

# FOR LEASE

## 224 S. BEVERLY DRIVE

BEVERLY HILLS, CA 90212

# FLAGSHIP RESTAURANT OPPORTUNITY

2<sup>ND</sup> GENERATION RESTAURANT  
HEART OF BEVERLY HILLS



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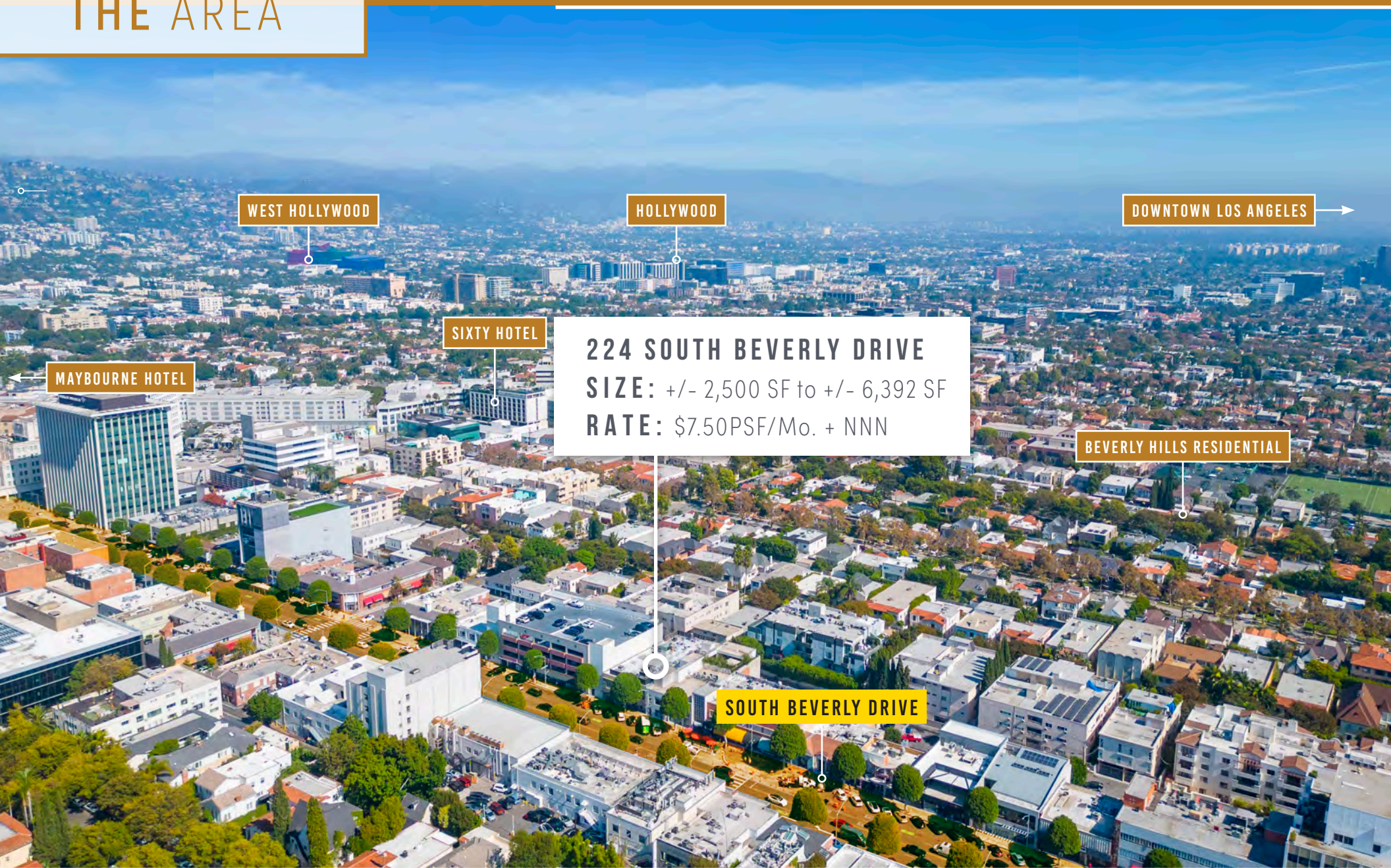
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# THE AREA



