

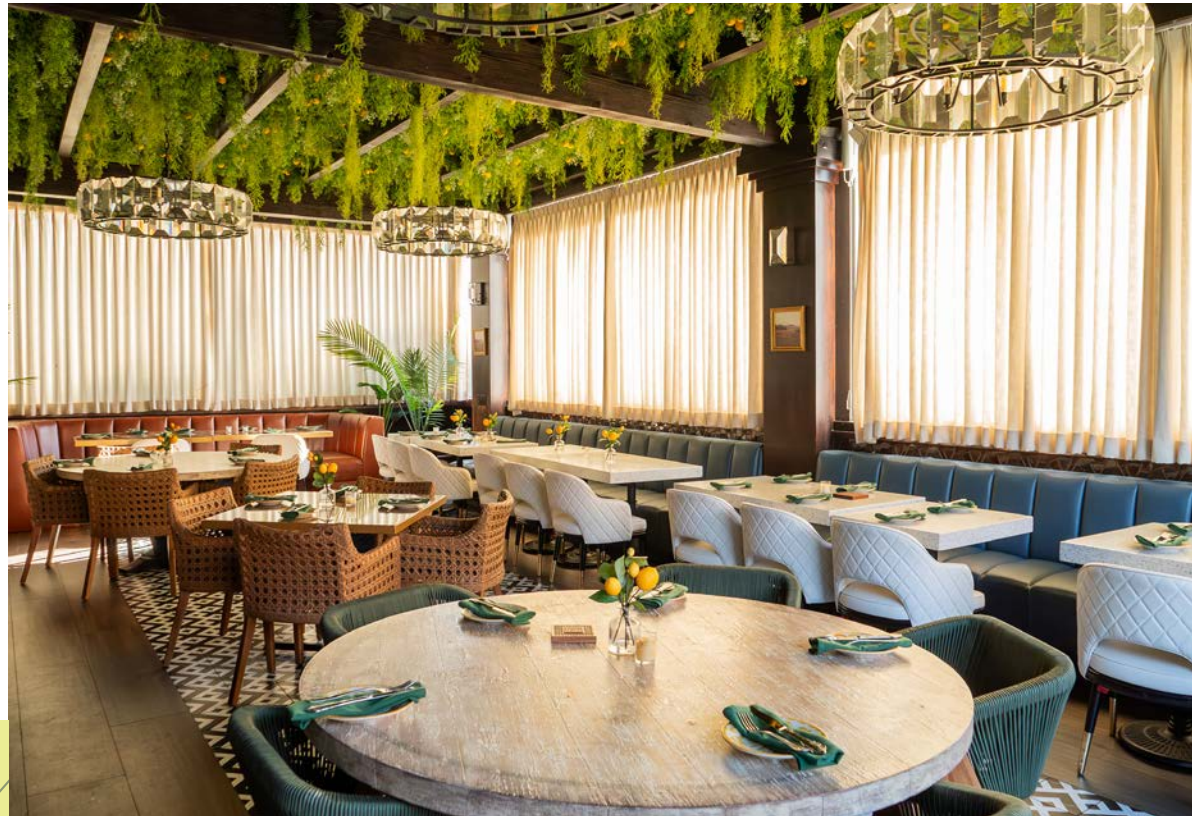
8722 W 3RD STREET

LOS ANGELES, CA 90048



WELCOME TO BEVERLY GROVE

In the heart of Beverly Grove and directly across the street from Cedars-Sinai Hospital. This is an opportunity to take on a 2nd Generation restaurant and bar with on-site parking and an excellent patio. Footsteps from Robertson Blvd, neighboring tenants include Cedars Sinai, Alfred Coffee, Soom Soom, Blue Bottle, Kitson, The Ivy, A.O.C., and many more!



