

# 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

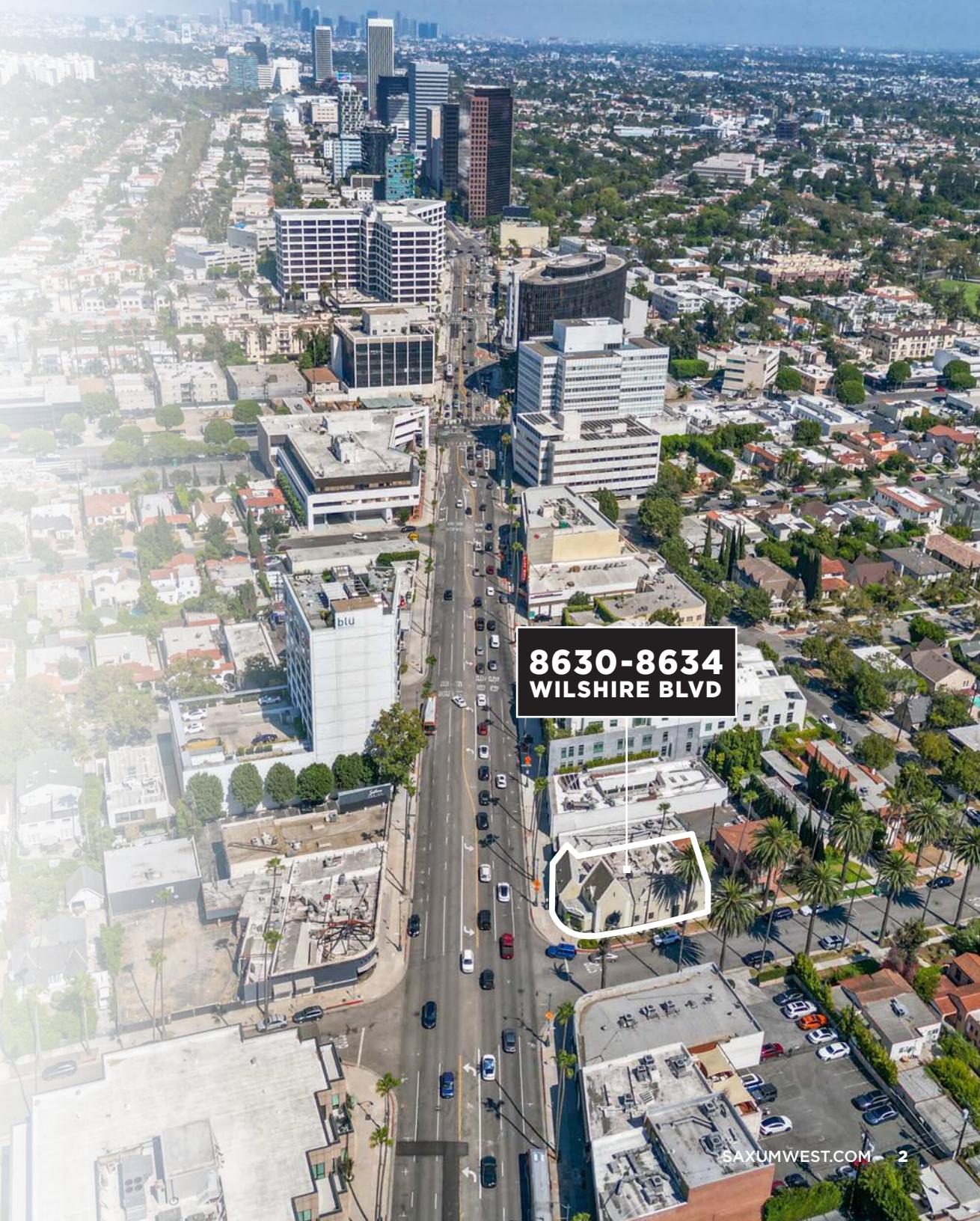
***Distinguished corner retail / office space available for immediate occupancy, ideal for a boutique retail flagship or polished professional office.***

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.



