

Charming Medical Office Sublease Near Beverly Hills Golden Triangle

# MOVE-IN-READY MEDICAL SUBLEASE - 1,668 SF

415 N. Crescent Drive, Beverly Hills, CA 90210



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# Space Highlights

- **Size:** 1,668 RSF
- **Rate:** Negotiable
- **Term:** Through March 31, 2033
- **Efficient layout** - Newly renovated medical suite (floor plan on Page 5)
- **Turnkey condition** - Designed for immediate occupancy
- **Prime Beverly Hills location** - Walking distance to restaurants, retail, hotels, and other amenities (amenities map on Page 6)





# Photo Gallery





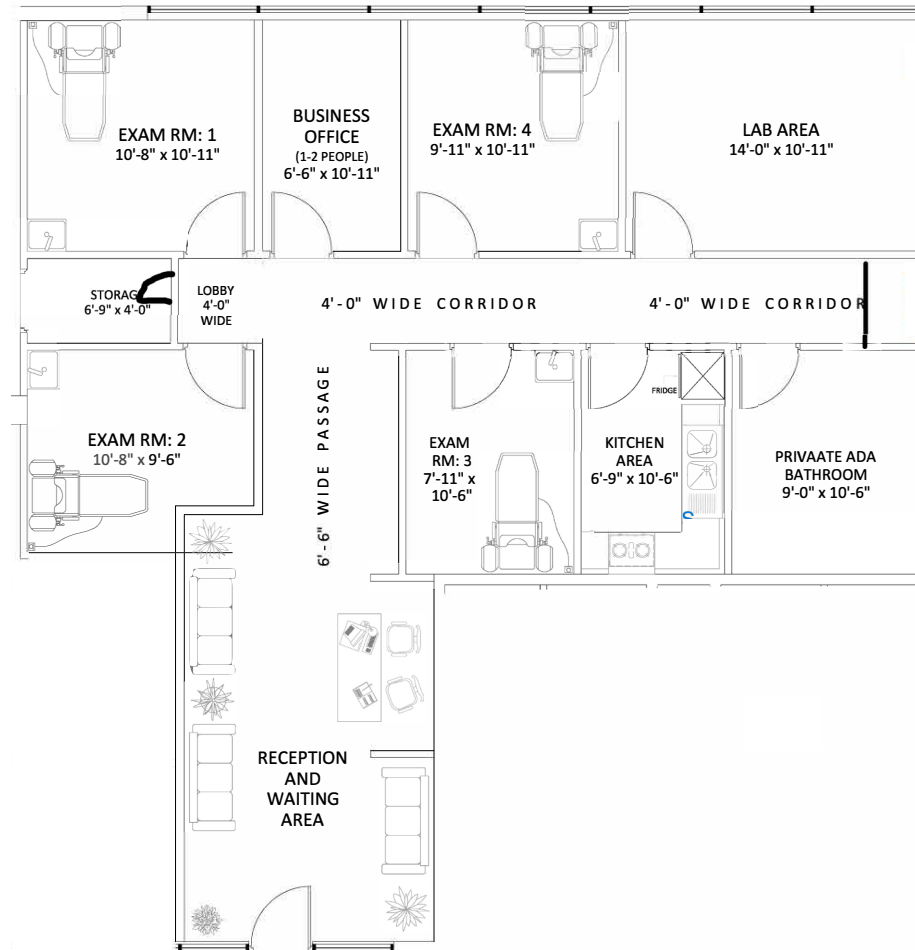
# Location Highlights



Situated in Beverly Hills' premier medical office corridor, 415 N Crescent Drive offers exceptional convenience for healthcare professionals. Just minutes from Cedars-Sinai Medical Center and adjacent to Century City, the location provides unparalleled access to major thoroughfares including Wilshire, Santa Monica, and Olympic Boulevards. The property's highly walkable setting places tenants steps away from Beverly Hills' best restaurants, retail, and amenities, making it an ideal environment for patients and staff alike.



