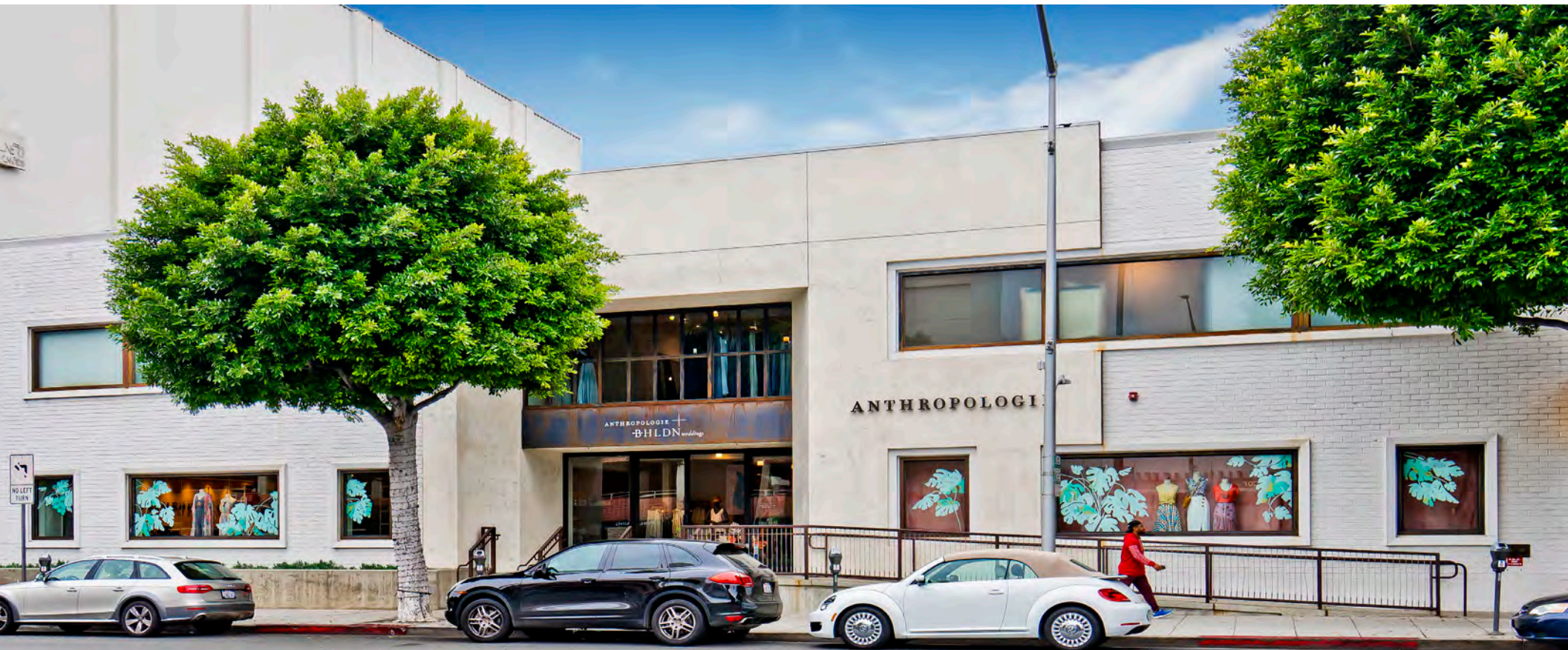


TROPHY SINGLE TENANT

RETAIL/OFFICE SPACE ON S. BEVERLY DRIVE

FOR LEASE



211 S. BEVERLY DRIVE, BEVERLY HILLS, CA 90210



211 S. BEVERLY DRIVE BEVERLY HILLS, CA 90212

SINGLE TENANT RETAIL/OFFICE WITH:

±17,931 SF SPACE
2 STORIES + SUBTERRANEAN PARKING
31 PARKING SPACES
RENT: \$5.75 PSF NNN
NNN: ±\$1.03 PSF (2019 ESTIMATE)
FEBRUARY 1, 2020 AVAILABILITY