1 MILE	3 MILES	5 MILES
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2025 Population

37,066	275,460	813,838
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2025 Avg Household Income

\$181,614	\$174,759	\$149,453
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2025 Median Home Value

\$1.45M	\$1.62M	\$1.47M
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Consumer Spending

\$3.1B	\$16.7B	\$40.8B
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PROPERTY HIGHLIGHTS



± 7,500 SF



2nd Generation
Restaurant & Bar



±3,250 SF
Ground Floor



±3,250 SF
Second Floor



Ceiling heights
7'-14'



±1,000 SF
Patio



FLOOR PLAN

TOTAL
±7,500 SF



Fully Equipped
Restaurant/Bar with Type 47
2AM License (7 Days/Week)



Located On the Hard
Corner of W 3rd St &
S Arnaz Dr

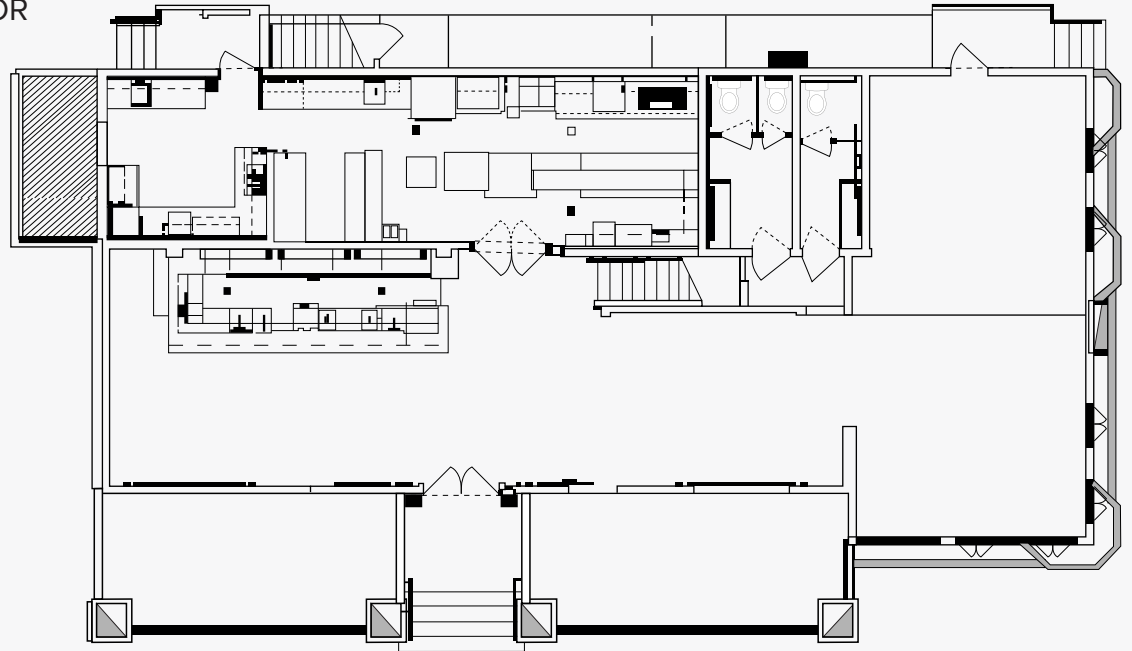


Secure On-Site Parking
and Plentiful Street
Metered Parking

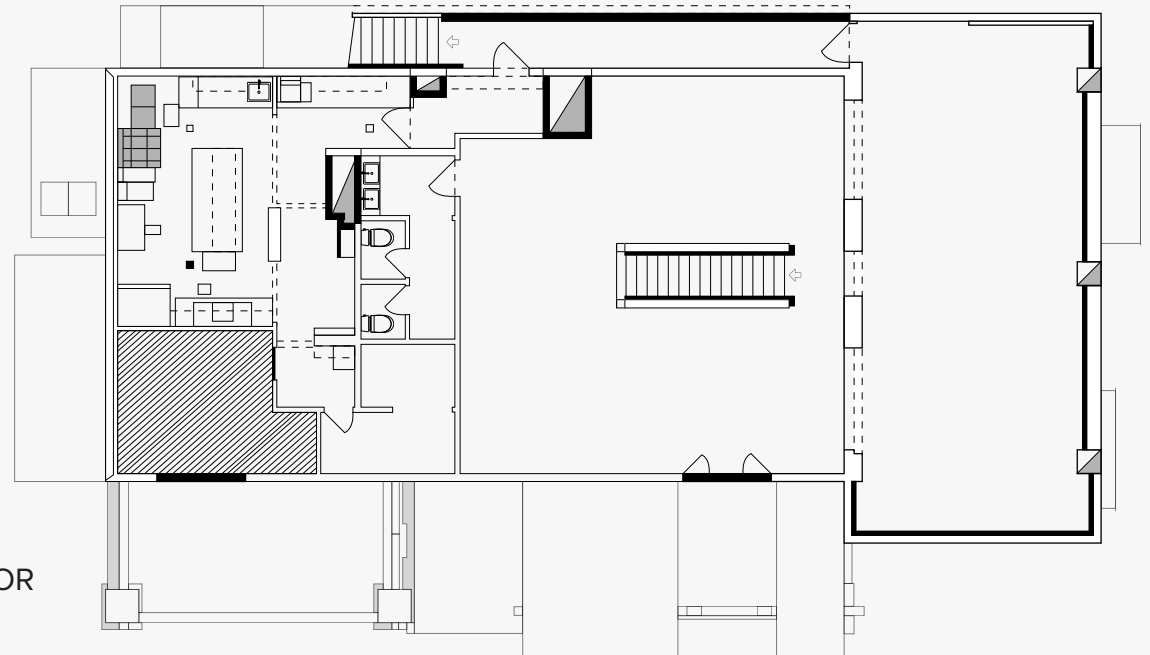


160 Feet of Frontage
Along W 3rd St & S Arnaz Dr
with a Tremendous
Signage Opportunity

GROUND FLOOR
±3,250 SF



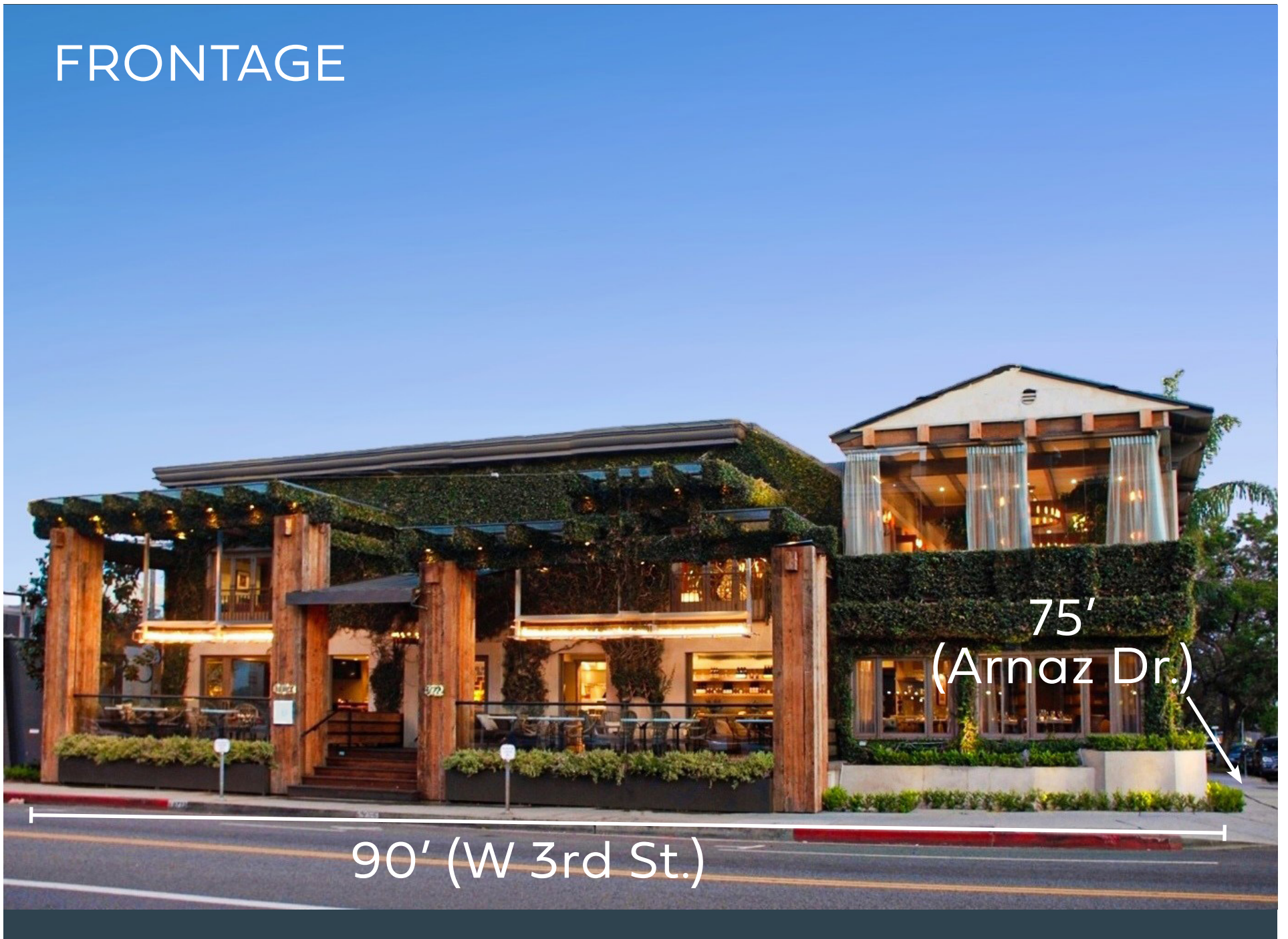
SECOND FLOOR
±3,250 SF







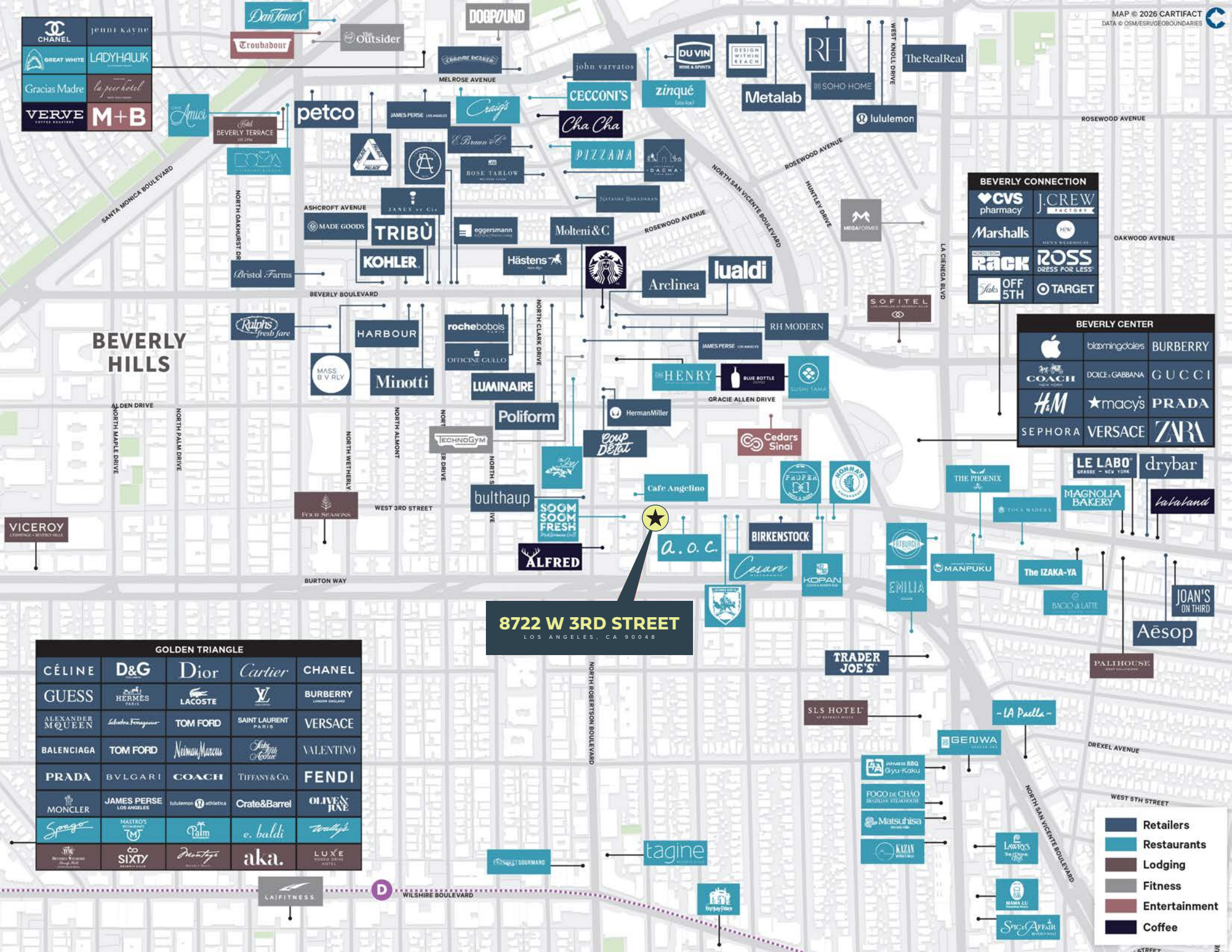
FRONTAGE



75'
(Arnaz Dr.)

90' (W 3rd St.)





CHANEL
jeudi kaye
