

FOR LEASE

BEVERLY CENTER ADJACENT END-CAP RESTAURANT

8520 W. 3RD STREET (LA CIENEGA) | LOS ANGELES, CA 90048



ROSELENE WHITE

CA REAL ESTATE LIC #1200010
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FEATURES + AMENITIES

- APPROX. 1,165 SQFT END-CAP AVAILABLE – **FIRST TIME IN 20 YEARS!**
- THRIVING NEIGHBORHOOD CENTER HOSTS FATBURGER, NORTHEM PIZZERIA, COCO FRESH TEA + BOBA AND MORE
- IMMEDIATELY ADJACENT TO BEVERLY CENTER SHOPPING MALL (AMID HALF BILLION-DOLLAR RENOVATION) + BEVERLY CONNECTION (RECENTLY REMODELED) – **BOTH GENERATE ENORMOUS CONSUMER DRAW**
- ADJACENT TO CEDARS SINAI MEDICAL CENTER CAMPUS + TOWER MEDICAL OFFICES – **HOSTING THOUSANDS OF EMPLOYEES AND PATIENT VISITORS DAILY**
- SITUATED AT 2 SIGNALIZED INTERSECTIONS – SWC OF 3RD + LA CIENEGA, AND THE SEC OF 3RD STREET + SAN VICENTE.
- MASSIVE DAILY FOOT + AUTO TRAFFIC COUNTS
- EXTREMELY DENSE SURROUND RESIDENTIAL NEIGHBORHOOD

****IDEAL SITE FOR CREDIT TENANT****

NEIGHBORING RETAILERS



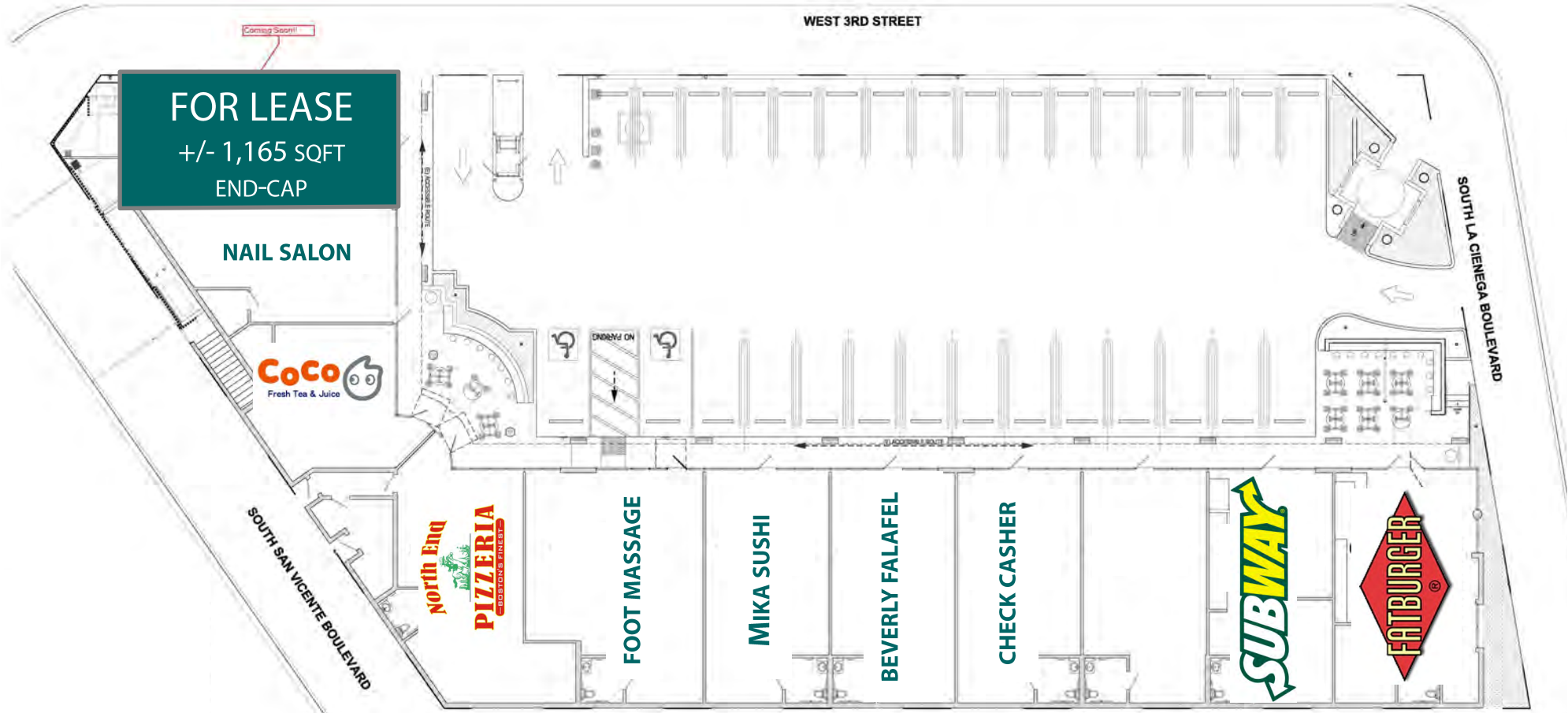
DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	41,624	300,394	886,099
AVG HH INCOME	\$119,269	\$117,386	\$97,995

