

FOR LEASE

Available for Immediate Occupancy

2,538 SF Corner Retail/Office Space

Iconic Beverly Hills Location



8630-8634
WILSHIRE BLVD
Beverly Hills | CA 90211

**Saxum
West**

EXECUTIVE SUMMARY

Distinguished corner retail / office space available for immediate occupancy, ideal for a boutique retail flagship or polished professional office.

Located in a prime stretch of Wilshire just west of La Cienega, this iconic building is a blend of historic charm and modern presence, featuring a refined façade and large display windows.

Inside, the corner unit boasts of natural light from several skylights, beautiful hardwood floors, bright and modern lighting fixtures, and a lofted ceiling in the foyer/reception to accommodate the mezzanine. The space even has a large vault with a heavy-duty metal door from when the building was occupied by a furrier in the 1930's and 40's.

Located walking distance from many notable neighbors and amenities, including La Cienega Park, Restaurant Row (Matsuhisa, Lawry's Prime Rib, Spice Affair, Fogo de Chão, etc) the SLS Beverly Hills, and cultural anchors like the Saban Theatre, this property stands out as a rare combination of historic Beverly Hills architecture, prime Wilshire visibility, and immediate adjacency to the Golden Triangle.

Whether envisioned as a boutique flagship, gallery, or refined office, this space offers tenants prestige, flexibility, and authenticity in one of the City's most coveted areas.

**8630-8634
WILSHIRE BLVD**

PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	8634 Wilshire Blvd Beverly Hills, CA 90211
AVAILABLE SF	2,538 SF
LEASE RATE (\$/SF/MO)	\$3.95/SF/NNN
TYPE	Retail, Office, Showroom
NETS	\$0.55/SF
TERM	Negotiable
YEAR BUILT / RENOVATED	1932 / 2015
AVAILABILITY	Now

