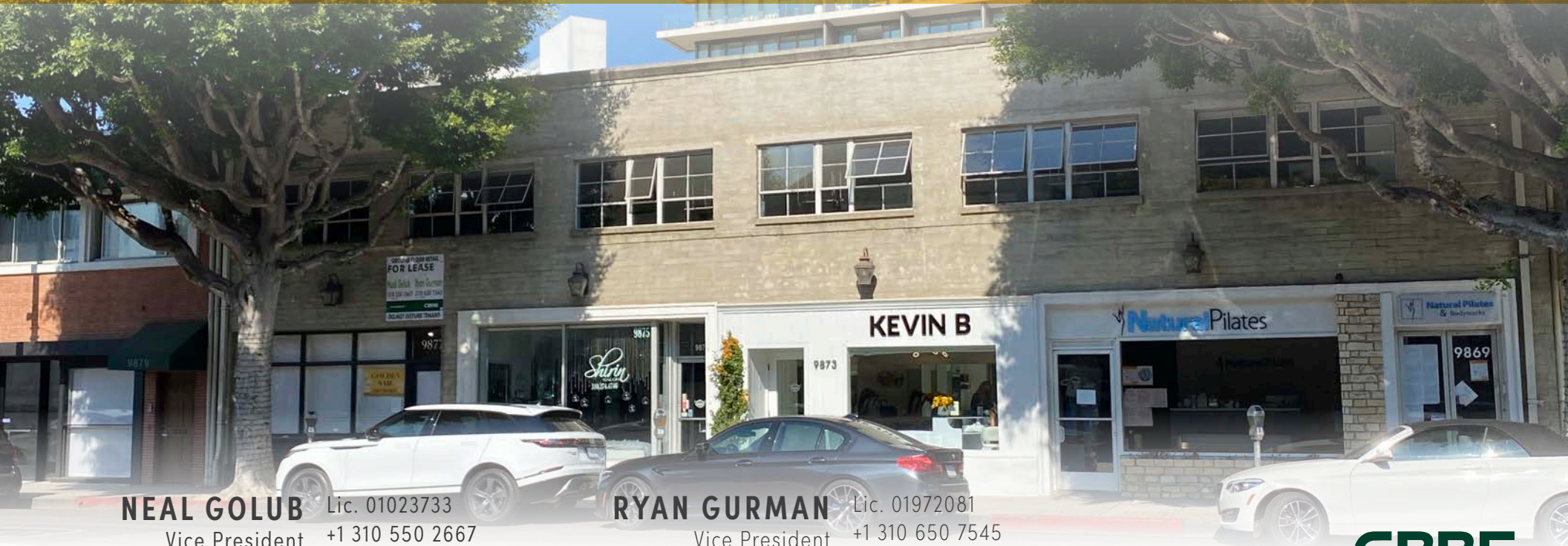


FOR LEASE

9873 S. SANTA MONICA BLVD

BEVERLY HILLS, CALIFORNIA

BOUTIQUE RETAIL SPACE & SALON BEVERLY HILLS



NEAL GOLUB Lic. 01023733
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RYAN GURMAN Lic. 01972081
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CBRE

RETAIL

9873 SANTA MONICA BLVD

SIZE: ±731 SF

RATE: \$7.50 PSF/Mo.

NNN: ±\$0.75 PSF/Mo.



HIGHLIGHTS



Directly across from world renowned Peninsula Hotel



Direct Deal Through Landlord



Adjacent to Waldorf Astoria and Beverly Hilton Hotel



Adjacent to proposed 17.5 Acre Luxury Hotel/Condo site.



Public Parking Lot directly next door to Starbucks and abundant street-metered parking





