

7373 Beverly Blvd

Los Angeles, CA 90036



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6,385 SF

Creative Office/Retail ■ Sublease Offering

Property Summary

ADDRESS 7373 Beverly Boulevard

TYPE Creative Office/Retail

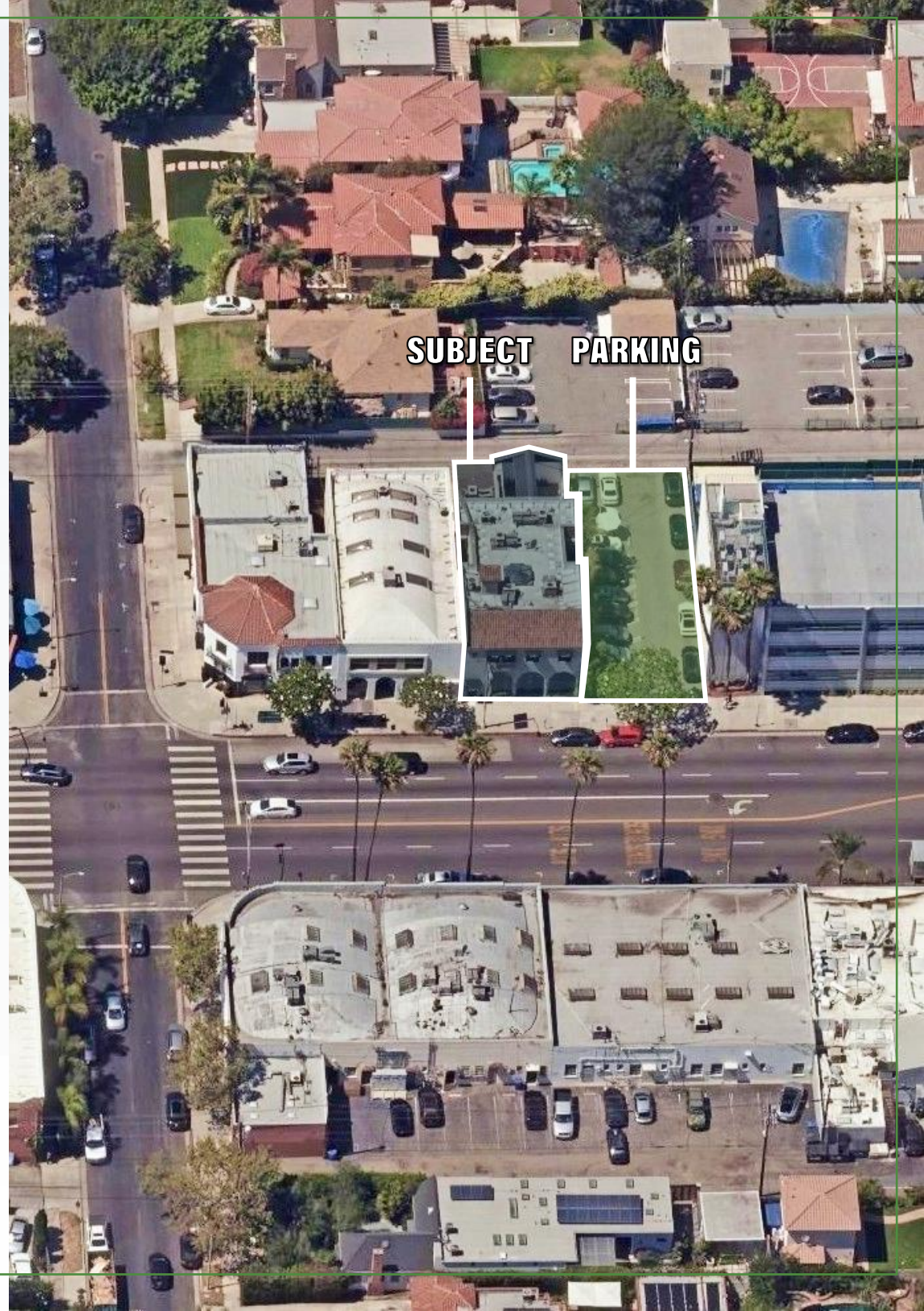
AVAILABLE SF Entire building 6,385 SF

DIVISIBLE Divisible by 3,985 sf (1ST Floor)

