

**FOR
SALE**

PACIFIC OCEAN

SANTA MONICA

CENTURY CITY

WESTWOOD

The Los Angeles
Country Club

BEVERLY HILLS

N Rodeo Drive

Santa Monica Blvd

**BEVERLY HILLS
"GOLDEN TRIANGLE"**

Wilshire Blvd

N Crescent Drive



N Rexford Drive

Apartment Development Site on the Golden Triangle of Beverly Hills
Fully Entitled and Ready to Issue (RTI) Permits
Build 10 Apartment Units with Space to Add Two ADUs for a Total of 12 Units

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www.208Crescent.com

CBRE



BEVERLY HILLS



208 N. Crescent Dr.

WEBSITE:

www.208Crescent.com

CBRE ADVISORS

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CBRE



Rendering

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DOWNTOWN LOS ANGELES



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

CBRE, as exclusive agent, is pleased to present for sale **208 N. Crescent Drive**, an apartment development opportunity located in the heart of Beverly Hills. Fully entitled to build 10 apartment units, the project includes substantial surplus non-livable community space allowing for the addition of two (2) accessory dwelling units ("ADUs") for a total of 12 apartment units. Thoughtfully designed by Kevin Tsai Architecture, the project has been approved by the City and is ready to issue ("RTI") permits so that construction can begin immediately upon the close of escrow.

Nestled between Clifton Way and Dayton Way, just north of Wilshire Boulevard, **208 N. Crescent Drive** is across the street from the world-famous Golden Triangle of Beverly Hills. This consummate location boasts a Walk Score® of 96 and presents easy access to amenities such as Whole Foods Market, Erewhon Beverly Hills and Equinox Beverly Hills. Future residents will have an unparalleled lifestyle experience with the ability to walk to the luxury retail shops on Rodeo Drive or to several fine dining establishments including destination Michelin-starred restaurants.

The new development at **208 N. Crescent Drive** will feature 10-units with excess non-livable space to add two (2) ADUs on the ground level, for a total of 12-units. The excellent unit mix is comprised of one (1) studio unit, four (4) one-bedroom units, five (5) two-bedroom units and two (2) three-bedroom units. Building amenities will include subterranean parking, a formal lobby and a rooftop sundeck. The rooftop sundeck will have a spa, two fireplaces with lounge seating, and a barbecue area with bar seating. The site is currently improved with a single-family home that has been vacant for approximately 10 years.

Surrounded by exceptional demographics, the proposed development is a short five-minute walk to the Wilshire/Rodeo Purple Line Metro station, which is expected to be operational in 2026. The Metro Purple Line will connect Beverly Hills to Westwood, Century City, Mid-Wilshire, Koreatown and Downtown Los Angeles.

This central Beverly Hills location places residents at the heart of opportunity, with easy access to employment hubs like Century City, West Los Angeles, Culver City, West Hollywood, and Mid-Wilshire, not to mention 1.4 million square feet of Class-A office space located within walking distance to the property.

208 N. Crescent Drive is a prime, entitled development opportunity poised to attract discerning developers seeking a piece of the highly sought-after Beverly Hills market. This property offers strong future rental income potential and long-term value appreciation.



Price:
Please call for pricing guidance.

For more information:
www.208Crescent.com

OPPORTUNITY HIGHLIGHTS



Fully Entitled RTI Multifamily Development Site in the Heart of Beverly Hills



Excellent Location on the Cusp of the Beverly Hills Golden Triangle



Delivered with Permit-Ready Plans to Build 10 Apartment Units and Space to Add 2 ADUs for a Total of 12 Units



Excellent Public School System



96 Walk Score®
"A Walker's Paradise"



Superb Education Demographic
67.6% of the Population, Aged 25 and Over have a Bachelor's, Graduate, or Other Professional Degree



Beverly Hills Multifamily Submarket Rents and Per-Unit Sale Prices Significantly Outperform those of Los Angeles Metro



Outstanding Income Demographics
2028 Projected Average Household Income: \$197,000



Strong Multifamily Demand Drivers





Whole Foods Market

N Canon Drive

N Crescent Drive

208 N. Crescent Dr.

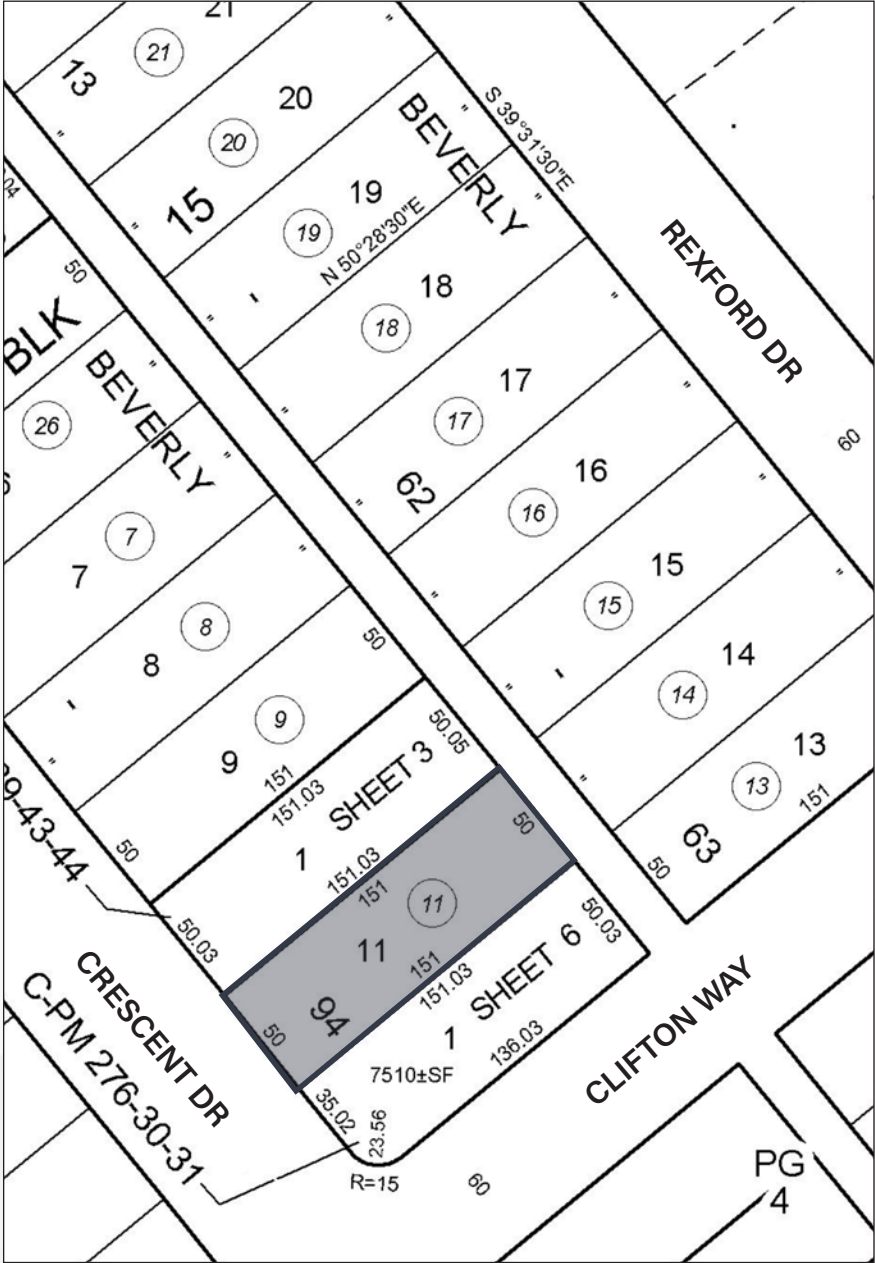
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

| | |
|-----------------------------|---|
| Address | 208 North Crescent Drive Beverly Hills, CA 90210 |
| APN | 4343-003-011 |
| Lot Size | ±7,565 SF (±0.17 acre) |
| Current Improvements | ±1,678 SF Vacant Single Family Home |
| Zoning | R-4 Multifamily Residential Zone |



