



414 North
Beverly Drive
Beverly Hills, CA 90210

JAY LUCHS
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PACIFIC

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jayluchs.com
For Lease
310 407 6585
Jay Luchs
Los Angeles

414 North Beverly Drive

Address

414 N. Beverly Drive
Beverly Hills, CA 90210

Use

Retail

Existing Building

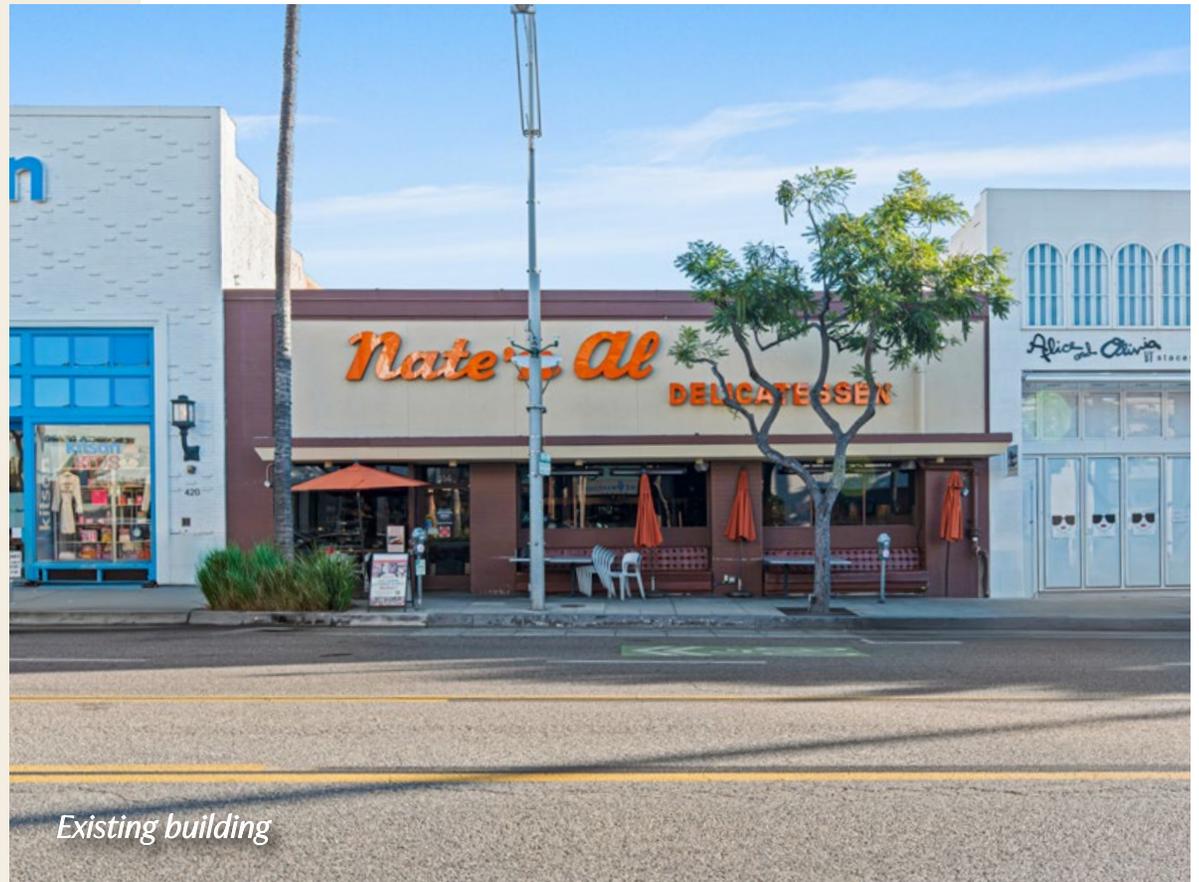
Ground: ±5,500 SF

Available

July 1, 2026

Frontage

Approximately 48' on Beverly Drive



Existing building



Prime Golden Triangle address with excellent visibility and constant pedestrian activity

