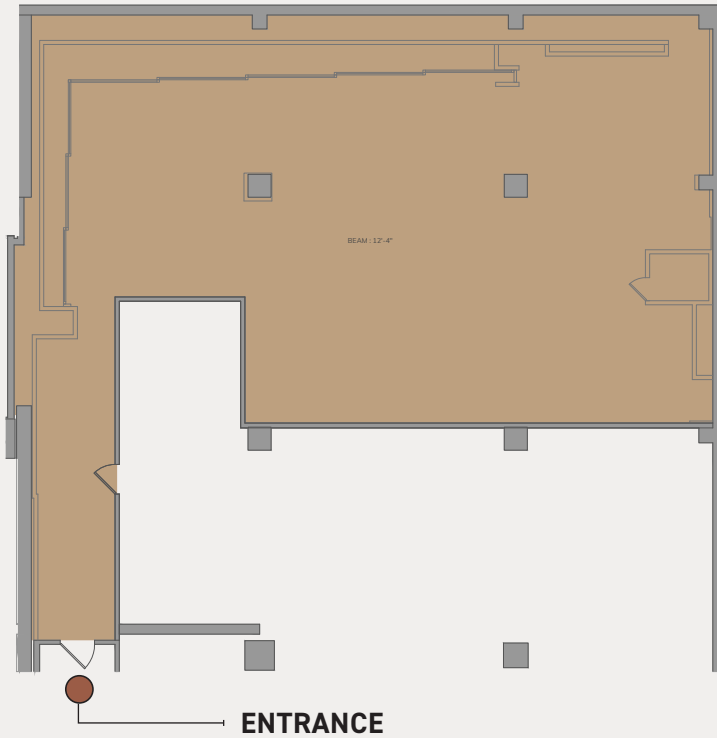
± 913 SF

10'-14' Ceiling Heights

± 25' of Frontage

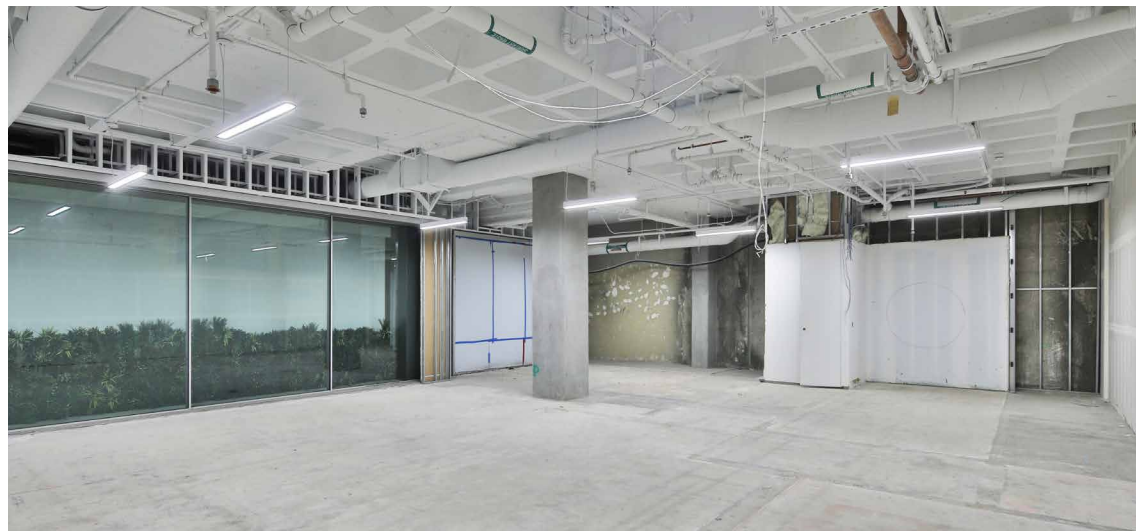


