

# FOR SALE

Beverly Hills, CA



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Sequence

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An aerial photograph of Beverly Hills, California, showing a dense urban landscape with various buildings, green spaces, and the 405 freeway. A semi-transparent white rectangular box is overlaid on the lower half of the image, containing a disclaimer. The text is in a clean, sans-serif font. The background image is slightly faded to make the text legible.

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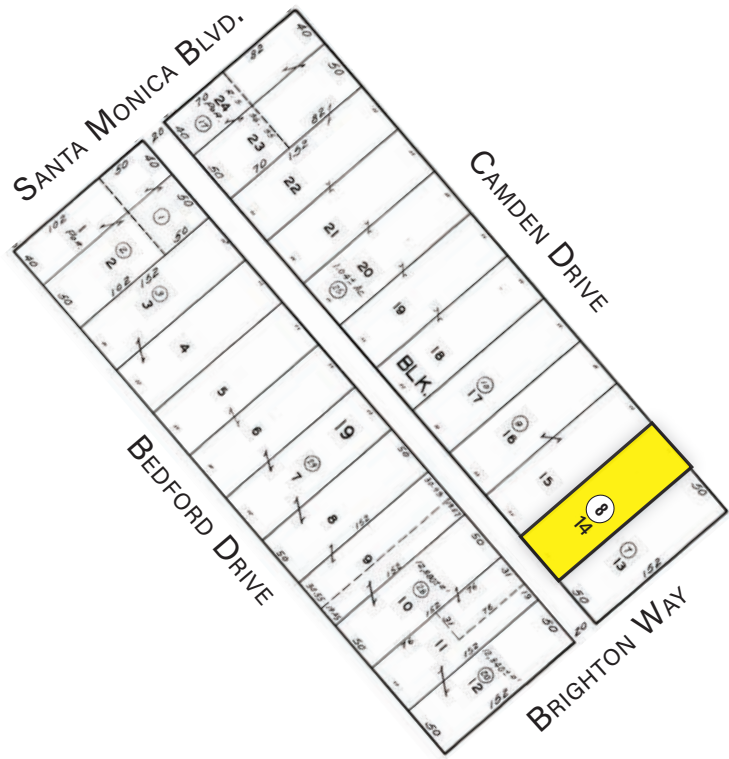
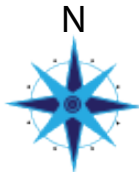
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# Property Profile

**ASKING PRICE:** \$12,950,000

ADDRESS:	409 N. Camden Drive, Beverly Hills, CA 90210
APN:	4343-022-008
BUILDING SIZE:	Approx. ± 9,796 square feet RBA
LAND SIZE:	Approx. ± 7,603 square feet
TYPE / CURRENT USE:	Office/Retail
BUILT:	1933/Renovated numerous times over the years
ZONING:	BHC3*
STORIES:	Two (2) stories
FRONTAGE:	Fifty (50) feet of frontage. 152 feet deep for a perfect rectangular lot configuration
PARKING:	Eight (8) on site parking spaces, uncovered, with rear alley way access
CURRENT TENANCY / INCOME:	Monthly Gross rent = \$47,183.52 per month or \$566,202.24 per year. One (1) suite is currently being rented for "no charge"