Highly desirable co-tenancy surrounded by luxury retail, dining, and hospitality

Outstanding area demographics and strong daytime population from nearby offices and hotels

Near multiple Beverly Hills municipal parking structures for convenient customer access

Ideal for luxury and contemporary retail, gallery, or experiential concepts

Prominent signage and branding opportunities along a marquee Beverly Hills block

Easy access to Wilshire Blvd and Santa Monica Blvd; steps from Rodeo Drive

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Approved Redevelopment Plans

Ground: ±5,784 SF
 2nd Floor: ±4,448 SF
 3rd Floor: ±4,448 SF
 Roof: ±4,266 SF
TOTAL: ±18,946 SF



*Approved rendering for
future development*



Existing building

Positioned in Beverly Hills' coveted Golden Triangle, 414 N Beverly Drive offers a premier storefront presence along one of Los Angeles' highest-profile luxury retail corridors. The location benefits from strong year-round foot traffic, exceptional demographics, and proximity to globally recognized brands, fine dining, and five-star hotels.

The property may remain as-is today; alternatively, recently approved redevelopment plans offer a streamlined path for future enhancement or expansion.

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Renderings



Approved renderings for future development

Please note, the Property can remain "as-is." Plans for redevelopment were recently approved to expedite development process.

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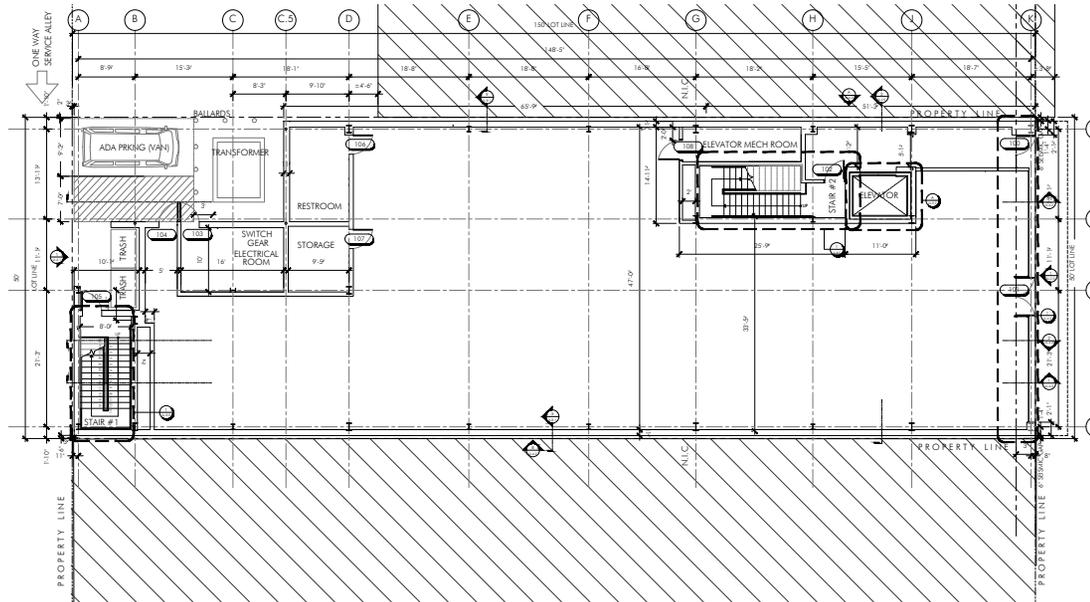
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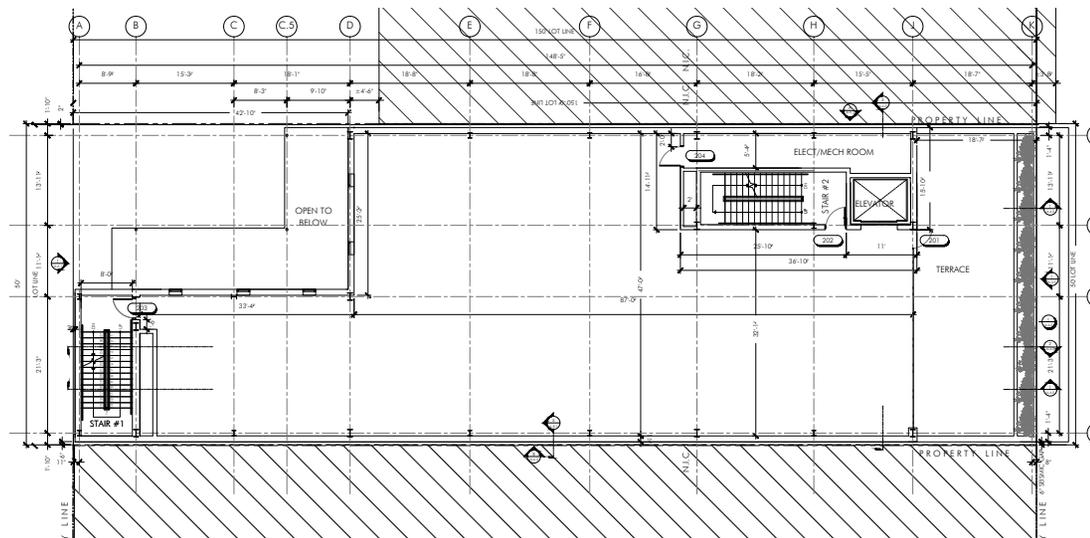
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Approved Plans for Future Development Opportunity