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SITE PLAN

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AERIAL PHOTOS

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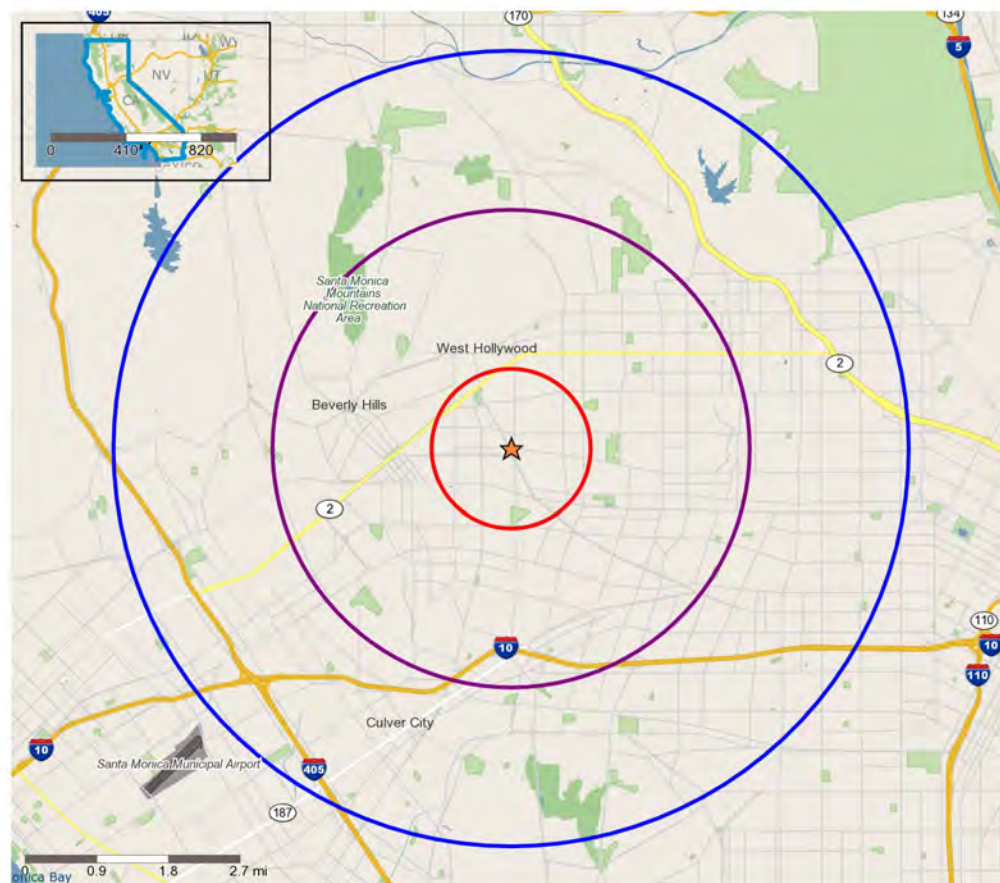
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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017B			
Total Population	41,624	300,394	886,099
Female Population	52.55%	50.38%	50.44%
Male Population	47.45%	49.62%	49.56%
Population Density	13,247	10,623	11,280
Population Median Age	40.8	38.7	36.8
Employed Civilian Population 16+	23,589	167,800	471,697
% White Collar	86.2%	78.7%	68.2%
% Blue Collar	13.8%	21.3%	31.8%
Total Q4 2017 Employees	67,047	288,593	584,163
Total Q4 2017 Establishments*	7,511	32,367	61,906
Population Growth 2000-2010	-0.03%	-0.27%	-1.21%
Population Growth 2017B-2022	0.90%	0.94%	0.82%
Income: 2017B			
Average Household Income	\$119,269	\$117,386	\$97,995
Median Household Income	\$77,392	\$68,760	\$55,145
Per Capita Income	\$65,348	\$58,644	\$43,587
Avg Income Growth 2000-2010	37.78%	30.45%	34.01%
Avg Income Growth 2017B-2022	14.79%	14.52%	14.56%
Households: 2017B			
Households	22,703	149,435	389,889
Average Household Size	1.81	2.00	2.21
Hhld Growth 2000-2010	-1.54%	-0.36%	0.46%
Hhld Growth 2017B-2022	1.12%	1.83%	1.83%
Housing Units: 2017B			
Occupied Units	22,703	149,435	389,889
% Occupied Units	95.69%	96.37%	96.06%
% Vacant Housing Units	4.31%	3.63%	3.94%
Owner Occ Housing Growth 2000-2010	2.47%	-0.08%	1.37%
Owner Occ Housing Growth 2000-2022	6.29%	4.53%	5.90%
Owner Occ Housing Growth 2017B-2022	0.69%	0.89%	1.32%
Occ Housing Growth 2000-2010	-1.54%	-0.36%	0.46%
Occ Housing Growth 2010-2022	8.80%	9.70%	8.75%
Occ Housing Growth 2017B-2022	1.12%	1.83%	1.83%
Race and Ethnicity: 2017B			
% American Indian or Alaska Native Population	0.19%	0.42%	0.54%
% Asian Population	9.10%	9.82%	17.08%
% Black Population	2.80%	8.53%	10.27%
% Hawaiian or Pacific Islander Population	0.07%	0.11%	0.11%
% Multirace Population	5.02%	4.83%	5.11%
% Other Race Population	1.71%	7.83%	14.76%
% White Population	81.12%	68.45%	52.13%
% Hispanic Population	7.35%	17.98%	30.16%
% Non Hispanic Population	92.75%	82.26%	70.02%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5