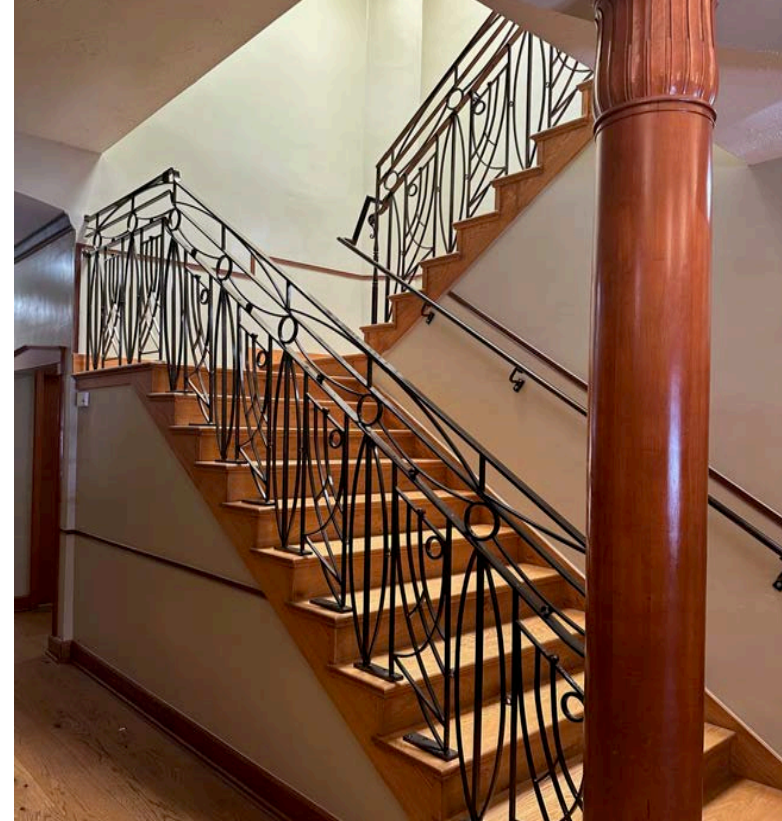
## Parcel Map





# Building Features

- First time on the market; family-owned “once in a generation” jewel box building located primely in the Beverly Hills Triangle on N. Camden Drive between Santa Monica Blvd. to the North, and Brighton Way to the immediate South.
- This two (2) story office building currently contains sixteen (16) tenants. All leases range from month to month and extend to the end of 2026, 2027, 2028.
- The subject building exudes old world charm, elegance, and class. A buyer has the opportunity to fully, or partially, occupy the building. There are two (2) bathrooms on each floor and two (2) stairwells: front interior and rear exterior. There is a non-working elevator.



REAR PARKING LOT



LOBBY



## AERIAL PHOTOS



The front brick facade has been recently, and completely, refurbished. The roof has also been replaced and most, if not all, of the HVAC units are new and in fantastic condition.

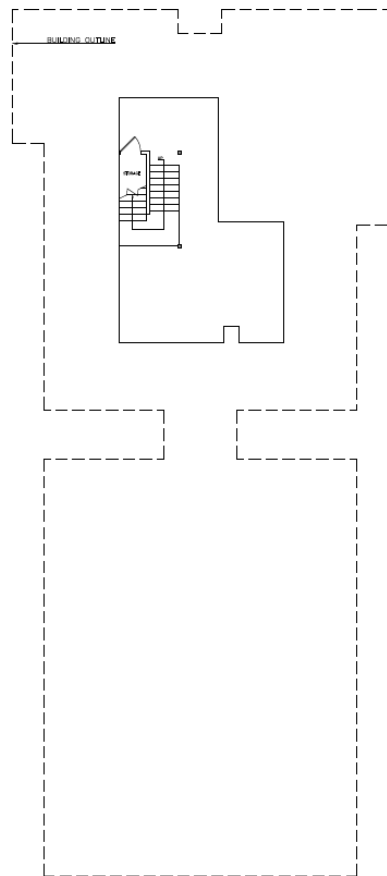
Ownership has always meticulously maintained the subject building. The owners have conducted a recent environmental report in which it did not require any further action. The subject building is not registered as "Historical" and is not recognized as such, although the subject property is found within a regency revival district of buildings. This is always subject to change in the future. Additional information can be provided by the City of Beverly Hills.