Rare Opportunity

Only large single tenant building on S. Beverly Drive

Parking

31 dedicated parking spaces at no additional cost (\$7,200 per month/\$.40 PSF value)

Beautiful Buildout

Millions of dollars were spent by the existing tenant to expose the ceilings, install real wood flooring, upgrade power, install an elevator and maximize the full potential of the space

Flagship Location

Located just off the coveted 4 corners of S. Beverly Drive & Charleville in Beverly Hills

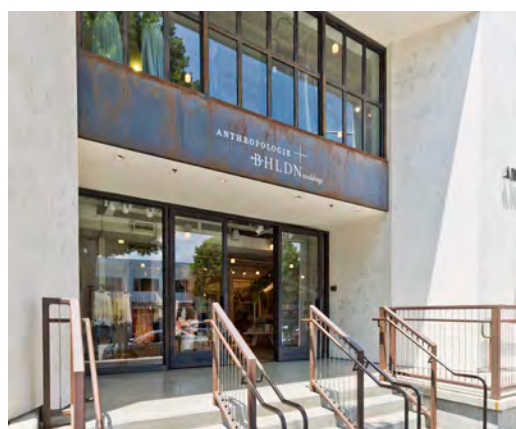
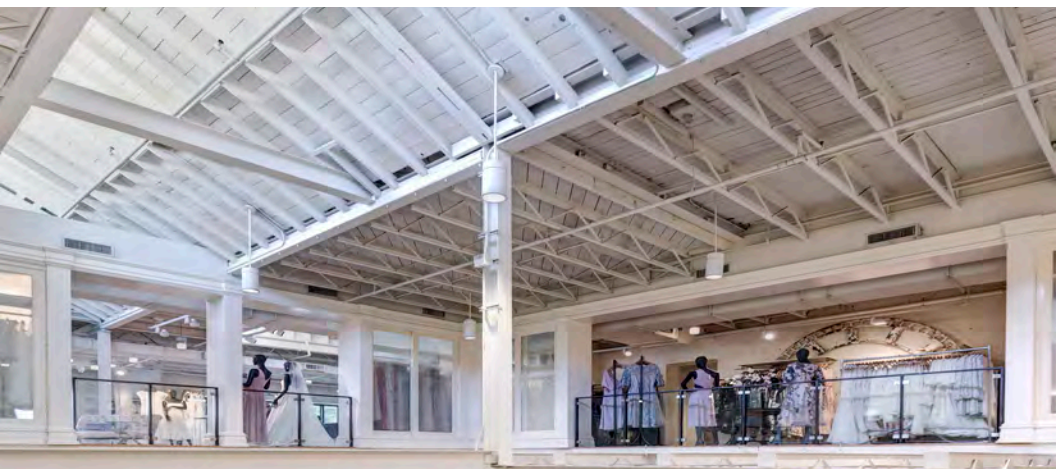
Superb Demographics

