

FOR LEASING INQUIRIES

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Beverly Drive Promenade

328 - 332 South Beverly Drive, Beverly Hills, California

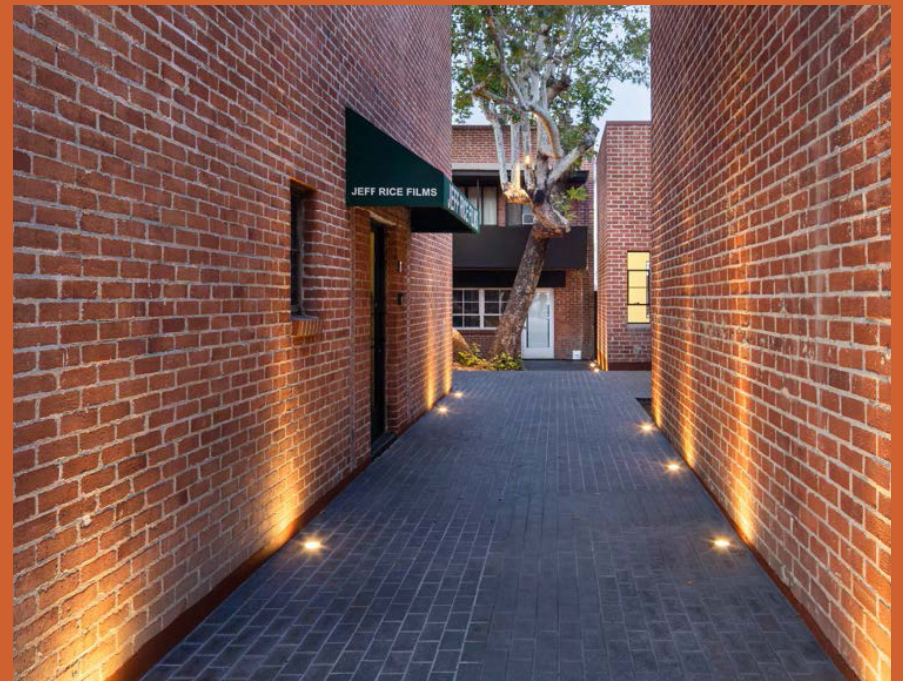
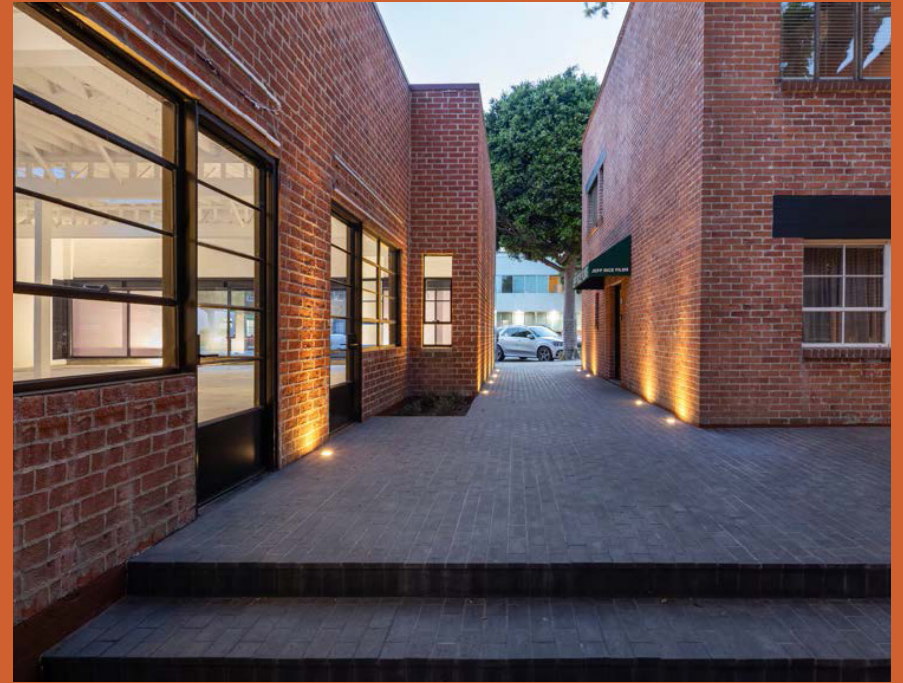
INNOVATE AND INSPIRE