SPACE A

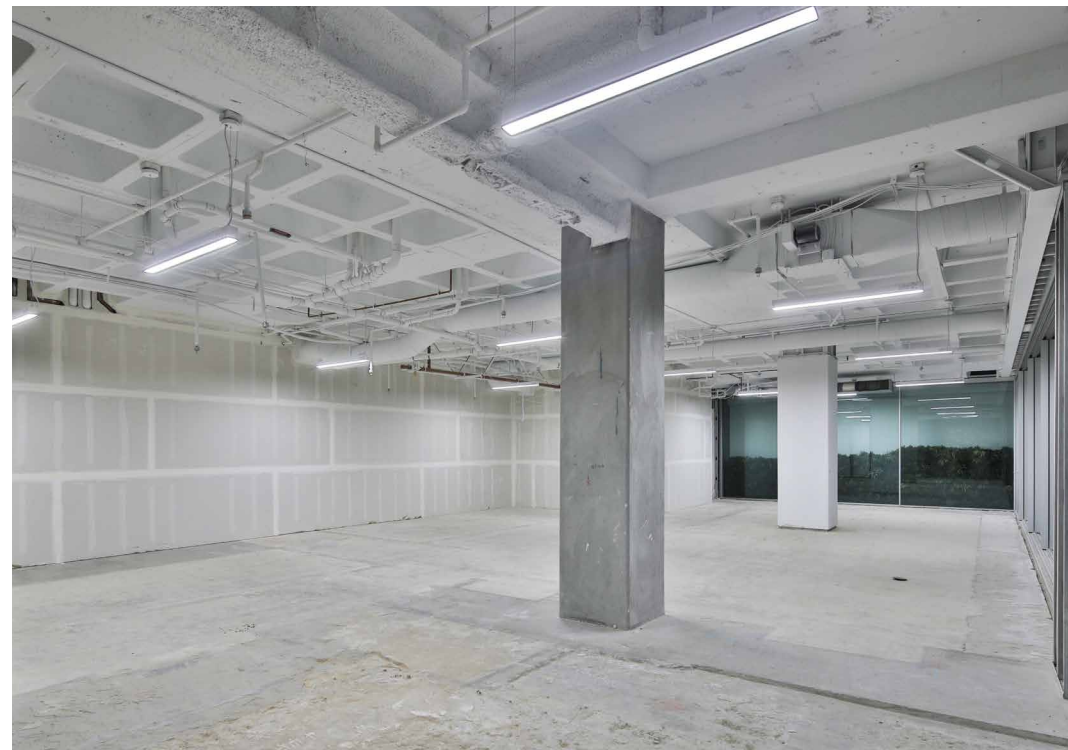
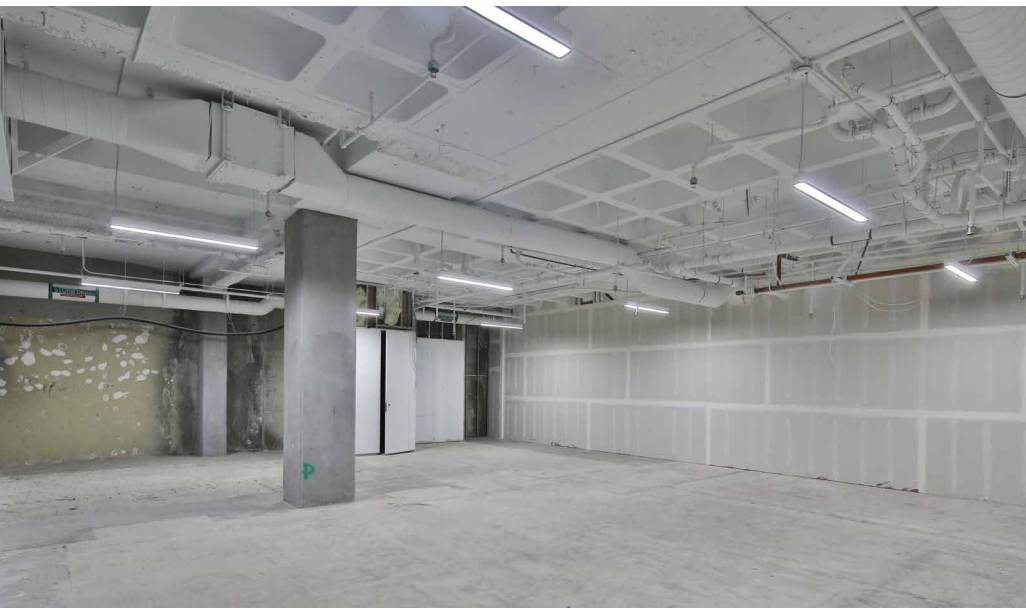