# Site Plans

## BASEMENT



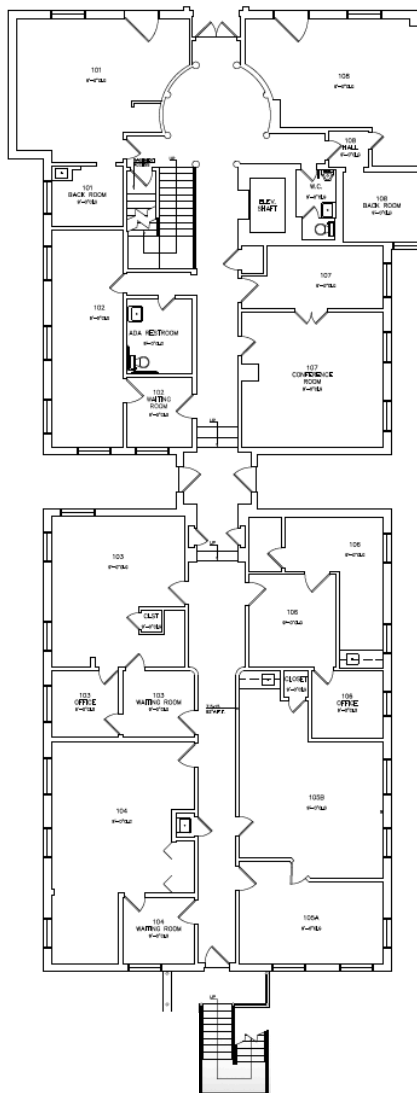
## BASEMENT

COMMON AREA 574 SF

## FIRST FLOOR

SUITE 101	348 SF
SUITE 101 BACK RM	75 SF
SUITE 102	265 SF
SUITE 102 BACK RM	75 SF
SUITE 108	317 SF
SUITE 108 HALL	28 SF
SUITE 108 BACK RM	90 SF
SUITE 107	130 SF
SUITE 107 CONFERENCE	312 SF
SUITE 103	330 SF
SUITE 103 OFFICE	79 SF
SUITE 103 BACK RM	75 SF
SUITE 104	417 SF
SUITE 104 BACK RM	82 SF
SUITE 105A	218 SF
SUITE 105B	361 SF
SUITE 106	124 SF
SUITE 106 RM	207 SF
SUITE 106 OFFICE	83 SF
COMMON AREA	1,202 SF

