



PEGASUS



the GLEN CENTRE

JOIN BEL AIR'S VERY OWN COUNTRY MARKET

2920 - 2964 **beverly glen circle** | los angeles, california



the GLEN CENTRE

Join The Glen Centre, an irreplaceable trophy daily needs retail center nestled in the hills of Bel Air, high above Los Angeles.

Jam packed on a daily basis with customers boasting discretionary spending habits to dream of (with AHHI of over \$200,000 within a 1 mile radius), average unit volumes for retailers and restaurants at the Centre are beyond enviable.

While there is certainly a captive Bel Air audience that contributes to the nearly 1,000,000 annual visits to the Centre, Placer data also indicates that 70% of visits originate more or less equally from Beverly Hills and Westwood in the LA basin as they do from Sherman Oaks and Studio City in the valley.

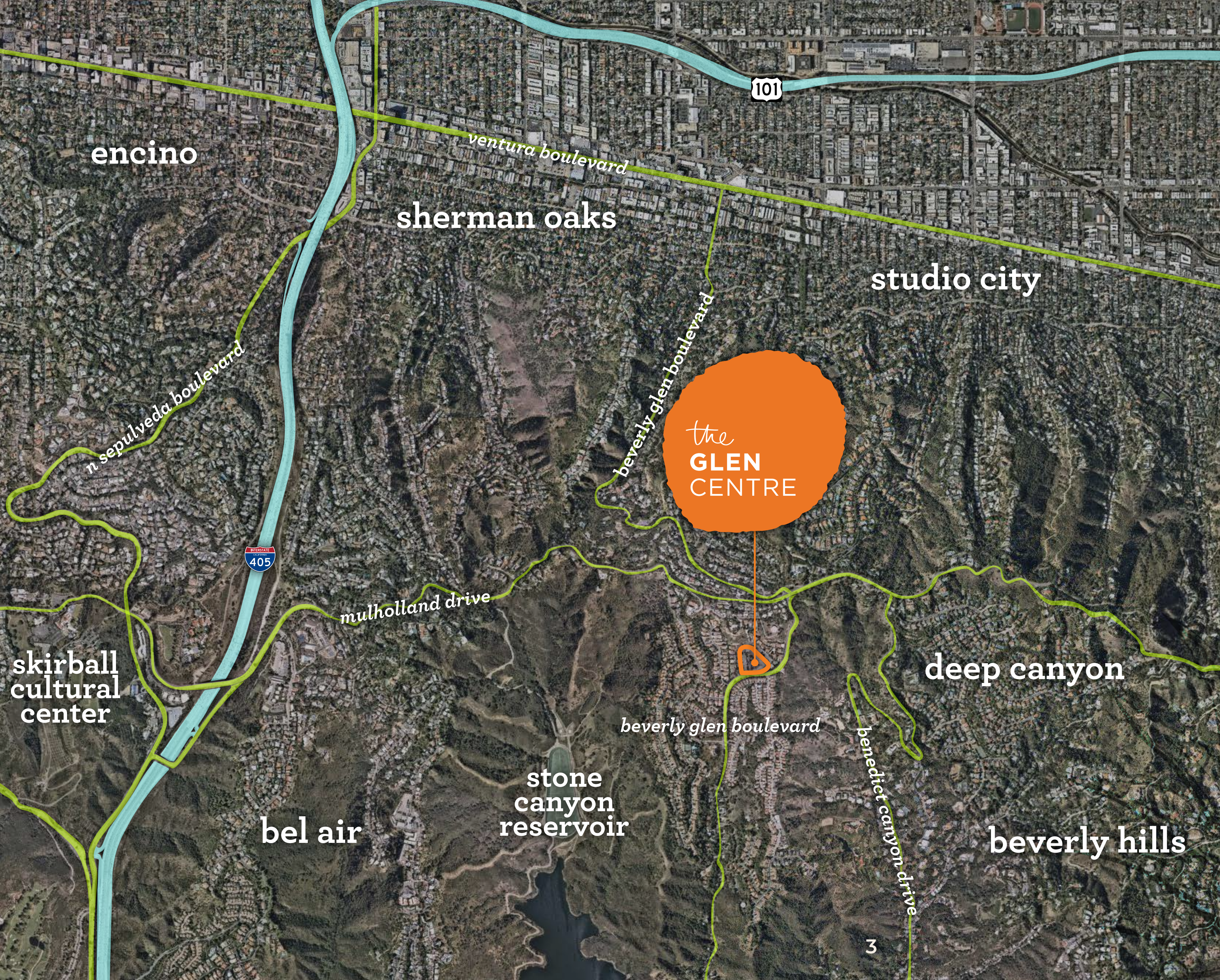
The charming neighborhood vibe of this uniquely situated property, well away from the hustle and bustle of the city streets below, means that consumers from both sides of the hill routinely go out of their way to visit us.