± 3,100 SF

10'-14' Ceiling Heights



INTERIOR



SPACE D

2ND GENERATION RESTAURANT

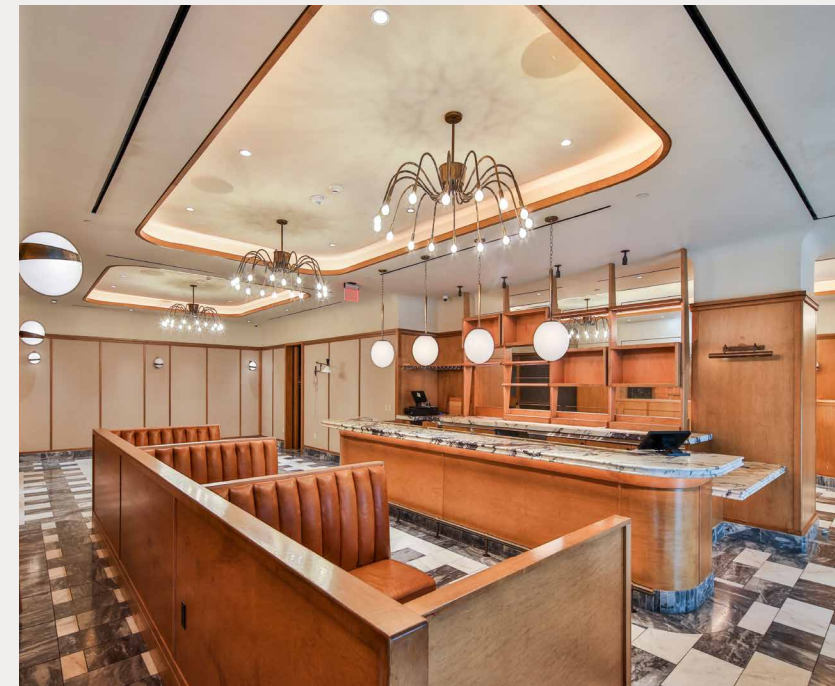