Existing Vacant Single Family Home



SUMMARY OF ENTITLEMENTS

| | |
|----------------------------|--|
| Project Description | 4-Story Apartment Building |
| Construction Type | Type V - 4 Levels of Wood, over 1 Level Type I Subterranean Parking |
| Number of Units | 12 Units: <ul style="list-style-type: none"> • 10 Units - includes one Very Low Income affordable unit • 2 ADUs - will replace some non-livable space on the ground level |
| Total Floor Area | ±16,228 SF |
| Stories | 4 |
| Parking | 13 Subterranean Garage Spaces |
| Unit Features | In-Unit Washer & Dryer Private Balcony in select units |
| Property Features | <ul style="list-style-type: none"> • Formal Lobby • Recreation Room • Gym • Yoga Room • Weight Room • Rooftop Deck with: <ul style="list-style-type: none"> • Spa • Two Outdoor Fireplaces • BBQ Area with Bar Seating • Flexible Lounge or Recreation Space • Two Bathrooms |
| Building Height | 49 Feet-6 Inches |
| Architect | Kevin Tsai Architecture |
| Entitlement Status | Fully Entitled, Ready to Issue Permits |

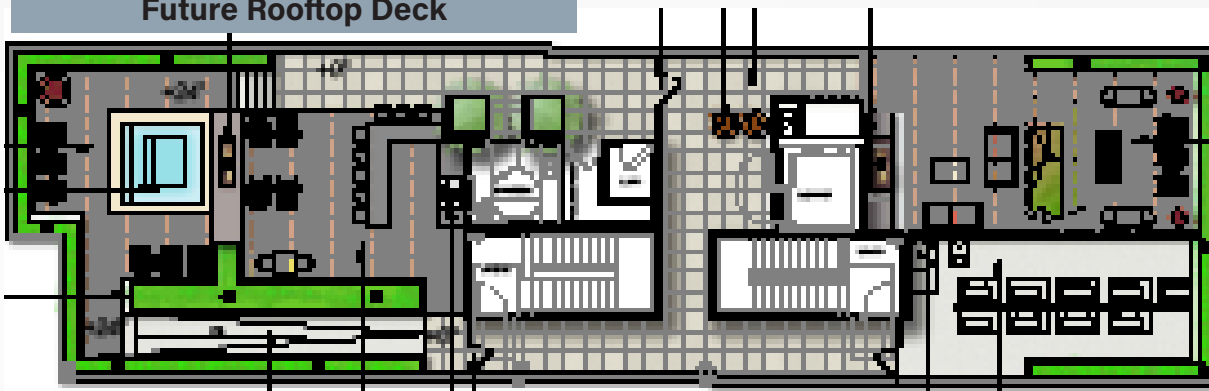
Entitled Project Unit Mix

| Unit Type | Number of Units | Avg SF |
|--------------|-----------------|--------|
| Studio (ADU) | 1 | ±484 |
| 1 + 1 (VLI) | 1 | ±540 |
| 1 + 1 | 3 | ±603 |
| 2 + 1 (ADU) | 1 | ±982 |
| 2 + 2 | 2 | ±1,010 |
| 2 + 2.5 | 2 | ±1,138 |
| 3 + 2.5 | 2 | ±1,266 |
| | 12 | ±887 |



Proposed Project Rendering

Future Rooftop Deck



[Click Here To Access Data Room Files](#)

Included in the Data Room website are the following items:

- ✓ Architectural Plans
- ✓ Geotechnical Report
- ✓ City of BH Resolution
- ✓ ALTA Survey
- ✓ Etc.

N Rexford Drive

208 N. Crescent Drive is currently improved with a vacant single family home. The home has been vacated for approximately 10 years.