We look forward to hosting your business at The Glen Centre.

century city

Beverly Glen Boulevard

Beverly Glen Circle



NEARBY DRIVE TIMES

- bel air ± 5 minutes
- sherman oaks ± 7 minutes
- studio city ± 10 minutes
- beverly hills ± 12 minutes
- westwood ± 12 minutes
- encino ± 15 minutes
- brentwood ± 20 minutes
- santa monica ± 25 minutes

VISITOR ORIGIN

- beverly hills 17.9%
- bel air 15.6%
- sherman oaks 12.8%
- studio city 6.0%
- encino 5.7%
- westwood 5.2%
- brentwood 5.0%

source: [placer.ai](#)





the **GLEN CENTRE**

HIGHLIGHTS

GORGEOUS & CHIC SELECTION OF BOUTIQUES AND LOCAL SHOPS, CAFES AND EATERIES NESTLED IN THE SANTA MONICA MOUNTAINS

nearly 1,000,000 visits annually

ONLY RETAIL LOCATED IN BEL AIR

no competing retail serving the neighborhood

HEAVY DAILY TRAFFIC ON BEVERLY GLEN BOULEVARD

with approximately 50,000 vehicles per day at the intersection of Beverly Glen Boulevard and Mulholland Drive

AVERAGE VISITOR STAY AT THE CENTRE IS OVER 1 HOUR, WITH VISITORS REGULARLY SHOPPING AT MULTIPLE STORES

compare with average stays at:
Montecito Country Mart (31 minutes)
Brentwood Country Mart (39 minutes)
Malibu Country Mart (51 minutes)
(source: [placer.ai](https://www.placer.ai))

NEARLY 50,000 HOMES WITHIN 3 MILES

AVERAGE HOUSEHOLD INCOME IN EXCESS OF \$200,000



unit	occupancy	size
2920 *	AVAILABLE RETAIL/RESTAURANT + Covered Patio	1,598 SF + 430 SF
2922 - 2924 *	AVAILABLE RESTAURANT + Covered Patio	2,228 SF + 697 SF
2924 1/2	forma pilates	
2926	rori's artisanal ice cream	
2926 1/2	glen center alteration	
2930	vibrato grill jazz	
2932	il segreto	
2932 1/2	shu sushi house	
2934	bluemercury	
2934 1/2	bel air postal center	
2936	bel air nail lounge	
2938	bel air beauty bar	
2940	roam	
2942	AVAILABLE RETAIL	1,205 SF
2944	flicka	
2946 - 2948	beverly glen deli	
2950	market	
2952	starbucks coffee	
2954 - 2956	switch	
2958	wokshop by xi'an	
2960	fabrocini's	
2964	jayde's market	

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* Spaces 2920 - 2924 can be combined for a total of 3,826 SF (interior space) & 1,127 SF (dedicated covered patio).

Sherman Oaks | 7 Minute Drive Time

Studio City | 10 Minute Drive Time

± 50,000 VPD
Beverly Glen Boulevard & Mulholland Drive

± 1,205 sf
retail



Beverly Glen Deli

MARKET



FLICKA

BOOM

Bel Air
Nail Lounge

bluemercury
makeup • skincare • spa

s h u
sushi house unico

il Segreto
RISTORANTE

Vibrato
GRILL, JAZZ, ETC.



FORMA
PILATES

JAYDE'S
CAFE DELI
L.A.
C.A.
WINE SHOP

FABROCINI'S
BEVERLY GLEN

± 2,228 sf
restaurant

± 1,596 sf
retail
restaurant

Beverly Glen Circle

Beverly Glen Boulevard



SPACE USE: 2ND GENERATION RESTAURANT & RETAIL ENDCAP
* SPACES 2920 - 2924 CAN BE COMBINED FOR A TOTAL OF 3,826 SF (INTERIOR) & 1,127 SF (DEDICATED COVERED PATIO)