# PROPERTY SUMMARY

## PROPERTY DETAILS

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

## ADDITIONAL FEATURES

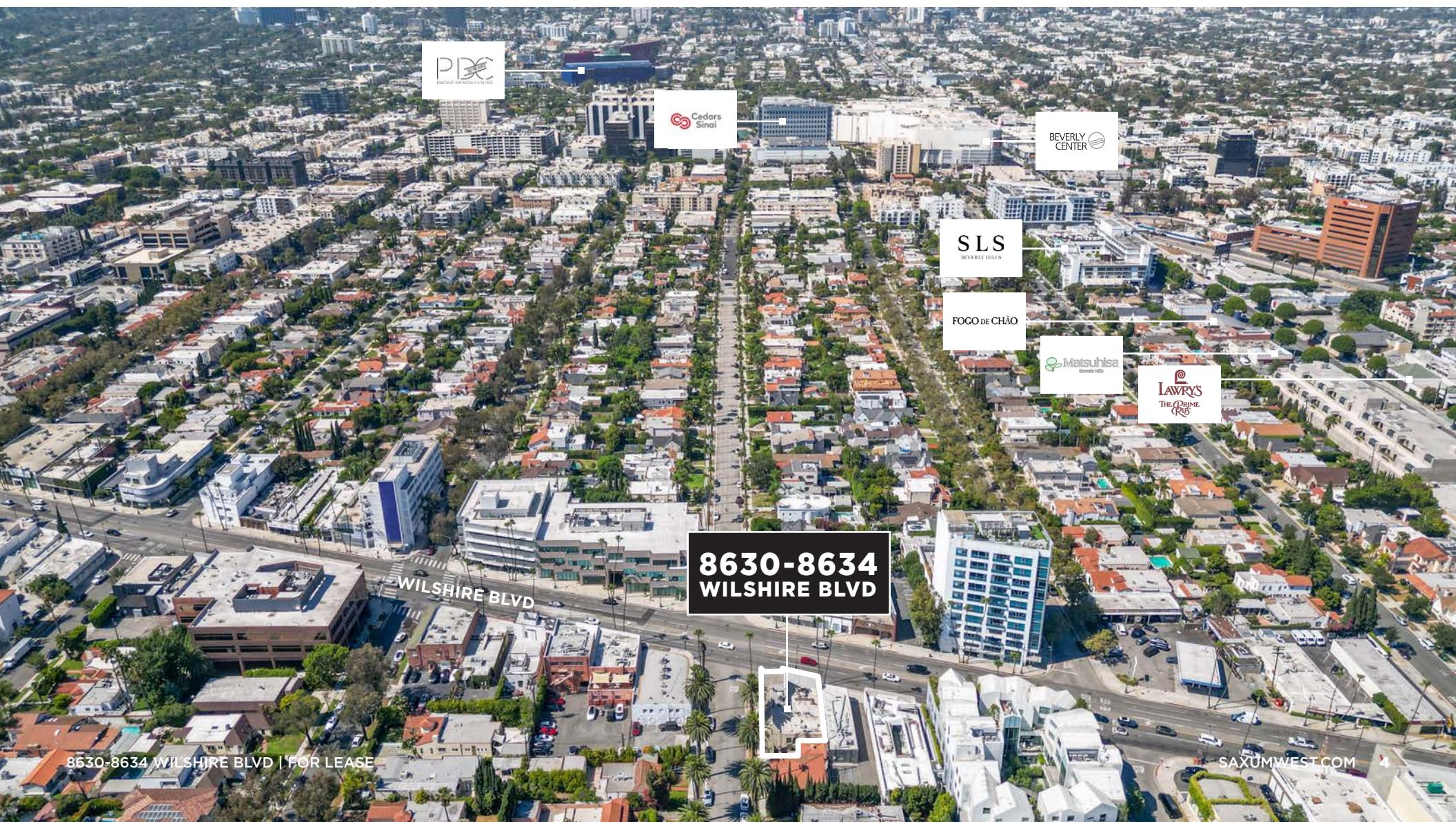
Corner retail/office space with mezzanine/loft. Former art gallery with a secure vault room. High ceilings, skylights, and beautiful hardwood floors.

