

FOR LEASE

±60%  
LEASED  
(RESIDENTIAL)

NEAL GOLUB

+1 310 550 2667  
neal.golub@cbre.com  
LIC. 01023733

RYAN GURMAN

+1 310 650 7545  
ryan.gurman@cbre.com  
LIC. 01972081

GARDENHOUSE  
8600 WILSHIRE BLVD, BEVERLY HILLS, CA 90211

# AN ARCHITECTURAL MASTERPIECE

BEVERLY HILLS GROUND FLOOR RETAIL



CBRE



BEVERLY HILLS  
RESIDENTIAL

THE FLATS

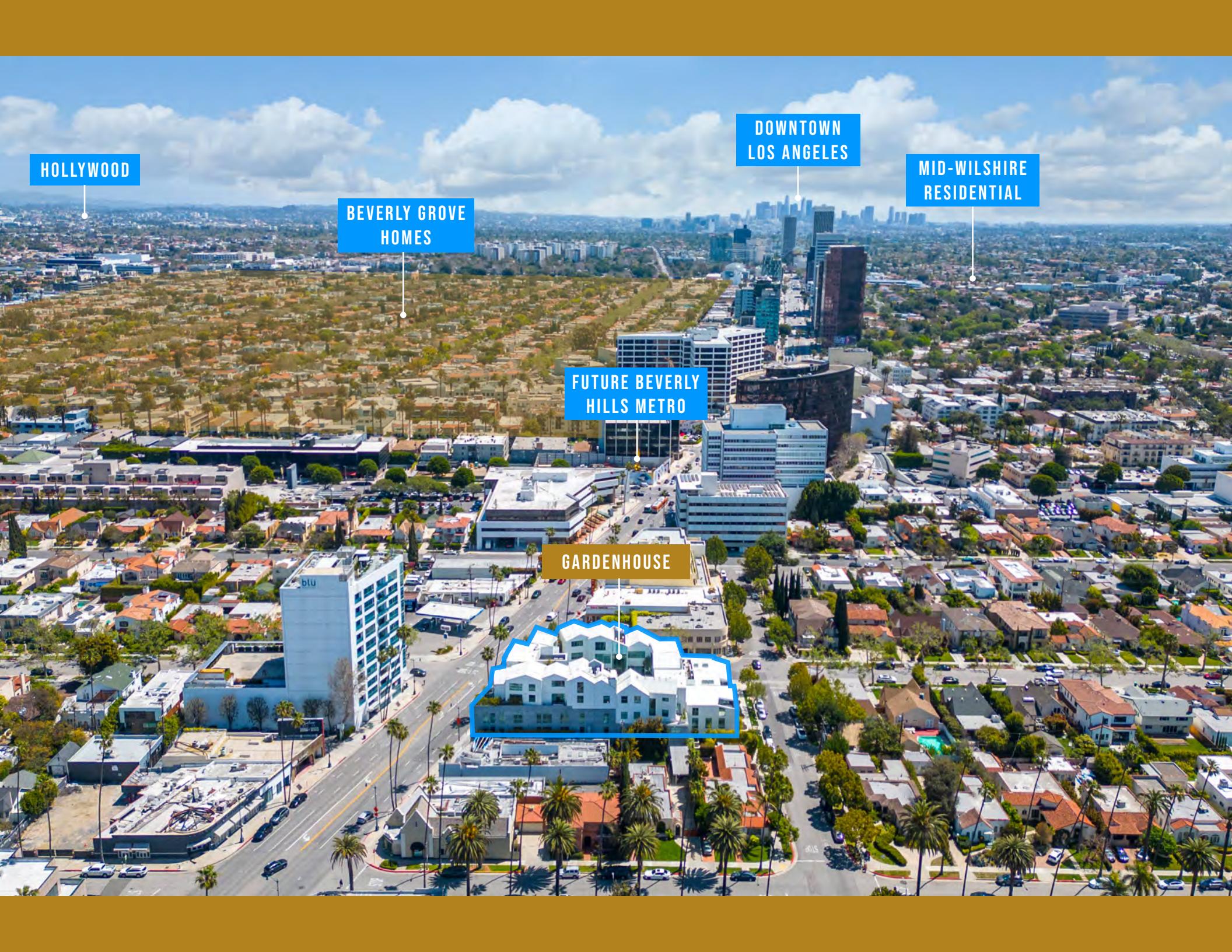
FOUR SEASONS  
BEVERLY HILLS

WEST HOLLYWOOD

BEVERLY HILLS  
RESIDENTIAL

GARDENHOUSE

WILSHIRE BLVD



HOLLYWOOD

BEVERLY GROVE  
HOMES

DOWNTOWN  
LOS ANGELES

MID-WILSHIRE  
RESIDENTIAL

FUTURE BEVERLY  
HILLS METRO

GARDENHOUSE

# ONE-OF-A-KIND-CORNER FLAGSHIP RESTAURANT/ RETAIL OPPORTUNITY PLUS HUGE PATIO

Gardenhouse is a 16-unit unique Residential and Retail mixed-use project in Beverly Hills with high retail visibility on Wilshire. The Property is located less than 1 