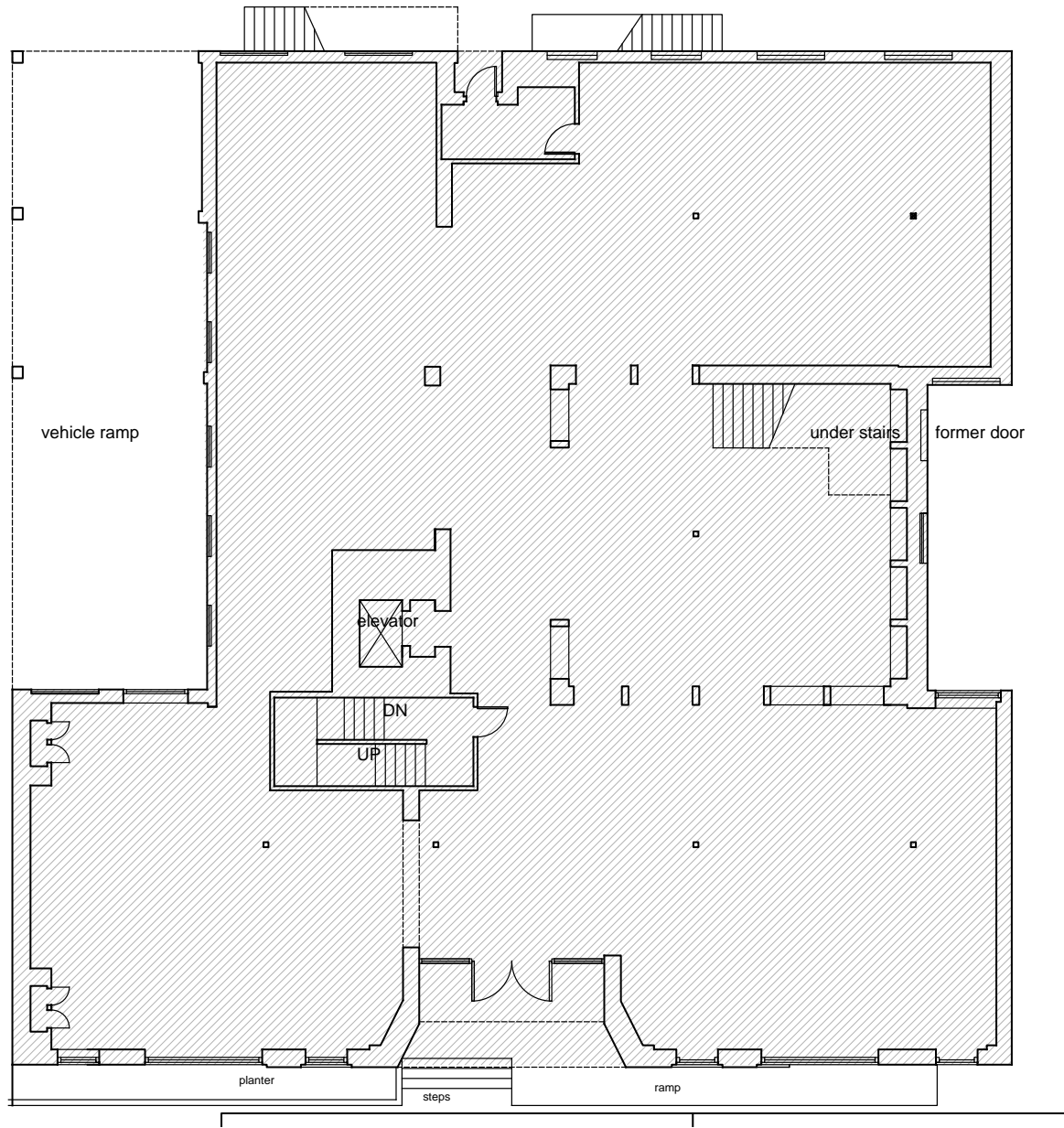
Situated in the heart of Beverly Hills, home to affluent residents, millions of square feet of office, and one of the largest tourist destinations in Greater Los Angeles

