

BEVERLY HILLS MEDICAL OFFICE PURCHASE OPPORTUNITY

9014 W Olympic Blvd For Lease: 1,600 SF at \$5.00 Per SF NNN



5,352 SF OF BUILDINGS ON 6,000 SF LAND
9012-9016 W Olympic Blvd, Beverly Hills, CA 90211

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

**9012-9016 W OLYMPIC BLVD
BEVERLY HILLS, CA 90211**

PROPERTY DETAILS

Total Building Area:	±5,352 SF
Land Area:	±6,000 SF
Year Built:	1939
Parking:	4 Vehicles (2 Garages at Rear off the Alley)
Zoning:	BHC3YY
APN:	4332-007-001
Traffic Count:	38,176 Vehicles Per Day (2025)

OFFERING HIGHLIGHTS

- Prime owner-user/investor purchase opportunity
- Beautiful red brick, colonial style medical office with 3 buildings and 4 units
- Connected 1st floor units can become one large space
- Lobby/entry areas, exam rooms, conference room, HVAC, and security controlled access
- Includes a shared garden courtyard with a fountain
- Located between Robertson Blvd and Doheny Drive
- Near Cedars-Sinai and UCLA Medical Centers

SALE PRICE: TBD

Dentistry Business May Also Be For Sale (Call Broker)

1,600 SF UNIT FOR LEASE: \$8,000/MO. NNN

Term: Negotiable

Do Not Disturb Tenants—Call Broker to Show



AERIAL PHOTO



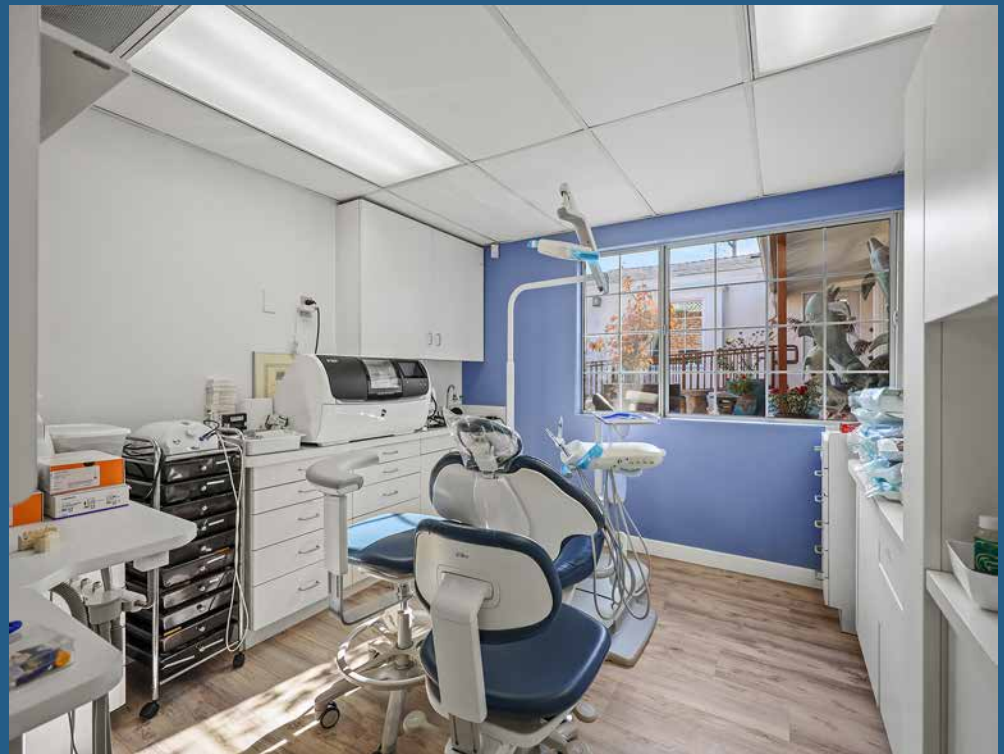
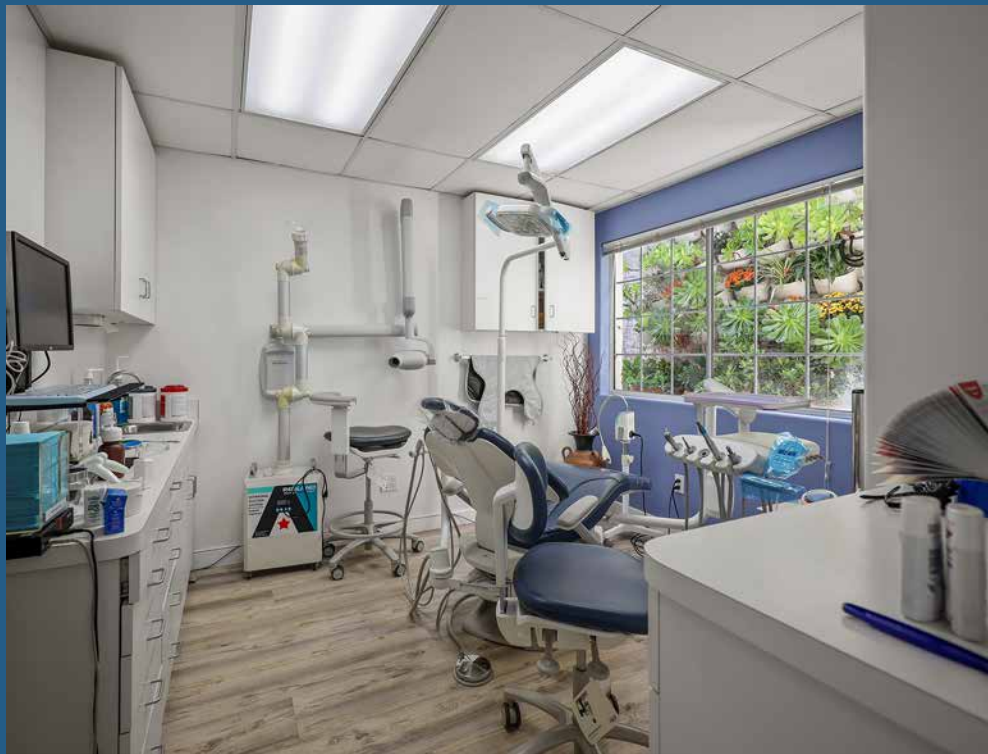
CURRENT RENT ROLL