- 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

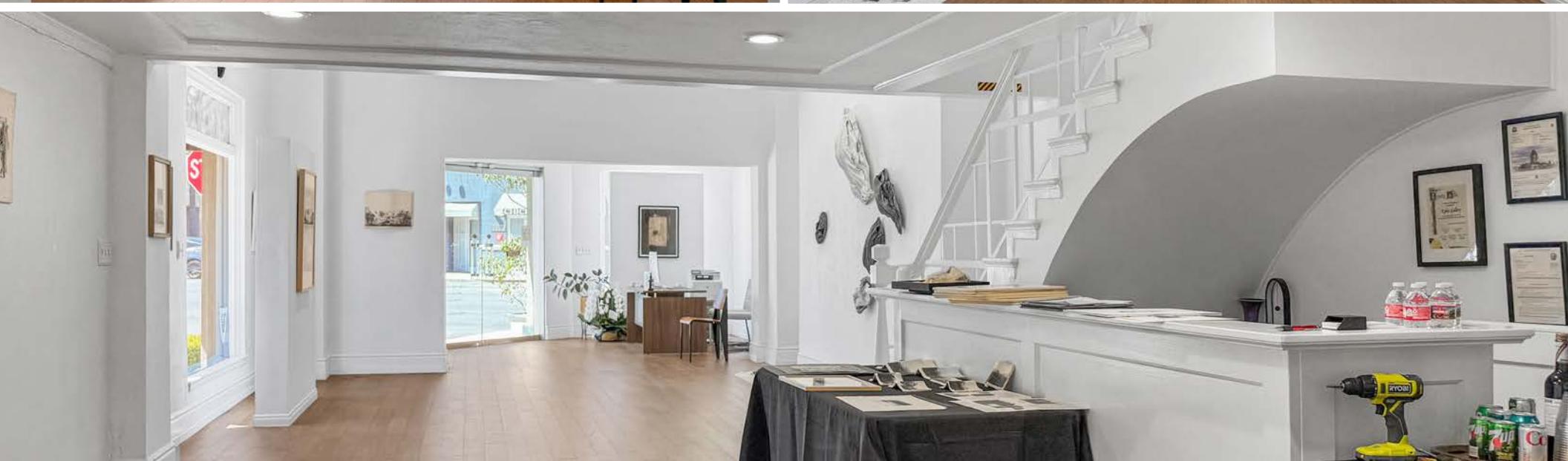


# DEAL HIGHLIGHTS

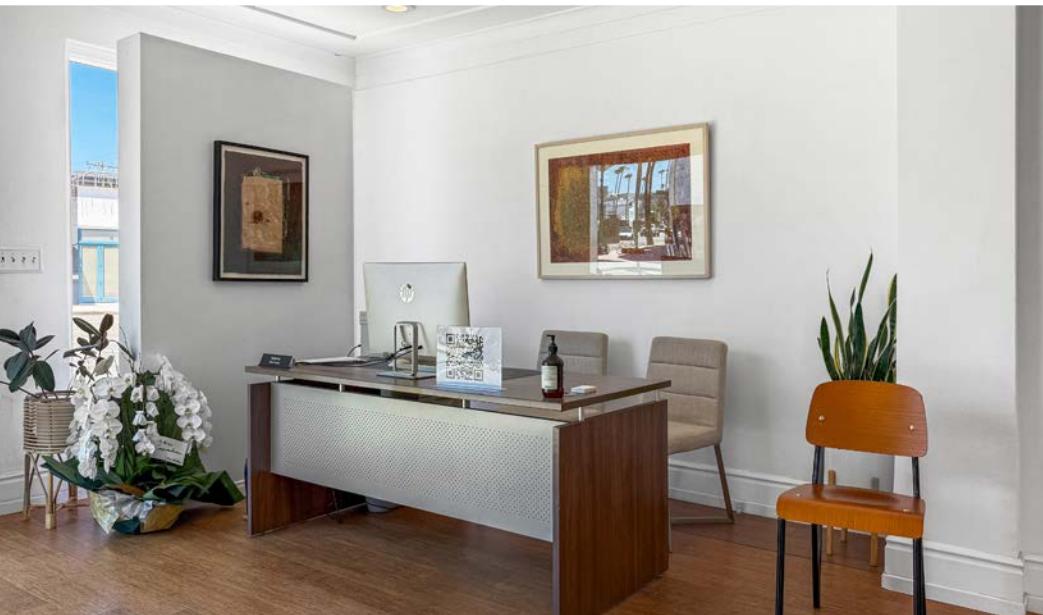
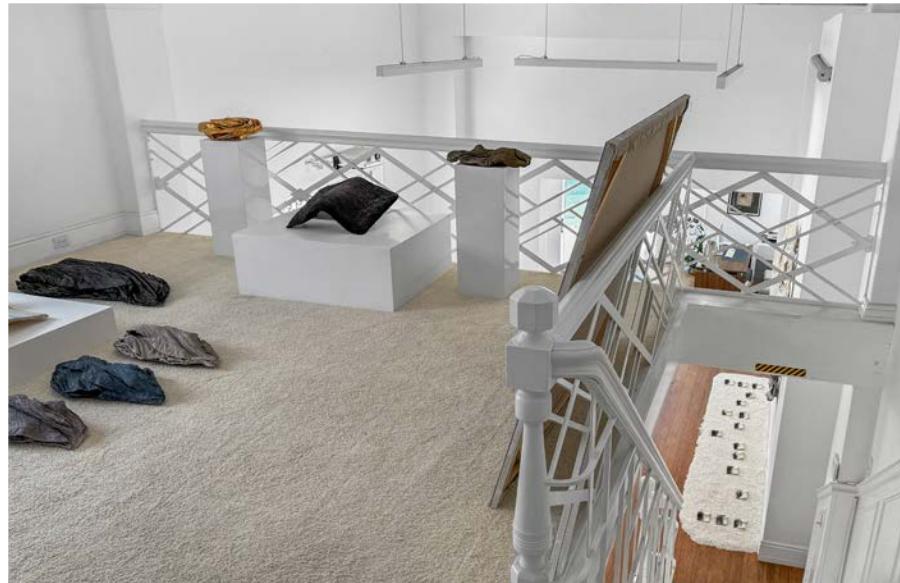
- **PRIME CORNER** retail/office unit in highly desirable stretch of Wilshire west of La Cienega
- **HIGH-PROFILE NEIGHBORS** including the Saban Theatre, SLS Beverly Hills, and Restaurant Row on La Cienega
- **IDEAL FOR** boutique retail, gallery, wellness spa, showroom, or professional office use
-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



