

238 N CANON DRIVE

FOR LEASE

BEVERLY HILLS, CA 90210

±2,067 SF
ROOFTOP
OPPORTUNITY

NEWMARK **CBRE**

FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY

BEVERLY HILLS GOLDEN TRIANGLE

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NORTH CANON DRIVE

SIZE
± 8,477 SF
±2,067 SF Rooftop

RATE
Upon Request

NNN
\$1.00 PSF/MO





ONE-OF-A-KIND-FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY

In the heart of the Golden Triangle on Canon Drive and directly across the way from the Maybourne Hotel and Beverly Gardens.

Neighboring tenants include Mastros, Nusr-Et, Spago, Sugarfish, Julien's Auction House, The Palm, Via Alloro, Il Pastaio, La Scala, Mirame, TATEL, and many more!

HIGHLIGHTS

238 N CANON DRIVE



SIZE: $\pm 8,477$ SF
 $\pm 2,067$ SF Rooftop

RATE: Upon Request

NNN: $\pm \$1.00$ PSF/MO



Beverly Hills City parking lot directly across the street to subject property (two hours free before 6pm) & multiple city parking lots within close walking distance



Tremendous frontage along N. Canon Drive and facing the Maybourne Hotel



Rare, Beverly Hills flagship location with great parking



Direct deal through landlord



Very high ceilings! (12"-25")

