



CAFÉ OPPORTUNITY | RODEO COLLECTION

421 NORTH
RODEO DRIVE

BEVERLY HILLS 90210

HOUAN MAHBOUBI

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Overview

- Conveniently located in the heart of the Golden Triangle, just steps away from high-end retailers on Rodeo Drive
- Ideal space for cafe, grab-and-go, bakery, and coffee concepts
- Offers a sense of exclusivity in the Rodeo Collection for visitors and locals looking for food and drink options
- Close proximity to Beverly Hills' finest hotels

Property features

Size	Approx. 1,536 RSF (Ground: 1,299 RSF + Mezz: 237 RSF)
Rent	Upon Request
Availability	Immediately

Area Profile	0.5 Mile	1 Mile	3 Mile
2017 Population	10,671	29,562	303,174
Average household income	\$149,958	\$147,920	\$119,370
Median Home Value	\$1,000,001	\$1,000,001	\$1,000,001

RODEO COLLECTION

Full service luxury building with 24 hour security

Two escalators and three elevators

Five levels of underground parking in the building



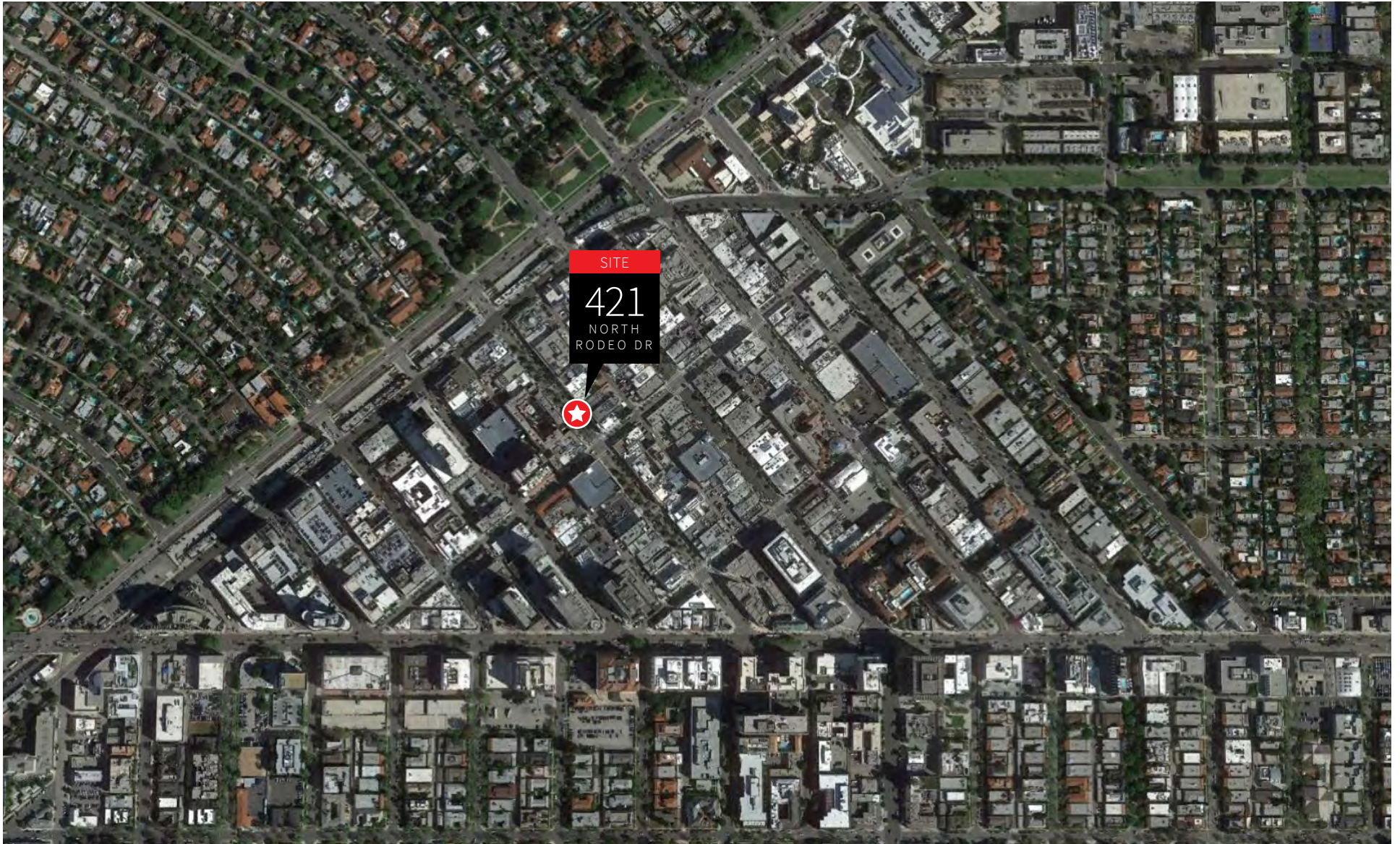
Property Images



Street Retail Overview



Aerial





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