mile away from the famed Beverly Hills Golden Triangle, one block from upcoming Wilshire/La Cienega Purple Line Metro Station, has abundant parking: 27 on-site retail spaces, free community parking, and metered street parking. Designed by MAD Architects, Gardenhouse is also home to the largest living green wall in the US, which creates a new Beverly Hills landmark!



# THE AREA

CENTURY CITY

BEVERLY HILLS  
RESIDENTIAL

GARDENHOUSE

WILSHIRE BLVD



## HIGHLIGHTS



8600 Wilshire Blvd  
Size: +/- 3,375 SF (divisible)  
Rate: \$3.95PSF/Mo. + approx. \$1.75PSF/Mo. NNN



Rare, Beverly Hills neighborhood with great on-site parking and co-tenancy



Tremendous Frontage along Wilshire Blvd



+/- 27 on-site parking spaces



Direct deal through landlord

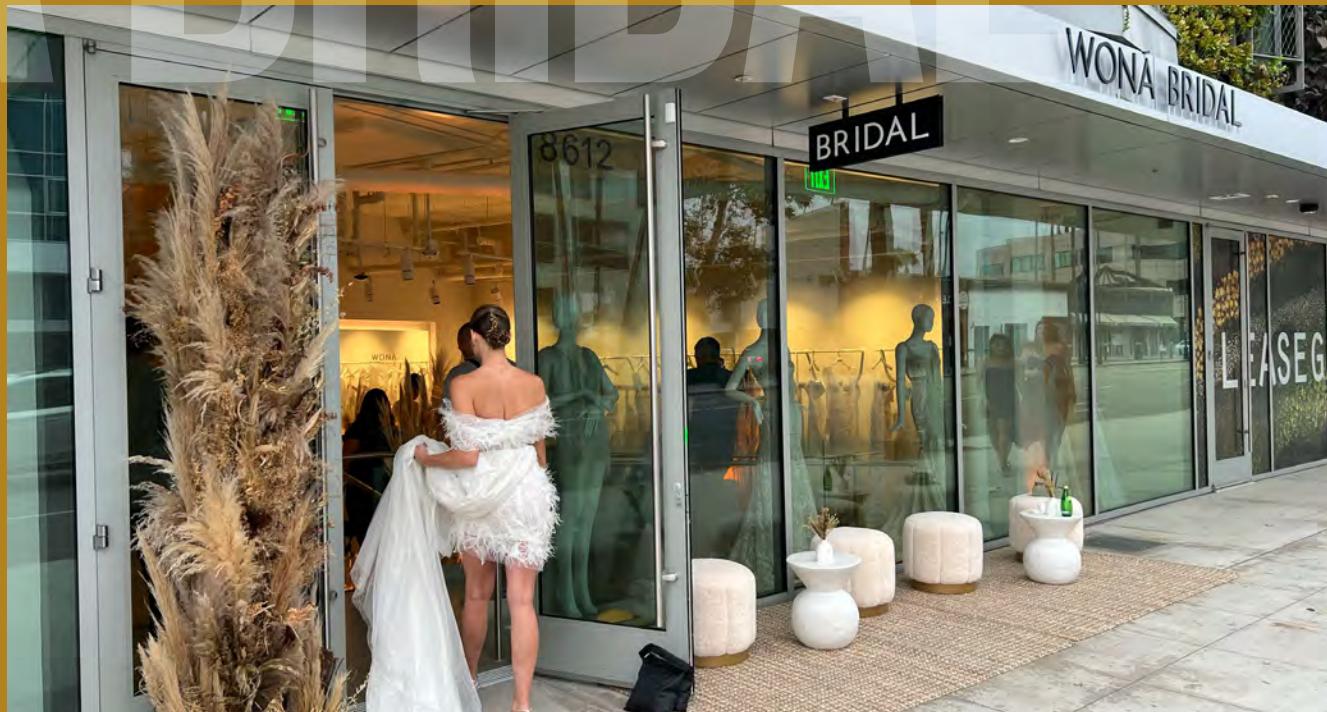


Co-Tenancy includes: Black Canvas Coffee and Wona Bridal (coming soon)



