

FOR LEASE

224 S. BEVERLY DRIVE

BEVERLY HILLS, CA 90212

FLAGSHIP RESTAURANT OPPORTUNITY

2ND GENERATION RESTAURANT
HEART OF BEVERLY HILLS



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THE AREA

WEST HOLLYWOOD

HOLLYWOOD

DOWNTOWN LOS ANGELES

MAYBOURNE HOTEL

SIXTY HOTEL

224 SOUTH BEVERLY DRIVE
SIZE: +/- 2,500 SF to +/- 6,392 SF
RATE: \$7.50PSF/Mo. + NNN

BEVERLY HILLS RESIDENTIAL

SOUTH BEVERLY DRIVE





BEVERLY HILLS RESIDENTIAL





ONE-OF-A-KIND FLAGSHIP RESTAURANT.

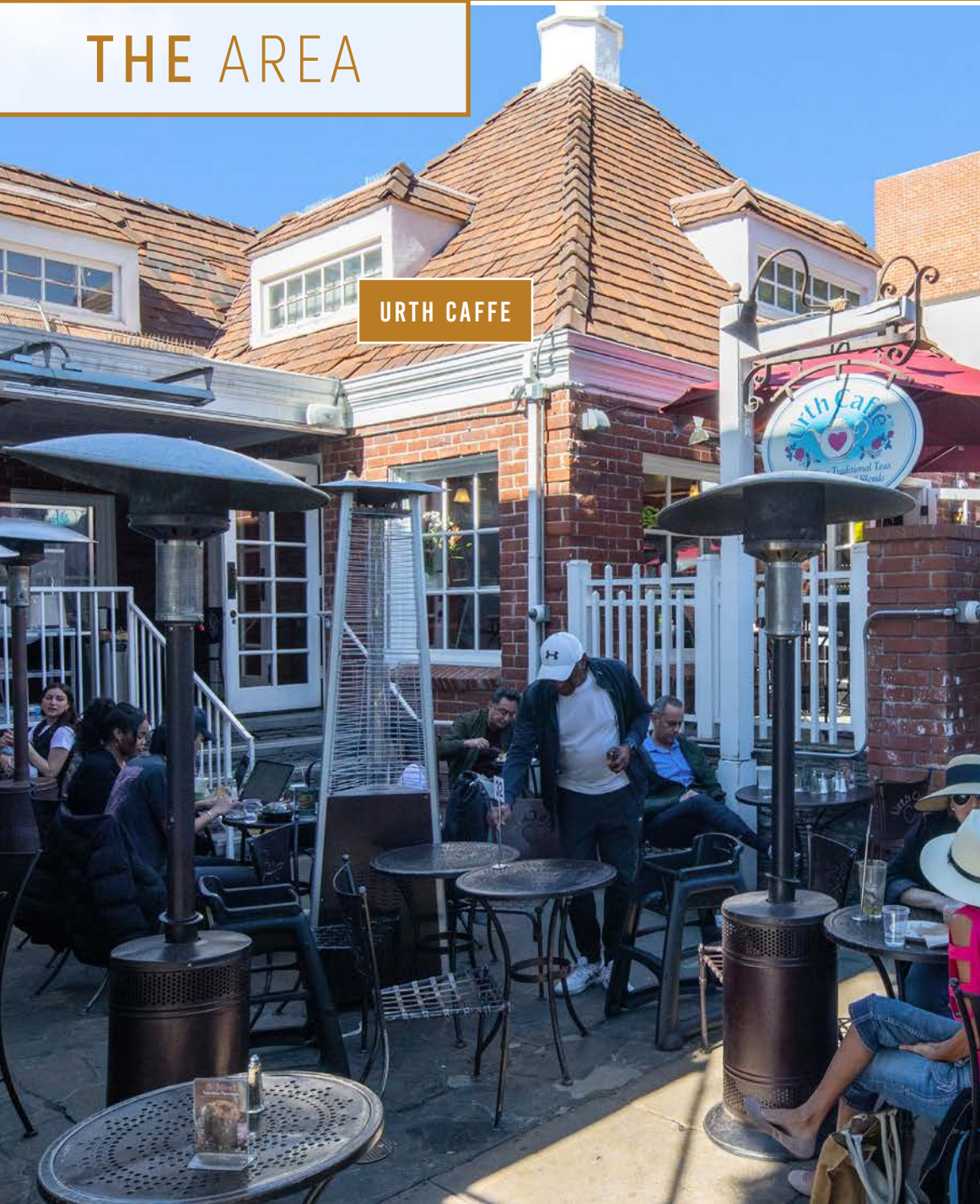
In the heart of Beverly Hills on South Beverly Drive, this is a unique opportunity for any world-class restaurant. Nearby tons of local residences and footsteps from the world-famous Rodeo Drive, immediate neighbors include: Matu, Maude, CPK, Parakeet Cafe, Philz Coffee, Layla's Bagels (coming soon), Urth Caffe, Babyist, South Beverly Grill, Honor Bar, Chaumont, and much more!