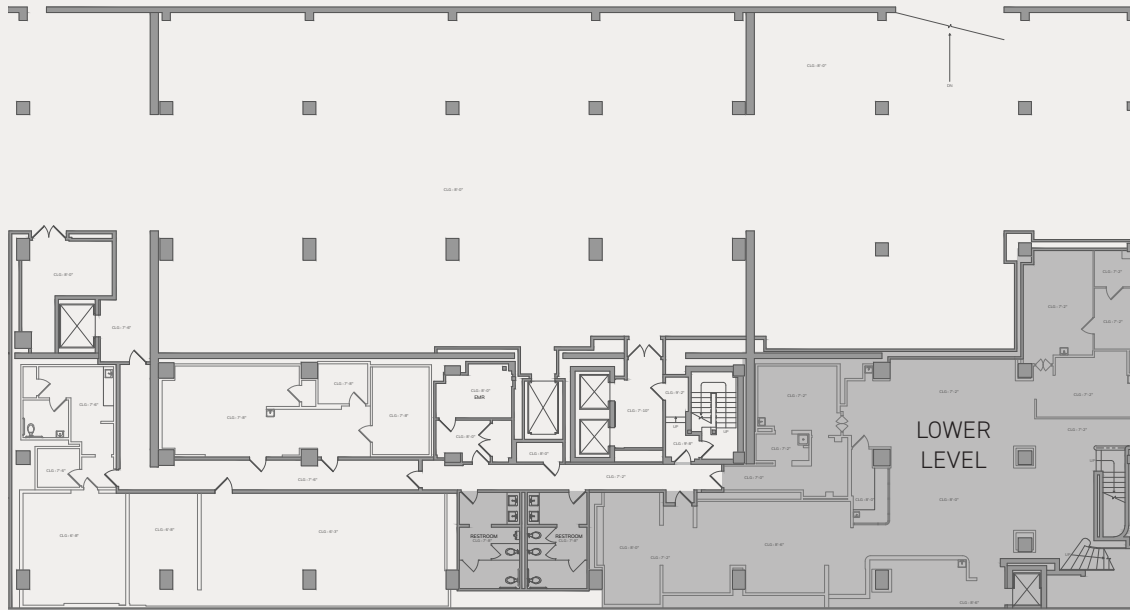
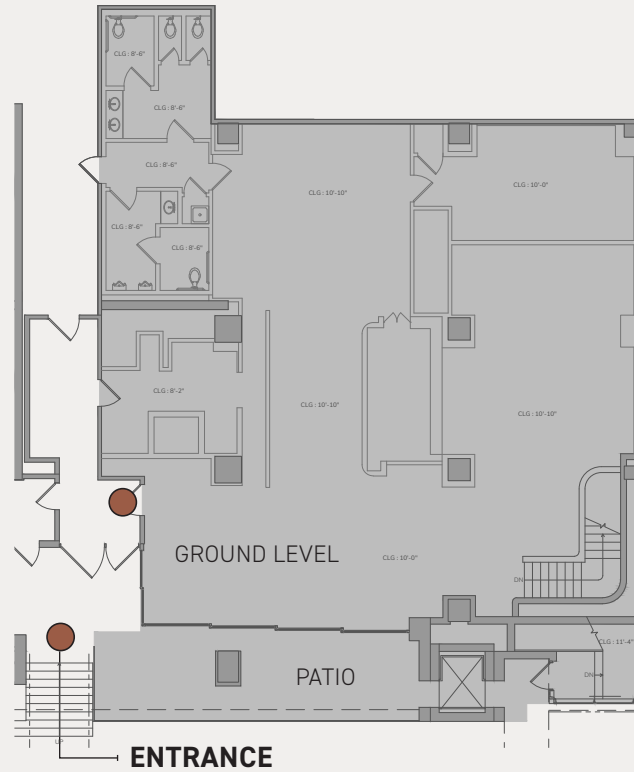
Highly Improved Stunning
Restaurant Space with all
Existing FF&E Included

