

# PRIME BEVERLY HILLS GOLDEN TRIANGLE RETAIL FOR LEASE



339-343 N CANON DR  
BEVERLY HILLS, CA 90210



COMMERCIAL  
ASSET GROUP

- COMPLETELY RENOVATED (IN PROGRESS) BEVERLY HILLS BUILDING WITH ABOVE AVERAGE PARKING - 9 TOTAL SPACES
- 3 STOREFRONTS WHICH CAN BE COMBINED
- SPACES DELIVERED IN VANILLA SHELL CONDITION WITH EXTREMELY HIGH CEILINGS AND GREAT STREET EXPOSURE
- SPACES TO BE DELIVERED WITH HVAC UNITS READY TO BE DUCTED AND A COMPLETED RESTROOM
- RARE CANON DRIVE OPPORTUNITY SITUATED WITHIN CLOSE PROXIMITY TO THE MONTAGE HOTEL, WORLD CLASS RESTAURANTS LIKE SPAGO, BOUCHON, MASTRO'S, AND THE PALM; AS WELL AS NATIONAL RETAILERS LIKE JAMES PERSE
- HEAVY FOOT TRAFFIC

### SPACE SIZE

±1,833 - ±5,500 SF

### RATE

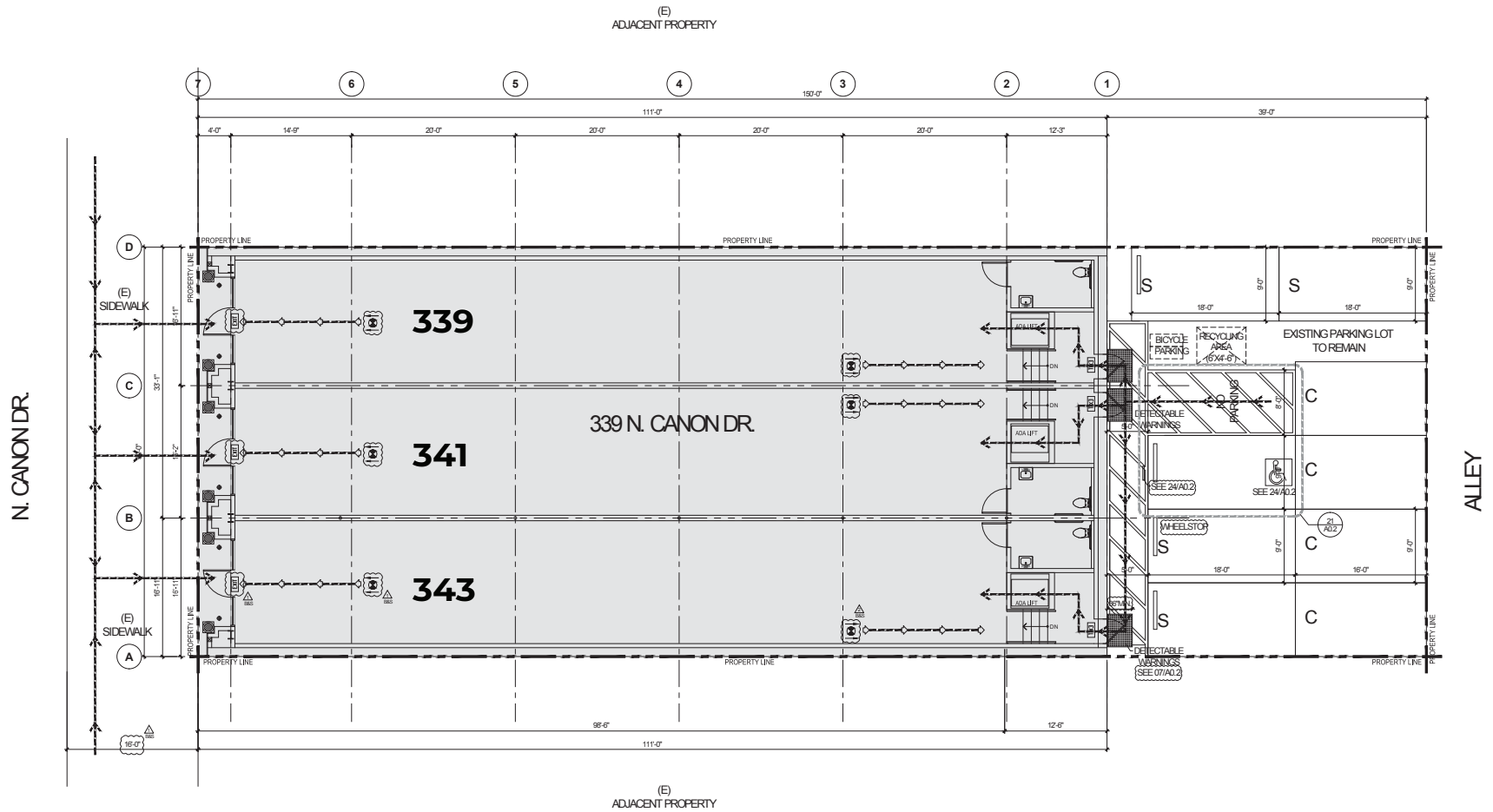
\$8.00 PSF + NNN  
NNN: ±\$1.66 PSF

### AVAILABILITY

1ST QUARTER 2020

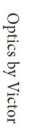
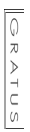
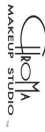
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# FLOOR PLAN

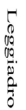
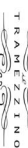


# RETAIL MAP

LITTLE SANTA MONICA BOULEVARD



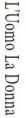
UNDER  
CONSTRUCTION



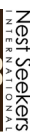
BRIGHTON WAY



SUBJECT PROPERTY



DAYTON WAY



CLIFTON WAY



# AERIAL





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