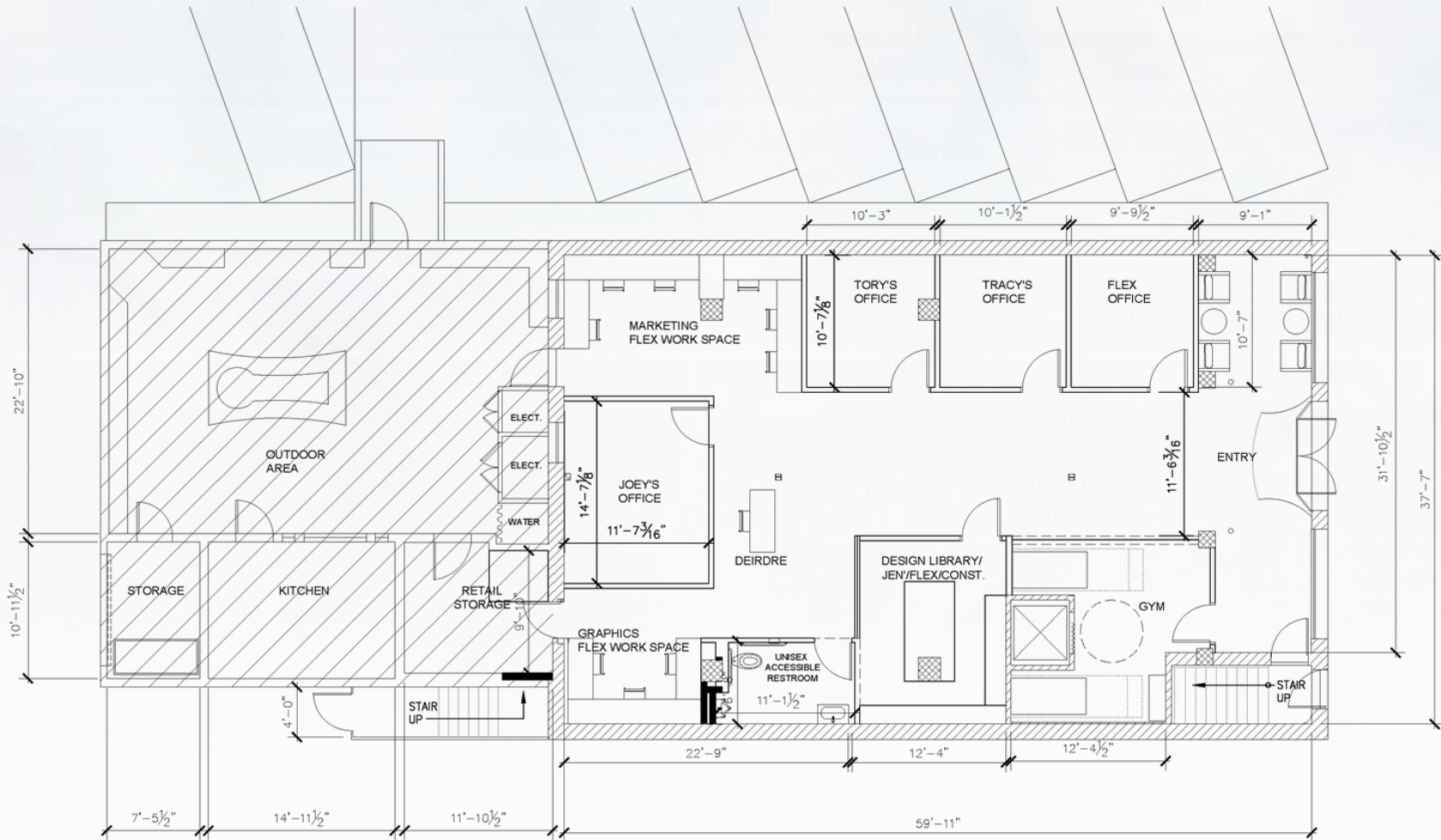
RATE \$3.75 psf NNN (est. \$.70 psf)

