

8 BEVERLY BOULEVARD
4 LOS ANGELES, CA

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FOR SALE
BUSINESS & LAND



FOR MORE INFORMATION PLEASE CONTACT:

CHRIS SINFIELD – Lic #01107208

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970 W. 190th Street, Suite 550 | Torrance | California | 90502



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- **Location:** 8489 Beverly Boulevard, Los Angeles CA 90048
- **Asking Price:** \$12,500,000.00 (Includes land and all improvements)
- **Land Size:** Approximately 14,422 SF
- **Gallons Pumped:** Approximately 930,000 gallons pumped (Oct.'13-Sept.'14)
- **Gross Revenue:** Approximately \$5,731,000.00 (Oct.'13-Sept.'14)
- **Billboard Income:** \$53,846.88 Annually (*lease through 12/31/2020- no further options to renew*)
- **Topography:** Flat at Street grade
- **Use:** Service Station with convenience store
- **Building Size:** 912 SF
- **Zoning:** LAC2
- **APN:** 5514-012-027
- **12 Pumping Stations**
- Located adjacent to The Beverly Center and Cedar Sinai Hospital
- Prime corner location at Beverly Blvd. and La Cienega Blvd., Los Angeles

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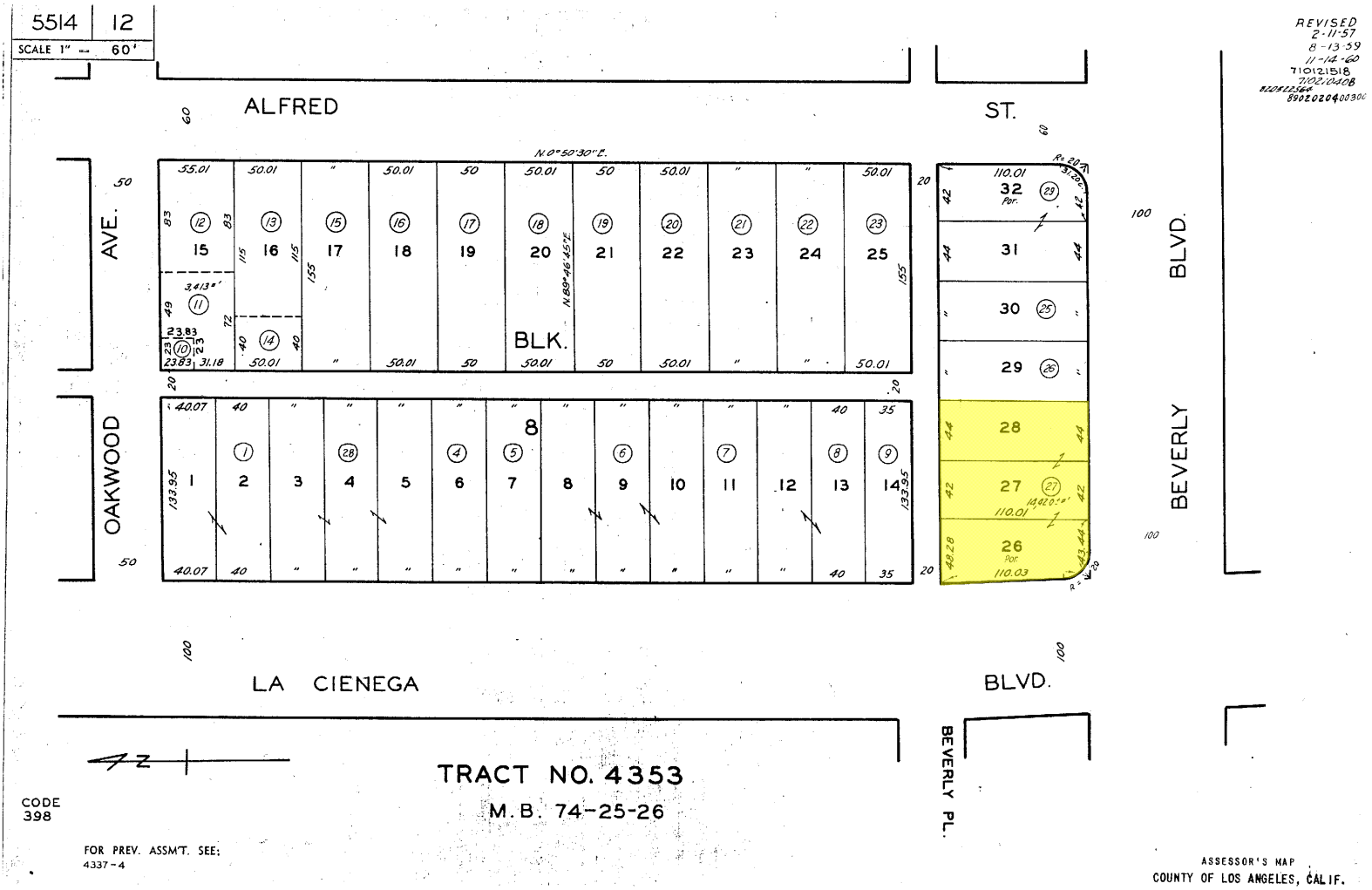
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PUBLIC TRANSPORTATION ▶▶