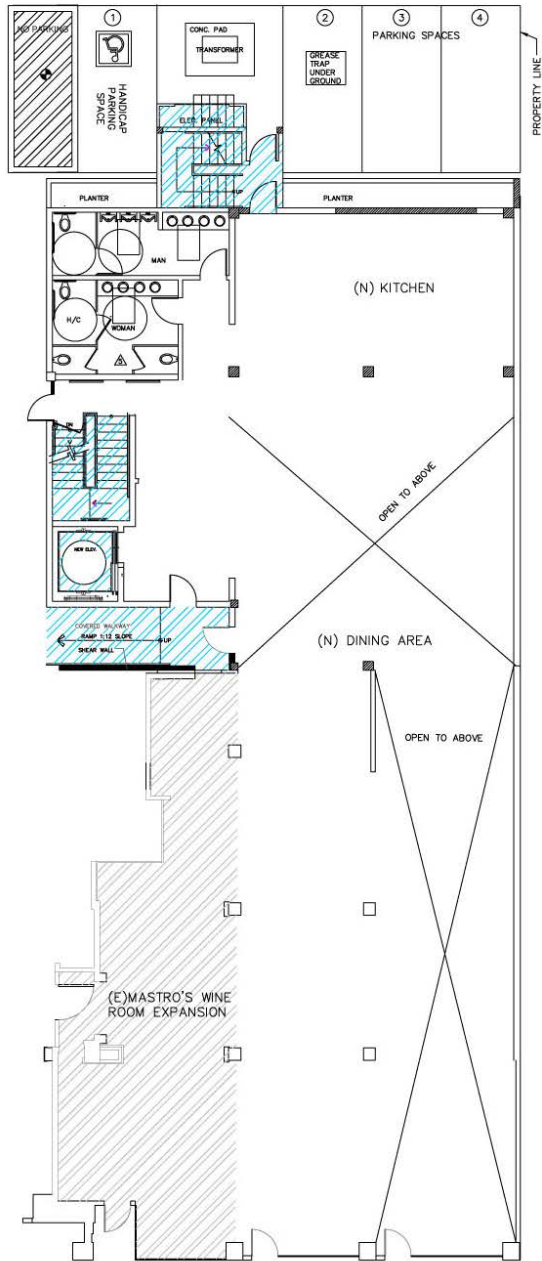


$\pm 2,067$ SF
ROOFTOP

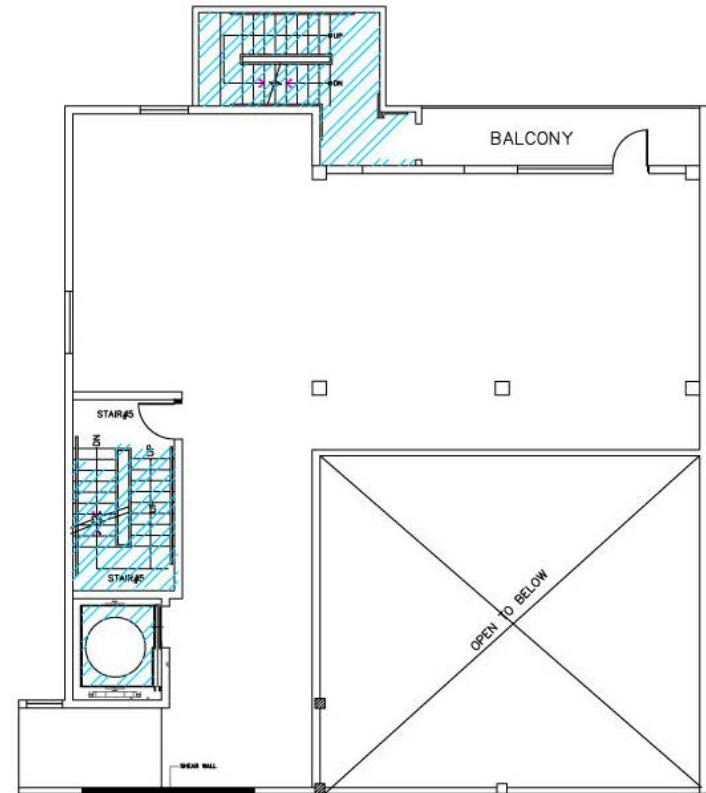
INTERIOR



FLOOR PLAN



FIRST FLOOR

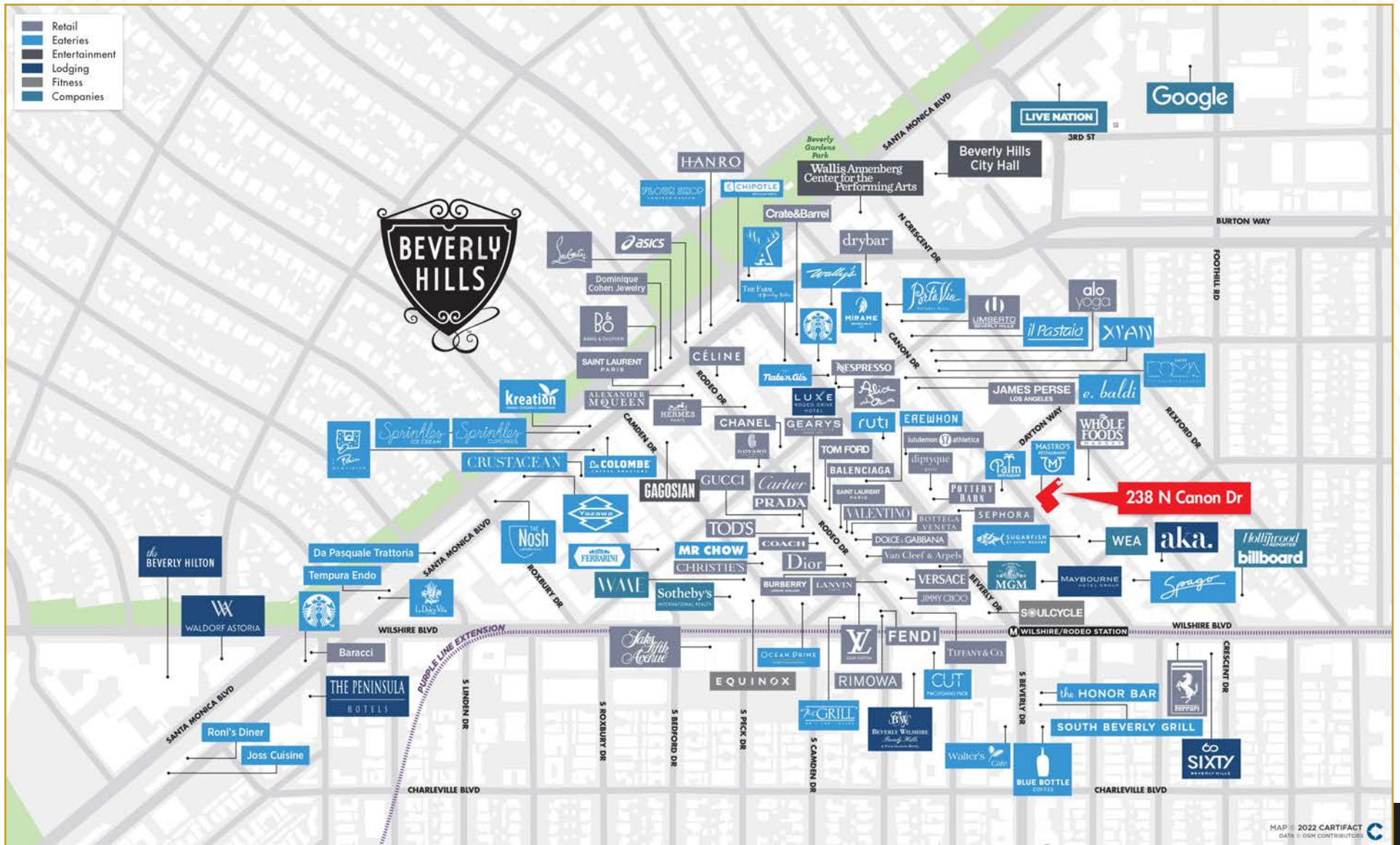


MEZZANINE

ROOFTOP



LOCAL HAPPENINGS



THE MAYBOURNE HOTEL



BEVERLY GARDENS



BEVERLY HILLS

35,848
RESIDENTS



44.8
MEDIAN AGE



53.6%
RENT



38.9%
OWN



\$2.7BN

YEARLY TOTAL SPENDING IN
CITY OF BEVERLY HILLS

\$161K

AVERAGE HOUSEHOLD
INCOME

7.4MM

YEARLY VISITORS TO
CITY OF BEVERLY HILLS



BEVERLY WILSHIRE HOTEL

CENTURY CITY

RODEO DRIVE

AVRA
MAPLE & ASH (COMING SOON)

