

FOR LEASE

BEVERLY GROVE

8012 W 3RD ST
LOS ANGELES, CA 90048



HIGHLIGHTS



8012 W 3RD ST

Total Size: ±1,700 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

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

8017 W. 3RD ST

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



8012 W 3RD ST

±1,700 SF
High Ceilings
Former Hair Salon,
Suitable for Retail



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

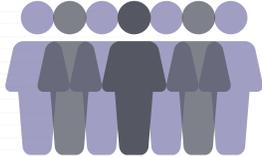
MAJESTIC CAR WASH
SHELL

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

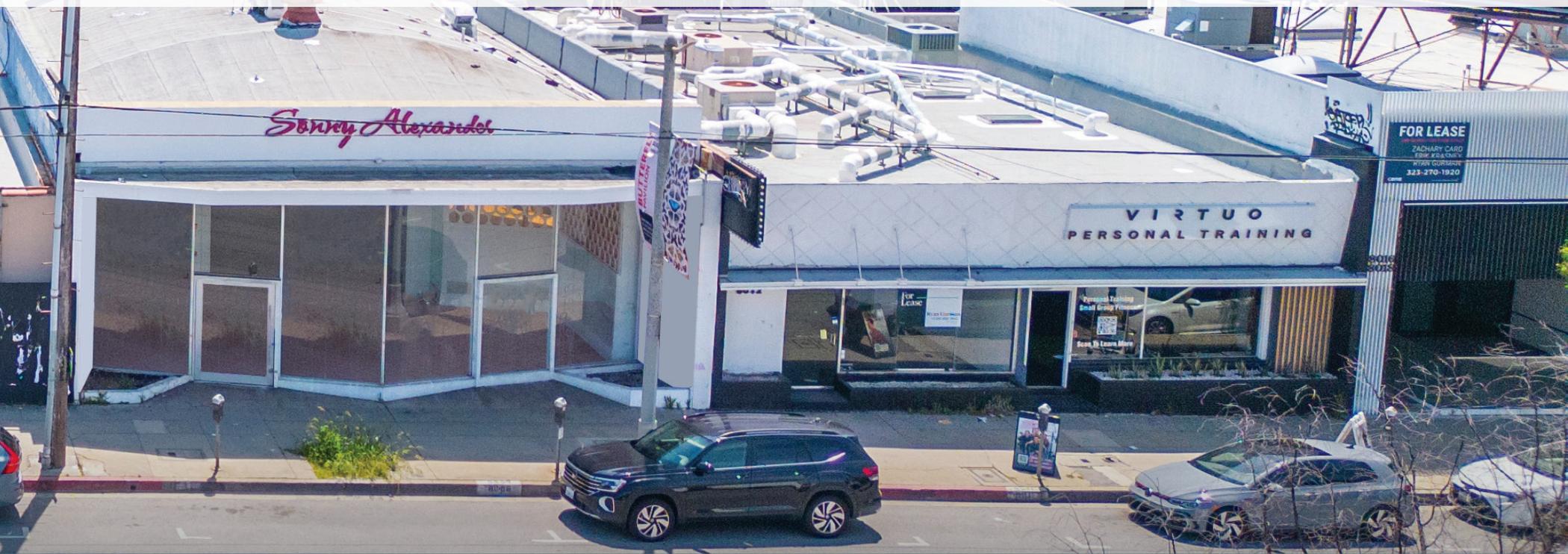


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