

FOR LEASE
BEVERLY GROVE

8008 W 3RD ST
LOS ANGELES, CA 90048



HIGHLIGHTS



8008 W 3RD ST

Total Size: ±3,300 SF

Rate: Upon Request



Near The Grove, Beverly Center & The Original Farmer's Market



Metered Parking along W 3rd St and Edinburgh, Designated On-Site Parking



Tremendous Frontage along W. 3rd Street. Adjacent to Beverly Hills & West Hollywood



HEART OF BEVERLY GROVE

BEVERLY HILLS

SOHO HOUSE WEST HOLLYWOOD

THE BIRD STREETS

THE FLATS

PACIFIC DESIGN CENTER

CEDARS-SINAI

BEVERLY CENTER

FUTURE MIXED USE
RESIDENTIAL DEVELOPMENTS

BACARI
BYRDIE'S
AZAI HANDROLL
ELEVATE
AND MORE...

SWEETFIN

SWEETGREEN
UNCLE PAULIE'S DELI
VERVE COFFEE

BEVERLY GROVE HOMES

MAJESTIC CAR WASH

8008 W. 3RD ST

W. 3RD ST - 26,000 CARS PER DAY

PARKING FOR TRADER JOE'S,
MENDOCINO FARMS, AND
SIDECAR DONUTS



8008 W 3RD ST

±3,300 SF
Retail Ready Space
High Ceilings



LOCAL HAPPENINGS

CENTURY CITY

BEVERLY HILLS

CEDARS-SINAI

THE BEVERLY CENTER

WEST HOLLYWOOD

JOAN'S ON THIRD

LA LA LAND CAFE

FONUTS

SWEETFIN POKE

ROBATA JINYA

CONTINENT
MEDIA
GROUP

VERVE COFFEE ROASTERS

BACARI W 3RD

SWEETGREEN

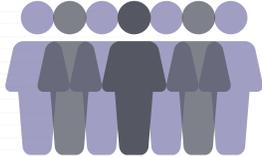
MAJESTIC CAR WASH
SHELL

W. 3RD ST



BEVERLY GROVE

97,667
RESIDENTS



40.3
MEDIAN AGE



63.4%
RENT



26.6%
OWN



127,505

TOTAL
HOUSEHOLDS

\$158k

AVERAGE HOUSEHOLD
INCOME

\$1.4M

MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2023 Population - Current Year Estimate	43,660	343,100	938,433
2028 Population - Five Year Projection	43,600	347,402	960,522
2023-2028 Annual Population Growth Rate	-0.03%	0.25%	0.25%



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2023 Households - Current Year Estimate	22,547	167,532	419,188
2028 Households - Five Year Projection	22,699	171,095	433,151
2023-2028 Annual Household Growth Rate	0.13%	0.42%	0.66%
2023 Average Household Size	1.91	2.02	2.18



HOUSING INCOME

	1 MILE	2 MILES	3 MILES
2023 Average Household Income	\$160,347	\$139,180	\$120,041
2028 Average Household Income	\$184,511	\$161,906	\$139,612
2023 Median Household Income	\$104,666	\$86,858	\$73,417
2028 Median Household Income	\$119,739	\$104,015	\$87,035
2023 Per Capita Income	\$82,655	\$67,957	\$53,787
2028 Per Capita Income	\$95,874	\$79,725	\$63,136



EDUCATION

	1 MILE	2 MILES	3 MILES
2023 Population 25 and Over	34,299	264,459	688,520
HS and Associates Degrees	8,803	86,251	242,121
Bachelor's Degree or Higher	24,533	157,494	353,448



HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2023 Housing Units	24,466	184,179	458,591
2023 Vacant Housing Units	1,919	16,647	39,403
2023 Occupied Housing Units	22,547	167,532	419,188
2023 Owner Occupied Housing Units	4,785	45,965	104,084
2023 Renter Occupied Housing Units	17,762	121,567	315,104



PLACE OF WORK

	1 MILE	2 MILES	3 MILES
2023 Businesses	7,263	39,234	72,714
2023 Employees	49,810	290,913	663,817



FOR LEASE

BEVERLY GROVE

8008 W 3RD ST

LOS ANGELES, CA 90048



CONTACT US : GREG BRIEST

+1 818 800 4492

greg.briest@cbre.com

Lic. 01949565

RYAN GURMAN

+1 310 650 7545

ryan.gurman@cbre.com

Lic. 01972081

HOUMAN MAHBOUBI

+1 310 550 2651

houman.mahboubi@cbre.com

Lic. 01450237

MARISA RENFRO

+1 949 922 7278

marisa.renfro@cbre.com

Lic. 02178774

CBRE

© 2025 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.