

FOR LEASE

275 S. BEVERLY DRIVE

BEVERLY HILLS, CALIFORNIA

CHARMING OFFICE SPACE BEVERLY HILLS

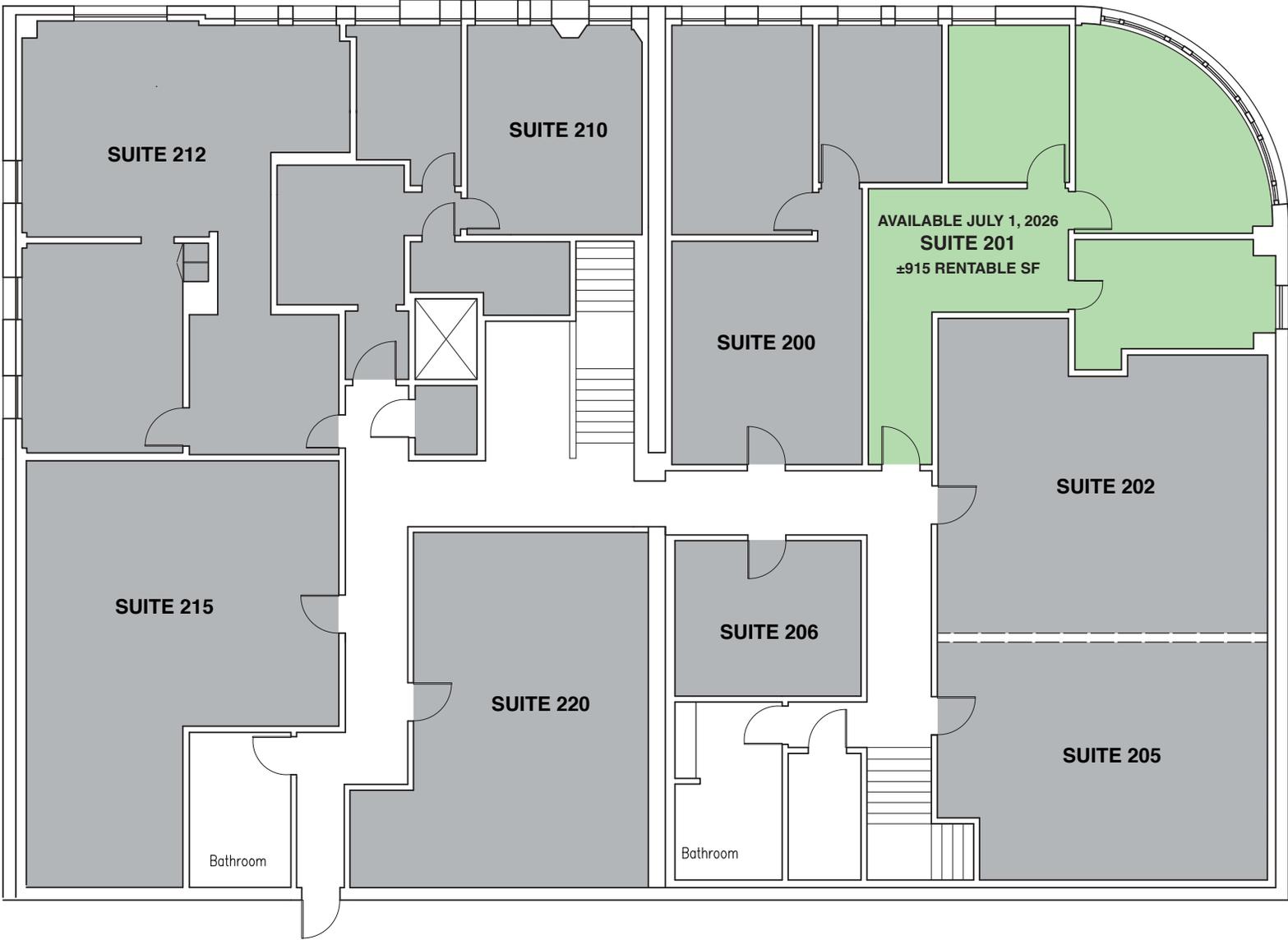


NEAL GOLUB Lic. 01023733
Vice President +1 310 550 2667
neal.golub@cbre.com

RYAN GURMAN Lic. 01972081
Senior Vice President +1 310 650 7545
ryan.gurman@cbre.com

CBRE

FLOORPLAN



HIGHLIGHTS



275 S Beverly Dr
Suite 201: ±915 SF
Rate: \$5.35 PSF/Mo. MG
Available: July 1, 2026



Situated on the corner of one of Beverly Hills' highest foot traffic streets.