Clifton Way

N Crescent Drive



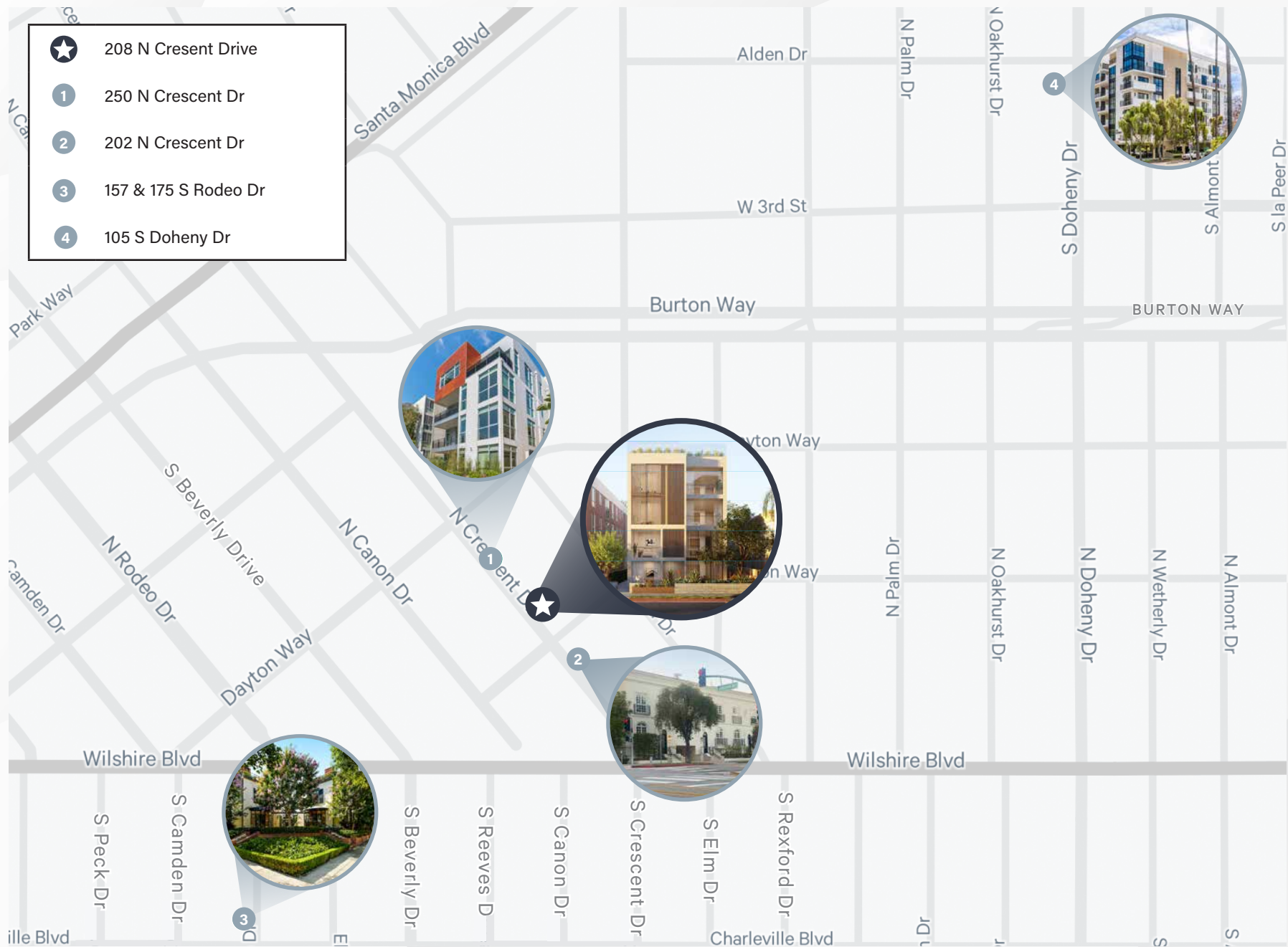
CENTURY CITY

BEVERLY HILLS



MARKET COMPARABLES

RENT SURVEY MAP



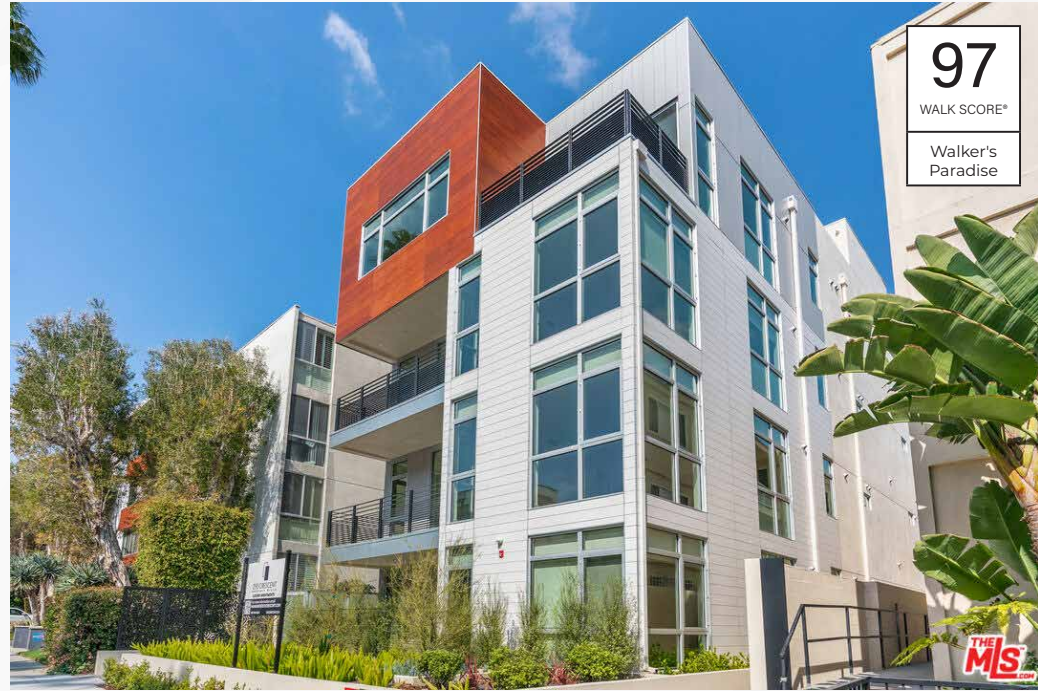
RENT SURVEY

1

250 N Crescent Drive
Beverly Hills, CA 90210

| | |
|-------------|--------------------|
| Year Built: | 2024 |
| Units: | 8 |
| Occupancy: | In Lease-Up |
| Phone: | (310) 777-7800 |
| Owner: | Maxxam Enterprises |

- Amenities:**
- Hardwood & Tile Floors
 - Stainless Steel Appliances
 - Gourmet Kitchens
 - Dining Area/Kitchen Island
 - Patio/Private Balcony
 - In-Unit Washer & Dryer
 - Rooftop Deck
 - Fire Pit
 - Barbecue Area
 - EV Charging Stations
 - Parking Included



| Type | Effective Rent | Unit Square Feet | Rent per SF |
|---------|----------------|------------------|-------------|
| 2 + 2.5 | \$9,995 | 1,447 | \$6.91 |
| 2 + 2.5 | \$8,995 | 1,463 | \$6.15 |
| 2 + 2.5 | \$14,495 | 1,530 | \$9.47 |

Source: CoStar, Yardi Matrix & Property Website

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

RENT SURVEY

2 202 N Crescent Drive
Beverly Hills, CA 90210

Year Built: 1997

Units: 4

Listing Agent Phone: (310) 745-7660

- Amenities:**
- Hardwood & Tile Floors
 - Caesarstone Countertops
 - Stainless Steel Appliances
 - Gourmet Chef's Kitchen
 - Breakfast Area
 - Fireplace
 - Walk-in Closet
 - In-Unit Washer & Dryer
 - Patio
 - Parking Included
 - Condo for Lease



| Type | Effective Rent | Unit Square Feet | Rent per SF |
|---------|----------------|------------------|-------------|
| 3 + 3.5 | \$13,800 | 2,077 | \$6.64 |

Source: CoStar, Yardi Matrix & Property Website

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RENT SURVEY

3 157 & 175 S Rodeo Drive
Beverly Hills, CA 90212

Year Built: 1937

Units: 19

Listing Agent Phone: (310) 230-5478

Amenities:

- Separate Entrance
- Hardwood Floors
- Crown Molding
- Recessed Lighting
- Stainless Steel Appliances
- Marble Countertops
- In-Unit Washer & Dryer
- Wood Burning Fireplace (select units)
- Private Patio (select units)
- Courtyard
- Parking Included
- Condo for Lease



| Type | Effective Rent | Unit Square Feet | Rent per SF |
|---------|----------------|------------------|-------------|
| 1 + 1 | \$6,500 | 870 | \$7.47 |
| 2 + 2.5 | \$9,500 | 1,320 | \$7.20 |

Source: CoStar, Yardi Matrix & Property Website

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RENT SURVEY

4

105 S Doheny Drive
Los Angeles, CA 90048

| | |
|-------------|-----------------------|
| Year Built: | 2020 |
| Units: | 35 |
| Occupancy: | 95% |
| Phone: | (424) 835-0659 |
| Owner: | Rosenblatt Properties |

Amenities:

- Expansive City Views
- Stainless Steel Viking Appliances
- Quartz Countertops
- Custom Cabinetry
- Custom Built-In Closets
- Private Balcony/Terrace
- High Ceilings
- Wood Flooring
- Double Master Vanity
- In-Unit Washer & Dryer
- Keyless Smart Access System
- Fitness Center
- EV Charging Stations
- Parking Included



80
WALK SCORE®
Very Walkable



| Type | Effective Rent | Unit Square Feet | Rent per SF |
|-------------------|----------------|------------------|-------------|
| 1 + 1.5 | \$4,651 | 762 | \$6.10 |
| 1 + 1.5 Den | \$5,788 | 1,000 | \$5.79 |
| 1 + 1.5 Penthouse | \$7,235 | 1,150 | \$6.29 |
| 2 + 1.5 | \$6,511 | 1,250 | \$5.21 |
| 2 + 1.5 Penthouse | \$9,818 | 1,500 | \$6.55 |

SELECT LOS ANGELES COUNTY SOLD MULTIFAMILY PROPERTIES

Criteria: \$900+ Price Per Square Foot, 3+ Units or More, Sold from 02/01/23 - 09/18/24