WESTFIELD CENTURY CITY			

Planned Development
17.5 Acre Luxury
Hotel/Condo Site

9869-9877 S Santa Monica Blvd

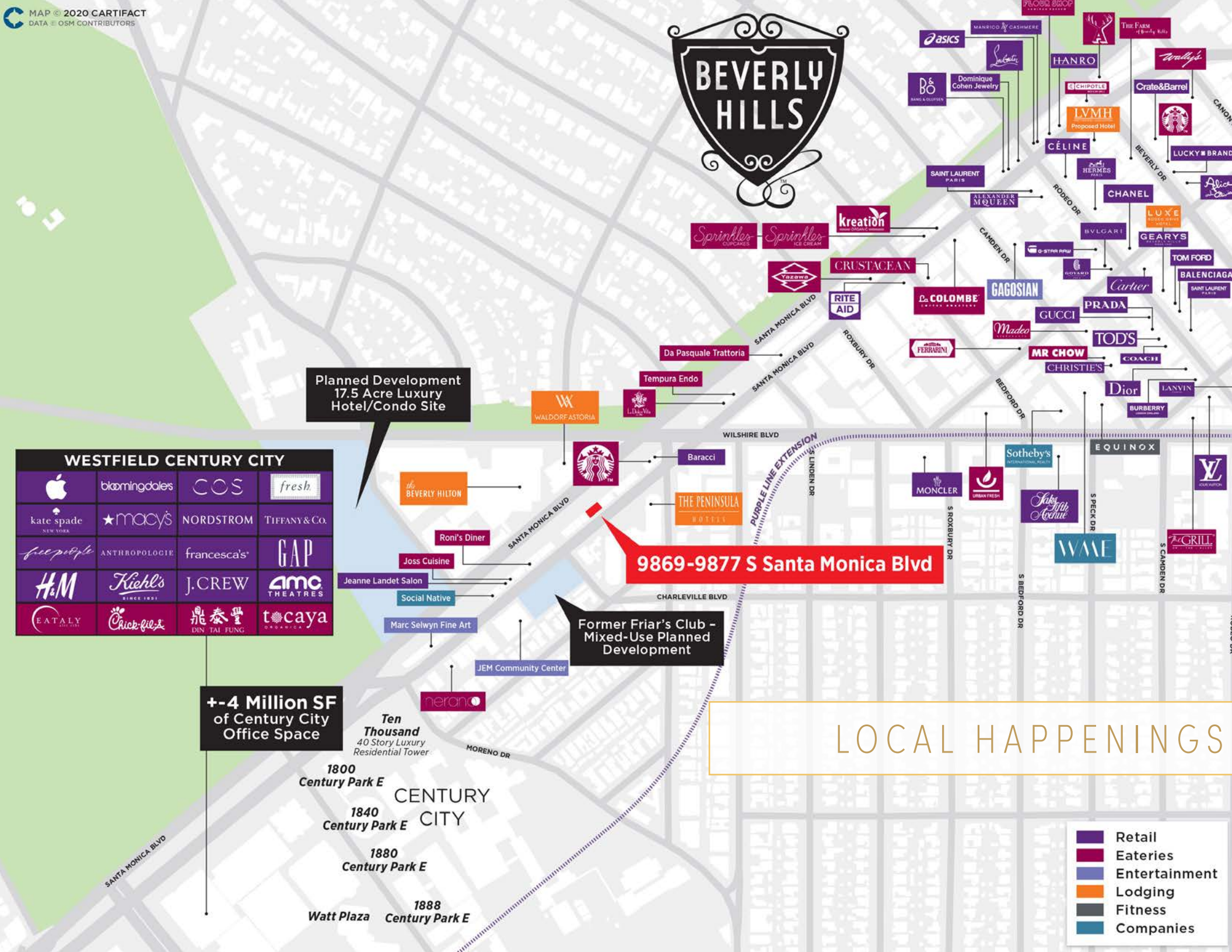
Former Friar's Club -
Mixed-Use Planned
Development

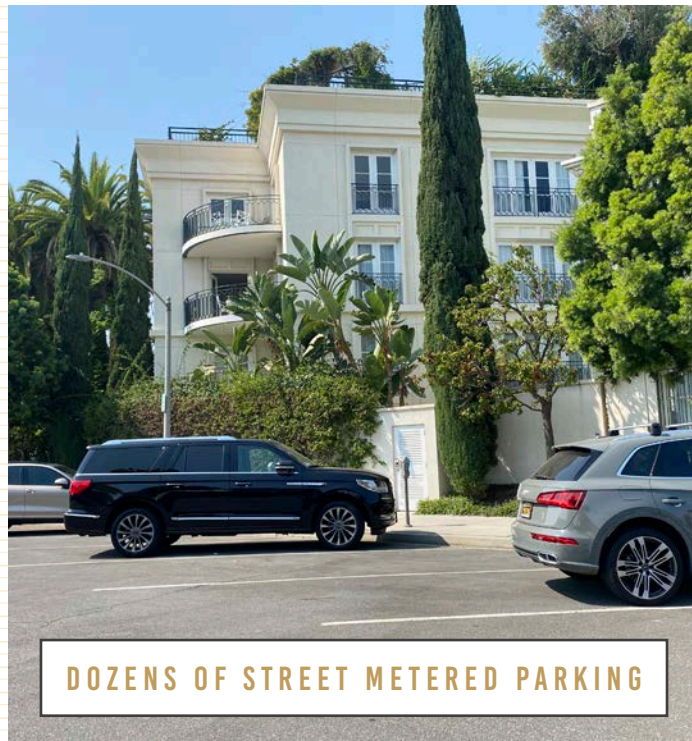
+4 Million SF
of Century City
Office Space

Ten
Thousand
40 Story Luxury
Residential Tower

LOCAL HAPPENINGS

- Retail
- Eateries
- Entertainment
- Lodging
- Fitness
- Companies





DOZENS OF STREET METERED PARKING

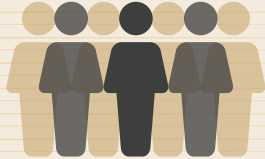


PARKING

ADJACENT PUBLIC PARKING LOT

BEVERLY HILLS

35,848
RESIDENTS



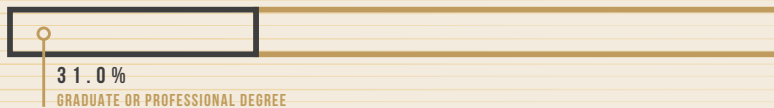
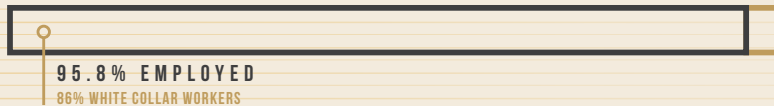
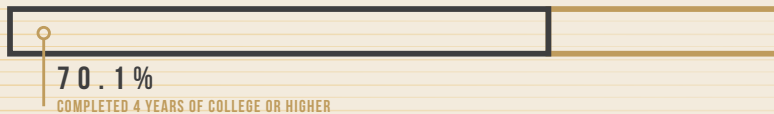
44.8
MEDIAN AGE