# PROPERTY PHOTOS



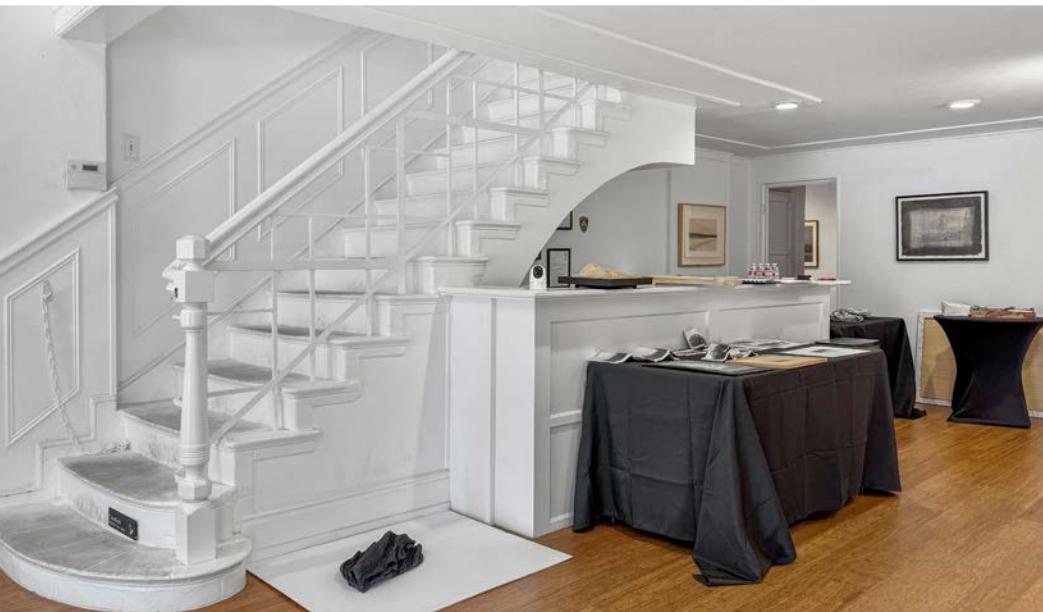
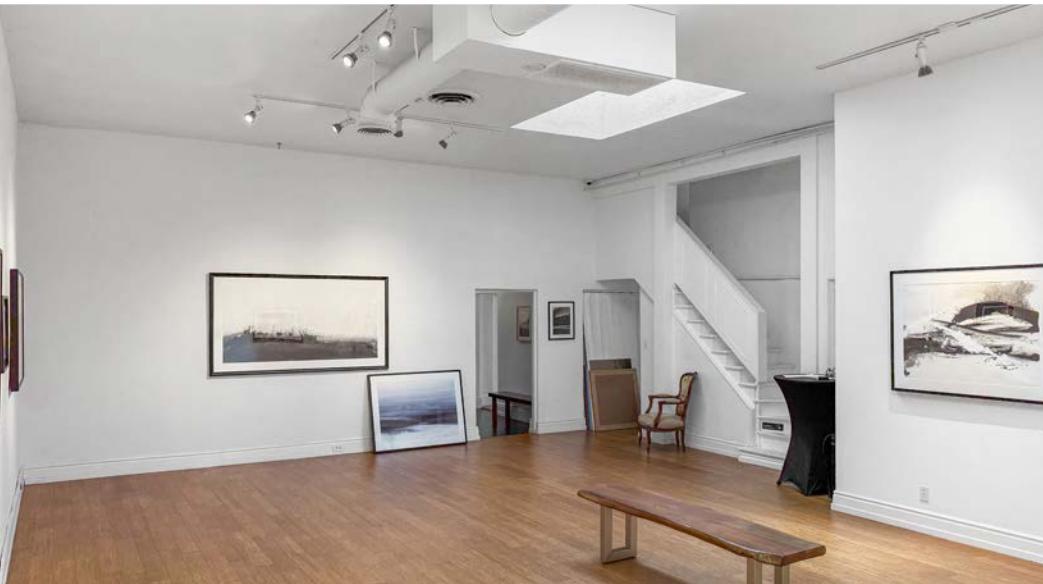
# PROPERTY PHOTOS