Source: CoStar, Sorted by Price Per Square Foot

| PROPERTY ADDRESS | CITY | UNITS | SALE PRICE | CAP | GRM | \$/UNIT | \$/SF | BLDG SF | BUILT | DATE |
|----------------------------------|-----------------|-------|--------------|-------|-------|-------------|---------|---------|-------|----------|
| 19742-19748 Pacific Coast | Malibu | 4 | \$5,200,000 | 3.41% | - | \$1,300,000 | \$1,880 | 2,766 | 1991 | 08/21/23 |
| 60 15th St | Hermosa Beach | 16 | \$13,887,500 | 3.72% | 19.65 | \$867,969 | \$1,757 | 7,903 | 1959 | 04/30/24 |
| 830 The Strand | Hermosa Beach | 4 | \$4,600,000 | 1.38% | - | \$1,150,000 | \$1,590 | 2,894 | 1913 | 06/08/23 |
| 59 10th st | Hermosa Beach | 8 | \$4,900,000 | 2.99% | - | \$612,500 | \$1,531 | 3,200 | 1953 | 06/30/23 |
| 41 Thornton Ave | Venice | 5 | \$2,850,000 | - | - | \$570,000 | \$1,527 | 1,866 | 1947 | 01/04/24 |
| 11101-11103 Hartsook St | North Hollywood | 6 | \$6,000,000 | - | - | \$1,000,000 | \$1,407 | 4,264 | 1957 | 07/08/24 |
| 2207 Ocean Front Walk | Venice | 4 | \$3,775,000 | 3.27% | 20.19 | \$943,750 | \$1,281 | 2,948 | 1970 | 04/25/23 |
| 11940 Goshen Ave | Los Angeles | 7 | \$2,750,000 | - | - | \$392,857 | \$1,252 | 2,196 | 1922 | 06/18/24 |
| 2814 Grand Canal | Venice | 4 | \$3,400,000 | - | - | \$850,000 | \$1,227 | 2,772 | 1948 | 02/24/23 |
| 8736 Rangely Ave | West Hollywood | 6 | \$4,087,000 | - | - | \$681,167 | \$1,213 | 3,368 | 1924 | 04/23/24 |
| 815 3rd St | Santa Monica | 6 | \$4,450,000 | - | - | \$741,667 | \$1,200 | 3,708 | 1911 | 09/05/24 |
| 1411 S Van Ness Ave | Los Angeles | 9 | \$9,010,909 | - | - | \$1,001,212 | \$1,161 | 7,763 | 1956 | 09/04/24 |
| 735 Esplanade | Redondo Beach | 5 | \$6,500,000 | - | - | \$1,300,000 | \$1,113 | 5,842 | 1968 | 06/13/23 |
| 440 Howland Canal | Venice | 5 | \$2,135,000 | 4.55% | 16.76 | \$427,000 | \$1,109 | 1,926 | 1924 | 05/13/24 |
| 523 Main St | Venice | 5 | \$1,600,000 | - | - | \$320,000 | \$1,042 | 1,536 | 1925 | 05/01/24 |
| 1014 5th St | Santa Monica | 6 | \$2,975,000 | 2.00% | 21.00 | \$495,833 | \$1,014 | 2,934 | 1939 | 02/17/23 |
| 54 Ximeno Ave | Long Beach | 8 | \$3,345,000 | 4.12% | 16.33 | \$418,125 | \$993 | 3,368 | 1946 | 12/14/23 |
| 213 Covina Ave | Long Beach | 4 | \$1,865,000 | - | - | \$466,250 | \$992 | 1,880 | 1953 | 06/30/23 |
| 348 Paseo De La Playa | Redondo Beach | 8 | \$7,750,000 | 2.29% | - | \$968,750 | \$976 | 7,943 | 1960 | 06/01/23 |
| 345 Huntley Dr | West Hollywood | 4 | \$1,940,000 | 5.43% | 13.37 | \$485,000 | \$971 | 1,997 | 1923 | 05/09/24 |
| 1734 S Barrington Ave | Los Angeles | 3 | \$2,225,000 | - | - | \$741,667 | \$930 | 2,393 | 2000 | 05/10/24 |
| 213 Park Ave | Long Beach | 4 | \$1,635,000 | 4.05% | - | \$408,750 | \$915 | 1,786 | 1956 | 03/31/23 |
| 2118-2120 Manhattan Beach Blvd * | Redondo Beach | 10 | \$3,817,391 | - | - | \$381,739 | \$907 | 4,210 | 1958 | 03/28/23 |

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SELECT BEVERLY HILLS LAND SALES

Criteria: \$735 or Higher Per Square Foot, Sold from April 2019 - September 2024

SOURCE: COSTAR, SORTED BY PRICE PER SQUARE FOOT

| PROPERTY ADDRESS | ZIP | SALE PRICE | LAND SIZE SF | PRICE PER SF | SALE DATE | ZONING | PROPOSED USE |
|--------------------------|-------|---------------|--------------|--------------|-----------|--------|--------------------------------|
| 9200 Wilshire Blvd | 90212 | \$130,000,000 | 40,737 | \$3,191 | 05/08/19 | C3 | Mixed Use, MultiFamily, Retail |
| 9300 Wilshire Blvd | 90210 | \$25,150,000 | 16,416 | \$1,532 | 04/15/19 | R1YY | Office |
| 8635 Wilshire Blvd | 90211 | \$16,000,000 | 12,757 | \$1,254 | 12/22/20 | C3 | - |
| 415 N Crescent Dr | 90210 | \$18,750,000 | 15,263 | \$1,228 | 06/18/21 | C3BY | Office |
| 415 N Crescent Dr | 90210 | \$16,000,000 | 15,246 | \$1,049 | 05/31/19 | C3BY | Office |
| 8844 Burton Way | 90211 | \$27,400,000 | 26,779 | \$1,023 | 06/21/19 | R4YY | Apartment Units, MultiFamily |
| 9970 Santa Monica Blvd | 90212 | \$11,700,000 | 12,197 | \$959 | 02/09/23 | C3 | Redevelopment Project |
| 329-335 S Robertson Blvd | 90211 | \$10,100,000 | 13,743 | \$735 | 11/15/19 | C3YY | - |
| 129 S Linden Dr | 90212 | \$16,000,000 | 21,780 | \$735 | 10/28/19 | R4P | Apartment Units, MultiFamily |

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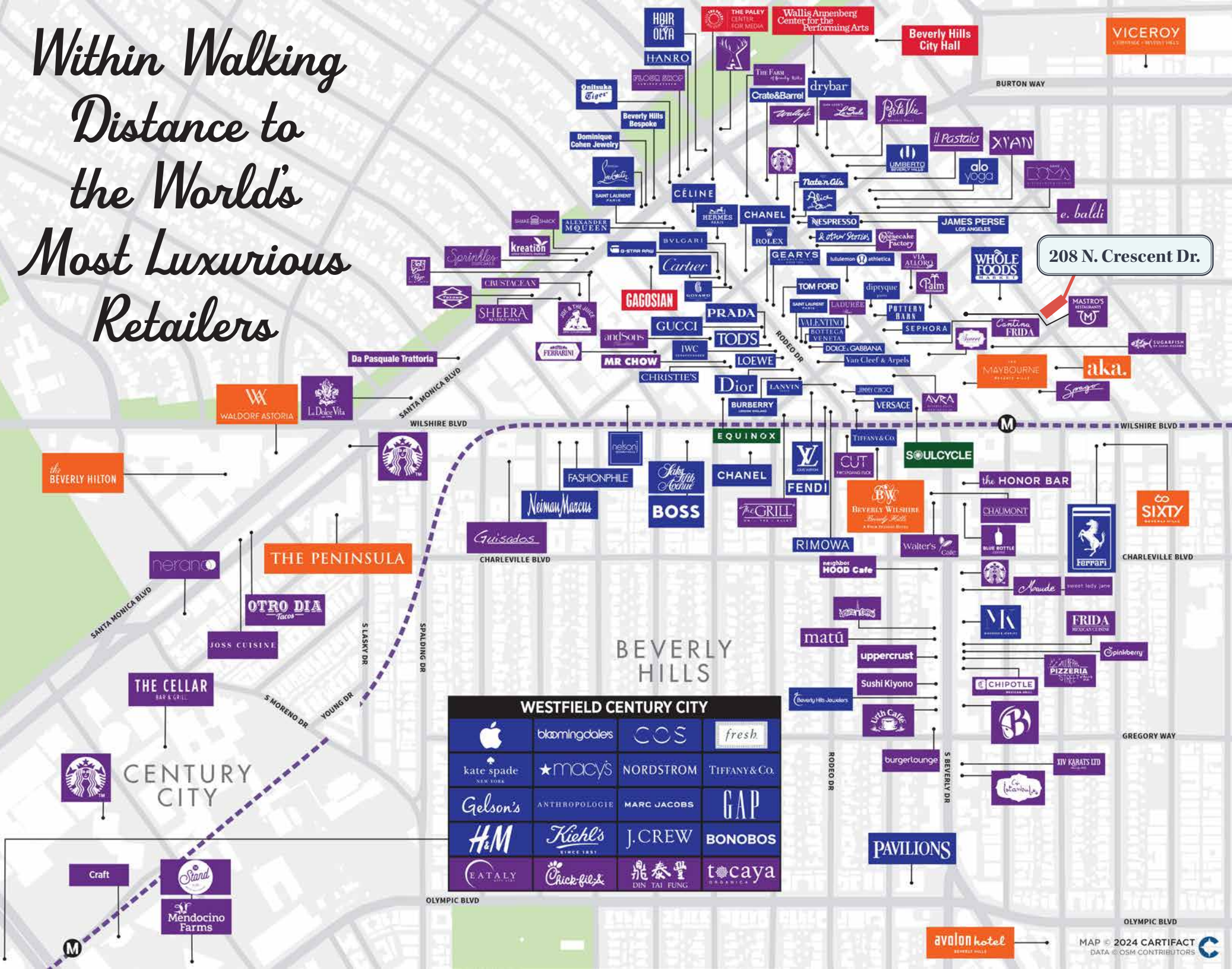
BEVERLY HILLS