Proposed Ground Floor Plan



Proposed 2nd Floor Plan



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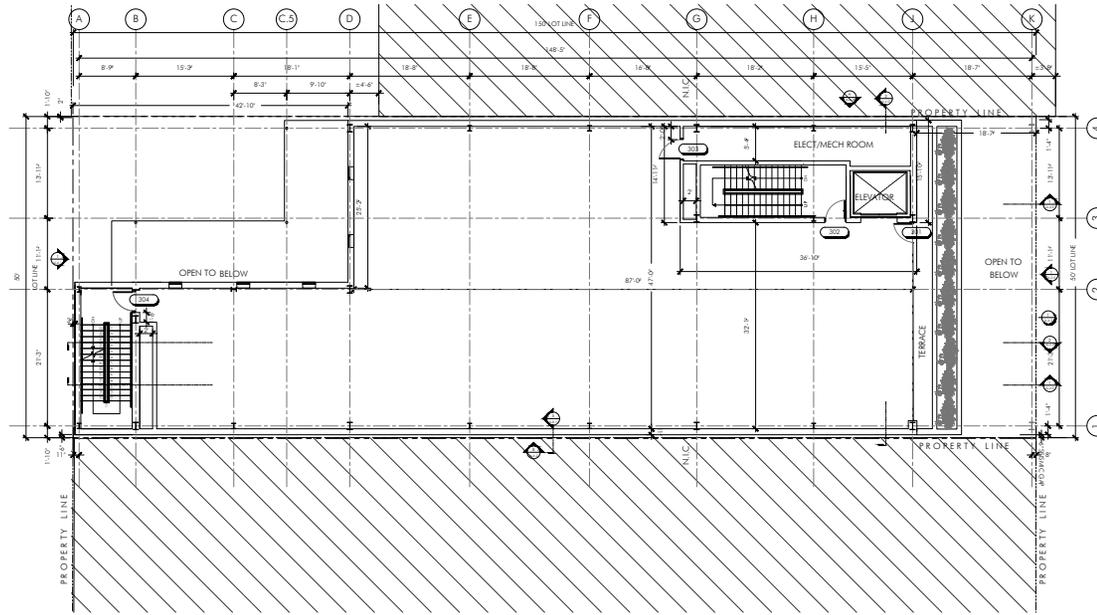
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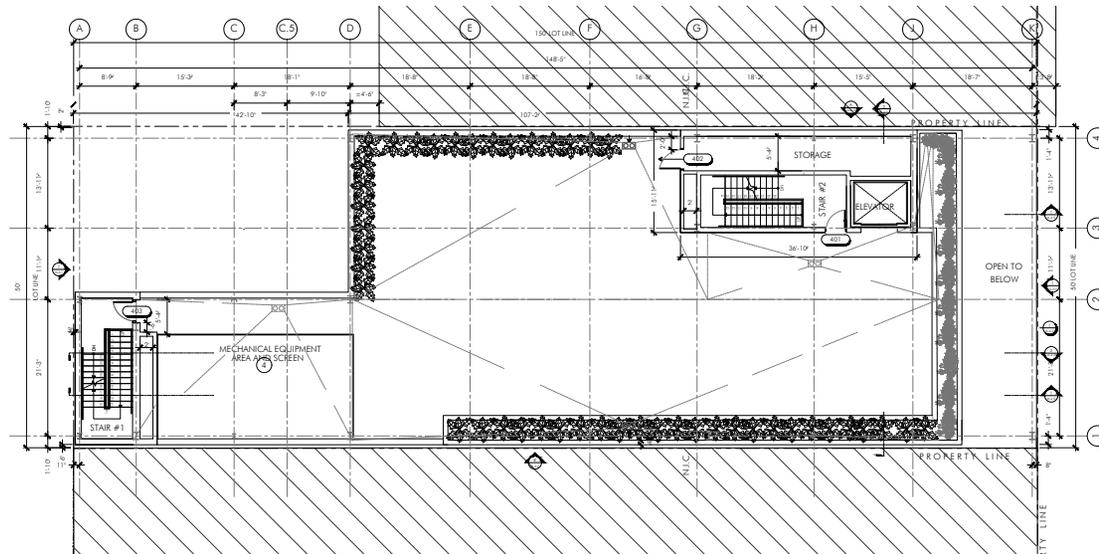
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Approved Plans for Future Development Opportunity

