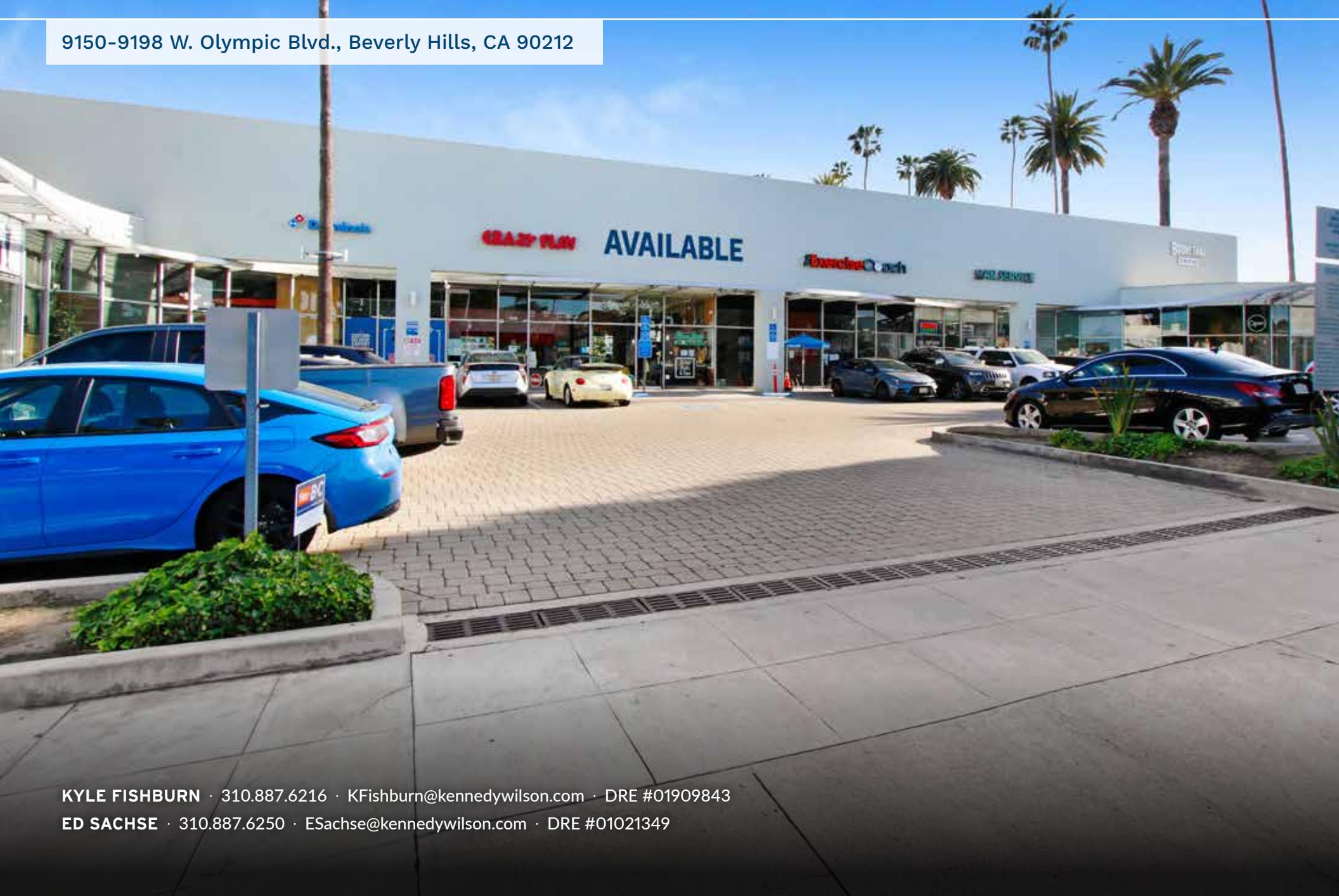


BUSY BEVERLY HILLS SHOPPING CENTER

Retail Space for Lease

9150-9198 W. Olympic Blvd., Beverly Hills, CA 90212

KENNEDY WILSON
BROKERAGE



KYLE FISHBURN · 310.887.6216 · KFishburn@kennedywilson.com · DRE #01909843

ED SACHSE · 310.887.6250 · ESachse@kennedywilson.com · DRE #01021349

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AVAILABLE

Suite 9178 : ±584 SF

Rent: \$5.50 PSF/Mo., NNN)