208 N. Crescent Dr.

AREA OVERVIEW

Within Walking Distance to the World's Most Luxurious Retailers

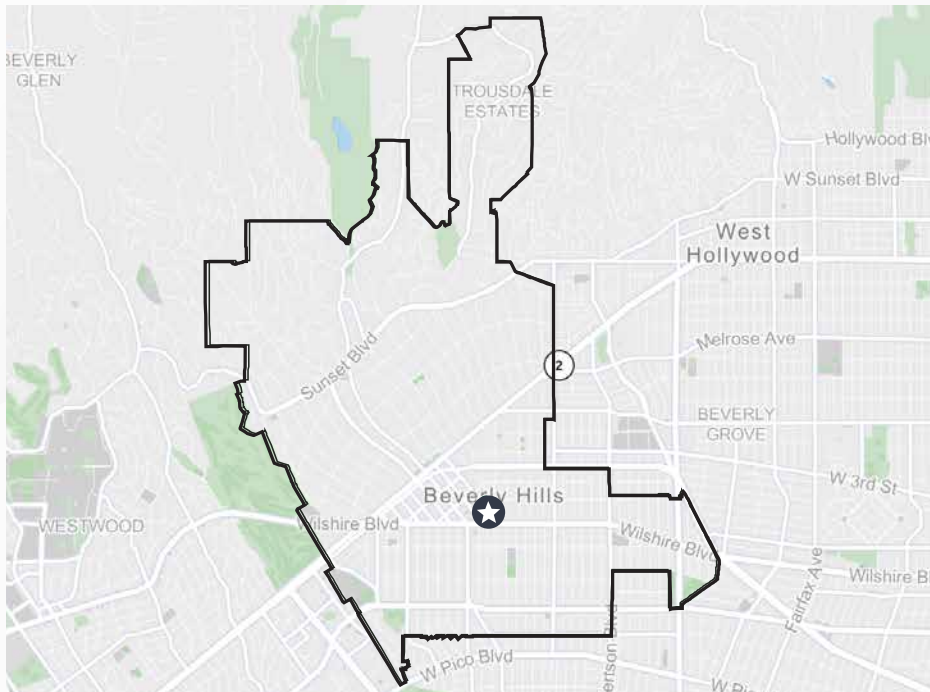


208 N. Crescent Dr.

| WESTFIELD CENTURY CITY | | | |
|------------------------|-----------------------|---------------------|---------------|
| | blamingleboles | COS | fresh |
| kate spade NEW YORK | ★ macy's | NORDSTROM | TIFFANY & CO. |
| Gelson's | ANTHROPOLOGIE | MARC JACOBS | GAP |
| H&M | Kiehl's SINCE 1851 | J. CREW | BONOBOS |
| EATALY | Chick-fil-A | 鼎泰豐 DIN TAI FUNG | tocaya |

BEVERLY HILLS

208 N. Crescent Drive is located in the heart of Beverly Hills, one of the most celebrated, in-demand destinations in the world. A name long associated with sophistication and glamour, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining and service. Incorporated in 1914, it has since attracted waves of movie stars, entertainers and business executives who have sought to live and build their fortunes in this illustrious place of wealth and beauty. The city is a world class destination and attracts six million tourists a year from around the globe to shop, dine, and associate with Hollywood's elite. Beverly Hills, West Hollywood, and adjacent Bel Air, Westwood and Century City encompass some of the most exclusive, private luxury residences in the world, with home prices among the highest in greater Southern California and the United States.



A PLAYGROUND FOR THE WORLD'S ELITE

Beverly Hills ranks first among mid-to-large sized cities in the United States for retail sales per capita, with an economy near \$20 billion annually. Per the Beverly Hills Conference & Visitors Bureau, annual visitor direct spending in the City exceeds \$2.27 Billion.

According to the Los Angeles County Assessor's Office, net assessed property valuation in the city of Beverly Hills increased from \$10 billion to over \$39 billion between the years 2001 and 2020.



Adding to the area's atmosphere of exclusivity are several high-end golf courses and country clubs. World-renowned for their rich history, gorgeous views and sophisticated clientele, these destinations include the Bel Air, Los Angeles, Riviera, Hillcrest and Wilshire Country Clubs. Each club adds to the sophisticated culture of Beverly Hills, drawing celebrities and golf aficionados.

FAMED RODEO DRIVE

Rodeo Drive is in a coveted club of prime retail destinations – a peer group including the likes of Manhattan’s Fifth Avenue, London’s Bond Street, Paris’ Avenue Montaigne, Tokyo’s Ginza, and Hong Kong’s Causeway Bay.

Situated within the Golden Triangle, an approximate eight-minute walk from 208 N. Crescent Drive, and is renowned for its exceptional high-end shops, boutiques, and celebrity clientele. Rodeo Drive’s prime retailers include names such as Giorgio Armani, Bulgari, Cartier, Christian Dior, Dolce & Gabbana, Gucci, Harry Winston, Hermes, Louis Vuitton, Prada, Valentino and Yves Saint-Laurent.

Two Rodeo is the gateway to Rodeo Drive and a jewel of Beverly Hills shopping. Versace, CH Carolina Herrera, Jimmy Choo, and Tiffany & Co. are among its featured luxury brands. Located at Via Rodeo Drive, Two Rodeo resembles a charming European street with its old-world cobblestones, romantic archways, bubbling fountains, and balconies.



BEVERLY HILLS GOLDEN TRIANGLE

The Property sits on the cusp of the Golden Triangle of Beverly Hills, California. The Golden Triangle is a world-renowned shopping destination – an international focal point of the exclusive boutique trade - and is considered to be one of the most prestigious office locations.

Known as Department Store Row, the stretch of Wilshire Boulevard that traverses the Golden Triangle is anchored by the finest in luxury department stores including Saks Fifth Avenue and Neiman Marcus.

The synergy of specialty stores and fine art galleries located along Wilshire Boulevard, Rodeo Drive and the adjacent streets - including Dayton Way and North Beverly Drive - create a world-class, pedestrian friendly, luxury shopping, dining and lifestyle district.