Proposed 3rd Floor Plan



Proposed Roof Floor Plan



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Neighboring Tenants

414 North
Beverly Drive

Alicia's Olivia

NESPRESSO

ba&sh

H&M

CLUB MONACO

TASCHEN

● sunglasses hut

A.L.C.

Future
sanctuary

maje

The
Cheesecake
Factory

MONDAY
SWIMWEAR

lululemon  athletica

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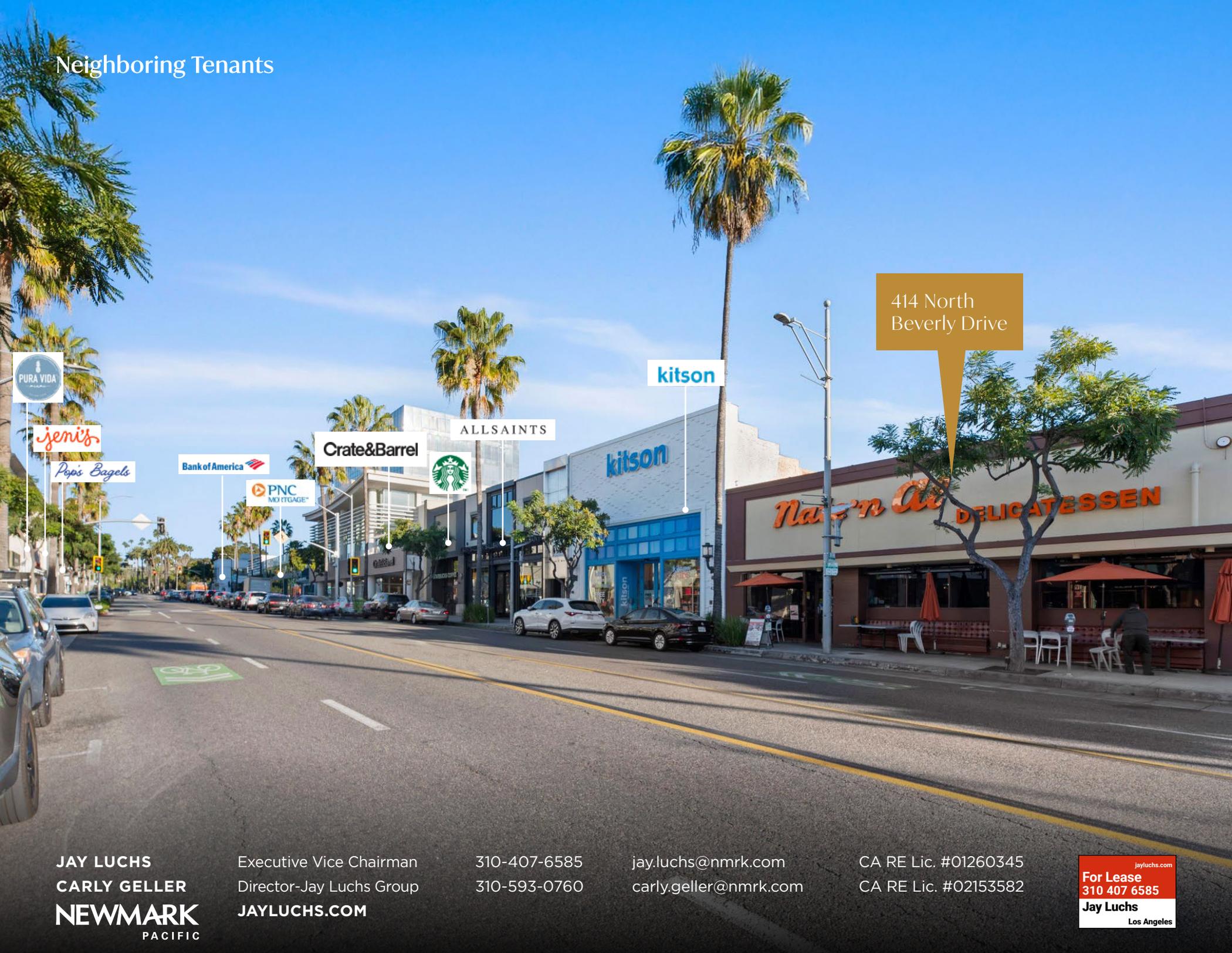
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Neighboring Tenants