1. 9012:	Property Owner's Unit
2. 9012 (Suite 200):	\$4,120 + NNN
3. 9014:	1,600 SF For Lease at \$5.00/SF NNN
4. 9016 (2nd Floor):	\$3,000 + NNN
Total Monthly Income:	\$7,120 + NNN

SAMUEL P LUSTER & BRADLEY A LUSTER

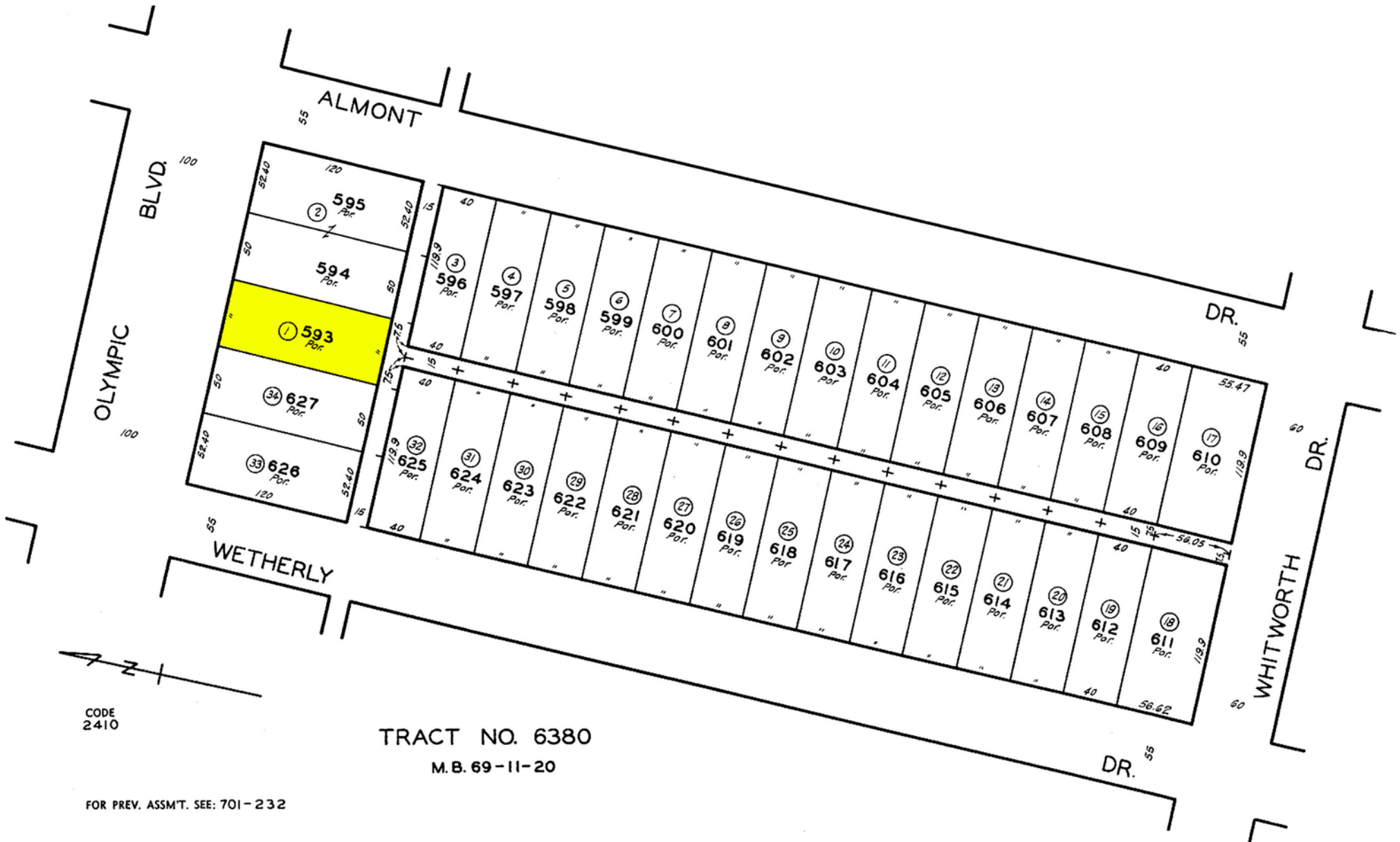








PLAT MAP



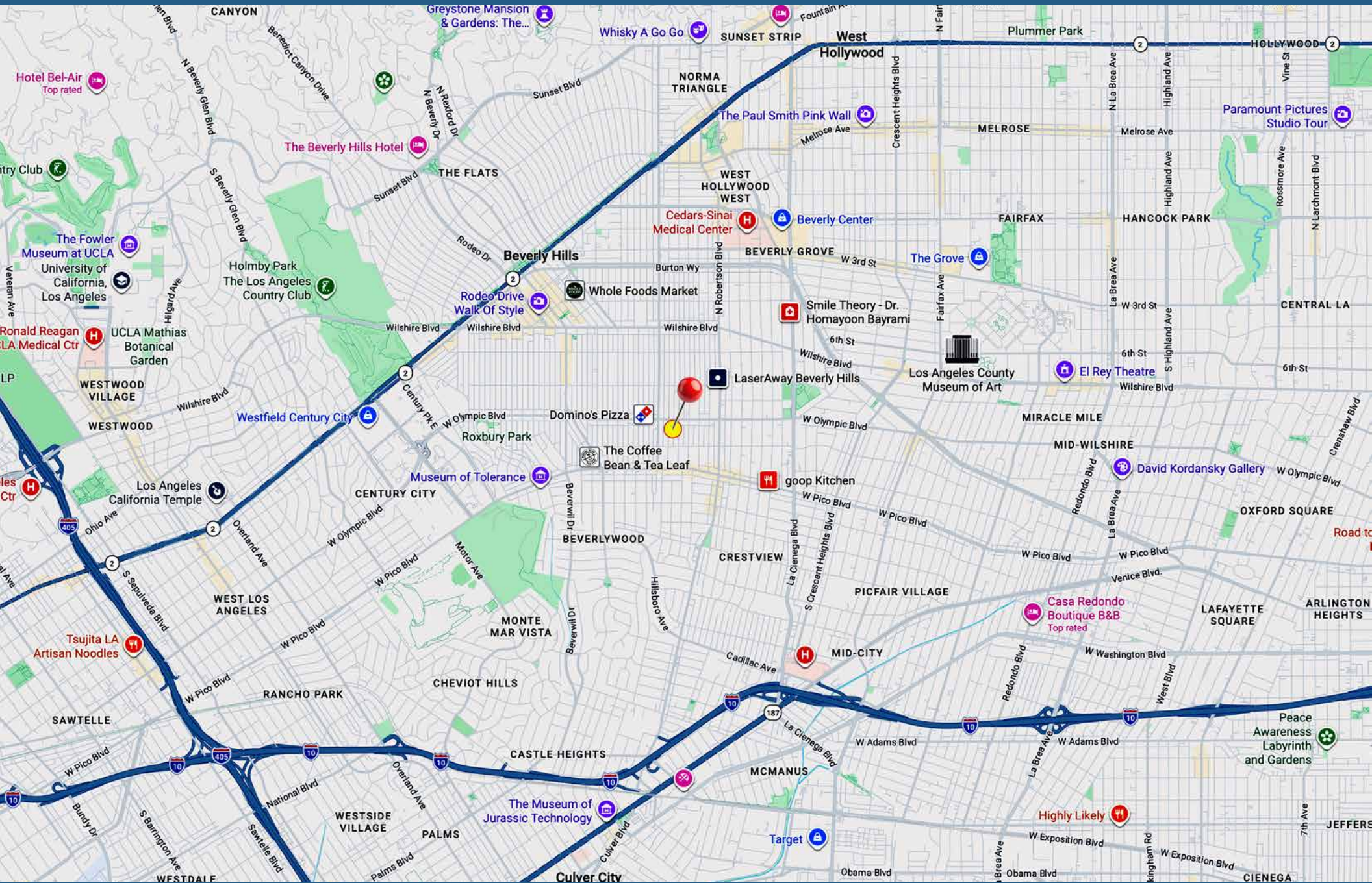
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PRIME LOCATION