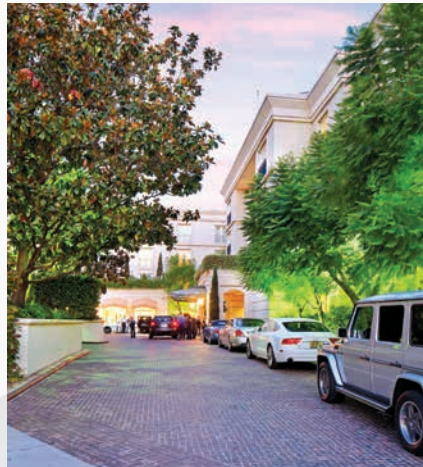


FINE DINING RESTAURANTS

- CRUSTACEAN
- MASTRO'S STEAKHOUSE
- THE POLO LOUNGE
- CUT BY WOLFGANG PUCK
- MR. CHOW
- YAZAWA
- AVRA BEVERLY HILLS
- OCEAN PRIME
- THE GRILL ON THE ALLEY
- IL PASTAIO
- SPAGO
- WALLY'S

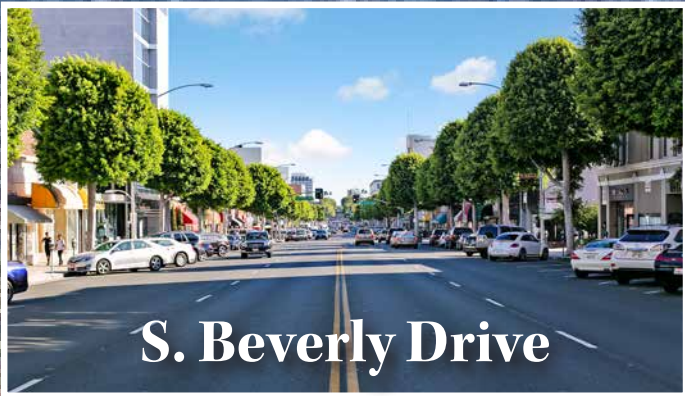
LUXURY HOTELS

- BEVERLY WILSHIRE
- SIXTY BEVERLY HILLS HOTEL
- WALDORF ASTORIA
- THE BEVERLY HILTON
- MOSAIC HOTEL
- THE PENINSULA HOTEL BEVERLY HILLS





The Los Angeles
International Airport



S. Beverly Drive



BEVERLY HILLS

208 N. Crescent Dr.



M

Future Wilshire/Rodeo Metro Station

N Crescent Drive

Wilshire Blvd

BEVERLY HILLS
"GOLDEN TRIANGLE"

BEVERLY HILLS UNIFIED SCHOOL DISTRICT

TK – 12TH GRADE
Beverly Hills Residents Only



Beverly Hills Unified School District is one of the top public school districts in the country; highly sought after and exclusively for residents.