AVAILABILITY Immediate

PARKING Adjacent Parking
Up to 30 Cars w/ Valet

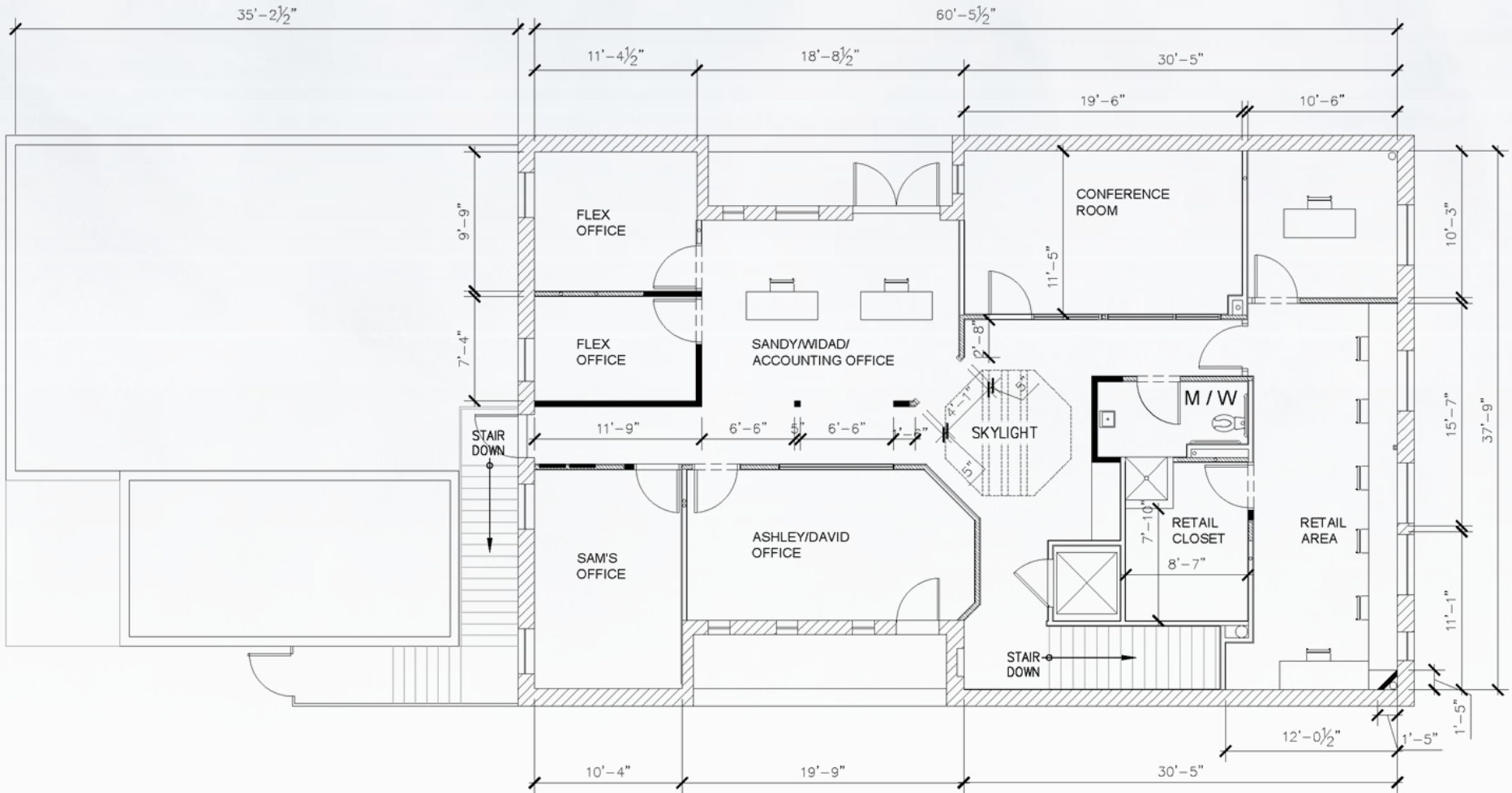


FIRST FLOOR



± 3,985 SF

SECOND FLOOR



± 2,400 SF

1st floor entryway



Bathroom with shower





Adjacent Parking lot Included
(up to 30 cars with valet)