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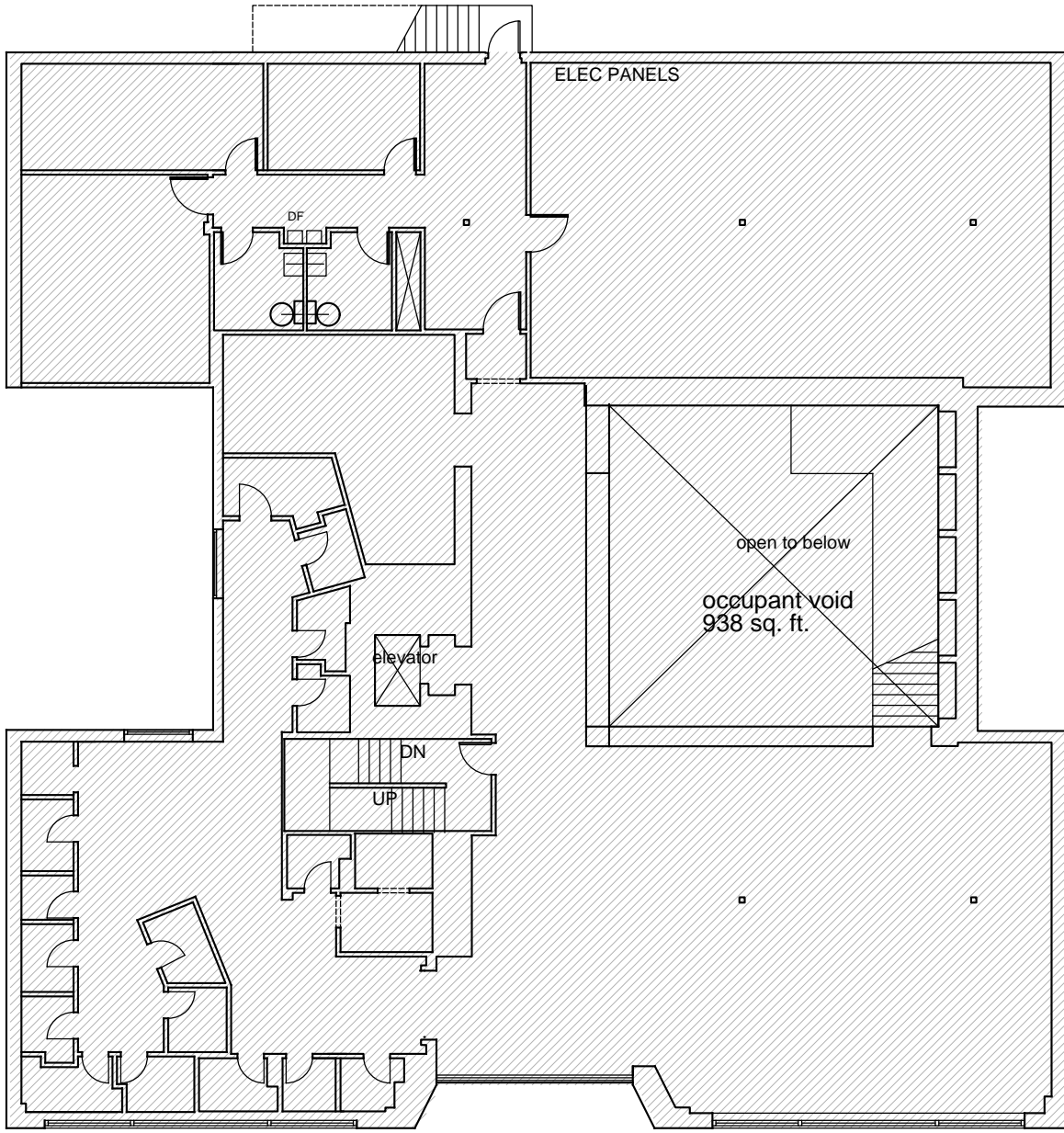
MORE
PHOTOS





APPROXIMATELY
8,645 SF

**FLOOR
PLAN**
(First Floor)



APPROXIMATELY
8,645 SF
(INCLUDES +/-938 SF
OCCUPANT VOID)

FLOOR
PLAN
(Second Floor)

STREET MAP

Wilshire Blvd

- Union Bank 9460
- Tomoko Spa 141
- Chaumont Bakery & Café 143
 - Office 145
 - Gallery 147
 - Walters' 153
 - Vacant 157
- Barton Building 159
- LBS Parking Lot 171
- Luther Burbank Savings 175
 - Law Office 177
- Auntie Barbara's General Store 179
- Anne Michelle 181
- Spes Ultima Dea 187
- Rogue Gallery 189
- Nadine Krakov Collection 191
- Hansen's Cakes 193
- Planet Smoothie 195