Recently Underwent a Significant Renovation



Private Elevator and Entry



Dozens of Street-Metered Parking Spaces and Public Parking Lot Across the Street.



Walking distance to amenities such as Urth Caffe, Jersey Mikes, Burger Lounge, Starbucks, CPK, Honor Bar, and more!

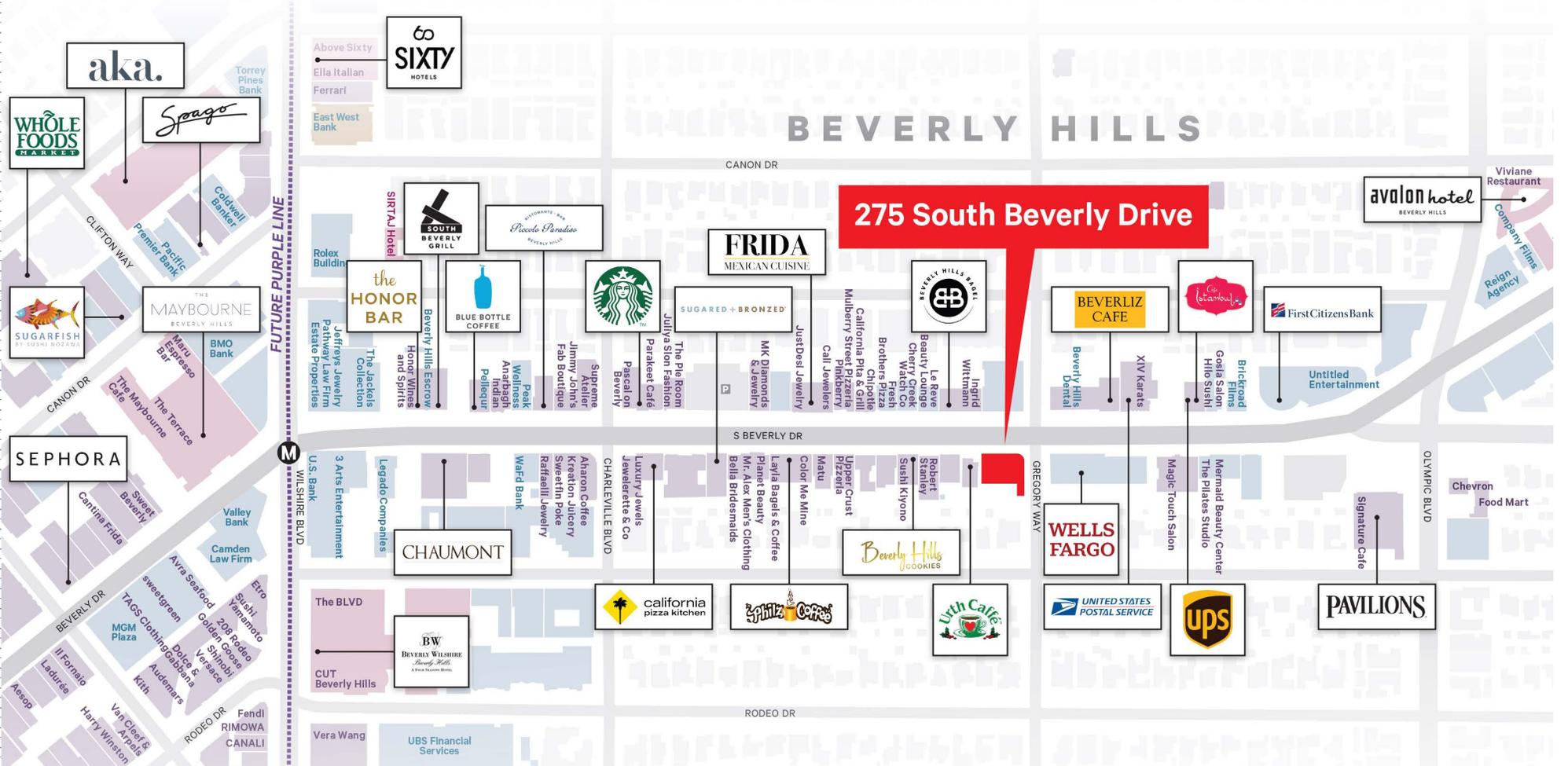


COMMON AREA



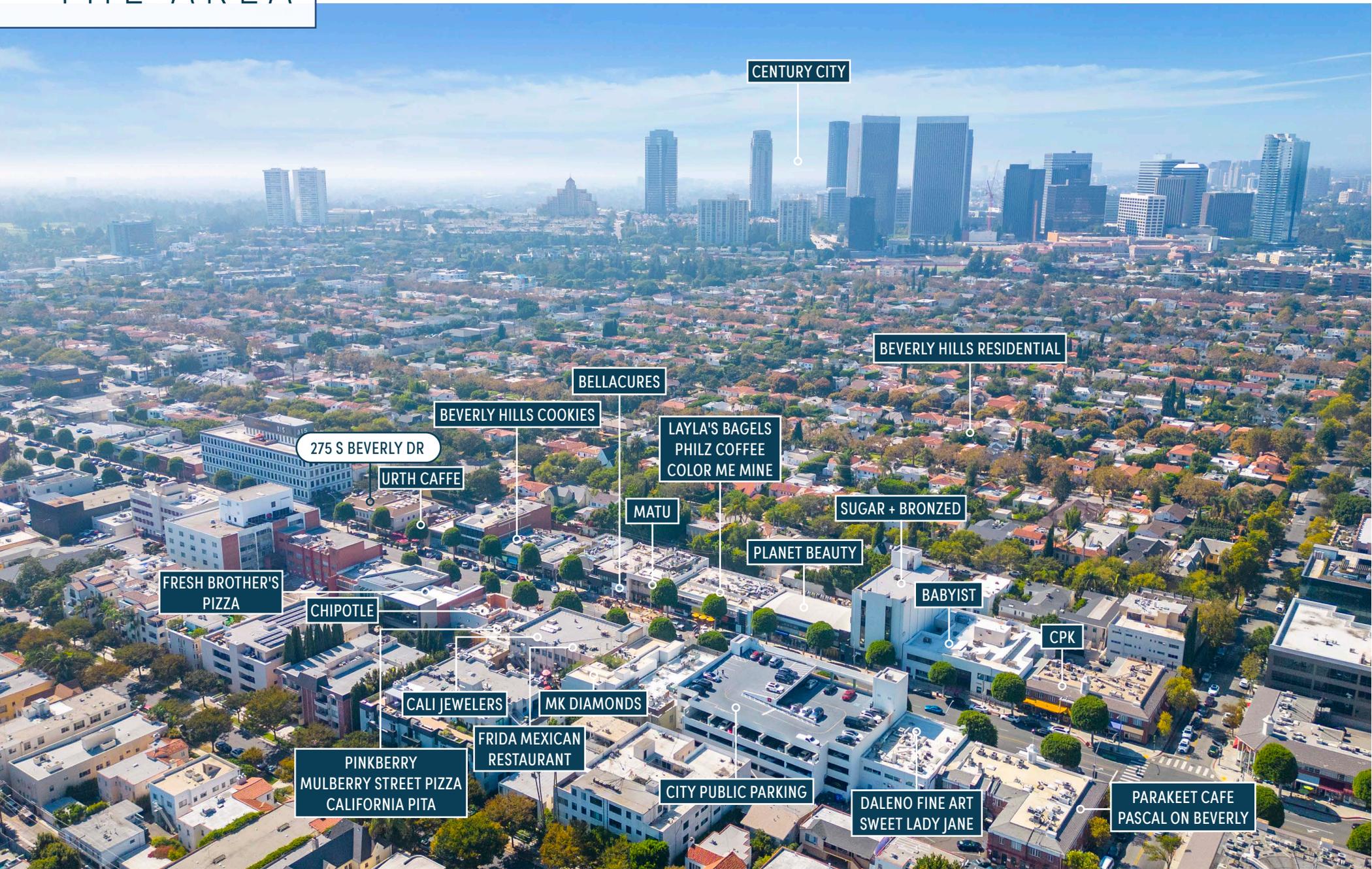


LOCAL AMENITIES



Golden Triangle					
BALENCIAGA	BOTTEGA VENETA	BURBERRY	<i>Cartier</i>	CELINE	CHANEL
FERRAGAMO	GAGOSIAN	GIORGIO ARMANI	GUCCI	HERMÈS PARIS	LOEWE
LOUIS VUITTON	MaxMara	ALEXANDER MQUEEN	MONCLER	PRADA	RALPH LAUREN
ROLEX	SAINT LAURENT PARIS	TOM FORD	TORY BURCH	VALENTINO	ZEGNA

THE AREA



CENTURY CITY

BEVERLY HILLS RESIDENTIAL

BELLACURES

BEVERLY HILLS COOKIES

LAYLA'S BAGELS
PHILZ COFFEE
COLOR ME MINE

275 S BEVERLY DR

URTH Caffe

MATU

SUGAR + BRONZED

PLANET BEAUTY

FRESH BROTHER'S
PIZZA

CHIPOTLE

BABYIST

CPK

CALI JEWELERS

MK DIAMONDS

FRIDA MEXICAN
RESTAURANT

PINKBERRY
MULBERRY STREET PIZZA
CALIFORNIA PITA