Second floor Kitchen



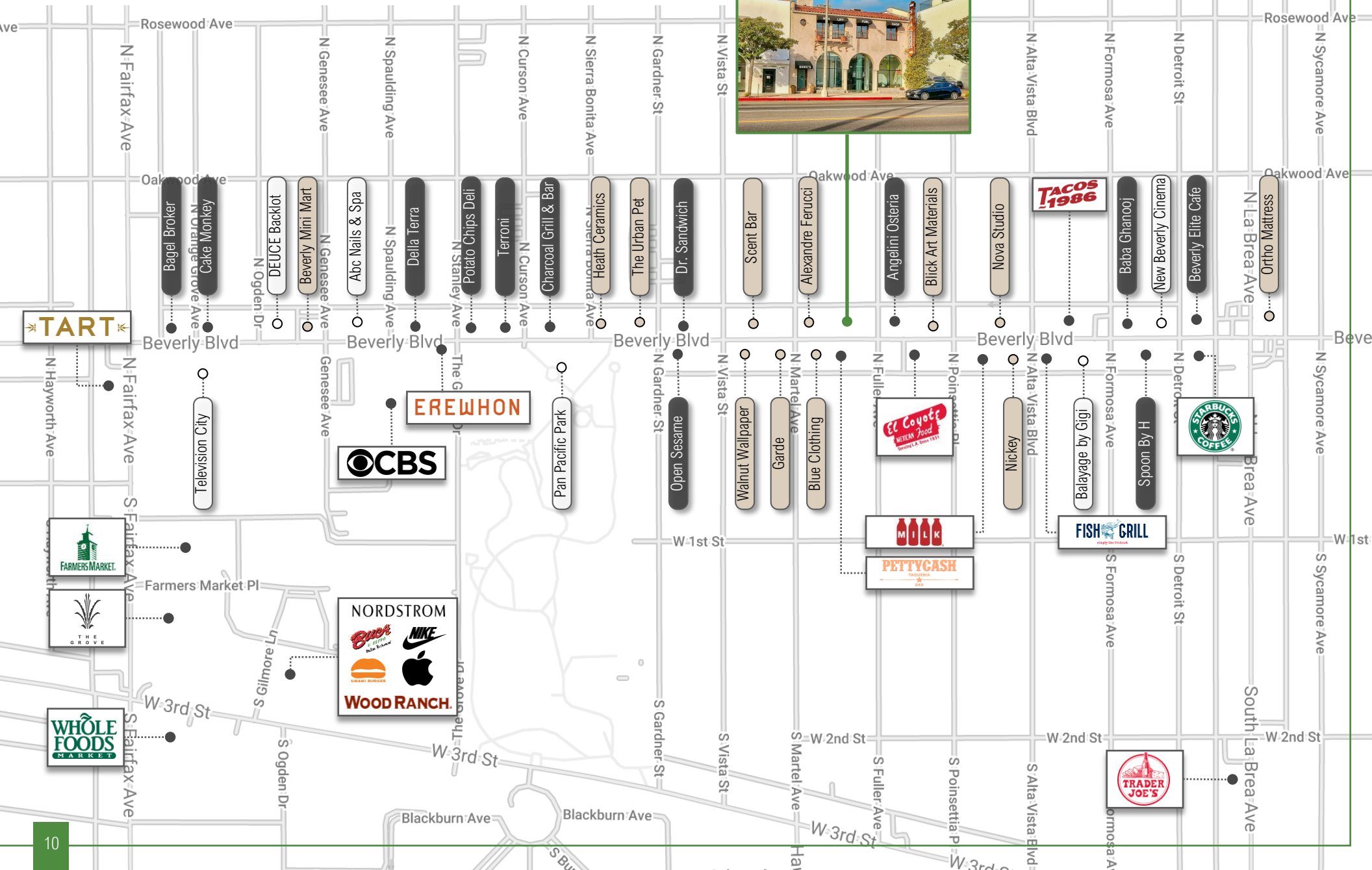
Zen Covered Terrace



Beverly Boulevard

92 Walker's Paradise

- Restaurants
- Shopping
- Services

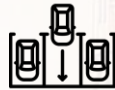


Opportunity

HIGHLIGHTS



- ▶ Entire building available 6,385 sf (1st and 2nd floor) or divisible by 3,985 sf (1st floor)



- ▶ Adjacent Parking lot Included (up to 30 cars with valet)