S BEVERLY DRIVE

- 9454 BH Plastic Surgery
- 118 The Honor Bar
- 122 South Beverly Grill
- 130 Mainland Poke
- 132 Blue Bottle Coffee
- 134 Theoni Collection
- 136 Pelliour Spa
- 138 Anarbagh Indian
- 140 Tina K Designs & Jewelry
- 140 Citi Real Estate (2nd Floor)
- 142 Parking
- 148 Pacific West Financial
- 150 Piccolo Paradiso
- 152 In Leases, Tenant TBD
- 156 BAO Foot Spa
- 158 Beauty Bar
- 160 Second Time Around Watch Co.
- 162 Fatamorgana Gelato
- 168 Jimmy John's

Charleville Blvd

- Jewelrette & Company 201
- Luxury Jewels of Beverly Hills 203
- California Pizza Kitchen 207
- Subject Property** Anthropologie 211
 - Blends 217
 - AT Tramp 219
 - Coral Tree Café 225
 - O My Sole 227
- Denis Bloch Fine Art 229
- Planet Beauty 231
 - Momed 233c
- The Coffee Bean & Tea Leaf 233b
- Color Me Mine 233a
 - Vacant 239
- My Secret Skincare 241
 - Upper Crust 243
- Beverly Hills Bikini Shop 245b
 - Cottoniere 245a
- Dina Collection 249
- Luxury Exchange 251
 - Creamistry 253
 - Sushi Kiyono 255
- Chokolatta 1/2
- Beverly Hills Jewelers 257
 - Malibu Clothes 259
 - Edison 261
- Urth Caffè - Beverly Hills 267
 - Postal Place 269
 - Image Boutique 271
 - Optometric Café 277

S BEVERLY DRIVE

- 200 Tarte Tatin
- 202 Starbucks
- 202 1/2 Ragg Tattoo
- 204 Office
- 206 Chin Chin
- 208 Follea Salon
- 210 Daleno Decor
- 212 Maude
- 214 In Leases, Tenant TBD
- 216 Parking Lot
- 226 Obb Pictures
- 224 Ruth Chris Steakhouse
 - 228 Office
- 230 Vacant
- 234 Danny Vee
- 236 Frida Mexican Cuisine
- 236 1/2 By Karina
- 238 Everything But Water
- 238 1/2 Cali Jewelers
- 240a Pinkberry
- 240b Mulberry Street Pizzeria
- 242 California Pita & Grill
- 244 Chipotle Mexican Grill
- 250a Burgerim
- 250b Fresh Brothers
- 252 The Southern Temple
- 252a Gelato-go
- 258 Peet's Coffee
- 262 Brooklyn Water Bagel
- 300 Millart Pharmacy
- 308 Beverliz Cafe
- 308b Dry Cleaner
- 310 Salon Samir
- 314 XIV Karats Ltd
- 324 UPS Store
- 326 Istanbul Restaurant
- 328 Sushi Sushi

Gregory Way



DEMOGRAPHICS

MEDIAN AGE

42.5 (1 mile)

38.4 (3 mile)

37.5 (5 mile)

ESTIMATED HOUSEHOLDS

17,174 (1 mile)

146,875 (3 mile)

344,323 (5 mile)

AVERAGE HOUSEHOLD INCOME

\$175,083 (1 mile)

\$133,179 (3 mile)

\$122,170 (5 mile)

ESTIMATED POPULATION

34,420 (1 mile)

292,612 (3 mile)

738,441 (5 mile)

TOTAL EMPLOYEES

87,017 (1 mile)

366,091 (3 mile)

586,344 (5 mile)

MEDIAN HOME VALUE

\$919,952 (1 mile)

\$831,206 (3 mile)

\$802,659 (5 mile)



AERIAL

SUBJECT PROPERTY



AERIAL

SUBJECT PROPERTY





**COMMERCIAL
ASSET GROUP**

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