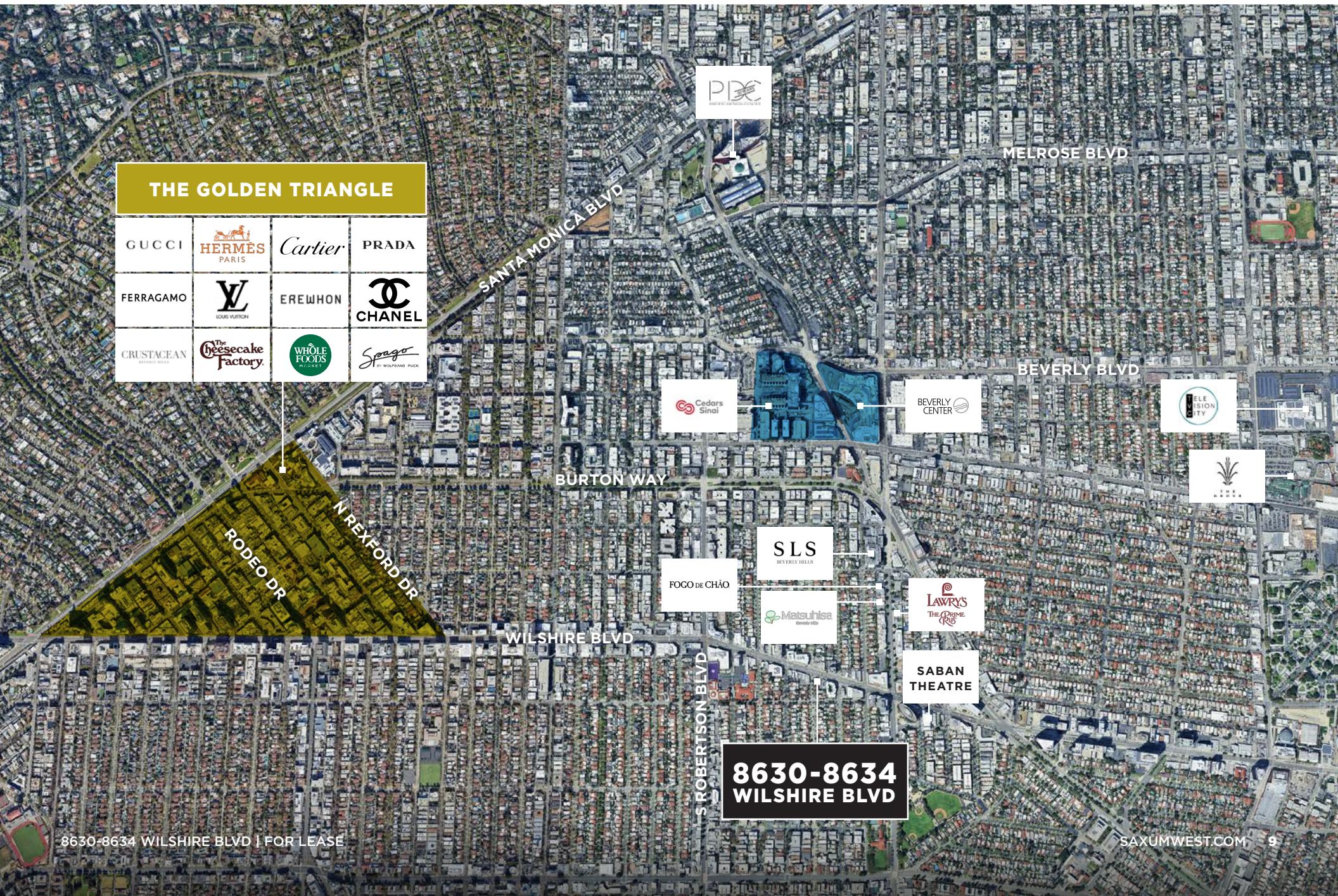
# PROPERTY PHOTOS



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# AERIAL MAP



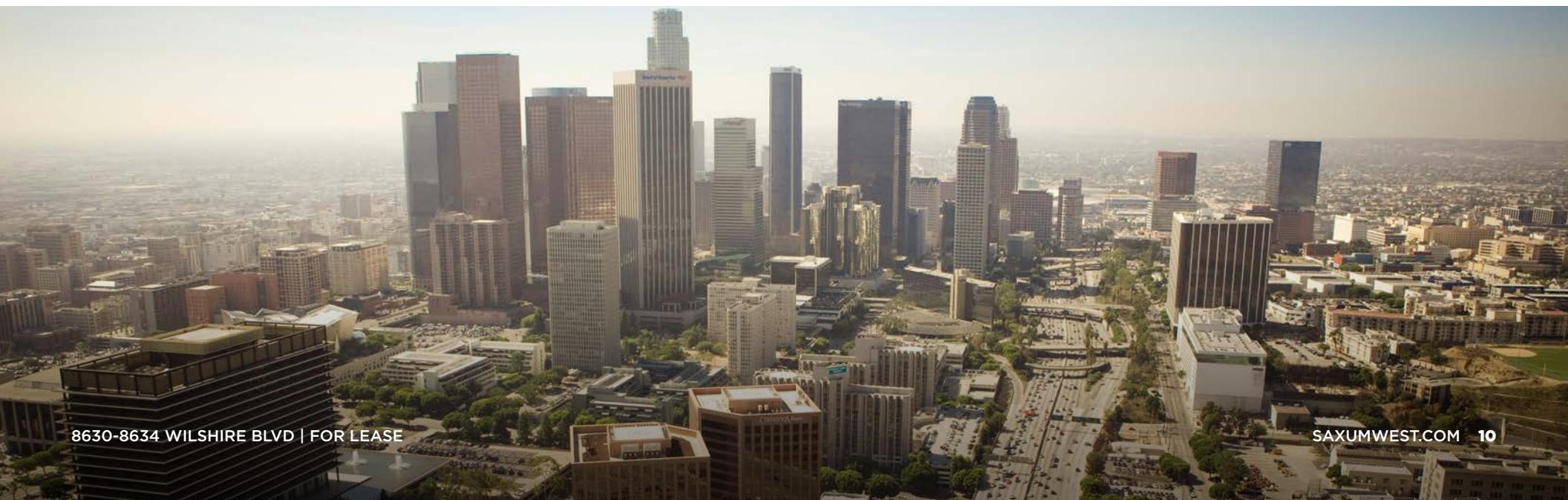
# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
<b>2024 POPULATION</b>	45,197	310,744	896,423
<b>2024 HOUSEHOLDS</b>	22,096	147,555	395,341
<b>OWNER OCCUPIED HH</b>	5,585	42,996	99,771
<b>RENTER OCCUPIED HH</b>	16,008	101,109	287,660
<b>AVG HOUSEHOLD SIZE</b>	2	2	2.1
<b>MEDIAN AGE</b>	40.3	39.9	38.4
<b>BUSINESS</b>			
	1 MILE	3 MILE	5 MILE
<b>TOTAL EMPLOYEES</b>	73,214	291,340	614,526
<b>TOTAL BUSINESSES</b>	11,255	39,915	79,963

## INCOME

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



# 8630-8634 WILSHIRE BLVD

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