**2-HOUR FREE PUBLIC PARKING
(BEFORE 6PM)**

THE AREA

URTH CAFE



BEVERLY HILLS PUBLIC PARKING GARAGE
(DIRECTLY NEXT DOOR)



INTERIOR



INTERIOR



THE BAR



KITCHEN



HIGHLIGHTS



224 S. BEVERLY DRIVE

SIZE: +/- 2,500 SF to +/- 6,392 SF

RATE: \$7.50PSF/Mo. + NNN

(NNN est. \$1.10PSF/Mo.)



Tremendous Frontage
along S. Beverly Drive



Heavy daytime & night-
time shoppers / office
population



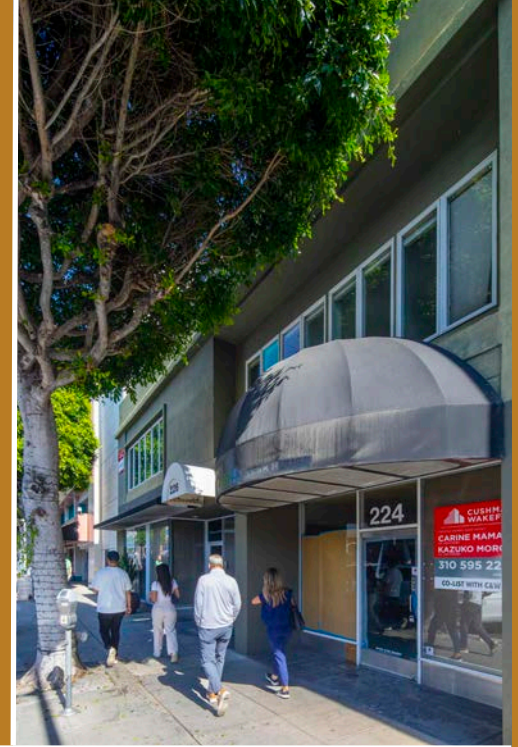
2nd Generation restaurant space
equipped with a full kitchen



Beverly Hills City Parking Lot
directly next door from subject
property (Two Hours Free before
6pm) & Multiple City Parking Lots
within close walking distance



Walking distance to Rodeo Drive,
The Maybourne Hotel, Beverly
Wilshire Hotel, and much more!



PARKING

FREE CITY PUBLIC PARKING
(BEFORE 6PM)

224 S BEVERLY DR

DALENO FINE ART
MAUDE
SWEET LADY JANE

MK DIAMONDS

CALI JEWELERS

CHIPOTLE

FRIDA MEXICAN
RESTAURANT

PINKBERRY
MULBERRY STREET PIZZA
CALIFORNIA PITA

FRESH BROTHERS
PIZZA

SOUTH BEVERLY DRIVE

SUGARED + BRONZED

BABYIST

PLANET BEAUTY

LAYLA'S BAGELS (COMING SOON)
PHILZ COFFEE
COLOR ME MINE

MATU

BELLACURES

THE UPPER CRUST

THE AREA



CENTURY CITY

BELLACURES

BEVERLY HILLS RESIDENTIAL

BEVERLY HILLS COOKIES

LAYLA'S BAGELS (COMING SOON)
PHILZ COFFEE
COLOR ME MINE

THE UPPER
CRUST

MATU

SUGARED + BRONZED

PLANET BEAUTY

BABYIST

CPK

FRESH BROTHERS
PIZZA

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MK DIAMONDS

PINKBERRY
MULBERRY STREET PIZZA
CALIFORNIA PITA

FRIDA MEXICAN
RESTAURANT

224 S BEVERLY DR

CITY PUBLIC PARKING

DALENO FINE ART
MAUDE
SWEET LADY JANE

THE AREA



BEVERLY HILLS RESIDENTIAL

BEVERLY HILLS COOKIES

SUSHI KIYONO
BEN & JERRY'S

MATU

PHILZ COFFEE
LAYLA'S BAGELS (COMING SOON)