# Floor Plan







**LAIFITNESS.** **WHOLE FOODS** **ULTA**  
**CORNER BAKERY** **BROXTON**  
**IN-N-OUT** **CVS** **CAVA**  
**TACO BELL** **NOAH'S BAGELS** **DUNKIN'**  
**Bobatime** **SUBWAY**

**TRADER JOE'S** **Wolfglen**  
**Target** **Ralphs** **Chick-fil-A**  
**STK** **Penny's** **tender greens**  
**ALFRED** **BLUESTONE LANE** **corepower**  
**YOGA**

**Wally's** **nua** **il Pastaio**  
**EREWON** **alo** **UNITED STATES POSTAL SERVICE**  
**Crate & Barrel** **WHOLE FOODS** **FATBURGER**  
**Neiman Marcus** **Steak 48** **WOLFGANG PUCK**  
**DOLCE & GABBANA** **ALLSAINTS** **Shake Shack**  
**lululemon** **SHAKE SHACK** **ALFRED**  
**Il Fornaio** **CUCINA ITALIANA** **OCEAN PRIME**

**PAVILIONS**  
**petco**  
**Bristol Farms**  
**Ralphs**  
**Cedars Sinai**

**BEVERLY CENTER**  
**macy's** **H&M**  
**bloomingdale's** **ZARA** **Apple**  
**EoS FITNESS** **LUCKY STRIKE**

**TRADER JOE'S**  
**SLS BEVERLY HILLS**

**Westfield** **Apple** **AMC THEATRES** **NORDSTROM** **H&M**  
**CENTURY CITY** **macy's** **bloomingdale's**  
**Gelson's** **The Container Store** **EQUINOX** **SHAKE SHACK**  
**Chick-fil-A** **OrangeTheory** **True Food Kitchen**  
**CAVA** **BLUE BOTTLE COFFEE** **EATALY**

**LAIFITNESS. DRESS FOR LESS**  
**Smart & Final** **Target**  
**DOLLAR TREE**

**KAISER PERMANENTE**  
West Los Angeles Medical Center

**TESLA** Supercharger  
**HomeGoods** **Marshall's** **Michaels**  
Where Creativity Happens

**BevMo!** **Panera**  
**Jack** **Jamba Juice**  
**Smart & Final** **BEST BUY**

**WORLD MARKET** **petco**  
**Peet's Coffee & Tea**

**Walgreens** **McDonald's**

**DOLLAR TREE** **SUBWAY**  
**McDonald's** **UPS**

**Ralphs**

**PAVILIONS**

**Panera** BREAD  
**CONTINENTAL**

**THE PENINSULA** BEVERLY HILLS  
**LAIFITNESS. CVS**

**the BEVERLY HILTON** **WALDORF ASTORIA**  
BEVERLY HILLS

**clementine** **Johnnie's**

**Platz Coffee** **pinkberry**  
**California Pizzeria** **Joe's** **Unibop** **JJ**

**EQUINOX**

**CVS** **99**  
**pharmacy**

**Bristol Farms**

**SPROUTS** FARMERS MARKET

**BevMo!** **Panera**  
**Jack** **Jamba Juice**

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# Market Overview

415 N Crescent Dr, Beverly Hills, California, 90210  
1 mile radius

## Household & population characteristics



**\$120,828**

Median household income



**\$2,000,001**

Median home value



**35.1%**

Owner occupied housing units



**45.3**

Median age



**54.1%**

Female population



**47.5%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$6,650**

Travel



**\$72**

Tickets to Movies



**\$230**

Theatre/Operas/  
Concerts



**\$137**

Admission to Sports Events



**\$18**

Online Gaming Services

## Households & population



**25,687**

Current total population



**25,154**

5 Year total population



**13,245**

Current total households



**13,279**

5 year total households

## Education

**3%**

No high school diploma



**9%**

High school graduate



**16%**

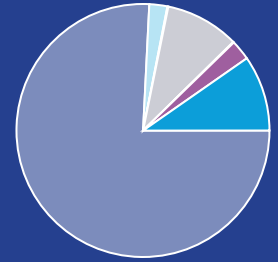
Some college



**72%**

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**7,720**

Total businesses



**61,310**

Total employees

## Annual household spending



**\$4,552**

Apparel & Services



**\$421**

Computers & Hardware



**\$7,768**

Eating Out



**\$13,255**

Groceries



**\$12,073**

Health Care

## Employment



**91%**

White collar



**3%**

Blue collar



**6%**

Services

**6.5%**

Unemployment rate





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