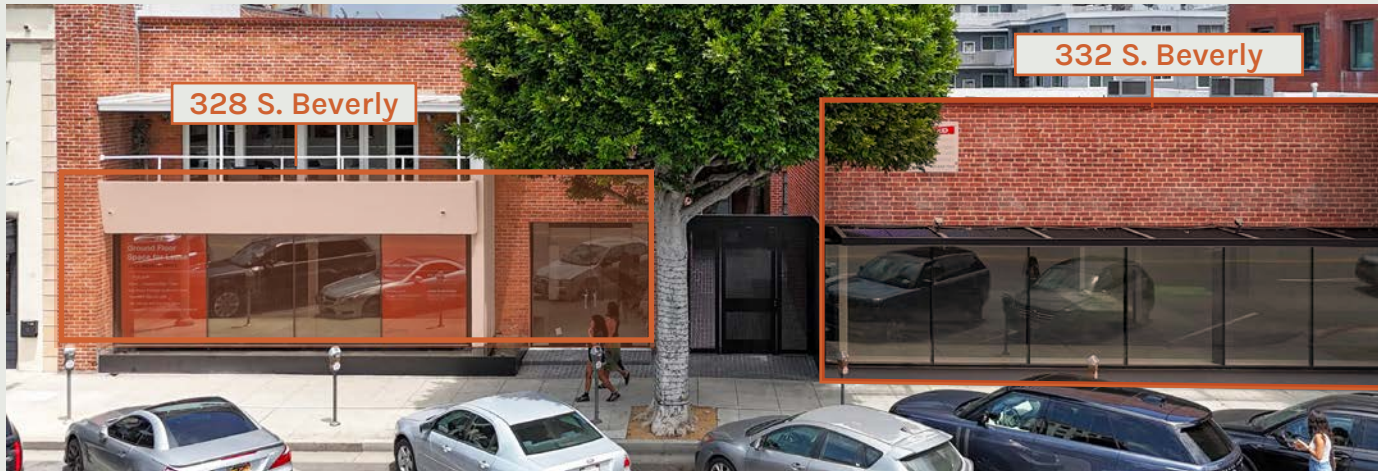
A Sleek Retail or Creative Office Courtyard Campus

Beverly Drive Promenade is a remarkable campus experience, masterfully reimagined by architect Zoltan Pali. Its impressive design features high exposed truss ceilings, operable casement windows on all four sides, a stunningly landscaped courtyard, seamlessly combining elegance and functionality. The property is ideally situated in the extremely walkable and desirable South Beverly Drive Shopping District in the City of Beverly Hills, minutes away from the coveted Golden Triangle and famous retail boutiques, restaurants, and hospitality venues.

With 100 feet of street frontage and ample signage potential, Beverly Drive Promenade benefits from exceptional visibility and exposure along one of the most popular pedestrian oriented streets in the City.

Convenience is at the forefront, with on-site parking and ample metered street parking available. Beverly Drive Promenade offers an unmatched campus experience, where a tranquil courtyard tucked away from the bustling street provides tenants and visitors a sense of private serenity.





LEASING PLANS

Explore a range of configurations for optimal space utilization.

328 S. Beverly

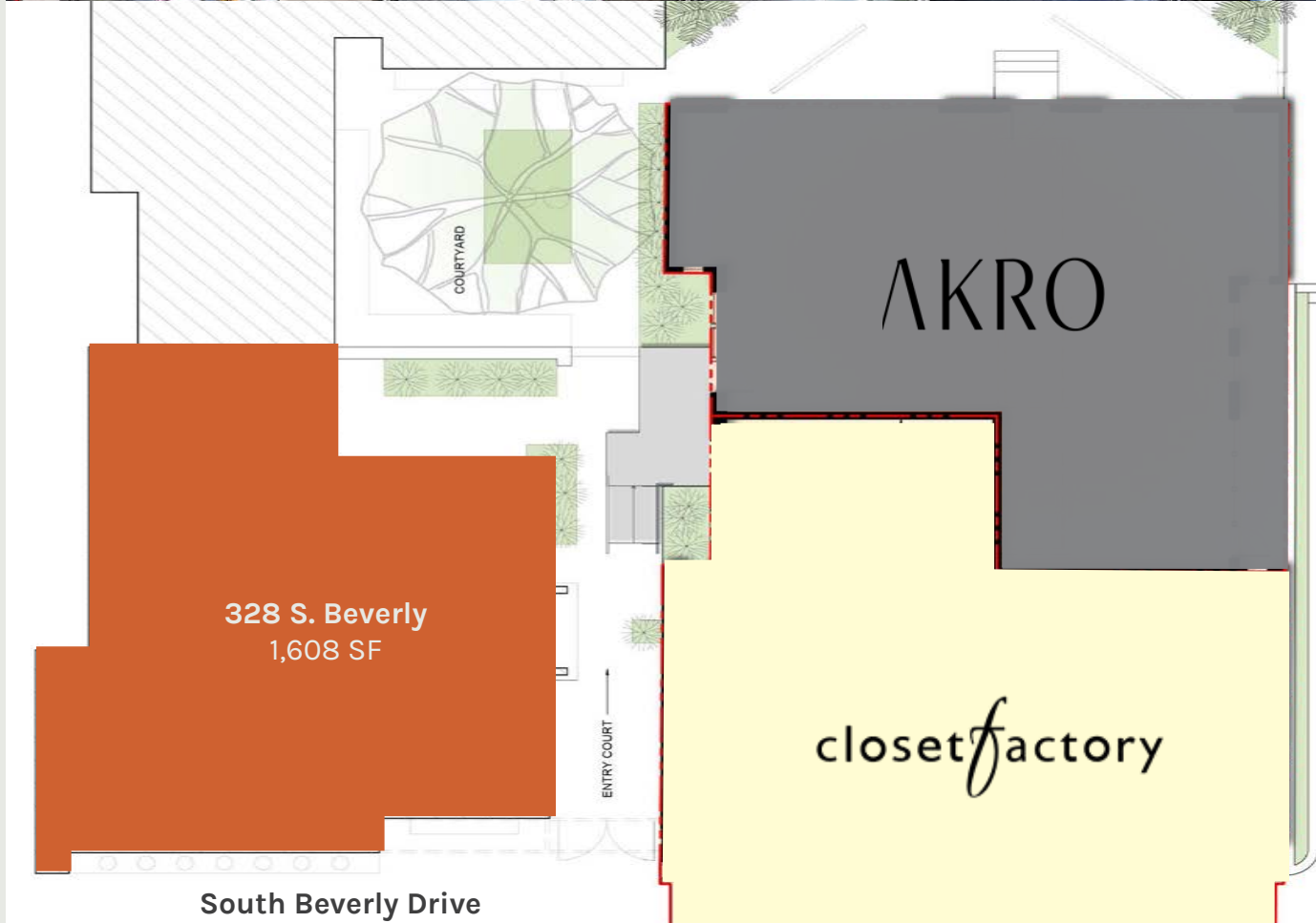
1,608 SF
Retail / Service / Creative Office
Available June 2025

