

WESTMAC

Commercial Brokerage Company



110

For Sale

N. DOHENY DRIVE

Beverly Hills

CREATIVE OFFICE/RETAIL BUILDING FOR SALE IN BEVERLY HILLS

WESTMAC

Commercial Brokerage Company

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EXECUTIVE Summary

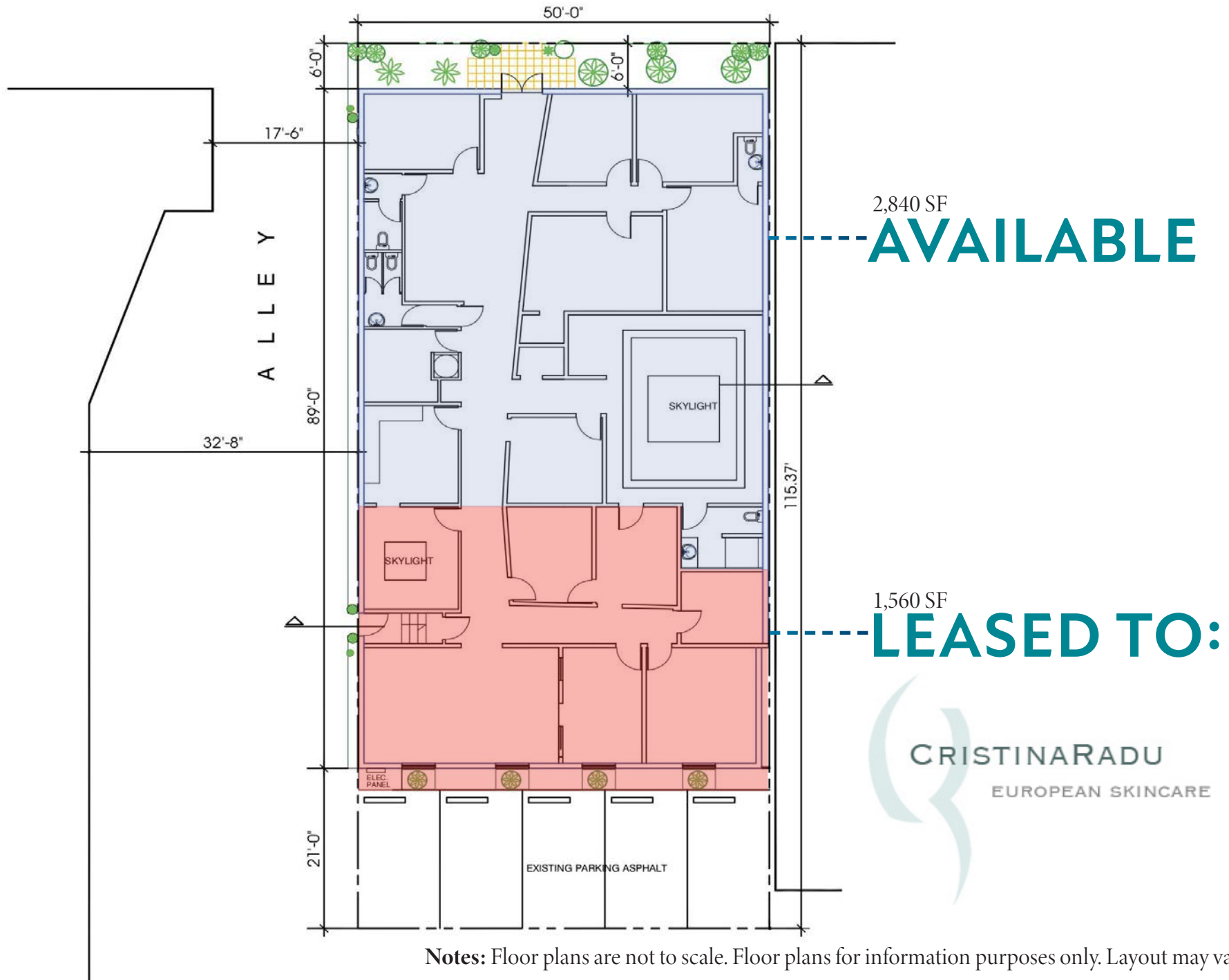
PREMIERE COMMERCIAL BUILDING FOR SALE IN BEVERLY HILLS

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to purchase 110 N. Doheny Drive, a freestanding commercial building in coveted Beverly Hills. 110 N. Doheny Drive is comprised of approximately 4,400 square feet of building (per tax record) situated on approximately 5,750 square feet of land.

The building is located just North of Wilshire Boulevard, on the east side of Doheny Drive. The property was built in 1952 and renovated in 2008. The property is zoned BHC3* and is located a short distance from the heavily traveled intersection of La Cienega Boulevard and Wilshire Boulevard, surrounded by high-end retail, five-star dining establishments, and luxury hotels.

The building is currently being rented to six office and retail tenants on MTM/short term leases. It can also be an ideal fit for a two tenant or owner-user. The property is equipped with multiple big and small spaces, high 10' foot ceilings with large skylights that provide an abundance of natural light, and parking at the rear of the building with room for approximately six (6) cars. Tenants have access to a shared kitchen, meeting room, and restrooms.