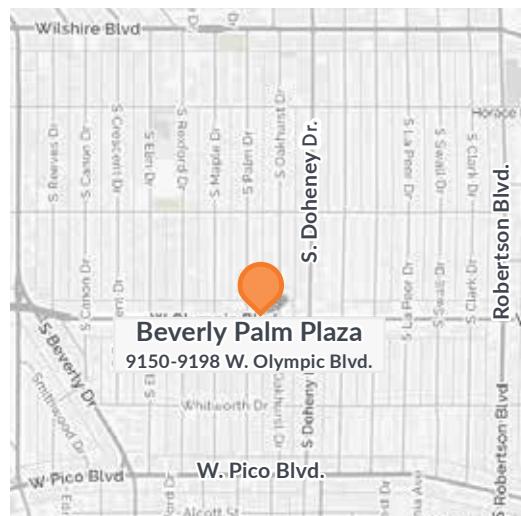
NNN: ±\$1.75 PSF/Mo.

Parking: On-site customer lot

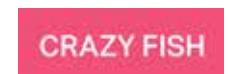
PROPERTY HIGHLIGHTS

- Rare small retail space in prime Beverly Hills
- Excellent signage with strong visibility on Olympic Blvd.
- SEC of Olympic Blvd. and Palm Dr; heavy evening commuter route with ±41,461 CPD
- On-site parking, free and in-common
- Co-tenants include Supercuts, Sushi Sasabune, Crazy Fish, Bodhi Kosher Thai, and Dominos
- Adjacent to Hillel Hebrew Academy
- ***Please do not disturb the current tenant***

* Prospective tenants are hereby advised that all uses are subject to City approval.



TRADE AREA



BUSY BEVERLY HILLS SHOPPING CENTER

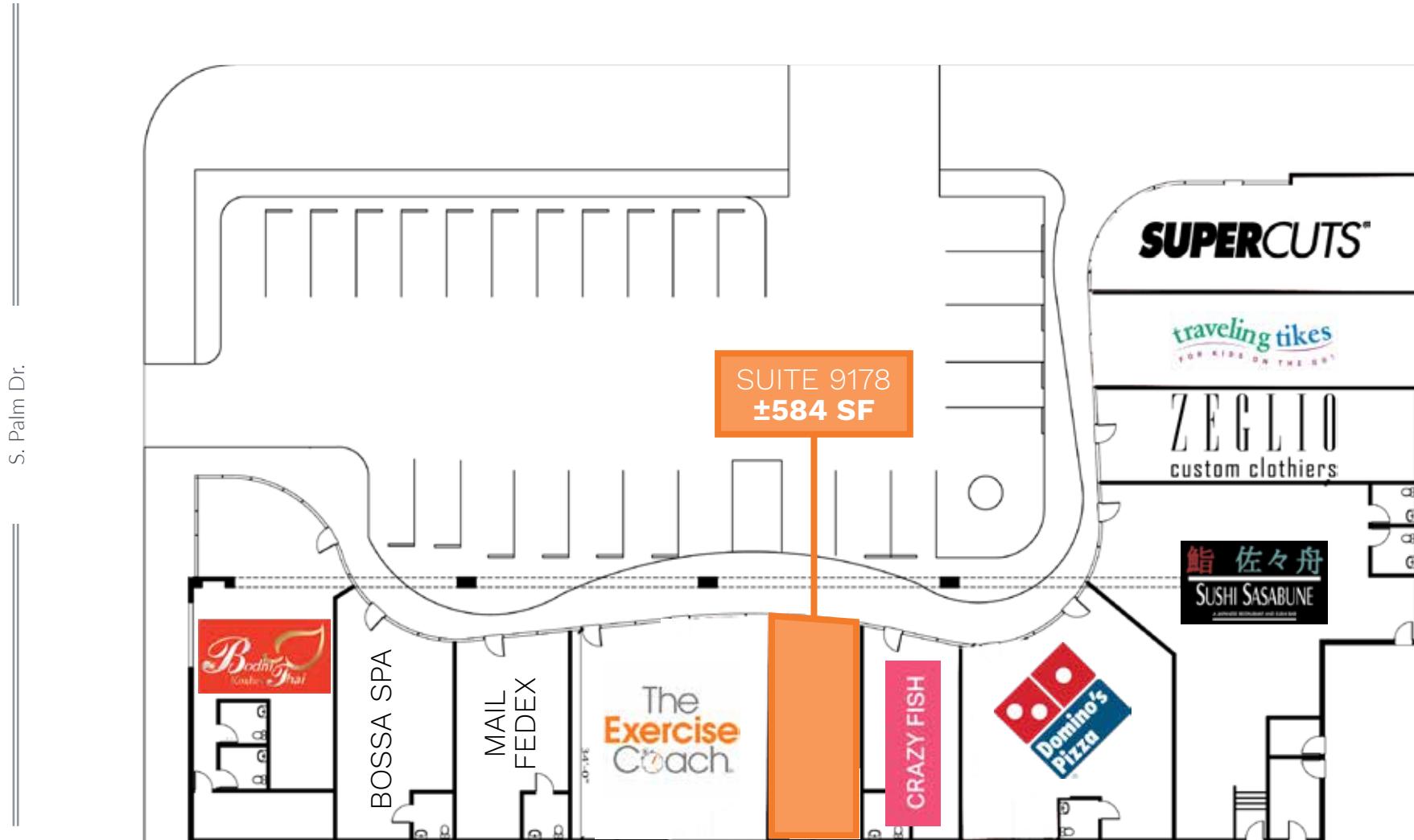
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W. Olympic Blvd.