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PURÁ VIDA

Jem's

Pepp's Bagels

Bank of America

PNC MORTGAGE

Crate&Barrel



ALLSAINTS

kitson

kitson

Nation's Own DELICATESSEN

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LOUIS VUITTON Flagship Development



GUEST IN RESIDENCE
Favorite Daughter
VERONICA BEARD

PARKING STRUCTURE

All'Antico Vinato
BENE MANCINI
Offices (upstairs)
Reformation
Future **CHANEL**

BRIGHTON WAY

OPTOMETRIX
L'AGENCE

ZADIG & VOLTAIRE
JONATHAN SIMKHAL
JENNIFER FISHER

Future Geary's temp store
GEARYS
BEVERLY HILLS
EREWHON

CITY OF BEVERLY HILLS PARKING STRUCTURE

BRILLIANT EARTH
ARI
ME+EM
Gallery
Aēsop.

Art Gallery
Future **AMOUAGE**
MORGENTHAU FREDERICS
Future **Sant Ambrozio**

DAYTON WAY

Tags
sweetgreen
MGM
AVRA
ESTIATORIO
Office Building
AFOMAG60
Valley
CHASE



CITY OF BEVERLY HILLS PARKING STRUCTURE



414 North
Beverly Drive

kitson
Alfred Dunhill
NESPRESSO
ba&sh
CLUB MONACO

BRIGHTON WAY

The Cheesecake Factory
Future sanctuary
sunglass hut
TASCHEN
A.L.C.
moje
CRISTOPHE Salon
— **JOE'S**
MONDAY SWIMWEAR
Sam Edelman
MONNALISA
lululemon athletic
S C A N D I A
ANTARES
Wilson GUESS
PRONOVIAS Wedding Dresses
ANINE BING Future **SALOMON**
diptyque
sandro
Future **chloé**
Future **BLUE ELEPHANT**

DAYTON WAY

SEPHORA

Uniquities Consignment House
Arthur Murray
MODERN
Anto
The Ice Brothers
Contino PRIDA
MAYBOURNE
HOTEL GROUP
THE BANK MERCHANT
OHANA
REAL ESTATE INVESTMENT

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