

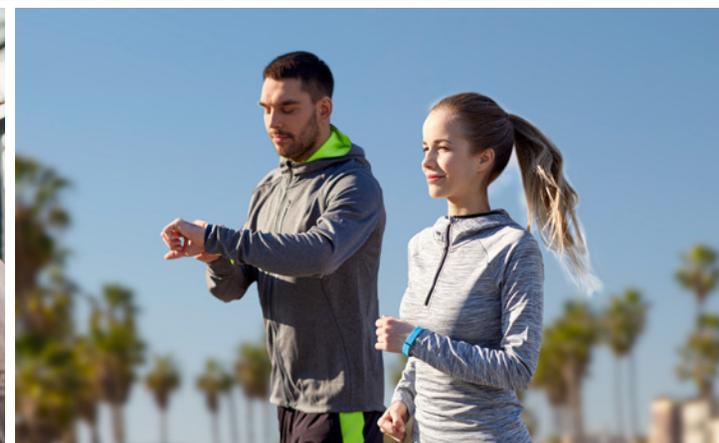
Belle on Bev

1800 BEVERLY BLVD, LOS ANGELES
IN THE HEART OF HIFI (HISTORIC FILIPINOTOWN)



Retail and Restaurant For Lease

CBRE



Welcome to Historic Filipinotown

Historic Filipinotown, often called “HiFi” is not just the cultural hub for the Filipino-American community that call it home, it has fastly become a hotspot for some of LA’s best bars, restaurants and creative spaces, attracting a diverse and vibrant crowd with high foot traffic. It neighbors Silverlake, Echo Park/Dodger Stadium, DTLA, Koreatown and Westlake.

| | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|

| | | | |
|---------------------------|----------|----------|---------------------|
| 2024 POPULATION | 100,456 | 548,678 | 1,172,287 |
| 2024 AVG HOUSEHOLD INCOME | \$77,389 | \$91,088 | \$98,375 |
| 2024 HOUSEHOLDS | 39,449 | 230,361 | 456,578 |
| 2024 PLACE OF WORK | 3,395 | 38,543 | 62,761 (BUSINESSES) |
| | 31,282 | 339,188 | 577,659 (EMPLOYEES) |

Property Highlights



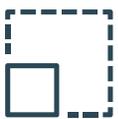
1800 Beverly Blvd,
Los Angeles, CA



Brand New
Construction



Restaurant or
Retail Available



3,420 SF w/ Patio
Divisible



Built-In Customer Base with 243 Luxury
Apartment Units



9 Retail
Parking Spaces

HiFi Highlights



Brooklyn Bagel Bakery
EST. 1953

2233 Beverly Blvd, For over 70 years, this café has prided itself on making the best bagels with only the finest ingredients



HiFi
KITCHEN

1667 Beverly Blvd, Casual eatery serving Filipino classics



RIDEBACK

1660 Beverly Blvd, Film and production studios



DOUBTING THOMAS

2510 W Temple St, Breakfast and lunch café with locally sourced ingredients and coffee



CLARK STREET

331 Glendale Blvd., A neighborhood bakery serving coffee & pastry, breakfast & lunch daily



2434 W Temple St, Cozy bakery featuring traditional Filipino pastries and dishes

HiFi Highlights



2330 W Temple St, Casual joint offering homemade style Filipino specialties



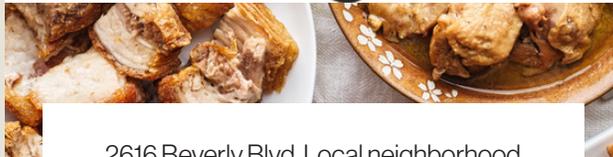
2200 W Temple St, Latin bakery with Cuban pastries, Mexican breads, tamales, tacos and other specialties