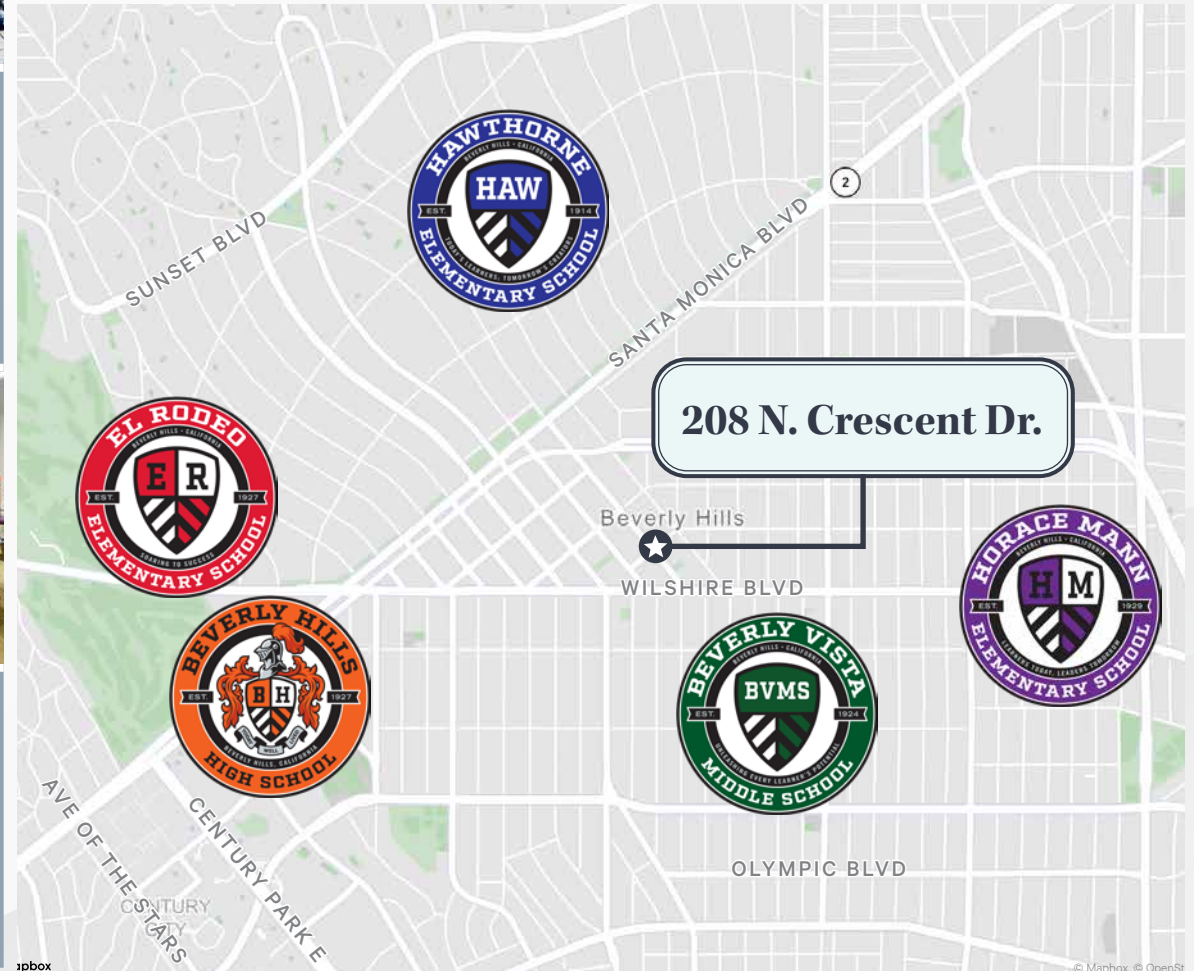


STATE OF THE ART FACILITIES
SMALL CLASS SIZES
TARGETED SPECIALIZED
ACADEMIC INSTRUCTION

22+ SPORT
OFFERINGS &
AN AWARD WINNING
VISUAL PERFORMING ARTS
PROGRAM



44+ MS ELECTIVES
65+ HS ELECTIVES
3+ MEDIAN AP SCORE
IN ALL SUBJECTS
NATIONAL MERIT
SCHOLAR WINNERS

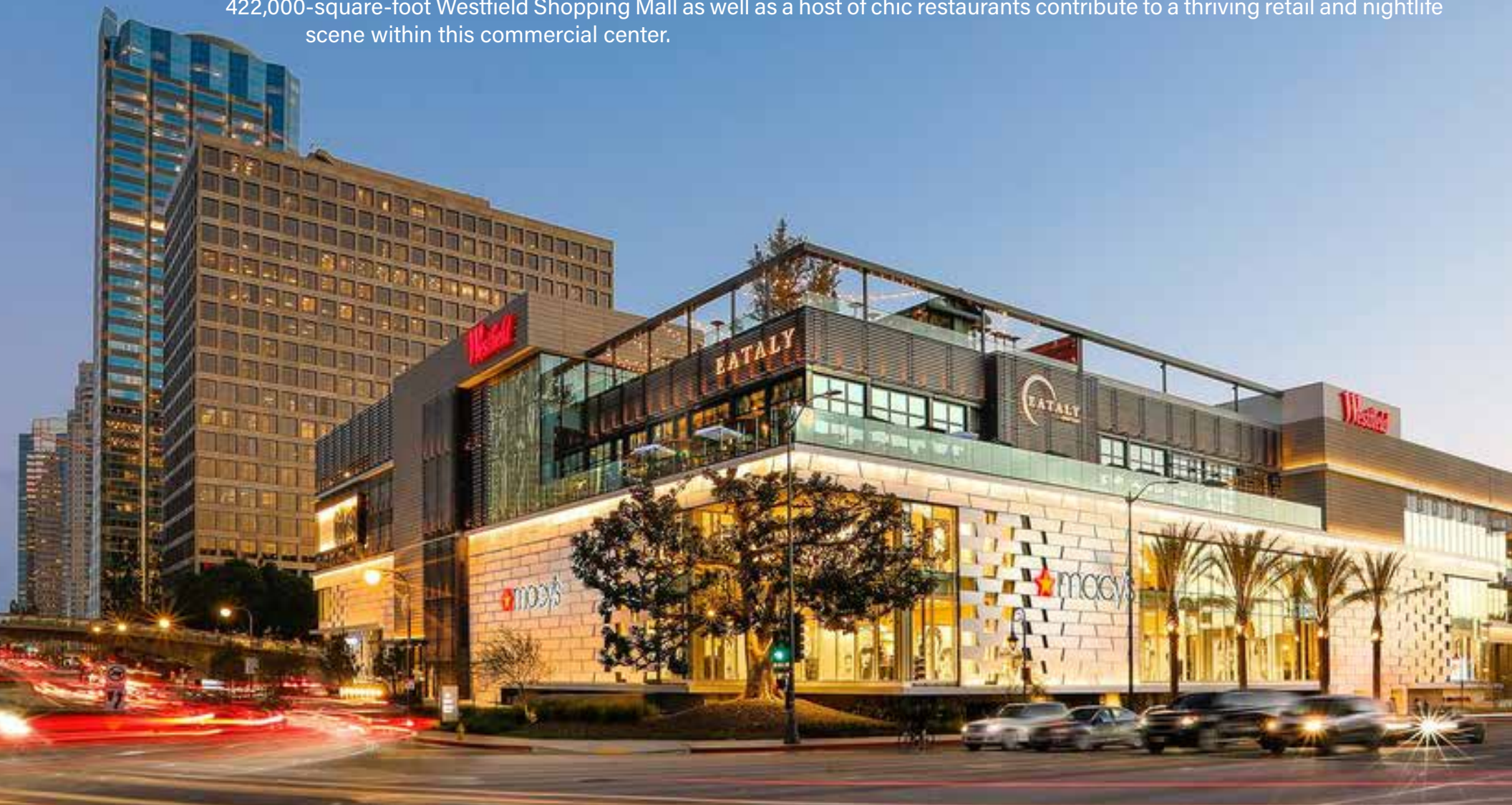


CENTURY CITY

Century City is a prominent business community comprised of major industry sectors: legal, financial, entertainment, hospitality, medical, professional and retail services. This “city within a city” is home to a cluster of high-rises that command a visible stretch of L.A.’s skyline.

Nearly 50,000 people flock to Century City for the workday, but only approximately 6,000 Angelenos call this sleek, commercially-driven neighborhood home.

Though its population density thins at the end of the workday, Century City is a community gathering place. The upscale 422,000-square-foot Westfield Shopping Mall as well as a host of chic restaurants contribute to a thriving retail and nightlife scene within this commercial center.



WESTFIELD CENTURY CITY SHOPPING MALL



WESTFIELD CENTURY CITY – RETAILERS INCLUDE

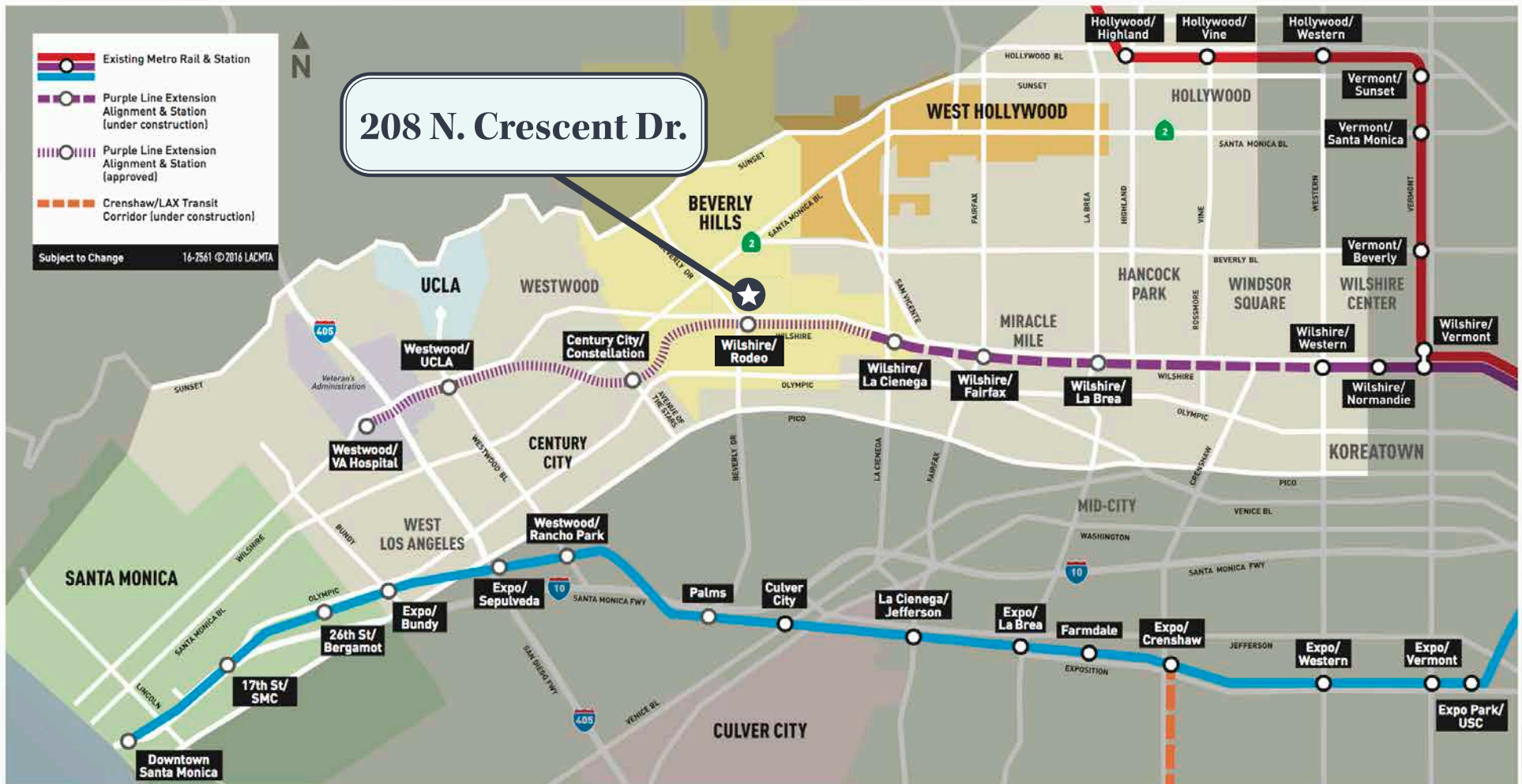
Abercrombie & Fitch
Adidas
Aerie
Aesop
Aldo
Allbirds
Allen Edmonds
Allsaints
AMC Theatres
American Eagle Outfitters
Anthropologie
Apple Store
Aritzia
AT&T
Aveda
Banana Republic
Bearfruit Jewelry
Bloomingdale's
Blue Nile
Bonobos
Breitling
Buck Mason
Bumowork
Century City Optometry
Caragem

Chan Luu
Chase
Cole Haan
COS
Cotton On
Dr. Martens
Dreamscape
Eli & Ella Rose
GEARYS Rolex Boutique
Gorjana
H&M
Herman Miller
Jo Malone London
John Varvatos
Johnston & Murphy
Kate Spade New York
Kendra Scott
Kiehl's
Lacoste
Levi's
L'Occitane en Provence
Lucid Motors
Lululemon
Lush Handmade Cosmetics
Macy's