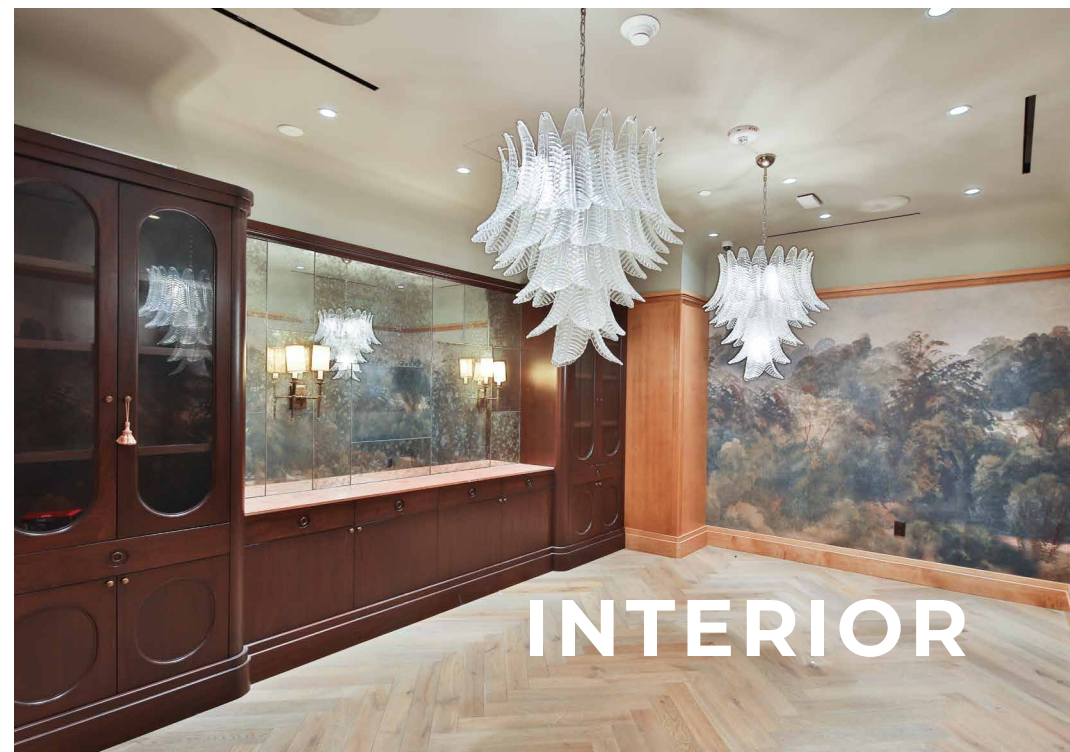
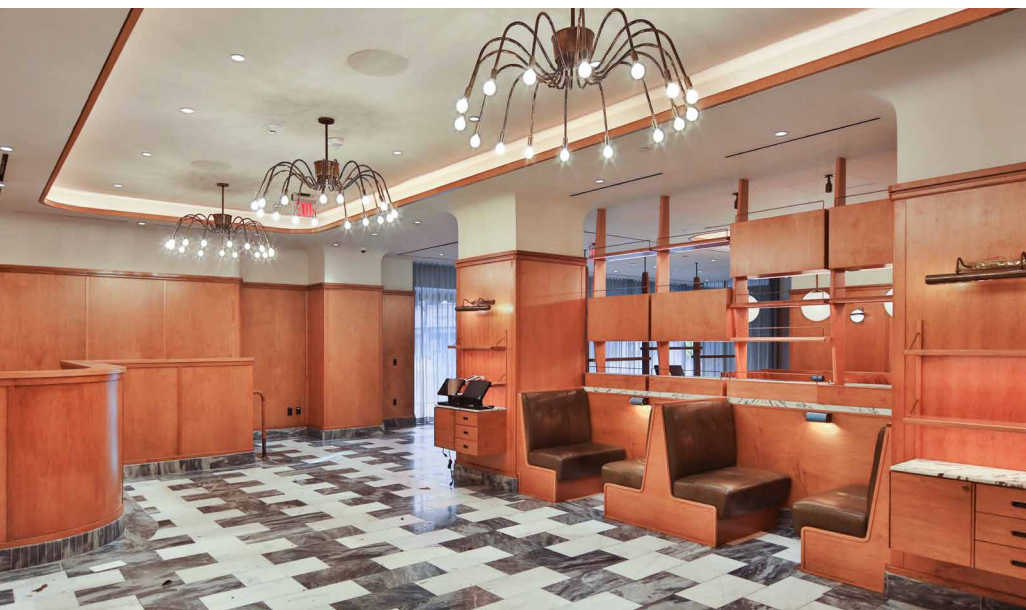
Total SF ± 8,701 SF