# WONA BRIDAL

GRAND OPENING



# WONÁ BRIDAL

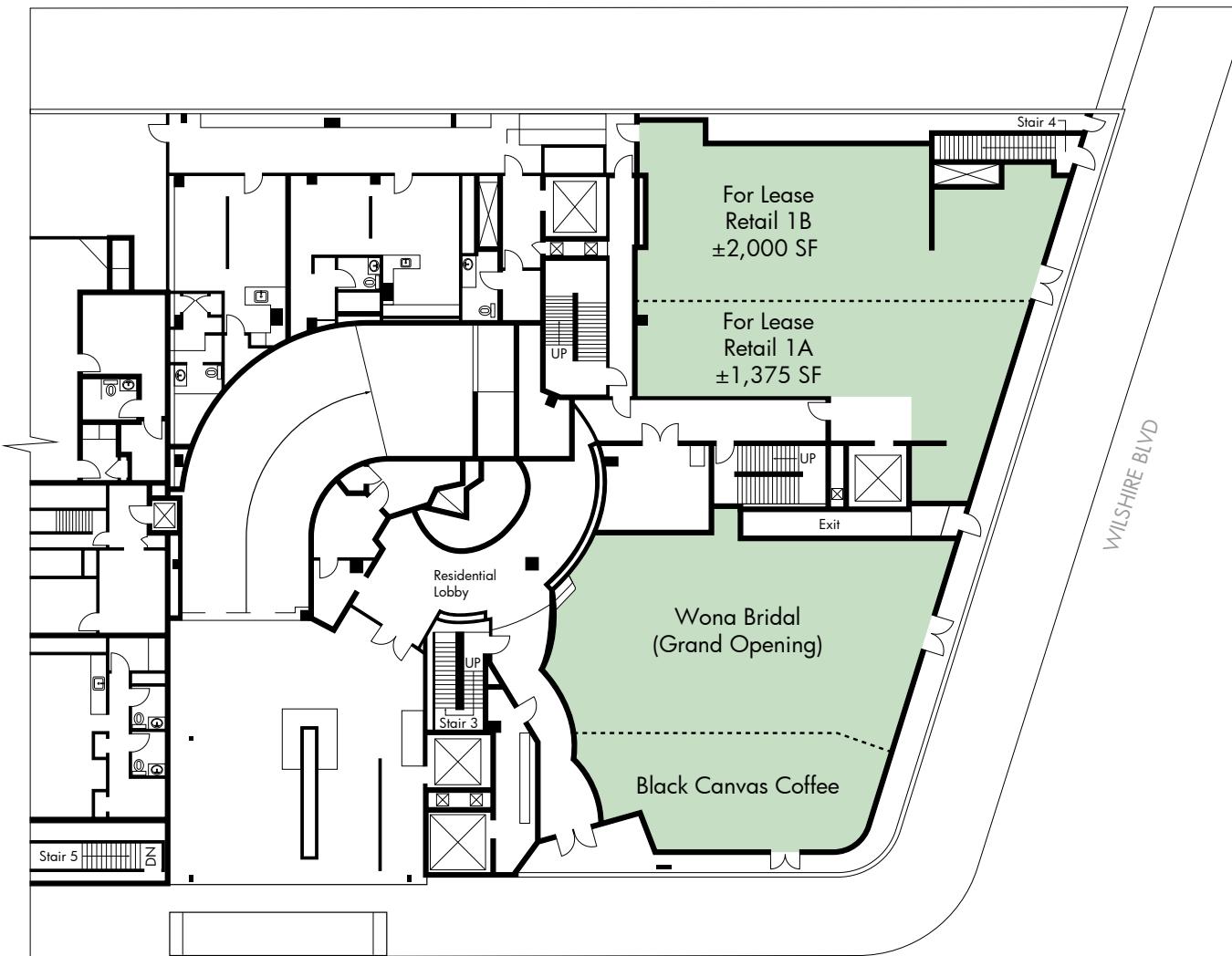
GRAND OPENING



# FLOOR PLAN

# FLOOR PLAN

FLOOR PLAN



STANLEY BLVD

# DEMOCRATIC

## DEMOCRATICS



### POPULATION

	1 Mile	2 Miles	3 Miles
2021 Population - Current Year Estimates	20,977	105,161	261,098
2026 Population - Five Year Projection	21,028	105,808	263,793
2021-2026 Annual Population Growth Rate	0.05%	0.12%	0.21%



### HOUSEHOLDS

	1 Mile	2 Miles	3 Miles
2021 Households - Current Year Estimate	9,702	50,654	120,684
2026 Households - Five Year Projection	9,688	50,754	121,489
2021-2026 Annual Household Growth Rate	-0.03%	0.04%	0.13%
2021 Average Household Size	2.15	2.05	2.05