332 S. Beverly

2,075 SF
LEASED - Closet Factory

332 S. Beverly

1,805 SF
LEASED - AKRO Salon





DIRECT ACCESS TO A LANDSCAPED, TREE-SHADED COURTYARD
A perfect outdoor retreat for tenants and visitors.

328 S. Beverly

1,608 SF

Retail / Service / Creative Office

Available June 2025

MODERN

- New storefront with generous glass-line and inviting entrance.
- Character interior with classic brick on all elevations (can stay or be drywalled for traditional finish.)
- Two means of ingress for operational efficiency or VIP privacy.
- Private outdoor patio.

VISIBILITY

- Prominent frontage along South Beverly Drive provides tenants exceptional signage potential.

ACCESSIBILITY

- On-site parking and abundant metered street parking.
- Situated in the heart of Beverly Hills on a premier pedestrian-oriented walking street.



328 S. Beverly



Beverly Hills

Renowned for its unparalleled luxury and glamorous lifestyle, this exclusive enclave draws the world's most sophisticated artists, A-list movie stars, philanthropists, and cultural institutions. Recognized widely for its iconic Rodeo Drive, adorned with palm trees and more than 100 leading luxury brands, Beverly Hills is a global hub for fashion, shopping, and entertainment. Immerse yourself in a world where art and culture intersect as you explore buildings designed by architectural legends like Peter Marino, Frank Lloyd Wright, and Rem Koolhaas. Indulge in exceptional shopping experiences, enjoy superb dining options, pamper yourself at luxurious spas and salons, and embrace the exceptional walkability of this charming City.

Beyond its charming presence, Beverly Hills boasts a rich history and timeless appeal. The City embodies elegance and prestige with its famed landmarks, such as the Beverly Hills Hotel, Greystone Mansion, The Wallis Annenberg Center for Performing Arts, Beverly Hills Civic Center, the Saban Theatre, and many more. Beverly Hills' success can be attributed to its well-run governance, superior services, business-friendly policies, and safe community environment. Experience the allure of this coveted neighborhood, where luxury, sophistication, and a thriving lifestyle converge to create an unrivaled experience.