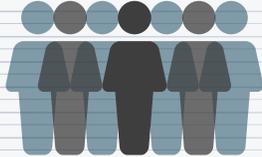
CITY PUBLIC PARKING

DALENO FINE ART
SWEET LADY JANE

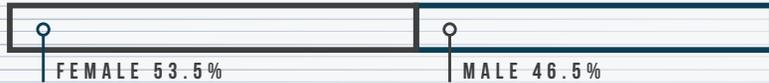
PARAKEET CAFE
PASCAL ON BEVERLY

BEVERLY HILLS

32,681
RESIDENTS



43.7
MEDIAN AGE



54.5%
RENT



33.9%
OWN



\$2.7BN

YEARLY TOTAL
SPENDING IN CITY
OF BEVERLY HILLS

\$197k

AVERAGE HOUSEHOLD
INCOME

4.5MM

YEARLY VISITORS TO
CITY OF BEVERLY HILLS

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	32,681	117,726	291,595
2029 Population - Five Year Projection	32,491	117,658	292,612
2024-2029 Annual Population Growth Rate	-0.12%	-0.01%	0.07%



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2024 Households - Current Year Estimate	16,082	57,015	143,554
2029 Households - Five Year Projection	16,330	58,053	147,038
2024-2029 Annual Household Growth Rate	0.31%	0.36%	0.48%
2024 Average Household Size	2.03	2.05	1.98



HOUSING INCOME

2024 Average Household Income	\$196,938	\$205,145	\$178,341
2029 Average Household Income	\$217,258	\$225,804	\$195,692
2024 Median Household Income	\$121,962	\$126,427	\$111,868
2029 Median Household Income	\$144,571	\$148,164	\$125,819
2024 Per Capita Income	\$96,222	\$98,897	\$87,870
2029 Per Capita Income	\$108,393	\$110,907	\$98,412



EDUCATION

2024 Population 25 and Over	24,744	90,343	226,032
HS and Associates Degrees	5,945	21,733	57,121
Bachelor's Degree or Higher	18,142	64,860	158,378



HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2024 Housing Units	18,206	63,268	158,270
2024 Vacant Housing Units	2,124	6,253	14,716
2024 Occupied Housing Units	16,082	57,015	143,554
2024 Owner Occupied Housing Units	6,166	23,038	44,170
2024 Renter Occupied Housing Units	9,916	33,977	99,384



PLACE OF WORK

2024 Businesses	10,811	20,220	35,475
2024 Employees	82,694	169,471	338,838



FOR LEASE

275 S. BEVERLY DRIVE

BEVERLY HILLS, CALIFORNIA

CHARMING OFFICE SPACE BEVERLY HILLS

NEAL GOLUB Lic. 01023733
Vice President +1 310 550 2667
neal.golub@cbre.com

RYAN GURMAN Lic. 01972081
Senior Vice President +1 310 650 7545
ryan.gurman@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.