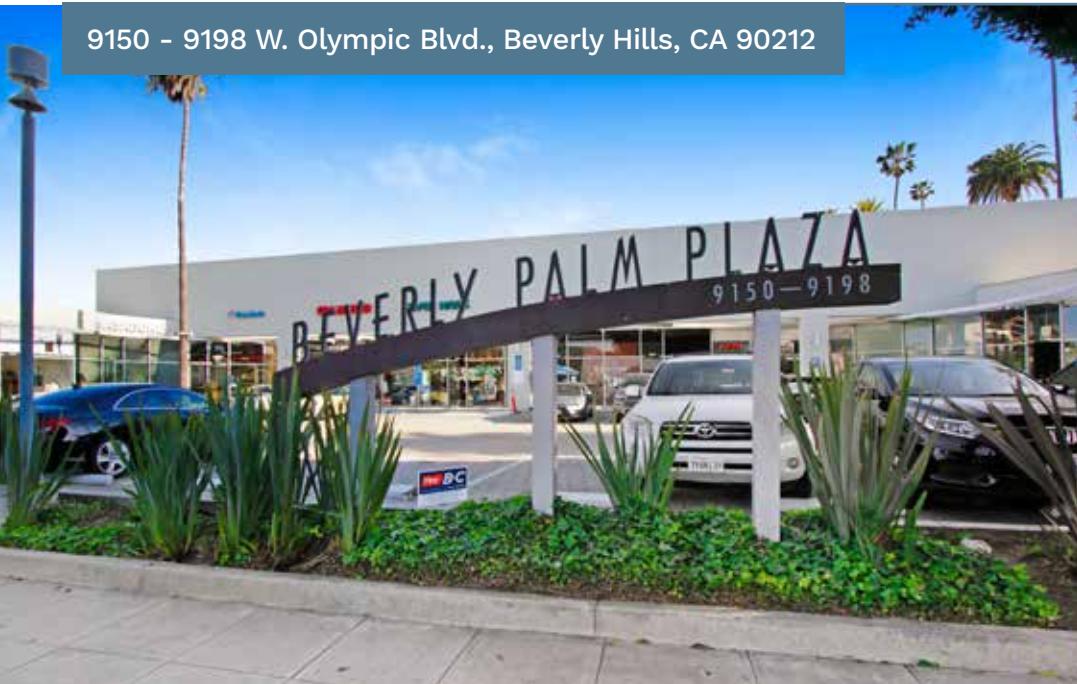
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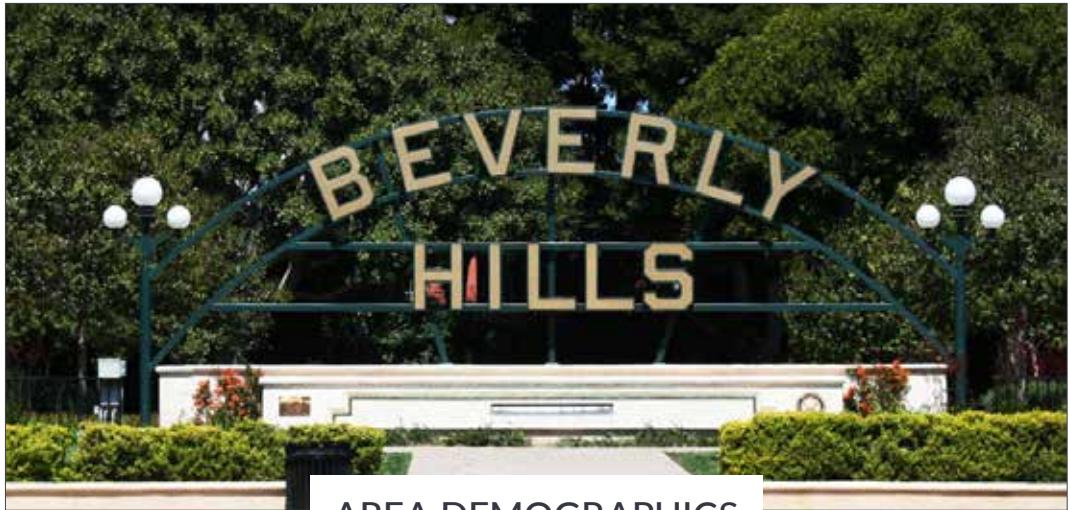