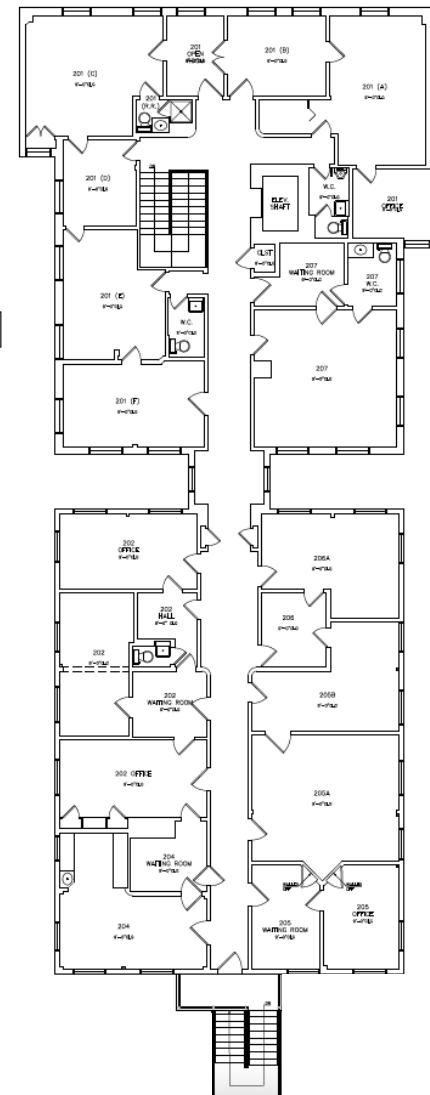
## FIRST FLOOR



## SECOND FLOOR

SUITE 201 (A)	285 SF
SUITE 201 (B)	131 SF
SUITE 201 OPEN RM	77 SF
SUITE 201 (C)	262 SF
SUITE 201 (D)	103 SF
SUITE 201 (E)	196 SF
SUITE 201 (F)	198 SF
SUITE 201 OFFICE	92 SF
SUITE 201 (R.R.)	29 SF
SUITE 202 OFFICE	166 SF
SUITE 202 HALL	55 SF
SUITE 202 RESTROOM	21 SF
SUITE 202 BACK RM	73 SF
SUITE 202	163 SF
SUITE 202 OFFICE	192 SF
SUITE 204 BACK RM	79 SF
SUITE 204	244 SF
SUITE 205 BACK RM	109 SF
SUITE 205 OFFICE	128 SF
SUITE 205 (A)	290 SF
SUITE 205 (B)	192 SF
SUITE 206	75 SF
SUITE 206 (A)	200 SF
SUITE 207	313 SF
SUITE 207 BACK RM	71 SF
SUITE 207 RESTROOM	62 SF
COMMON AREA	1,029 SF

## SECOND FLOOR



# Amenities Map

## FOOD & DINING

- 1 Le Pain Quotidien
- 2 Shake Shack
- 3 Bacari Beverly Hills
- 4 Faregrounds - BH
- 5 Nate'n Al's
- 6 Il Pastaio
- 7 Croft Alley BH
- 8 The Cheesecake Factory
- 9 Steak 48
- 10 Il Fornaio
- 11 Beverly Bar
- 12 The Hideaway BH
- 13 Crustacean
- 14 Jon & Vinny's BH
- 15 Caffe Dell'arte

## SUBJECT PROPERTY



## THINGS TO DO

- 1 Rodeo Drive Walk of Style
- 2 Prime Beverly Hills Shopping
- 3 The Golden Triangle
- 4 Mr. Brainwash Art Museum
- 5 Beverly Hills Park
- 6 Gagosian Art Gallery
- 7 Anderton Court Shops







# Area Overview

Beverly Hills is one of the most iconic and prestigious neighborhoods in Los Angeles, renowned worldwide for its luxury lifestyle, palm-lined streets, and high-end shopping. The area blends glamour with residential tranquility, featuring a mix of world-class hotels, fine dining establishments, and the famed Rodeo Drive retail district. Beyond its reputation for wealth and celebrity, Beverly Hills maintains a strong sense of community through well-manicured parks, cultural landmarks, and excellent city services.

Centrally located within Los Angeles County, Beverly Hills offers convenient access to neighboring areas such as West Hollywood, Century City, and the Westside. Its location makes it both a residential haven and a major hub for business, entertainment, and tourism. The area's reputation for prestige, combined with excellent schools, cultural attractions, and a walkable commercial district, continues to make Beverly Hills one of the most sought-after destinations for residents, investors, and visitors alike.





# Demographics

1-3-5 mile radius from Subject Property

POPULATION	1-Mile	3-Mile	5-Mile
2020 Population	24,787	271,301	678,313
2024 Population	25,776	281,155	698,025
Median Age	46.1	37.9	38.5
Bachelor's Degree	62%	62%	56%
HOUSEHOLD	1-Mile	3-Mile	5-Mile
2020 Households	11,919	122,745	308,087
2024 Households	12,335	126,901	315,894
Median Year Built	1962	1966	1965
Average H.H. Income	\$138,082	\$131,115	\$122,969
Median H.H. Income	\$105,124	\$97,999	\$90,080
BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	11,370	45,096	74,735
Total Employees	81,913	347,876	567,372
Employees Per Business	7	8	8
Total Consumer Spending	\$450M	\$4.5B	\$10.7B



## MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,100,111



## OWNER OCCUPIED HOUSEHOLDS

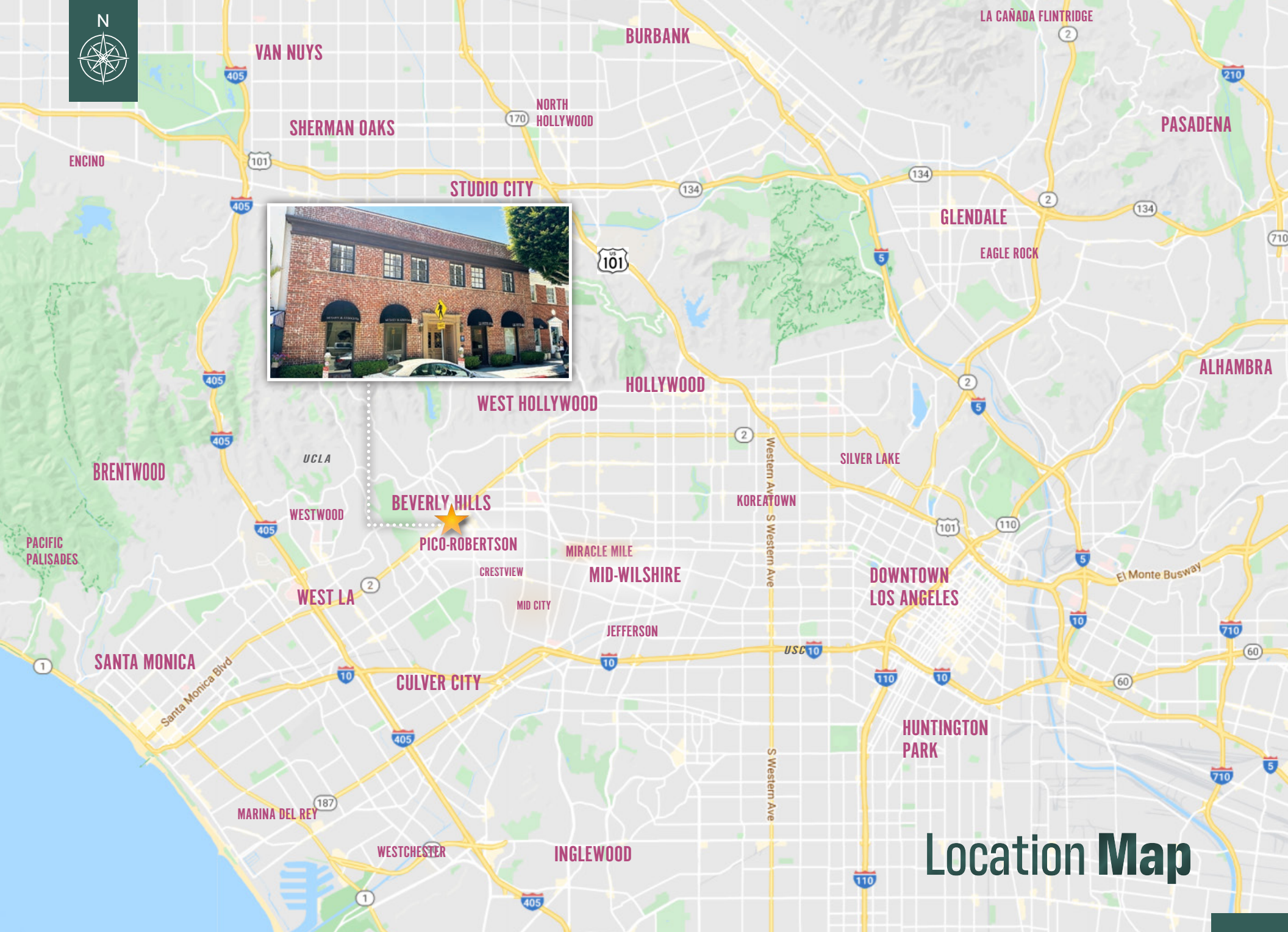
Within a 3-Mile Radius 41,281



## RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 83,293





# Location Map



# For Information



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