Commuter Rail **Drive** **Distance**

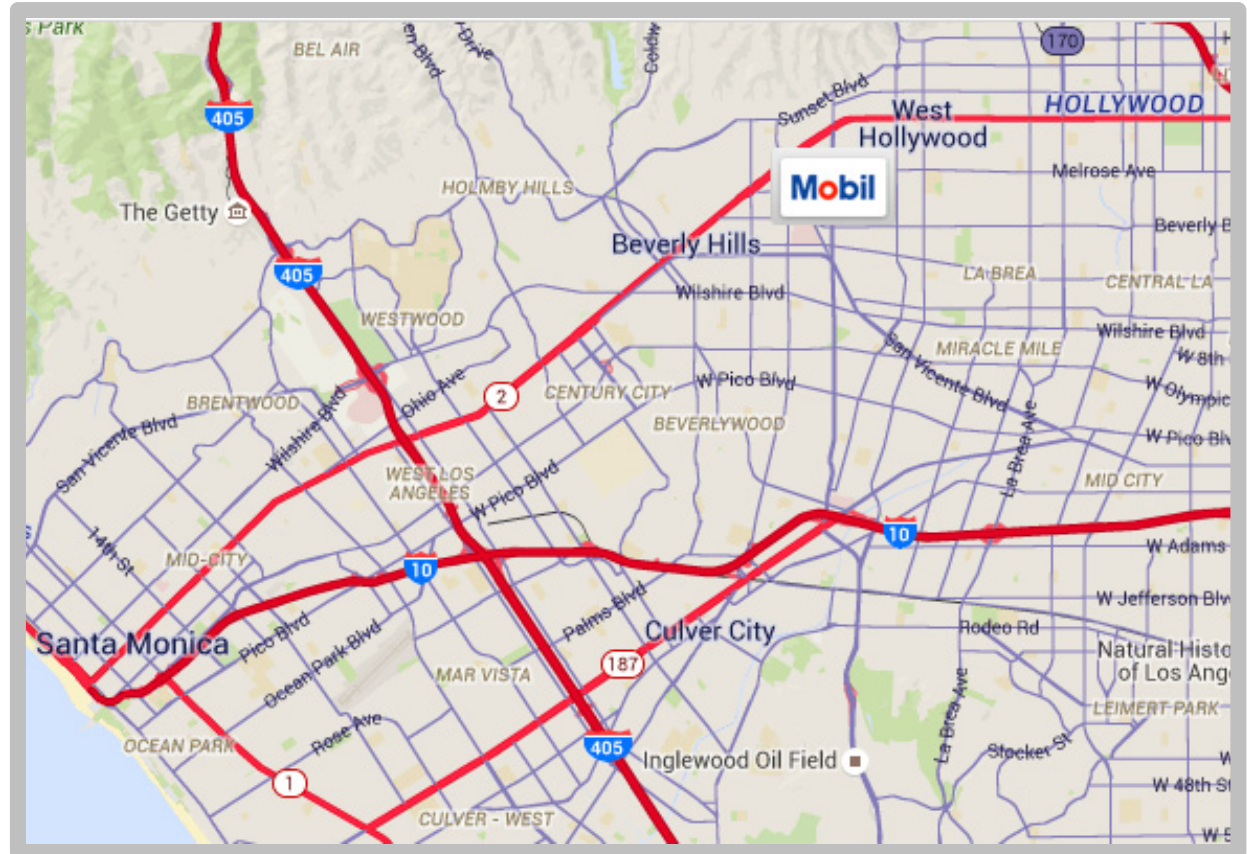
Glendale Commuter Rail
(Ventura County, Antelope
Valley Lines) 29 min 9.8 mi