WEST HOLLYWOOD

HOLLYWOOD

DOWNTOWN LOS ANGELES

SIXTY HOTEL

MAYBOURNE HOTEL

**224 SOUTH BEVERLY DRIVE**  
**SIZE:** +/- 2,500 SF to +/- 6,392 SF  
**RATE:** \$7.50PSF/Mo. + NNN

BEVERLY HILLS RESIDENTIAL

SOUTH BEVERLY DRIVE





THE BIRD STREETS

THE FLATS

THE GOLDEN TRIANGLE

BEVERLY WILSHIRE HOTEL

THE MAYBOURNE

SOUTH BEVERLY DRIVE

BEVERLY HILLS RESIDENTIAL







## ONE-OF-A-KIND FLAGSHIP RESTAURANT.

In the heart of Beverly Hills on South Beverly Drive, this is a unique opportunity for any world-class restaurant. Nearby tons of local residences and footsteps from the world-famous Rodeo Drive, immediate neighbors include: Matu, Maude, CPK, Parakeet Cafe, Philz Coffee, Layla's Bagels (coming soon), Urth Caffe, Babyist, South Beverly Grill, Honor Bar, Chaumont, and much more!





# THE AREA

URTH CAFE



BEVERLY HILLS PUBLIC PARKING GARAGE  
(DIRECTLY NEXT DOOR)





# INTERIOR





# INTERIOR





# THE BAR





# KITCHEN





# HIGHLIGHTS



## 224 S. BEVERLY DRIVE

SIZE: +/- 2,500 SF to +/- 6,392 SF

RATE: \$7.50PSF/Mo. + NNN

(NNN est. \$1.10PSF/Mo.)



Tremendous Frontage  
along S. Beverly Drive



Heavy daytime & night-  
time shoppers / office  
population



2nd Generation restaurant space  
equipped with a full kitchen



Beverly Hills City Parking Lot  
directly next door from subject  
property (Two Hours Free before  
6pm) & Multiple City Parking Lots  
within close walking distance



Walking distance to Rodeo Drive,  
The Maybourne Hotel, Beverly  
Wilshire Hotel, and much more!





# PARKING

FREE CITY PUBLIC PARKING  
(BEFORE 6PM)

224 S BEVERLY DR

DALENO FINE ART  
MAUDE  
SWEET LADY JANE

MK DIAMONDS

CALI JEWELERS

CHIPOTLE

FRIDA MEXICAN  
RESTAURANT

PINKBERRY  
MULBERRY STREET PIZZA  
CALIFORNIA PITA

FRESH BROTHERS  
PIZZA

SOUTH BEVERLY DRIVE

SUGARED + BRONZED

BABYIST

PLANET BEAUTY

LAYLA'S BAGELS (COMING SOON)  
PHILZ COFFEE  
COLOR ME MINE

MATU

BELLACURES

THE UPPER CRUST





# THE AREA






# THE AREA





# STREET MAP

## WILSHIRE BOULEVARD

Office	121
Office	139
 T	141
CHAUMONT	143
HILLSTONE	145
147	147
153	153
157	157
PARKING LOT	
Luther Burbank Savings	175
Amite Bank	179
Palatka Nail Lounge	181
Spas	187
Rafael on Beverly	189
Bliss Ballrooms	191
193	193
195	195
199	199

Bank of America	114-
the HONOR BAR	118
SOUTH BEVERLY GRILL	122
130	130
132	132
134	134
136	136
138	138
140	140
Office & Parking Lot	144
Office	148
Piccolo Paradiso	
BAO FOOT SPA	152
156	156
158	158
160	160
162	162
168	168