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AREA MAP



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Rodeo Drive



The Beverly Hilton



Beverly Hills Sign



Beverly Hills City Hall



Beverly Gardens Park

BEVERLY HILLS ATTRACTIONS

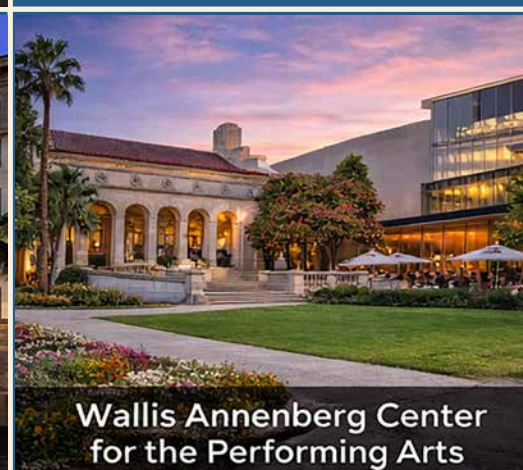
Beverly Hills, California is an internationally renowned destination defined by luxury, culture, and timeless sophistication. Home to world-class shopping along Rodeo Drive, acclaimed dining, iconic hotels, and beautifully landscaped parks, the city offers an unmatched lifestyle at the center of the Westside. With its tree-lined streets, architectural elegance, and proximity to Century City, West Hollywood, and Santa Monica, Beverly Hills combines exclusivity with connectivity—making it one of the most desirable places to live, work, and invest in Southern California.



Two Rodeo Drive



Beverly Wilshire Hotel



Wallis Annenberg Center
for the Performing Arts



Greystone Mansion & Gardens



The Beverly Hills Hotel

ABOUT BEVERLY HILLS

HOTELS

Beverly Hills offers some of the finest hotels in the world, providing luxurious accommodations and unparalleled service set within a glamorous enclave in the center of Los Angeles. Beverly Hills boasts one of the largest concentrations of Forbes Five-Star properties in the United States. Hotels in this beautiful city cater to movie stars, monarchs, studio moguls and visitors alike, offering first class amenities and service. When it comes to finding a home away from home, Beverly Hills hotels offer the ultimate in luxury for every taste.

SHOPPING

Beverly Hills is known around the world as one of the most fashionable places to shop. In the heart of it all sits Rodeo Drive, undeniably one of the most famous streets in the world. From world-renowned fashion houses to one-of-a-kind local boutiques, Beverly Hills is a shoppers' paradise, located within a compact, easily walkable area, known as the Golden Triangle.

RESTAURANTS

Beverly Hills' standing as an exceptional shopping destination is rivaled only by its reputation as a world-class culinary destination. From fine dining and Michelin-starred restaurants to casual fare and al fresco, there is a dining venue that is the perfect fit.

SIGHTSEEING

Whether you're seeking a romantic weekend, a family trip of a lifetime or an event to remember, Beverly Hills offers culture and fun, all in one city.

- Spend a day exploring the city with a self-guided walking tour, available at the Beverly Hills Visitor Center.
- See Beverly Hills via one of many unique tours operated by private companies, including Tour du Jour and Starline. Whether on foot, by Segway, bike or bus, you'll enjoy exploring Beverly Hills.
- Art lovers are steps away from internationally recognized art galleries and an incredible display of public art, sculptures and installations all



over the city.