Airport **Drive** **Distance**

Burbank-Glendale-
Pasadena Airport 30 min 12.2 mi

Los Angeles International
Airport 28 min 13.8 mi

Long Beach/ Daugherty
Field Airport 39 min 32.1 mi



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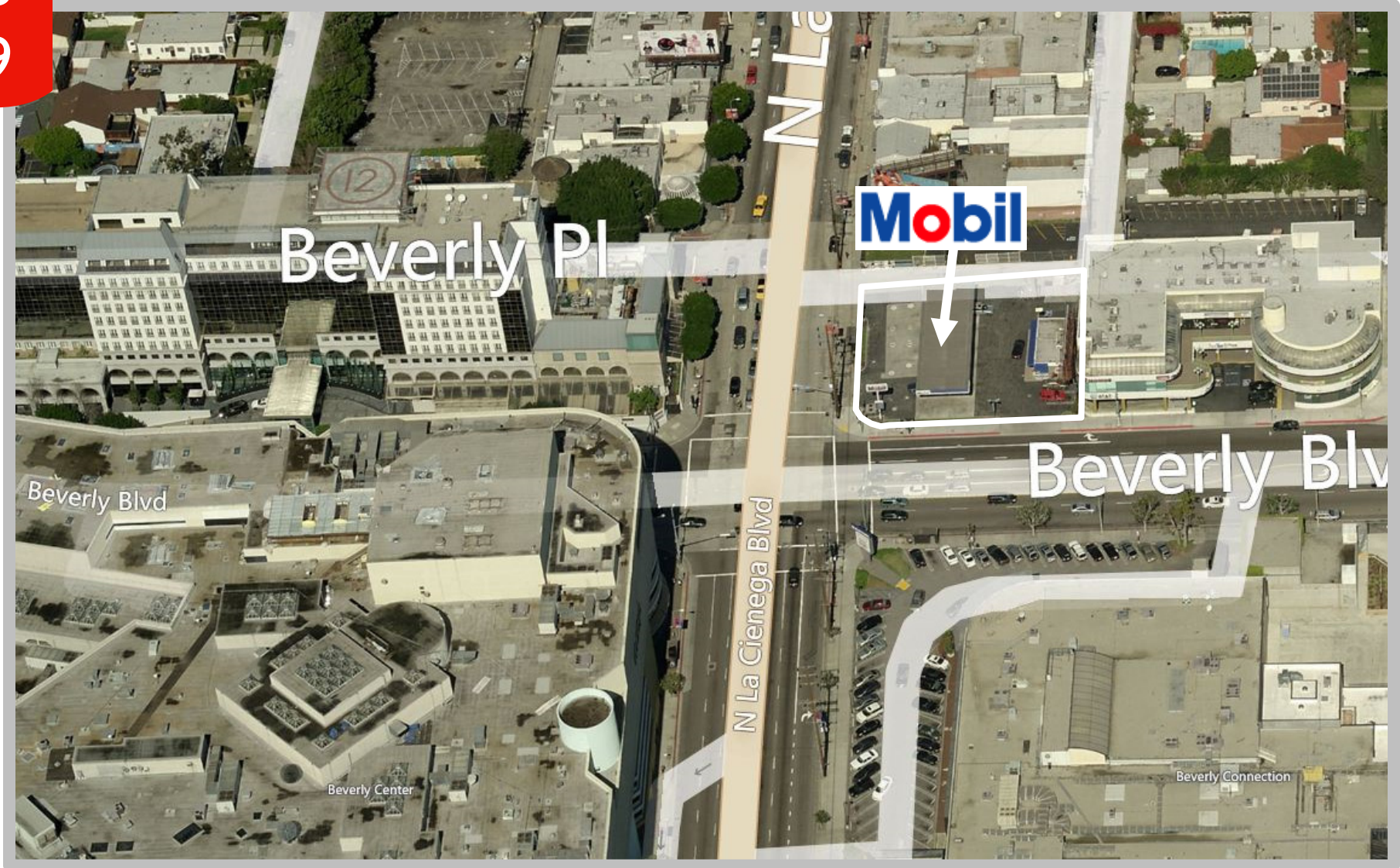
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DEMOGRAPHICS ▶▶

	1 Mi	3 Mi
Population	43,302	285,818
Households	24,522	140,808
Average Age	41.80	39.90
Median HH Income	\$71,066	\$64,533
Daytime Employees	63,995	284,777
Population Growth '15-'20	▲ 3.4%	▲ 3.3%
Household Growth '15-'20	▲ 3.1%	▲ 3.1%

TRAFFIC ▶▶

Collection Street	Cross Street	Traffic Vol	Year	Distance
Beverly Boulevard	N Alfred Street	49,407	2014	0.02 mi
N La Cienega Boulevard	Beverly Place	55,807	2014	0.07 mi
Beverly Boulevard	N Croft Avenue	39,972	2014	0.08 mi
N La Cienega Boulevard	S La Cienega Boulevard	53,583	2014	0.11 mi
N La Cienega Boulevard	Westmount Drive	49,014	2014	0.15 mi

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