53.6%
RENT



38.9%
OWN



\$2.7BN

YEARLY TOTAL
SPENDING IN CITY
OF BEVERLY HILLS

\$161k

AVERAGE HOUSEHOLD
INCOME

7.4MM

YEARLY VISITORS TO
CITY OF BEVERLY HILLS

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2020 Population - Current Year Estimate	21,944	105,268	259,798
2025 Population - Five Year Projection	22,053	106,040	263,083
2020-2025 Annual Population Growth Rate	0.10%	0.15%	0.25%



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2020 Households - Current Year Estimate	10,244	50,969	120,193
2025 Households - Five Year Projection	10,250	51,078	121,135
2020-2025 Annual Household Growth Rate	0.01%	0.04%	0.16%
2020 Average Household Size	2.13	2.04	2.05



HOUSING INCOME

	1 MILE	2 MILES	3 MILES
2020 Average Household Income	\$174,891	\$162,884	\$145,068
2025 Average Household Income	\$194,466	\$182,880	\$163,902
2020 Median Household Income	\$117,690	\$107,353	\$95,116
2025 Median Household Income	\$129,315	\$118,827	\$106,376
2020 Per Capita Income	\$81,874	\$79,030	\$67,464
2025 Per Capita Income	\$90,633	\$88,272	\$75,819



EDUCATION

	1 MILE	2 MILES	3 MILES
2020 Population 25 and Over	17,092	81,626	187,062
HS and Associates Degrees	5,109	22,985	54,137
Bachelor's Degree or Higher	11,311	55,750	125,188



HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2020 Housing Units	11,346	56,479	131,636
2020 Vacant Housing Units	1,102	5,510	11,443
2020 Occupied Housing Units	10,244	50,969	120,193
2020 Owner Occupied Housing Units	4,003	20,154	40,525
2020 Renter Occupied Housing Units	6,241	30,815	79,668



PLACE OF WORK

	1 MILE	2 MILES	3 MILES
2020 Businesses	9,528	20,658	33,810
2020 Employees	70,692	160,567	357,291



NEIGHBORS



AUTOMOTIVE

Beverly Hills Audi	O'Gara Beverly Hills
Jim Falk Lexus of Beverly Hills	» Bentley
Ferrari Beverly Hills	» Bugatti
Cadillac of Beverly Hills	» Aston Martin
Pagani	» Lamborghini
LUCID Motors	» McLaren
	» Rolls Royce



FOOD

Avra Beverly Hills	E Baldi	Mulberry Pizza	Sprinkles
Caulfield's Bar & Dining Room	Il Fornaio	Nate'n Al	Starbucks (3)
Comoncy	Il Pastaio	Nespresso	Sugarfish
CPK	La Colombe Coffee	Novakov	The Form of Beverly Hills
Crustacean	La Scala	Nozawa Bar	The Palm
Beverly Hills CUT	Laduree	Nusr-Et	Urban Fresh
Greenleaf	Madeo	Ocean Prime	Via Alloro
Gourmet	Mastro's	Porta Via	Wally's Beverly Hills
Chopshop	Mirame	Pressed Juicery	Yazawa
	Mr Chow	Spago	



HOTELS

The Beverly Hills Hotel	Maybourne Beverly Hills
The Beverly Hilton	SIRTAJ Hotel Beverly Hills
Beverly Wilshire Four Seasons	The Peninsula Beverly Hills
Cresecent Hotel Beverly Hills	Viceroy L'Ermitage
Hotel Beverly Terrace	Waldorf Astoria



FASHION & HOME

& Other Stories	Club Monaco	Gucci	Pottery Barn
AG Jeans	COS	Harry Winston	Prada
Alice and Olivia	Crate & Barrel	Hermès	Sephora
AllSaints	David Yurman	James Perse	Tiffany
BVLGARI	Dior	Lacoste	Tom Ford
Burberry	Dolce & Gabbana	Louis Vuitton	Valentino
Céline	Fendi	Lululemon	Williams Sonoma
Chanel	Gagosian Gallery	Moncler	Yves Saint Laurent



FITNESS & BEAUTY

Alo Yoga	Obagi Skin
Anastasia Beverly Hills	Rite Aid (2)
Christophe	SKN Bar
Equinox	The Spa on Rodeo
José Eber	Umberto Salon

THE PENINSULA & WALDORF ASTORIA

(DIRECTLY ADJACENT)



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CBRE

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