- During the summer season, Beverly Hills is filled with activities, such as concerts in Beverly Canon Gardens, block parties and more.
- The holidays sparkle with stunning décor and festive events befitting the season, beginning in November and throughout December.
- Take a photo in front of the famous Beverly Hills Sign and Lily Pond at Beverly Gardens Park or in front of the Beverly Hills shield at the Beverly Hills Visitor Center.

ARTS & CULTURE

Beverly Hills has an acclaimed international reputation for its 100+ year history that stems from its intimate relationship with the entertainment industry. This rich Hollywood culture can be seen throughout the city, particularly at some of its historic hotels such as The Beverly Hills Hotel, Beverly Wilshire, A Four Seasons Hotel, Avalon Hotel Beverly Hills and The Beverly Hilton.

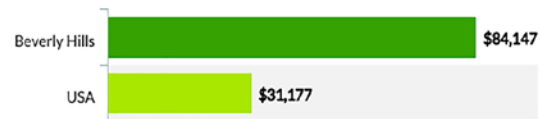
BEVERLY HILLS DEMOGRAPHICS

EDUCATIONAL ATTAINMENT OF ADULTS



INCOME

PER CAPITA INCOME



MEDIAN HOUSEHOLD INCOME



INDIVIDUALS BELOW POVERTY LEVEL:

9.5%

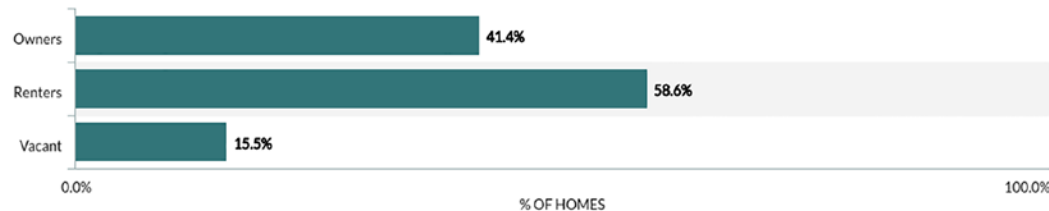
RENT & OWNERSHIP



AVERAGE MARKET RENT:

\$3,223 / per month

HOMEOWNERSHIP RATE



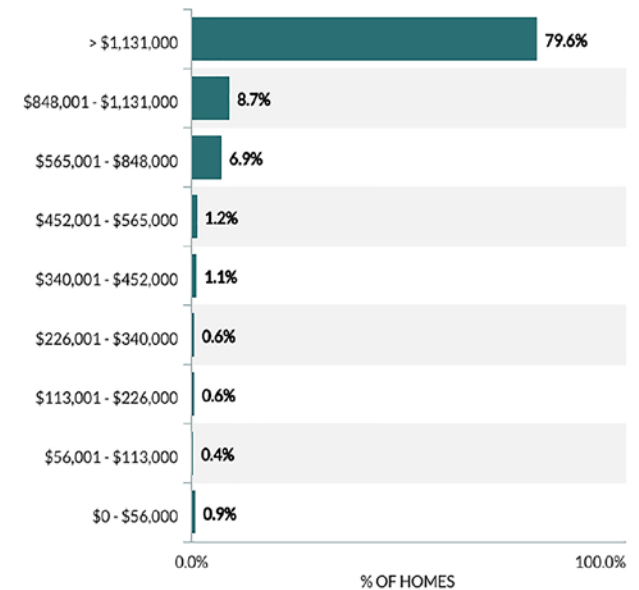
AVERAGE HOME VALUES



MEDIAN HOME VALUE:

\$2,044,292

BEVERLY HILLS, CA HOME PRICES



NUMBER OF HOMES AND APARTMENTS:

15,000



TOTAL POPULATION

33,792

FOR SALE

9012-9016 W OLYMPIC BOULEVARD

Prime Beverly Hills Purchase Opportunity

5,352 SF OF BUILDINGS ON 6,000 SF LAND

Ideal for Medical/Dental Office Use

1,600 SF Unit Available For Lease

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Exclusively offered by:

Samuel P Luster

Sales Associate

818.584.4344

sam@majorproperties.com

DRE LIC. 02012790

Bradley A Luster

President

213.276.2483

brad@majorproperties.com

DRE LIC. 0091380



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