- ▶ Fully Built Out Space



- ▶ **1st floor** - Zen covered terrace w/fully built out kitchen, 2 1/2 bathrooms, 5 fully built out offices



- ▶ **2nd floor** - Handicap elevator, Full Kitchen, terrace, bathroom w/shower, 6 fully built out offices, and a beautiful conference room

POPULATION

168,429

MEDIAN INCOME

\$64,214

WORKFORCE

85,448

PROPERTY VALUE

\$969,700

OCCUPATION

Top occupation for Central Los Angeles is Miscellaneous managers

INDUSTRY

Top industry for Central Los Angeles is Food & Restaurant Services

Mid-Wilshire LOS ANGELES

The mid Wilshire neighborhood, also known as the Miracle-Mile, is a dynamic residential and business community bordering the affluent neighborhoods of Hancock Park to the east and Beverly Hills directly to the west.

This densely populated area is known for its dynamic business community, affluent residential population, and the abundance of museums and other cultural activities. The area is extremely pedestrian friendly with an abundance of restaurants, grocers, and high and chain and boutique retail stores.

The most recognizable retail destination in this area is the Grove, Southern California's premier lifestyle, dining, and entertainment project. The area is further supported by the close proximity to entertainment hubs like Hollywood and Culver City, enhancing the appeal of the submarket to those employed in the entertainment industry.

PARK LA BREA



EREWHON

BEVERLY BLVD

SUBJECT

PURPLE LINE

Target

GYS

Trader Joe's

Flutter
La Tropicienne Bakery

Interior Define
Garrett Leight
Arc'teryx La Brea
Fjällräven La Brea
Neighborhood
Od's Penelope
Reigning Champ

Ralphs

Petco

Maison Midi
Proconsul Clothing LA
Y-3

Ksubi

Golden Age
Sake Union

LA BREA

Powster
For All to Envy
Pizza Mayven
Self Edge
Landon Cole
Fat Chance
Alan Desk
The Factory