PUBLIC PARKING

N BEVERLY DRIVE

FUTURE LVMH SITE

JAMES PERSE

E BALDI

2-HOUR FREE
PUBLIC PARKING

YOSEMITE

TATEL

ALO YOGA

IL PASTAIO

CANON DRIVE

SANTA MONICA BLVD

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2021 Population - Current Year Estimate	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

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

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

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

2021 Businesses	10,076	19,549	34,238
2021 Employees	87,404	171,696	374,414



NEIGHBORS



AUTOMOTIVE

Beverly Hills Audi	O'Gara Beverly Hills
Jim Falk Lexus of Beverly Hills	Bentley
Ferrari Beverly Hills	Bugatti
Cadillac of Beverly Hills	Aston Martin
Pagani	Lamborghini
LUCID Motors	McLaren
	Rolls Royce



FOOD

Avra Beverly Hills	Il Pastaio	Nate'n Al	Spago
Caulfield's Bar & Dining Room	Jon & Vinny's	Nespresso	Sprinkles
Cipriani	La Colombe Coffee	Novakov	Starbucks (3)
Comoncy	La Scala	Nozawa Bar	Sugarfish
CPK	Laduree	Nusr-Et	The Form of Beverly Hills
Crustacean	Mastro's	Ocean Prime	The Palm
Beverly Hills CUT	Mirame	Porta Via	Via Alloro
E Baldi	Mr Chow	Pressed Juicery	Wally's Beverly Hills
Il Fornaio	Mulberry Pizza	Shake Shack	Yazawa



HOTELS

The Beverly Hills Hotel	Maybourne Beverly Hills
The Beverly Hilton	SIRTAJ Hotel Beverly Hills
Beverly Wilshire Four Seasons	The Peninsula Beverly Hills
Crescent Hotel Beverly Hills	Viceroy L'Ermitage
Hotel Beverly Terrace	Waldorf Astoria



FASHION & HOME

& Other Stories	Club Monaco	Gucci	Pottery Barn
AG Jeans	COS	Harry Winston	Prada
Alice and Olivia	Crate & Barrel	Hermès	Sephora
AllSaints	David Yurman	James Perse	Sotheby's
BVLGARI	Dior	Loro Piana	Tiffany
Burberry	Dolce & Gabbana	Louis Vuitton	Tom Ford
Céline	Fendi	Lululemon	Valentino
Chanel	Gagosian Gallery	Moncler	Yves Saint Laurent



FITNESS & BEAUTY

Alo Yoga	Obagi Skin
Anastasia Beverly Hills	Rite Aid
Christophe	SKN Bar
Equinox	The Spa on Rodeo
José Eber	Umberto Salon



THE AREA



CENTURY CITY

WALDORF ASTORIA & BEVERLY HILTON

BEVERLY WILSHIRE HOTEL

RODEO DRIVE

RITE-AID
COREPOWER YOGA
NEST SEEKERS
LUXURY REAL ESTATE

KELLER WILLIAMS
REALTY
BEVERLY HILLS

MULBERRY PIZZA
CAVCAS

HARCOURTS
OPTICS BY VICTOR
SOLE
AVEDON

JAMES PERSE

E BALDI

YOSEMITE

2-HOUR FREE
PUBLIC PARKING

TATEL

LITTLE SANTA MONICA

SANTA MONICA BLVD

ALO YOGA
BELLA + CANVAS
XIAN

UMBERTO

PORTA VIA

BEVERLY HILLS
CHAMBER OF COMMERCE

IL PASTAIO

ANNE SISTERON
LA SCALA
LEGGAIADRO
HONORINE

EDELWEISS CHOCOLATES
SELFISH

FUNKE
IL TREMEZZINO
JENNIFER FISHER
WESTSIDE ESTATE AGENCY

CANON DRIVE EATERIES

- MASTRO'S STEAKHOUSE
- NEGRONI (COMING SOON)
- IL PASTAIO
- LA SCALA
- PORTA VIA
- IL TRAMEZZINO
- TATEL
- CAVCAS (COMING SOON)
- VIA ALLORO
- SUGARFISH
- SPAGO
- NUSR-ET
- NOVAKOV