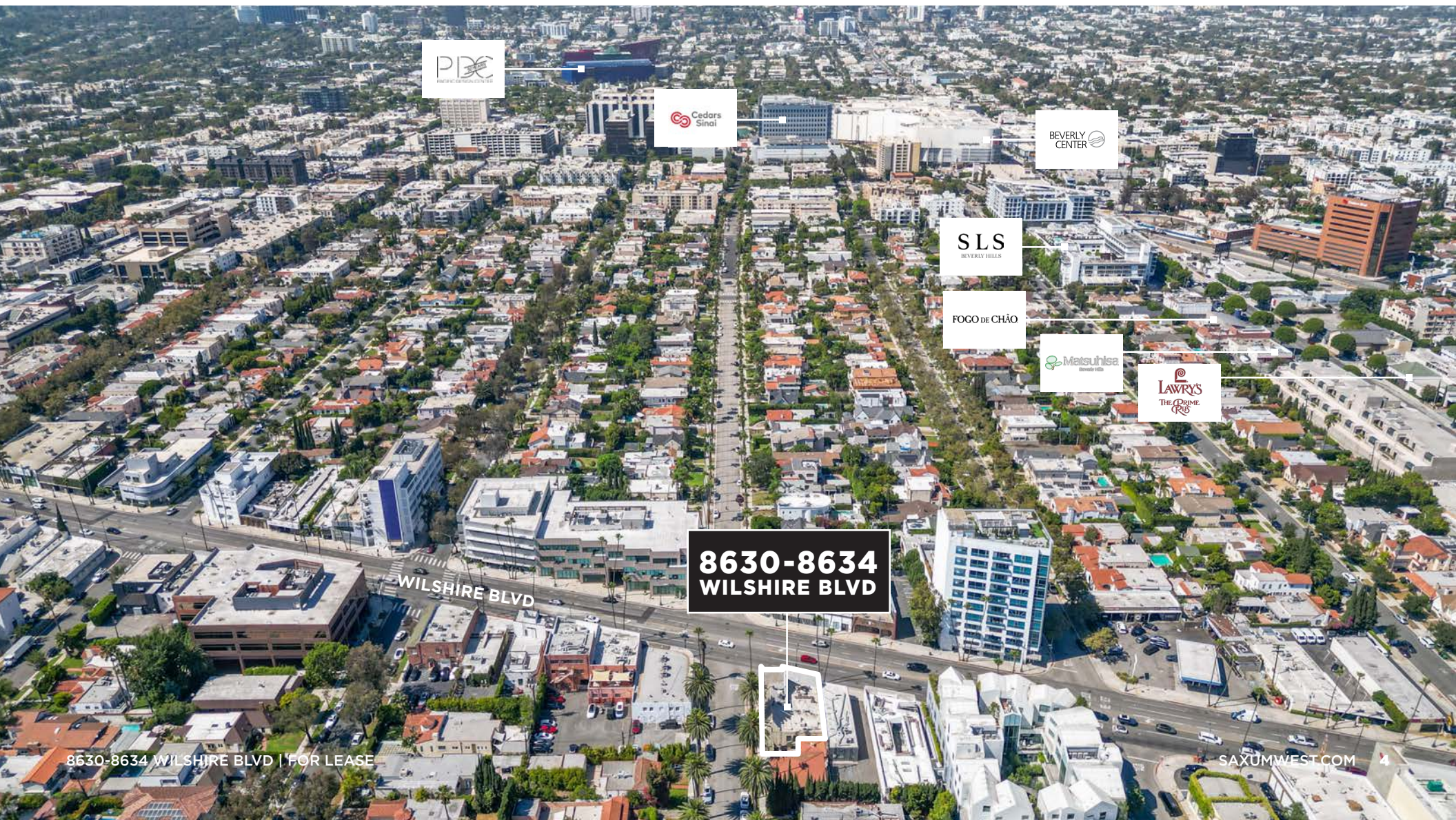
ADDITIONAL FEATURES

Corner retail/office space with mezzanine/loft. Former art gallery with a secure vault room. High ceilings, skylights, and beautiful hardwood floors.

- Central Air Conditioning
- Private Restrooms
- Exposed Ceiling with Track Lighting
- After Hours HVAC Available
- Beautiful Hardwood Floors Throughout
- Natural Light - Skylights and Lofted Ceiling
- Secure Vault Room with Heavy Duty Vintage Vault Door
- Parking: 3 monthly spaces available

DEAL HIGHLIGHTS

- **PRIME CORNER** retail/office unit in highly desirable stretch of Wilshire west of La Cienega
- **HIGH-PROFILE NEIGHBORS** including the Saban Theatre, SLS Beverly Hills, and Restaurant Row on La Cienega
- **IDEAL FOR** boutique retail, gallery, wellness spa, showroom, or professional office use
- **LOTS OF NATURAL LIGHT** — bright and airy with lofted ceiling and skylights