Stone Island

Berkshire

Beverly Place

FISH GRILL

Marble Academy

Insomnia Cafe
novecento
ARTWORKS

Kearns Market
El Coyote
MEXICAN FOOD
SINCE 1951

PETTYCASH

GARDE

Onyx Sesame
Modern Home Decor

ITACHO
All You Can Eat Sushi

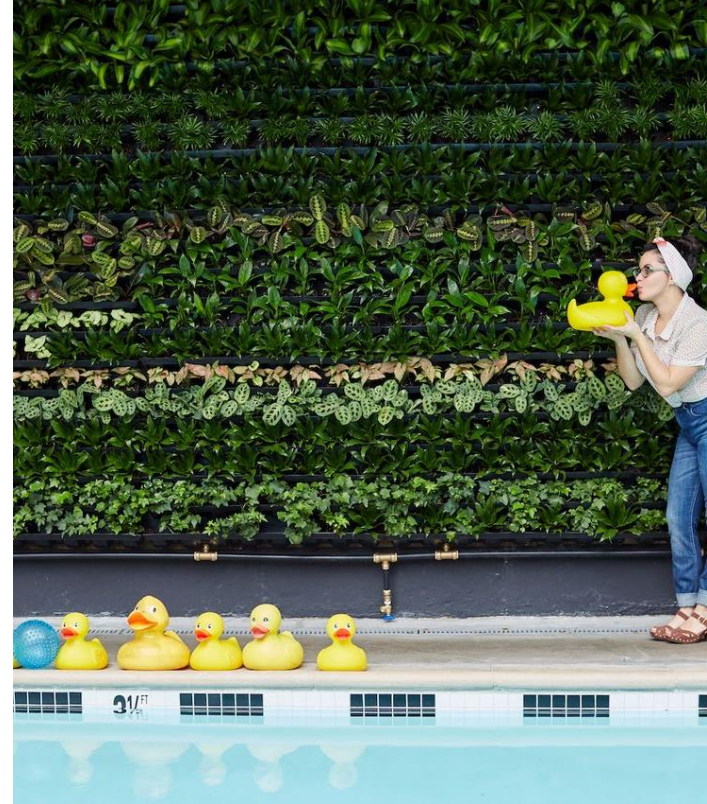
BLICK
CONVERSO

NOVA
STUDIO DESIGN

TACOS
1986

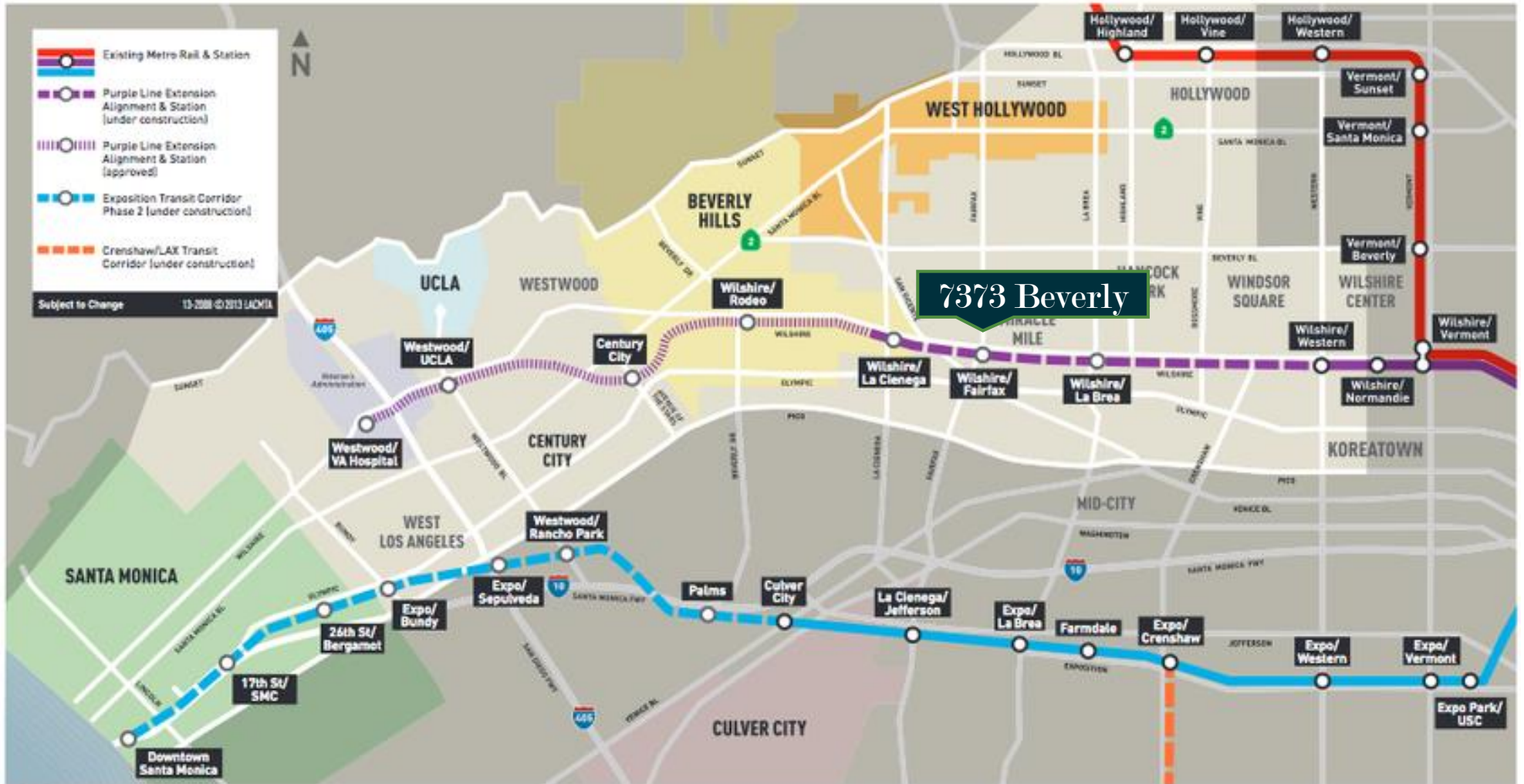
BEVERLY
Cinema





TRANSIT-ORIENTED SUBLEASE OPPORTUNITY - HEART OF LOS ANGELES

The property's location in West Los Angeles makes it an excellent central location, minutes to Hollywood, Silverlake, Echo Park and Downtown Los Angeles.



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