± 4,493 SF LOWER LEVEL

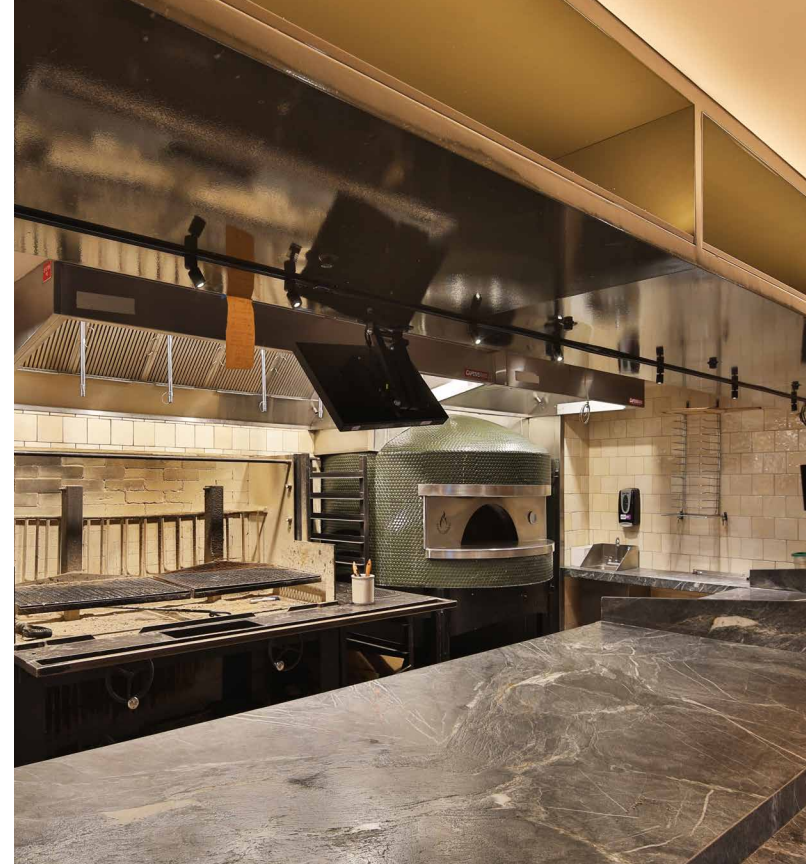
± 3,845 SF GROUND LEVEL