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2022 Estimated Population	11,186	39,035	121,720
2027 Projected Population	10,973	38,083	119,507
2020 Census Population	11,444	40,115	124,887
2010 Census Population	11,741	41,574	125,891
Projected Annual Growth 2022 to 2027	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2022	-0.4%	-0.5%	-0.3%
2022 Median Age	38.3	39.4	40.4
HOUSEHOLDS			
2022 Estimated Households	5,154	18,652	58,654
2027 Projected Households	5,123	18,429	58,343
2020 Census Households	5,239	19,009	59,758
2010 Census Households	5,235	19,146	58,173
Projected Annual Growth 2022 to 2027	-0.1%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2022	-0.1%	-0.2%	-
RACE & ETHNICITY			
2022 Estimated White	70.9%	70.2%	62.4%
2022 Estimated Black or African American	3.7%	4.3%	7.0%
2022 Estimated Asian or Pacific Islander	10.2%	10.1%	11.1%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.5%
2022 Estimated Other Races	15.0%	15.2%	19.1%
2022 Estimated Hispanic	13.6%	15.1%	20.6%
INCOME			
2022 Estimated Average Household Income	\$164,408	\$161,052	\$166,045
2022 Estimated Median Household Income	\$92,119	\$99,477	\$104,321
2022 Estimated Per Capita Income	\$75,751	\$77,009	\$80,134
EDUCATION			
2022 Estimated High School Graduate	10.4%	11.6%	10.5%
2022 Estimated Some College	11.9%	13.4%	14.1%
2022 Estimated Associates Degree Only	4.8%	4.9%	5.2%
2022 Estimated Bachelors Degree Only	37.6%	37.4%	37.7%
2022 Estimated Graduate Degree	29.5%	27.5%	26.7%
BUSINESS			
2022 Estimated Total Businesses	2,058	9,230	24,109
2022 Estimated Total Employees	10,066	57,620	196,037
2022 Estimated Employee Population per Business	4.9	6.2	8.1
2022 Estimated Residential Population per Business	5.4	4.2	5.0

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