### HOUSING INCOME

	1 Mile	2 Miles	3 Miles
2021 Average Household Income	\$179,368	\$161,858	\$144,949
2026 Average Household Income	\$203,075	\$185,587	\$166,958
2021 Median Household Income	\$121,968	\$107,014	\$97,372
2026 Median Household Income	\$138,850	\$121,489	\$110,554
2021 Per Capita Income	\$83,590	\$78,103	\$67,484
2026 Per Capita Income	\$94,251	\$89,177	\$77,385



### EDUCATION

	1 Mile	2 Miles	3 Miles
2021 Population 25 and Over	16,331	81,496	188,511
HS and Associates Degrees	4,915	22,056	52,916
Bachelor's Degree or Higher	10,920	56,694	127,956



### HOUSING UNITS

	1 Mile	2 Miles	3 Miles
2021 Housing Units	10,840	56,452	132,812
2021 Vacant Housing Units	1,138	5,798	12,128
2021 Occupied Housing Units	9,703	50,654	120,684
2021 Owner Occupied Housing Units	4,050	21,008	41,471
2021 Renter Occupied Housing Units	5,653	29,646	79,213



### PLACE OF WORK

	1 Mile	2 Miles	3 Miles
2021 Businesses	10,076	19,549	34,238
2021 Employees	87,404	171,696	374,414

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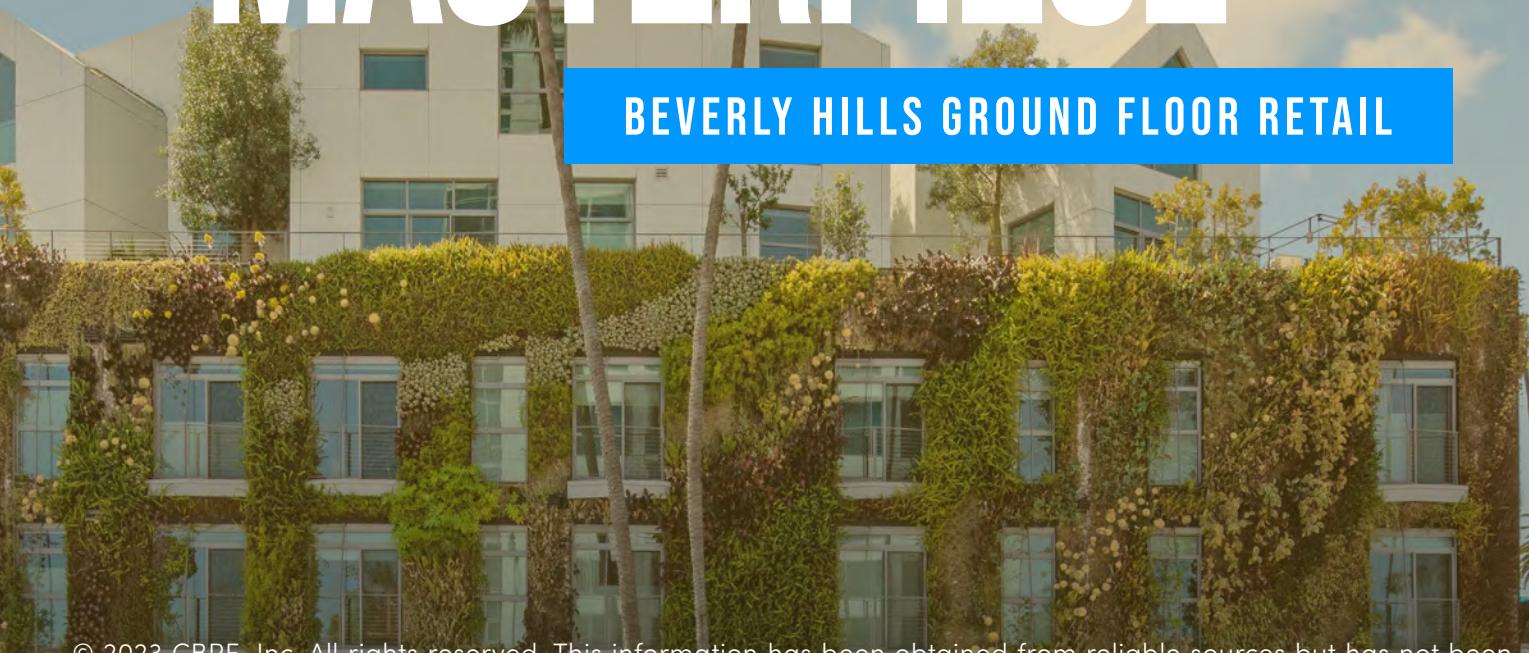
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BEVERLY HILLS GROUND FLOOR RETAIL



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