± 363 SF PATIO



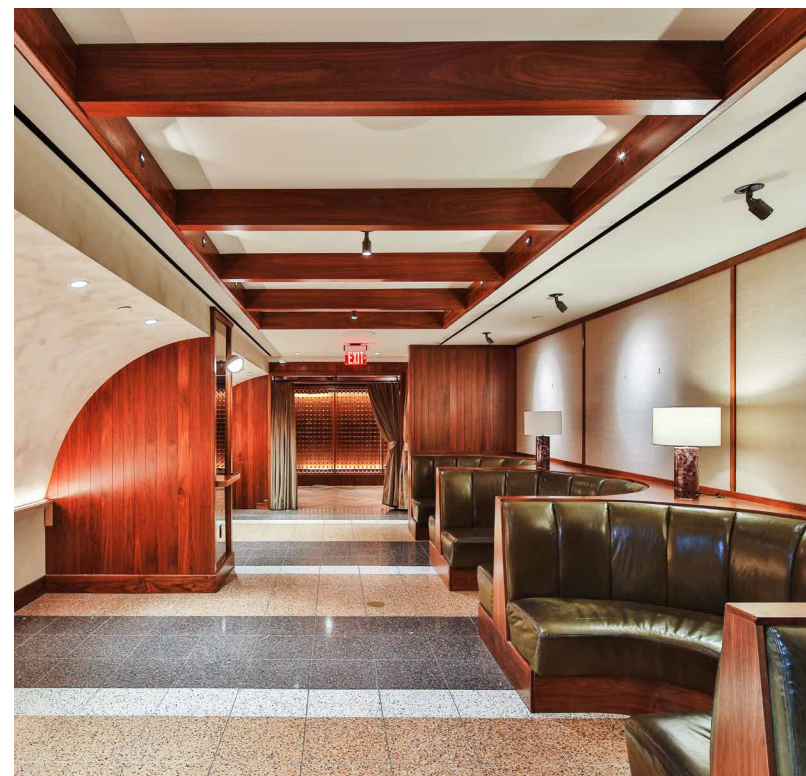
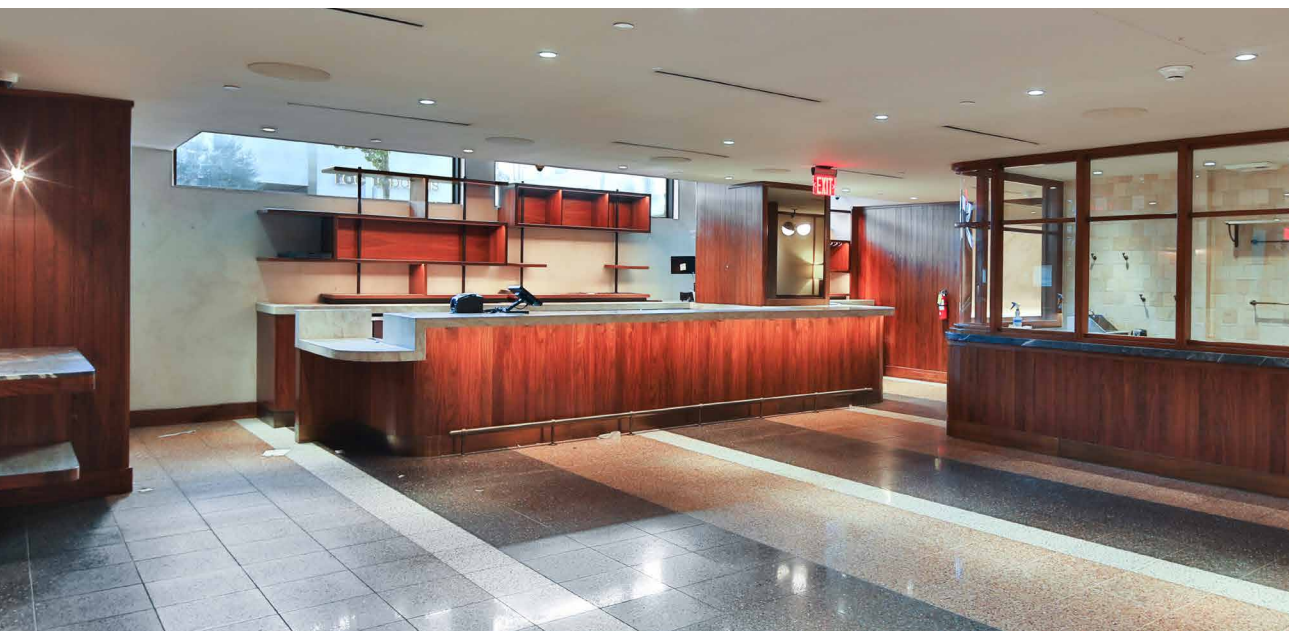