2922 - 2924 *
2,228 SF
+ 697 SF Covered Patio

2920 *
1,598 SF
+ 430 SF Covered Patio

CAN BE COMBINED

2920 - 2922 - 2924 **beverly glen circle | los angeles, california**

CURRENT AVAILABILITIES

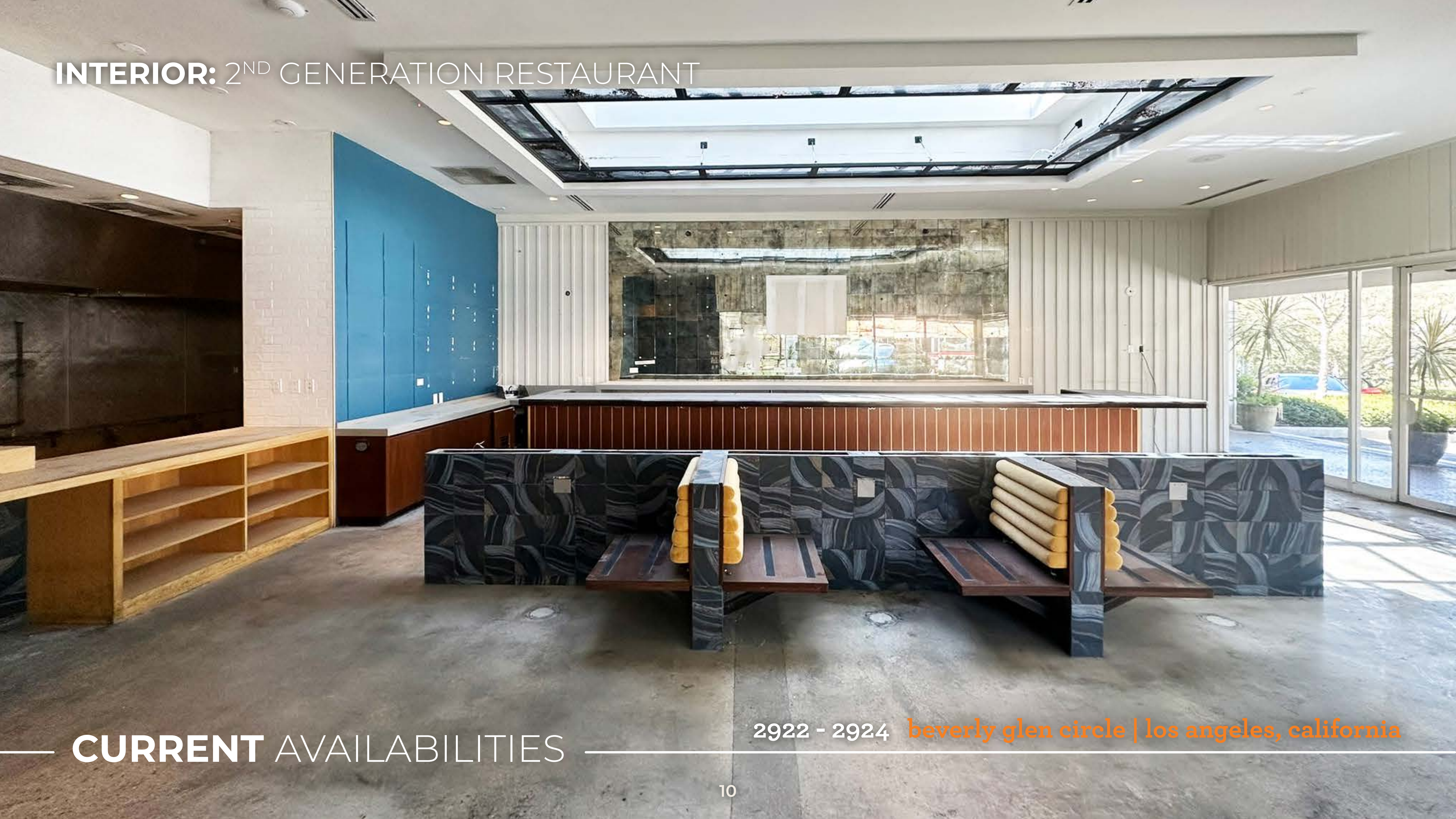
INTERIOR: 2ND GENERATION RESTAURANT



CURRENT AVAILABILITIES

2022 - 2024 **beverly glen circle | los angeles, california**

INTERIOR: 2ND GENERATION RESTAURANT



CURRENT AVAILABILITIES

2022 - 2024 **beverly glen circle | los angeles, california**

SPACE USE: PREMIER RETAIL



2942
1,205 SF

CURRENT AVAILABILITIES

2942 **beverly glen circle | los angeles, california**



EAT - DRINK - SHOP - ENJOY



EAT

shu sushi house

il segreto

fabrocini's

shu sushi house

13

wokshop by xi'an

beverly glen deli

DRINK



starbucks



jayde's market



il segreto



fabrocini's



14

jayde's market



vibrato grill jazz

SHOP

JAYDE'S

Welcome to Jayde's, your independent local market and your most loyal neighbor. We are committed to serving our community with farmer's market freshness. Our shelves are brimming with local, mostly organic, completely delicious products that are ethically produced. If you don't see what you're looking for, please ask about it.

