

# BUSY BEVERLY HILLS SHOPPING CENTER

## Retail Space for Lease

KENNEDY WILSON  
BROKERAGE

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



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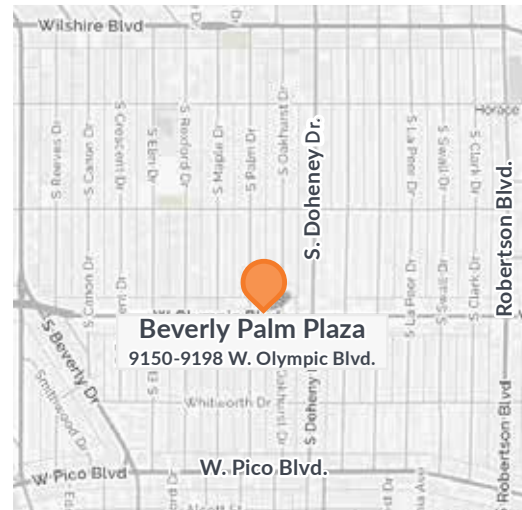
AVAILABLE

**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  $\pm 41,461$  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



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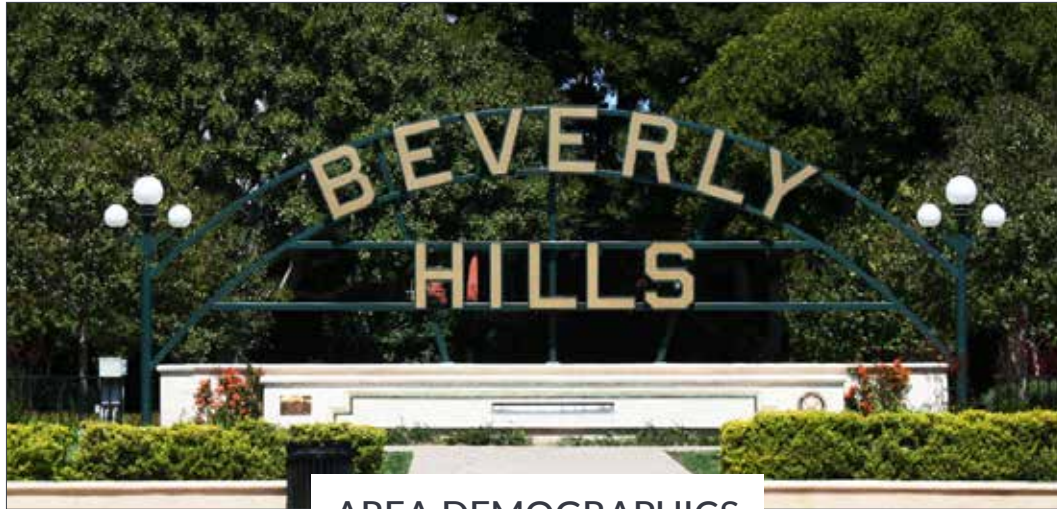


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### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2022 Estimated Population</b>	<b>11,186</b>	<b>39,035</b>	<b>121,720</b>
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
<b>HOUSEHOLDS</b>			
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%	-
<b>RACE &amp; ETHNICITY</b>			
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%
<b>INCOME</b>			
<b>2022 Estimated Average Household Income</b>	<b>\$164,408</b>	<b>\$161,052</b>	<b>\$166,045</b>
2022 Estimated Median Household Income	\$92,119	\$99,477	\$104,321
2022 Estimated Per Capita Income	\$75,751	\$77,009	\$80,134
<b>EDUCATION</b>			
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%
<b>BUSINESS</b>			
2022 Estimated Total Businesses	2,058	9,230	24,109
<b>2022 Estimated Total Employees</b>	<b>10,066</b>	<b>57,620</b>	<b>196,037</b>
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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