INTERIOR





INTERIOR



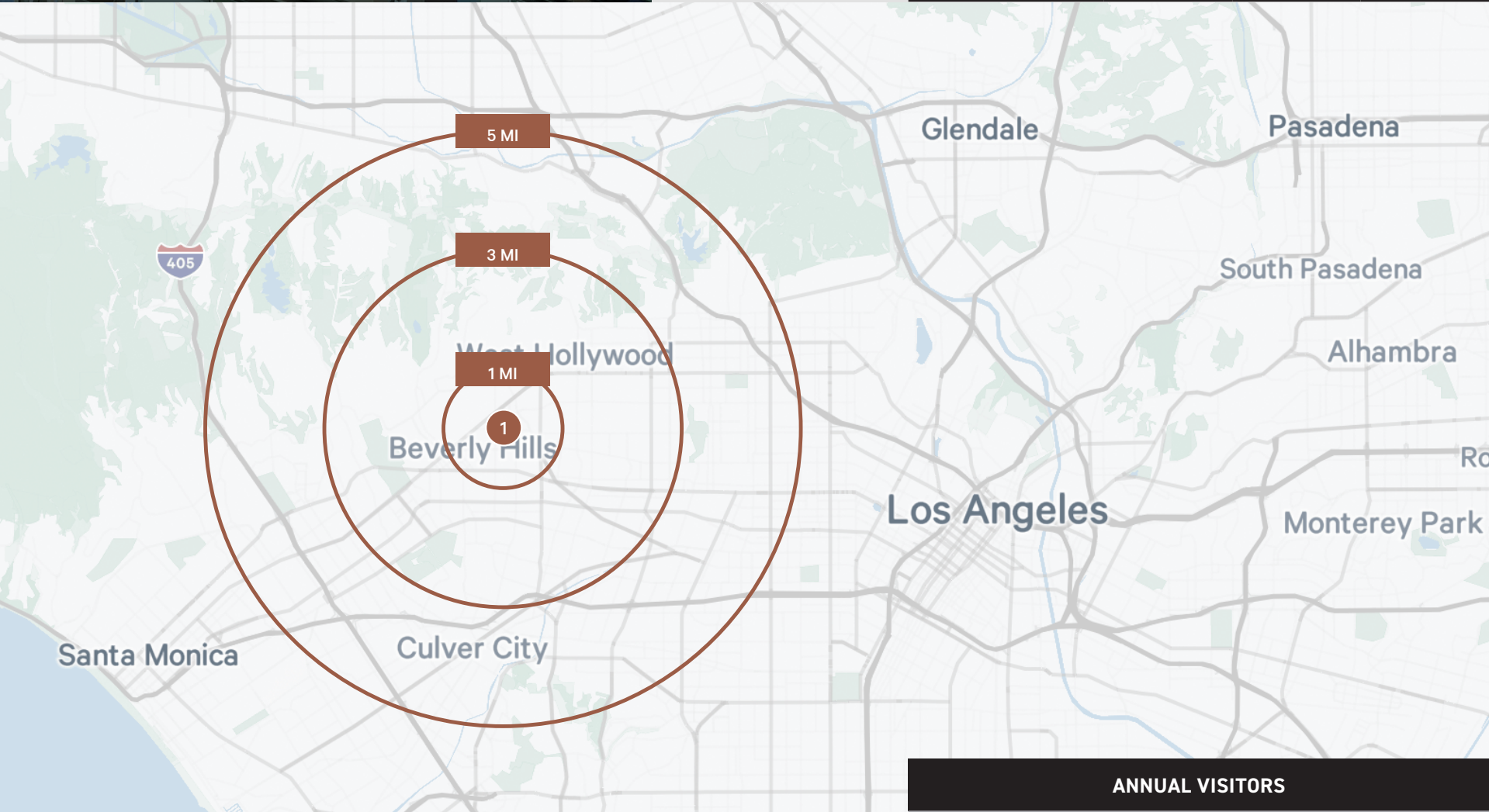
DEMOGRAPHICS

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

BEVERLY BOULEVARD

WEST HOLLYWOOD, CA, 90048

8899 BEVERLY

2nd Generation Restaurant & Retail Spaces For Lease

RYAN GURMAN

+1 310 650 7545

ryan.gurman@cbre.com

Lic. 01972081

ZACHARY CARD

+1 310 497 5218

zachary.card@cbre.com

Lic. 01717802

BRONSON MORGAN

+1 415 446 8796

bronson.morgan@cbre.com

Lic. 02194401

ERIK KRASNEY

+1 323 270 1920

erik.krasney@cbre.com

Lic. 01970585

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE