

# PREMIER RETAIL SPACE FOR LEASE BRIGHTON WAY AND RODEO DRIVE



JL  
**JOHN LOBB**  
BOOTMAKER  
(COMING SOON)

ESCADA  
**ES**  
(COMING SOON)

9544-9546

9544-9546 BRIGHTON WAY  
BEVERLY HILLS, CA 90210



9544-9546 BRIGHTON WAY

	<b>9544-9546</b>
<b>SIZE</b>	±1,796*
<b>MONTHLY RENT</b>	\$30,000
<b>AVAILABLE</b>	IMMEDIATELY
<b>ESTIMATED NNN</b>	±\$6,100 (2020)

\*(±1,007 SF GROUND & ±789 SF 2ND STORY RETAIL)



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- ONE OF THE MOST COVETED RETAIL BUILDINGS IN BEVERLY HILLS
- RARE SMALL BEVERLY HILLS TRIANGLE SPACE(S)
- JUST OFF RODEO DRIVE AND PRICED SIGNIFICANTLY BELOW RODEO DRIVE PRICES
- BEAUTIFULLY BUILT SPACE WITH EXCELLENT FRONTAGE IN A BEVERLY HILLS CLASSIC BUILDING
- SURROUNDED BY HIGH END TENANTS SUCH AS MARTIN KATZ JEWELRY, CREED, JOHN LOBB (COMING SOON) & ESCADA (COMING SOON)
- NEXT TO THE BEVERLY HILLS PUBLIC PARKING LOT CREATING SIGNIFICANT FOOT TRAFFIC & EASE OF PARKING

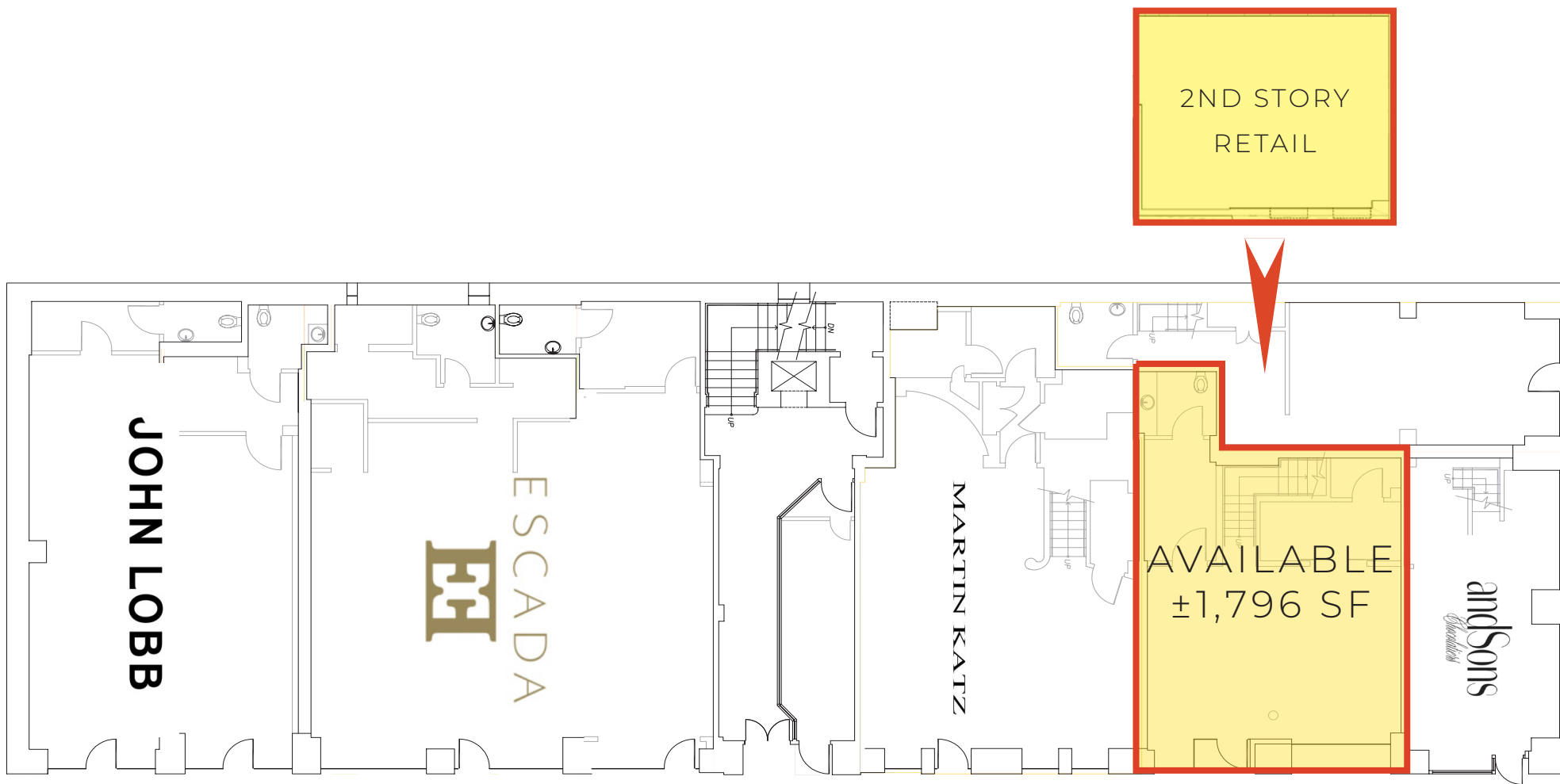
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9544-9546 BRIGHTON WAY  
GROUND FLOOR SPACE PHOTOS

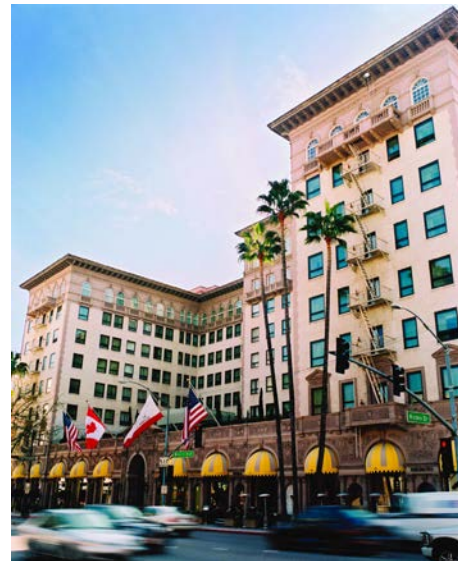








THE TRIANGLE



DRIVE

NEW RESTAURANT  
COMING SOON



Berluti

ISAIA  
MILANO

ALLEY

ONNE FONTOINE

Bonpoint

Christofle

Wolfford

BVLGARI  
BARBARA BUI  
GUESS  
G-STAR  
mejo

LA PERLA  
STUART WEITZMAN  
HERVE LEBER

HERMÈS PARIS  
PINOLO BONOMO  
HERMÈS PARIS

LACOSTE  
HERMÈS PARIS  
HERMÈS PARIS

MaxMara  
Dior Homme  
VACANT  
Bvoni

DESQUARED  
ZADIG & VOLTAIRE  
SAINT LAURENT PARIS

SAINT LAURENT PARIS

DRIVE

CHANEL  
CHANEL

BOSS  
HUGO BOSS

Biqum

VERA WANG

TUMI

HERMÈS PARIS

GIORGIO ARMANI

Ralph Lauren

Ralph Lauren

Polo Ralph Lauren

CAMDEN



teuscher  
Chocolates of Switzerland



Patisserie Serravallo

ROSSINI  
UNIVERSITY LABORATORIAL

LUXE  
LINGERIE

BRIGHTON WAY

and Sons

SUBJECT SPACE  
(9544-9546)

NEW RESTAURANT  
COMING SOON

MARTIN KATZ  
ESCADA  
IL  
JOHN LOBB  
SHOEMAKER  
(COMING SOON)

JOSÉ EBER

MR CHOW

BOVY TRUSS  
BY BOVY TRUSS

ENGEL & VOLKERS



ALLEY

Beverly Hills  
Public Parking  
Structure

DAVID YURMAN  
WACKENHUT CONSULTING  
FENDI  
GUCCI

PRADA  
Gucci

TODS  
Ermenegildo Zegna

IWC  
SCHAFFHAUSEN

PIAGET

CÉLINE

MIU MIU

DIOR HOMME

RIMOWA

Dior

BURBERRY



DAYTON WAY

RODEO

IWC  
SCHAFFHAUSEN



LUXE  
BOND HOTEL

roberto cavalli

PARIS PHILIPPE  
GENÈVE

ROLEX

MICHAEL KORS

TOM FORD

BALLY

EMERSON

Stetson

Adore

MONCLER

SAINT LAURENT  
PARIS

VALLANTINO

BOTTEGA VENETA

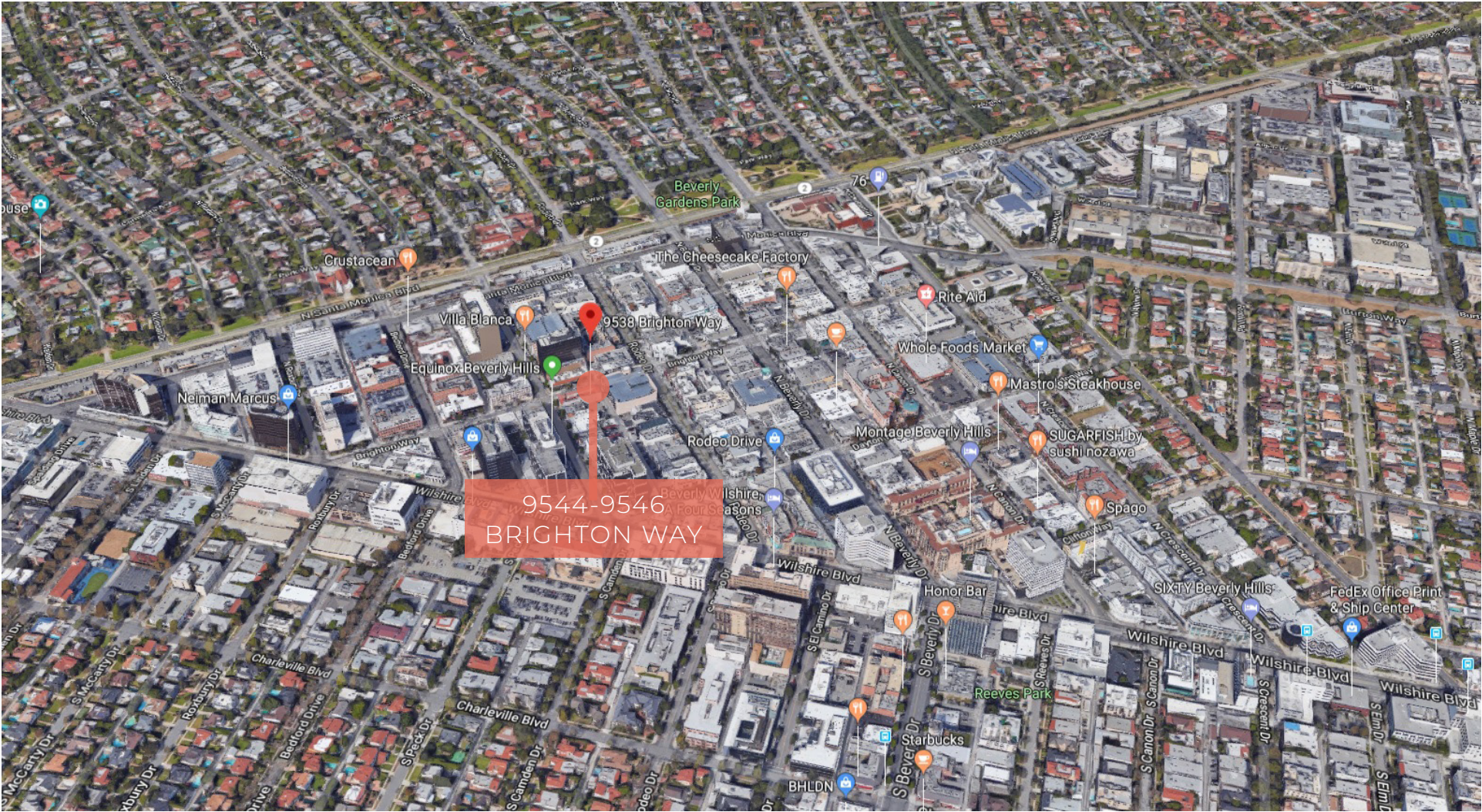
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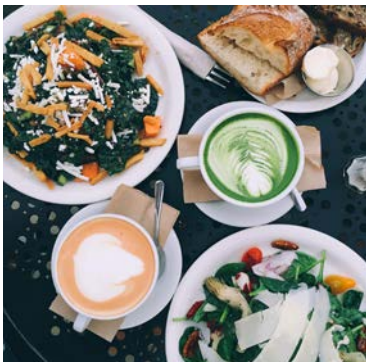
HARRY WINSTON

CHANEL

Van Cleef & Arpels







# DEMOGRAPHICS

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## TOTAL POPULATION

1 MILE: 28,130

3 MILE: 285,840

5 MILE: 710,825

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## MEDIAN HOUSEHOLD INCOME

1 MILE: \$94,732

3 MILE: \$80,786

5 MILE: \$71,533

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## MEDIAN AGE

1 MILE: 43

3 MILE: 39

5 MILE: 39

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## WALK SCORE

98



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