Floor Plan



Notes: Floor plans are not to scale. Floor plans for information purposes only. Layout may vary.







PROPERTY Profile

Address	110 N. Doheny Dr., Beverly Hills, CA 90211
APN	4335-028-048
Building size	+/- 4,400 square feet (per tax record)
Lot size	+/- 5,750 square feet
Built	1952
Zoning	BHC3*
Stories	One (1)
Frontage	50' along Doheny Dr.
Tenancy	Multiple (All Short Term/MTM)
Sale price	\$6,000,000 (\$1,364/SF)
Parking	Six (6) spaces, plenty of street parking in the area

Note: Rent Roll available upon request. Contact Listing Agents for **access**.

*Must check with City of Beverly Hills for specific uses



- » Rare, freestanding building in Beverly Hills
- » Building features include high 10' ceilings, large skylights providing ample natural light, and an exterior travertine (*limestone*) facade
- » Short term leases offers flexibility to investors and owner-users
- » Short walking distance to ample shopping, dining, and lifestyle amenities
- » Two blocks from Beverly Hills' Restaurant Row
- » Walkable distance to the future Metro Purple Line Station at Wilshire Boulevard and Canon Drive (+/- 8-minute walk)
- » Exceptional area demographics with high earning power surrounding the property

PROPERTY Highlights











AREA SUMMARY

Beverly Hills

Beverly Hills is a premier global destination for unrivaled shopping, extraordinary restaurants, amazing art, and cultural attractions.

The City of Beverly Hills is 5.7-square miles in the western region of Los Angeles County and is surrounded by the cities of Los Angeles, Santa Monica, West Hollywood, and Culver City. Part of The Golden Triangle it is adjacent to neighborhoods Bel Air and Holmby Hills, which are regarded as some of the most affluent neighborhoods in all of Los Angeles.

The little city is a world class destination which attracts tourists from around the world annually. The tourists visit the high-end stores, boutiques, and restaurants rubbing shoulders with some of Hollywood's elite. Living up to its reputation, Beverly Hills has a fine selection of 5-star hotels. Among the most famous are: The Beverly Hills Hotel & Bungalows, The Beverly Hilton, Beverly Wilshire, L'Ermitage, The Peninsula, Sunset Marquis Hotels and Villas, the Montage Beverly Hills and the new Waldorf Astoria Beverly Hills.

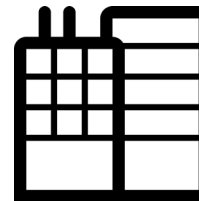
Vital Signs: BEVERLY HILLS



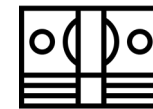
There are 35,000 residents and a workday population of more than 200,000



There are over 6 million visitors to Beverly Hills each year



Beverly Hills has 17 hotels, 2,200 rooms, including 5 five-star hotels



40% of families have an income greater than \$150,000



+11,000 businesses operate in Beverly Hills: \$1,7 billion annual retail & food sales and \$2 million of clothing sold every day

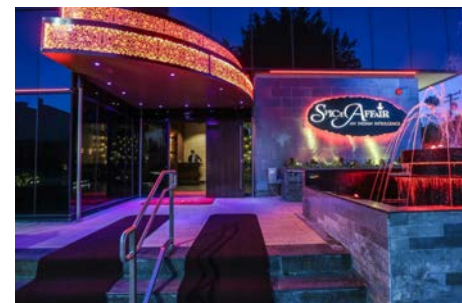


METRO PURPLE LINE EXTENSION

The Metro's Purple Line is under construction at the corner of Wilshire Blvd. and Canon Drive. Given its location on a highly utilized north/south thoroughfare, the station will create seamless links to travel destinations along and near La Cienega Blvd., such as Restaurant Row, Beverly Center and Cedars Sinai Medical Center.

BEVERLY HILLS RESTAURANT ROW

The original Restaurant Row in Beverly Hills is located on La Cienega Boulevard, between Wilshire Boulevard and San Vicente Boulevard. This small section on the eastern edge of Beverly Hills still hosts some of the area's finest restaurants including Spice Affair, Lawry's The Prime Rib, Shan Social House, Fogo de Chao, SLS Hotel's The Bazaar, The Stinking Rose, Matsuhisa, Genwa Beverly Hills, Morton's Steakhouse, and others. Nearby tourist attractions are Beverly Center shopping mall, The Grove, Original Farmers Market, Miracle Mile museums and Beverly Hills hot-spots.





1-3-5 miles from subject property
Demographics

Population	1-mile	3-mile	5-mile
2023 Population	37,741	282,500	776,293
Household	1-mile	3-mile	5-mile
2023 Households	18,889	135,906	343,817
Med. Household Income	\$96,511	\$98,033	\$81,831
Avg. Household Income	\$128,513	\$129,081	\$113,753
Business	1-mile	3-mile	5-mile
Total Businesses	13,493	37,005	71,582
Total Employees	96,960	280,718	643,202
Total Consumer Spending	\$657.3M	\$4.8B	\$11.4B



Walk Score
87
VERY WALKABLE



Westfield
Century City

Pico Robertson



DISCLAIMER

This offering has been prepared solely for informational purposes. While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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