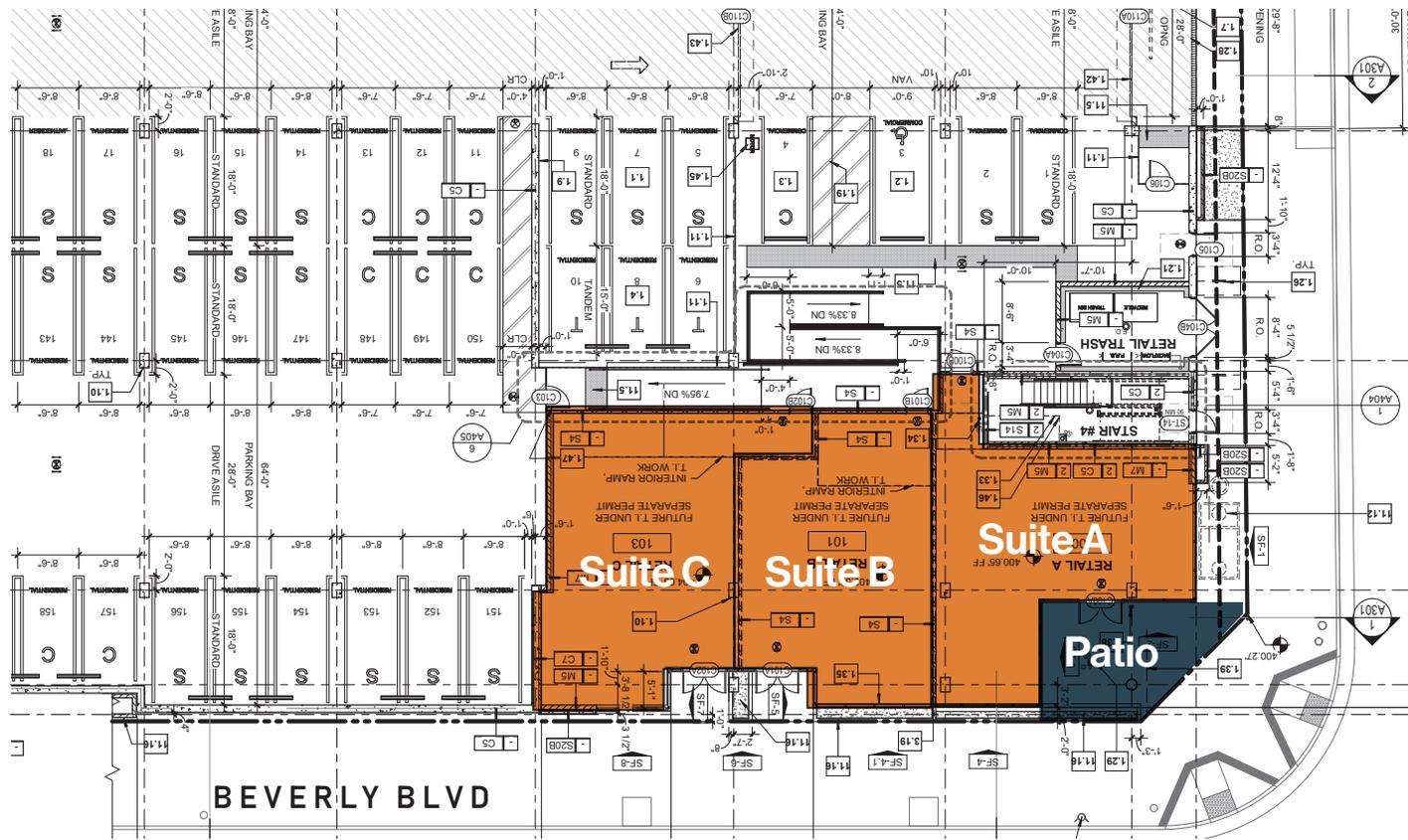
1267 W Temple St- Home to the finest backyard style barbeque and craft beers in a simple setting



2616 Beverly Blvd, Local neighborhood watering hotel featuring fried chicken



Site Plan



BONNIE BRAE ST

- 3,067 SF DIVISIBLE RESTAURANT OR RETAIL
- POTENTIAL PATIO



Availabilities

| | | | |
|----------------|-----------|------------------|----------------------|
| Suite A | ±1,105 SF | Available | Now |
| Suite B | ±957 SF | Pricing | Contact Broker |
| Suite C | ±1,095 SF | Term | Flexible |
| Patio | ±353 SF | Parking | Ample Parking Onsite |



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