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PROPERTY PHOTOS



PROPERTY PHOTOS



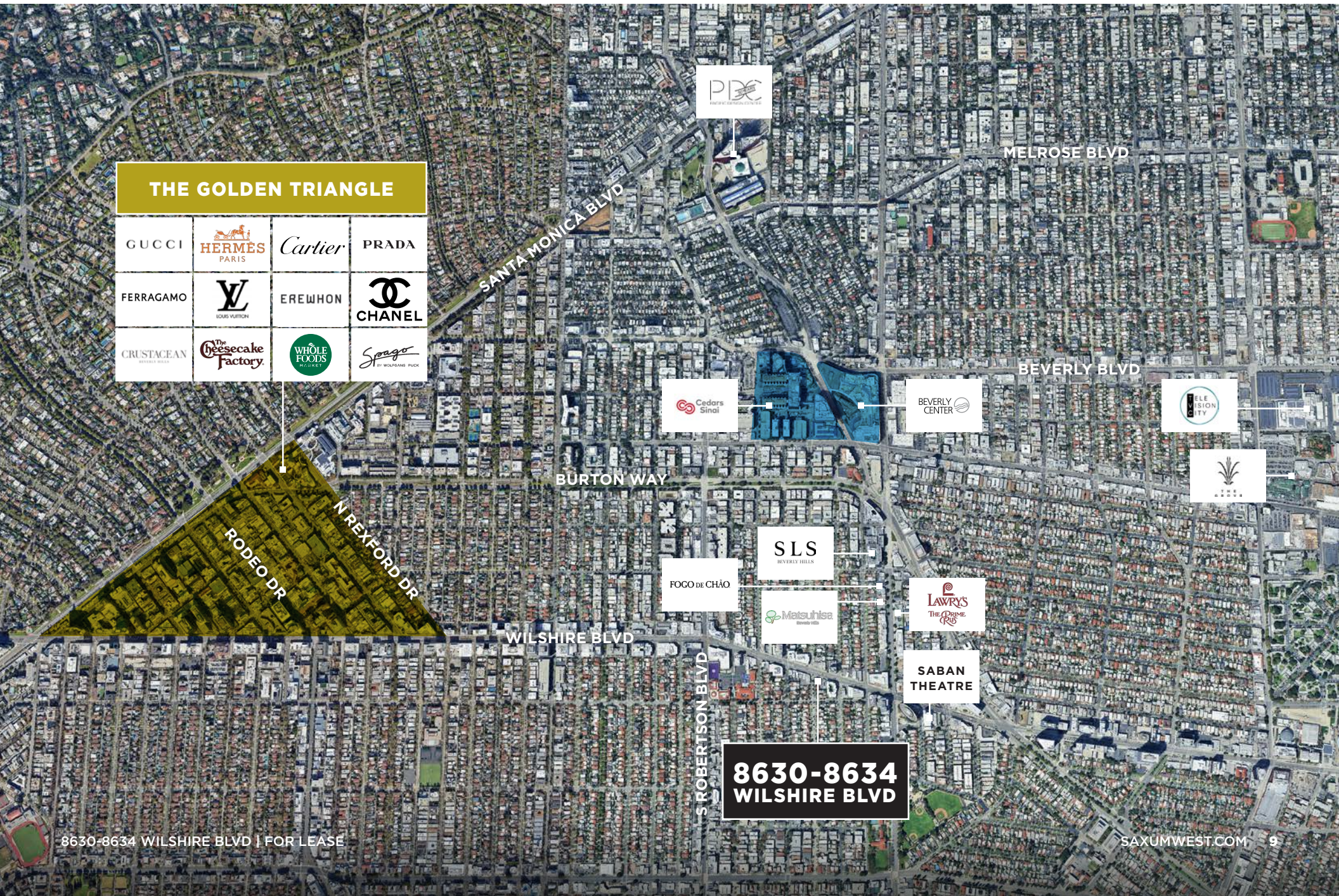
PROPERTY PHOTOS



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AERIAL MAP



THE GOLDEN TRIANGLE

GUCCI	HERMÈS PARIS	Cartier	PRADA
FERRAGAMO	LV LOUIS VUITTON	EREWON	CHANEL
CRUSTACEAN BEVERLY HILLS	The Cheesecake Factory	WHOLE FOODS MARKET	Spago BY WOLFGANG PUCK



MELROSE BLVD

SANTA MONICA BLVD

BEVERLY BLVD



BURTON WAY

RODEO DR

N REXFORD DR



WILSHIRE BLVD



S ROBERTSON BLVD

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION	45,197	310,744	896,423
2024 HOUSEHOLDS	22,096	147,555	395,341
OWNER OCCUPIED HH	5,585	42,996	99,771
RENTER OCCUPIED HH	16,008	101,109	287,660
AVG HOUSEHOLD SIZE	2	2	2.1
MEDIAN AGE	40.3	39.9	38.4

BUSINESS

	1 MILE	3 MILE	5 MILE
TOTAL EMPLOYEES	73,214	291,340	614,526
TOTAL BUSINESSES	11,255	39,915	79,963

INCOME

	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$129,519	\$124,894	\$107,445
MEDIAN HH INCOME	\$97,759	\$92,187	\$74,670
< \$25,000	3,171	23,225	78,849
\$25,000 - 50,000	2,735	20,349	63,376
\$50,000 - 75,000	2,607	18,735	56,165
\$75,000 - 100,000	2,784	16,682	44,216
\$100,000 - 125,000	2,157	13,852	34,230
\$125,000 - 150,000	1,598	10,548	24,819
\$150,000 - 200,000	2,443	14,457	33,672
\$200,000+	4,600	29,708	60,012



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