## CHARLESVILLE DRIVE

201	201
203	203
2037	2037
207	207
211	211
217	217
289	289
225	225
227	227
229	229
231	231
233 C	233 C
233 B	233 B
233 A	233 A
239	239
241	241
243	243
245 B	245 B
245 C	245 C
249	249
251	251
253	253
255	255
2597	2597
261	261
267	267
269	269
271	271
275	275
279	279
281	281

## SOUTH BEVERLY DRIVE

200	200
202	202
2027	2027
204	204
206	206
208	208
210	210
212	212
214	214
224	224
226 -	226 -
230	230
234	234
236	236
2367	2367
238	238
2387	2387
2407	2407
240	240
242	242
244	244
250A	250A
250B	250B
252	252
258	258
260	260
266	266
268	268
280	280

224 S BEVERLY DR

## GREGORY WAY

315	315
321	321
333	333
337	337

30077	30077
308	308
30877	30877
310	310
312	312
314	314
32477	32477
324	324
326	326
32677	32677
328	328
332	332
350	350
350	350

## OLYMPIC BOULEVARD



# BEVERLY HILLS

35,848  
RESIDENTS



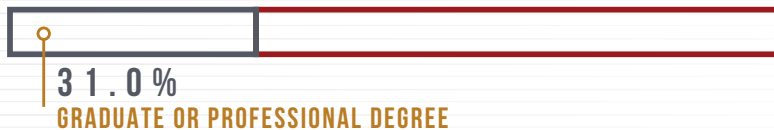
44.8  
MEDIAN AGE



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
2023 Population - Current Year Estimate	35,497	117,686	290,119
2028 Population - Five Year Projection	35,482	117,812	293,380
2020 Population - Census	35,719	118,971	288,014
2010 Population - Census	34,885	115,794	281,159
2020-2023 Annual Population Growth Rate	-0.19%	-0.33%	0.22%
2023-2028 Annual Population Growth Rate	-0.01%	0.02%	0.22%



## HOUSEHOLDS

2023 Households - Current Year Estimate	17,296	56,286	140,100
2028 Households - Five Year Projection	17,413	56,732	142,555
2010 Households - Census	16,930	55,524	136,924
2020 Households - Census	17,189	56,395	138,672
2020-2023 Compound Annual Household Growth Rate	0.19%	-0.06%	0.32%
2023-2028 Annual Household Growth Rate	0.13%	0.16%	0.35%
2023 Average Household Size	2.04	2.08	2.02



## HOUSING INCOME

2023 Average Household Income	\$171,019	\$178,380	\$159,246
2028 Average Household Income	\$196,441	\$203,966	\$184,021
2023 Median Household Income	\$108,350	\$111,949	\$102,597
2028 Median Household Income	\$127,519	\$129,681	\$118,181
2023 Per Capita Income	\$83,034	\$84,896	\$77,074
2028 Per Capita Income	\$96,054	\$97,765	\$89,587



## EDUCATION

2023 Population 25 and Over	27,329	90,582	221,061
HS and Associates Degrees	7,782	24,596	61,134
Bachelor's Degree or Higher	18,541	61,958	149,480



## HOUSING UNITS

2023 Housing Units	19,496	62,624	155,130
2023 Vacant Housing Units	2,200	6,338	15,030
2023 Occupied Housing Units	17,296	56,286	140,100
2023 Owner Occupied Housing Units	6,617	22,882	45,279
2023 Renter Occupied Housing Units	10,679	22,882	94,821



## PLACE OF WORK

2023 Businesses	11,026	23,450	39,225
2023 Employees	79,523	183,176	406,472





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



## 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	Sotheby's
BVLGARI	Dior	Loro Piana	Tiffany
Burberry	Dolce & Gabbana	Louis Vuitton	Tom Ford
Céline	Fendi	Lululemon	Valentino
Chanel	Gagosian Gallery	Moncler	Yves Saint Laurent



## FITNESS & BEAUTY

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



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