M.A.C. Cosmetics
Madewell
Maje
Michael Kors
Moleskine
Nordstrom
Oak+Fort
Pandora
Ralph Lauren
Rodd & Gunn
Saje Natural Wellness
Sandro
Sephora
Skechers
Steve Mdden
Suitsupply
Swarovski
Ted Baker
Tesla
Tiffany & Co.
Zaidg & Voltaire
Zara

DINING & CAFÉ
OPTIONS INCLUDE
Bacio Di Latte
Bake Cheese Tart
Big Fish Little Fish
Blue Bottle Coffee
Brandini Toffee
Café Landwer
California Pizza Kitchen
Del Frisco's Double Eagle Steakhouse
Din Tai Fung
Eataly
HRB Experience
Javier's
Meizhou Dongpo
Panini Kabob Grill
Pressed
Ramen Nagi
Shake Shack
Sweetgreen
Tender Greens
Tocaya Modern Mexican
Toscanova
Zinqué
85°C Bakery Cafe

TRANSPORTATION - METRO RAIL PURPLE LINE



208 N. Crescent Drive is a 5 minute walk from the future Wilshire/Rodeo Metro Station, and less than 2 miles away from the future Century City/Constellation Metro Station, which are slated to be serviced by the Purple Line in 2026. Metro Rail is the rapid transit rail system consisting of seven separate lines (the A (Blue), B (Red), C (Green), D (Purple), E (Expo), K (Pink) and L (Gold) Lines) which cumulatively serve over 90 stations throughout Los Angeles County. The Purple Line currently runs from Downtown Los Angeles and terminates at Wilshire/Western Station in the heart of Koreatown. The under construction Purple Line Expansion will eventually extend to West Los Angeles, offering a dependable alternative for commuters traveling between Downtown Los Angeles, Mid-Wilshire, Beverly Hills, Century City and Westwood/UCLA. It is anticipated that the Westwood/VA Hospital Metro Station will be operational by 2027.

PROMINENT AREA EMPLOYERS INCLUDE:



DEMOGRAPHIC SUMMARY

Within a 1 Mile Radius of 208 N. Crescent Drive

Population

| | |
|-----------------|--------|
| 2023 Population | 32,497 |
|-----------------|--------|

Place of Work

| | |
|-----------------|-------|
| 2023 Businesses | 9,922 |
|-----------------|-------|

| | |
|----------------|--------|
| 2023 Employees | 74,744 |
|----------------|--------|

Education

| | |
|--|-------|
| % of the Population, Age 25 and Over, who have a Bachelor's, Graduate or other Professional Degree | 67.6% |
|--|-------|

Household Income

| | |
|-------------------------------|-----------|
| 2023 Average Household Income | \$172,903 |
|-------------------------------|-----------|

| | |
|-------------------------------|-----------|
| 2028 Average Household Income | \$196,666 |
|-------------------------------|-----------|

| | |
|--|-------|
| % of Households with Income of \$200,000 or More | 27.1% |
|--|-------|

Housing Value

| | |
|---------------|--------|
| Housing Units | 18,064 |
|---------------|--------|

| | |
|-------------------|------|
| Median Year Built | 1961 |
|-------------------|------|

| | |
|---|-------|
| Housing Supply Valued at \$2,000,000 and Over | 53.9% |
|---|-------|

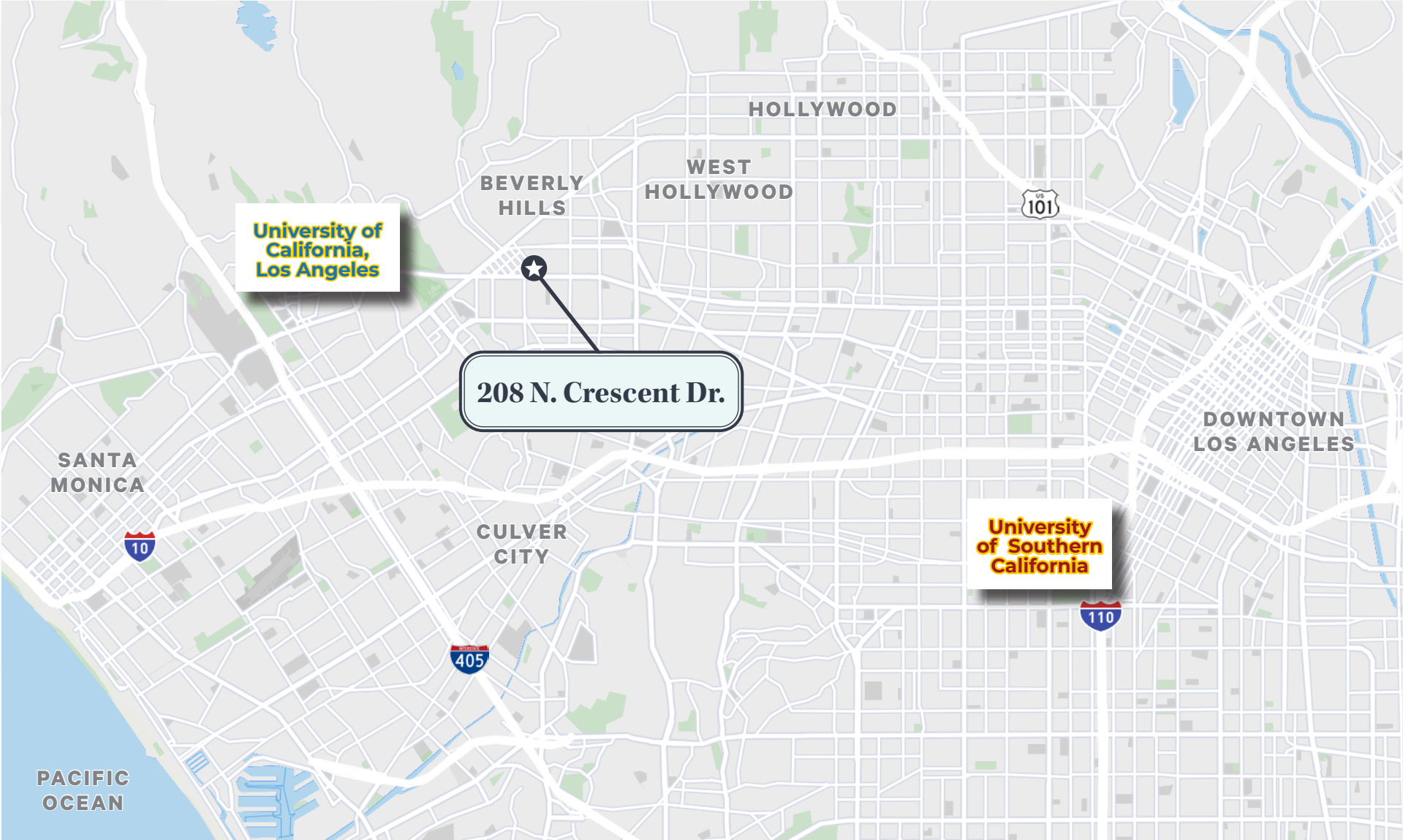
| | |
|---|-------------|
| 2023 Median Value of Owner Occ. Housing Units | \$2,000,001 |
|---|-------------|

| | |
|--|-------------|
| 2023 Average Value of Owner Occ. Housing Units | \$1,765,983 |
|--|-------------|



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AREA MAP



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**FOR
SALE**

PACIFIC OCEAN

SANTA MONICA

CENTURY CITY

WESTWOOD

The Los Angeles
Country Club

BEVERLY HILLS

N Rodeo Drive

Santa Monica Blvd

**BEVERLY HILLS
"GOLDEN TRIANGLE"**

Wilshire Blvd

N Crescent Drive



Rendering

N Rexford Drive

**Apartment Development Site on the Golden Triangle of Beverly Hills
Fully Entitled and Ready to Issue (RTI) Permits
Build 10 Apartment Units with Space to Add Two ADUs for a Total of 12 Units**

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