N BEVERLY DRIVE

CANON DRIVE

238 N CANON DRIVE

CITY HALL

THE AREA

WEST HOLLYWOOD

FOUR SEASONS DOHENY

DOWNTOWN LOS ANGELES

POTTERY BARN
DJULA
SANDRO
DIPTYQUE
SCHUTZ
PRONOVAS
GUESS?
LULULEMON
MONA LISA

ASRV
FAVORITE DAUGHTER
SAM EDELMAN
CRISTOPHE
MAJE
ALC (COMING SOON)
SUNGLASS HUT
THE CHEESECAKE FACTORY
& OTHER STORES

INTERMIX
BA&SH
NESPRESSO
ALICE & OLIVIA
NATE N' ALS

KITSON
ALLSAINTS
STARBUCKS
CRATE & BARREL

2-HOUR FREE
PUBLIC PARKING

EREWHON



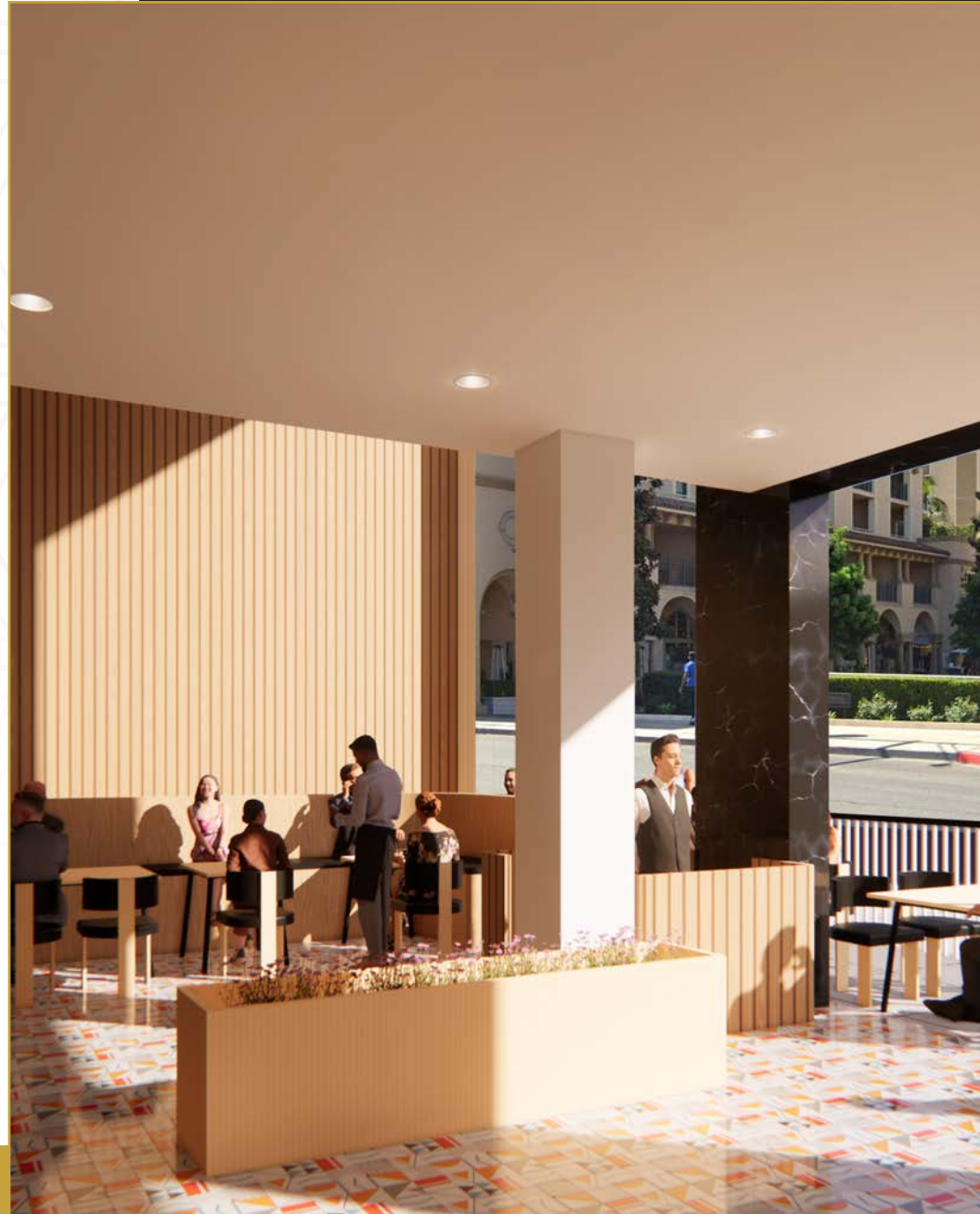
FUTURE POSSIBILITIES



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