GREAT WHITE
LADYHAWK
Gracias Madre
la per hotel
VERVE
M+B

DanTana's
Tribou
The Outsider
petco
JAMES PERSE LOS ANGELES
Craig's

DOGPOUND
Melrose Bodega
john varvatos
CECCONI'S
Cha Cha
PIZZANA

DU VIN
DESIGN WITHIN REACH
RH
Metalab
THE SOHO HOME
lululemon

The Real Real
ROSEWOOD AVENUE
HUNNET DRIVE
M
MESAFORME

ROSEWOOD AVENUE
OAKWOOD AVENUE
LA CIENEGUA BLVD

BEVERLY CONNECTION
CVS pharmacy
J.CREW FACTORY
Marshalls
Rack
Saks OFF 5TH
TARGET

BEVERLY CENTER
Apple
bloomingdales
BURBERRY
COACH
DOUCE-GABBANA
GUCCI
H&M
macys
PRADA
SEPHORA
VERSACE
ZARA

BEVERLY HILLS

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GOLDEN TRIANGLE
CÉLINE
D&G
Dior
Cartier
CHANEL
GUESS
HERMÈS
LACOSTE
LV
BURBERRY
ALEXANDER MQUEEN
Sébastien Ferragamo
TOM FORD
SAINT LAURENT PARIS
VERSACE
BALENCIAGA
TOM FORD
Neiman Marcus
Saks Fifth Avenue
VALENTINO
PRADA
BVLGARI
COACH
TIFFANY & CO.
FENDI
MONCLER
JAMES PERSE LOS ANGELES
lululemon athleticca
Crate&Barrel
OLIVIERO TOSCANI
Sergio Tacchini
MASTROS
Palm
e. baldi
Milly
SIXTY
MAMA LI
aka.
LUXE

- Retailers
- Restaurants
- Lodging
- Fitness
- Entertainment
- Coffee

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LOS ANGELES, CA 90048



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