South Beverly Drive Shopping District

The Maybourne
Beverly Hills

CHAUMONT BAKERY & CAFÉ

LUTHER BURBANK SAVINGS BANK

AHARON COFFEE & ROASTING

KREATION JUICERY

CALIFORNIA PIZZA KITCHEN

SUGARED + BRONZED

PHILZ COFFEE

MATU

UPPER CRUST PIZZERIA

BEVERLY HILLS BIKINI SHOP

RUMI ANTIQUES BEVERLY HILLS

BEN & JERRY'S

SUSHI KIYONO

BEVERLY HILLS JEWELERS

URTH CAFE

JERSEY MIKE'S

BURGER LOUNGE

WELL FARGO

PAVILIONS

HONOR BAR

SOUTH BEVERLY GRILL

BLUE BOTTLE COFFEE

PICCOLO PARADISO

BAO FOOT SPA

SECOND TIME AROUND WATCH

FATAMORGANA GELATO

JIMMY JOHN'S

PASCAL ON BEVERLY

STARBUCKS

MAUDE

SWEET LADY JANE

PUBLIC PARKING FACILITY

MK DIAMONDS & JEWELRY

FRIDA MEXICAN CUISINE

PINKBERRY

MULBERRY STREET PIZZERIA

CALIFORNIA PITA

CHIPOTLE

BEVERLY HILLS BAGEL

MILART PHARMACY

THE CLEANING SPOT

BEVERLIZ CAFÉ

SALON SAMIR

XIV KARATS LTD

THE UPS STORE

CAFÉ ISTANBUL

HILO SUSHI



Beverly Drive
Promenade

FIRST CITIZENS BANK

AVALON HOTEL BEVERLY HILLS

BEVERLY HILLS MARRIOTT

S Linden Dr

McCarty Dr

Charleville Blvd

Peck Dr

S Camden Dr

Gregory Way

S Beverly Dr

S Crescent Dr

Charleville Blvd

S Palm Dr

Gregory Way

W Olympic Blvd

Wilshire Blvd

\$2.7BN

Yearly total spending in the city of Beverly Hills

\$161k

Average household income

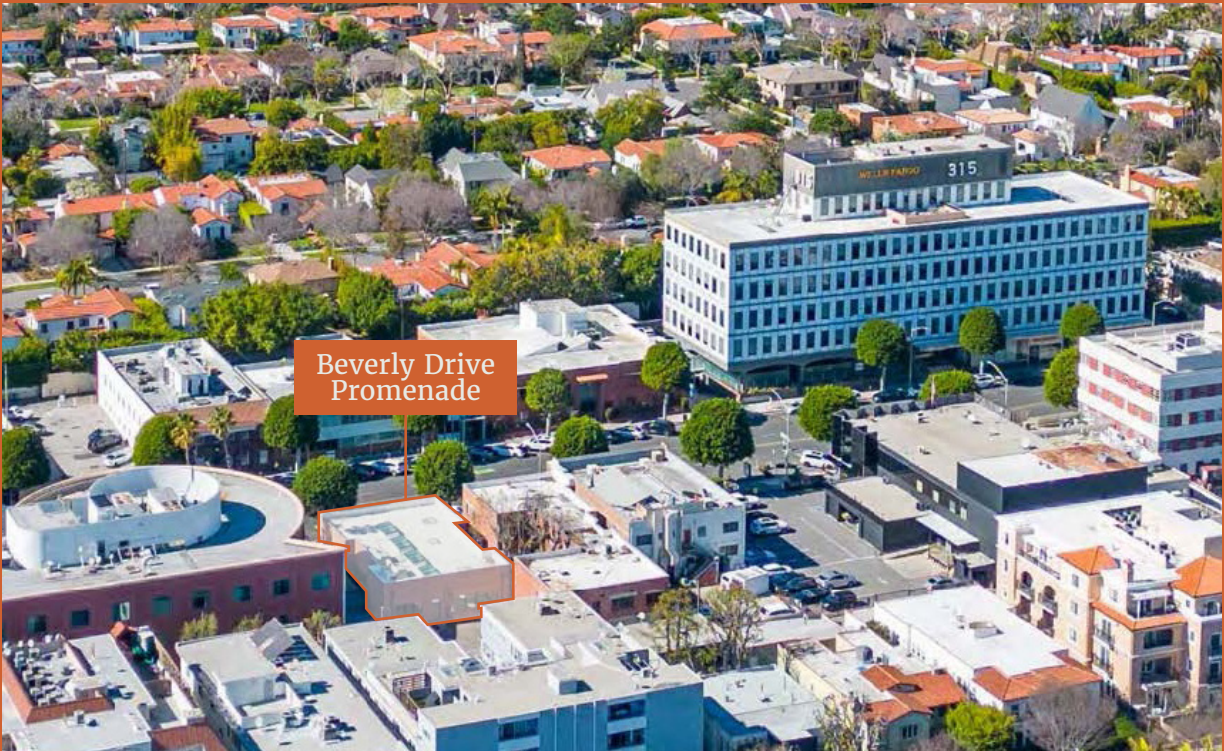
\$179K

Average household income within a 1 mile radius

7.4MM

Yearly visitors to the city of Beverly Hills

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,977	105,161	261,098
HOUSEHOLDS	9,702	50,654	120,684
AVG. HOUSEHOLD INCOME	\$179,368	\$179,368	\$144,949



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CBRE

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