

cag

COMMERCIAL  
ASSET GROUP



TASTE O

7565

**Sweet Rose**  
creamery

PRIME BEVERLY GROVE FOOD  
SPACE AVAILABLE FOR LEASE

7565 BEVERLY BLVD, LOS ANGELES, CA 90036



## LEASE RATE

\$4.75 PSF/MONTH + NNN

NNN = APPROX \$0.60 PSF/MONTH

## SPACE SIZE

APPROX. 1,200 SF

## AVAILABLE

IMMEDIATELY

## KEY MONEY

\$150,000

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- . FULLY BUILT OUT FOOD SPACE
- . WALKING DISTANCE TO THE GROVE
- . KEY MONEY INCLUDES TOP OF THE LINE EQUIPMENT AND HIGH END FIXTURES
- . NEW LEASE AVAILABLE
- . MANAGEABLE RENT FOR FOOD SPACE IN THE BEVERLY GROVE AREA



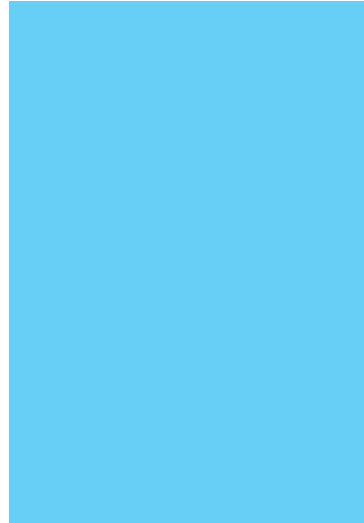
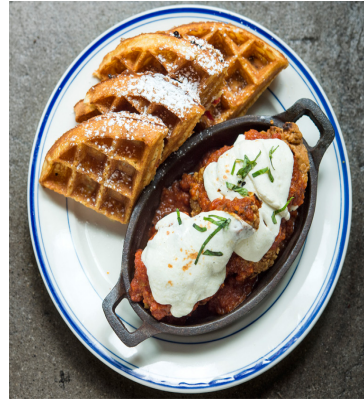






# AREA MAP





# DEMOGRAPHICS

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TOTAL POPULATION 2018

1 MILE: 48,582

3 MILE: 400,696

5 MILE: 1,022,728

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MEDIAN HOUSEHOLD INCOME

1 MILE: \$74,570

3 MILE: \$61,742

5 MILE: \$52,932

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MEDIAN AGE

1 MILE: 38.0

3 MILE: 39.30

5 MILE: 38.40

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TRANSIT SCORE

57





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