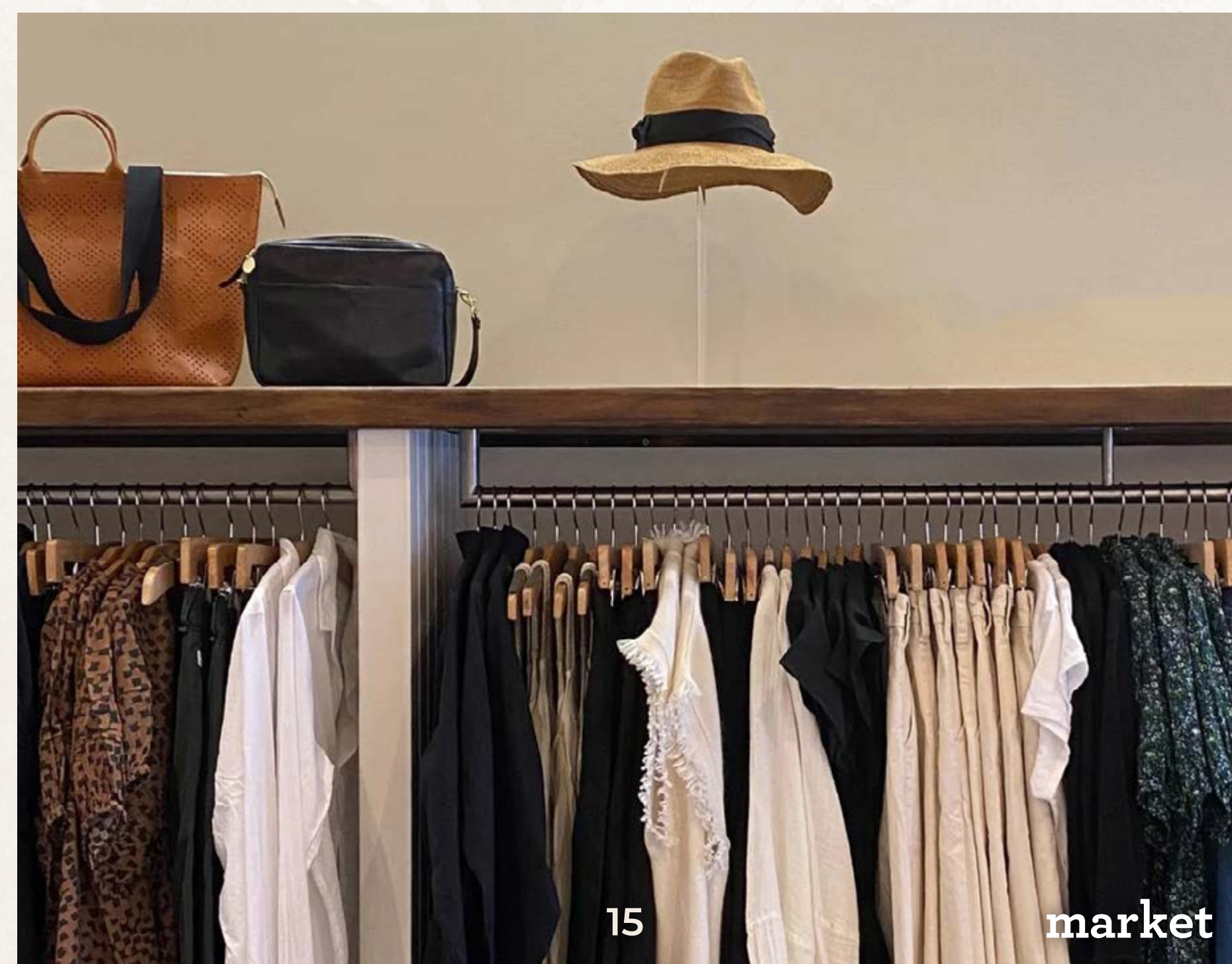
GRAB A BASKET AND ENJOY!



roam



flicka



15

market



jayde's market

ENJOY



jayde's market



bel air nail lounge



forma pilates



forma pilates



rori's ice cream



vibrato grill jazz

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