CPK

CITY PUBLIC PARKING

224 S BEVERLY DR

CHAUMONT

SOUTH BEVERLY GRILL
& HONOR BAR

MAYBOURNE HOTEL

CITY HALL

THE FLATS

BEVERLY WILSHIRE HOTEL

FUTURE SAKS (2024)

STREET MAP

WILSHIRE BOULEVARD

Office 121
Office 139
Office 141
Office 143
Office 145
Office 147
Office 153
Office 157

CHAUMONT
DORIS BLO
HILLSTONE
WILSHIRE
WILSHIRE
WILSHIRE

PARKING LOT
Luther Burbank Savings
Aurora Bank
Palatial Nail Lounge
Spas
Rahwail on Beverly
Bliss
BALLOONS
Open Nutrition
Suzedin
193 10
199

114-
118
122
130
132
134
136
138
140
144
148

Bank of America
the HONOR BAR
SOUTH BEVERLY GRILL
THE ONI
Athenagh
Office & Parking Lot
Office
Pecol Paradise
BAO FOOT SPA
Fab Boutique
160
162
168

CHARLESVILLE DRIVE

201
203
203P
207
211
217
219
225
227
229
231
233 C
233 B
233 A

Jacobson & Co
Lumpkin Jewelry & Precious Metals
Future Retailer
California
PIZZA KITCHEN
Dobbylist
SUGARED + BRONZED
MÉLANGE
Ephiphany Boutique
Planet Beauty
Future
235 A

200
202
202P
204
206
208
210
212
214

Parakeet
Office
Daleno
Parking Lot
AI's Newstand
224
226-
230
234
236
238P
238
238P
240P
240
242
244
250A
250B
252
258

FRIDA
MEXICAN CUISINE
& Champagne
Lesujim
Cat's Pawcels
Chinaberry
Nuberry Street
Pizza
Atr
Chirpote
Freezy Snacks
CHERRY CREEK
SUNRIGHT
STUDIO
Beverly Hills Bagel
KAWAIIAN
KAWAIIAN
KAWAIIAN
Modern Nails
Office

SOUTH BEVERLY DRIVE

245 B
245 C
249
251
253
255
259P
259
261
267
269
271
275
279
281

COTTONIERE
Rumi Antiques
Rumi Jewelry
Kopner Salon
Beverly Hills Jewellers
Malibu CLOTHES
Edison
H&D JEWELERS
Optical Sale
Burger King
281

300P
308
308P
310
312
314
324P
324
326
328P
328
332
350
350

MILANO
The Cleaning Spot
SAKIR DADU
TIV KAWAIIAN
Gracie Academy
JPS
Sushi Sushi
Jeff Rice Films
EICHOLTZ
FUTURE
SUSANNA
Beverly Hills
350

GREGORY WAY

315
321
333
337

WELLS
FARGO
Office Bldg.
Office Bldg.
Office Bldg.
Pavillions

300P
308
308P
310
312
314
324P
324
326
328P
328
332
350
350

MILANO
The Cleaning Spot
SAKIR DADU
TIV KAWAIIAN
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Sushi Sushi
Jeff Rice Films
EICHOLTZ
FUTURE
SUSANNA
Beverly Hills
350

OLYMPIC BOULEVARD

BEVERLY HILLS

35,848
RESIDENTS



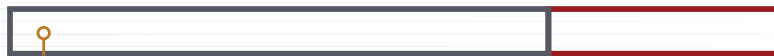
44.8
MEDIAN AGE



53.6%
RENT



38.9%
OWN



70.1%
COMPLETED 4 YEARS OF COLLEGE OR HIGHER



95.8% EMPLOYED
86% WHITE COLLAR WORKERS



31.0%
GRADUATE OR PROFESSIONAL DEGREE

\$2.7BN

YEARLY TOTAL
SPENDING IN CITY
OF BEVERLY HILLS

\$161k

AVERAGE HOUSEHOLD
INCOME

7.4MM

YEARLY VISITORS TO
CITY OF BEVERLY HILLS

DEMOGRAPHICS



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|---|--------|---------|---------|
| 2023 Population - Current Year Estimate | 35,497 | 117,686 | 290,119 |
| 2028 Population - Five Year Projection | 35,482 | 117,812 | 293,380 |
| 2020 Population - Census | 35,719 | 118,971 | 288,014 |
| 2010 Population - Census | 34,885 | 115,794 | 281,159 |
| 2020-2023 Annual Population Growth Rate | -0.19% | -0.33% | 0.22% |
| 2023-2028 Annual Population Growth Rate | -0.01% | 0.02% | 0.22% |



HOUSEHOLDS

| | | | |
|---|--------|--------|---------|
| 2023 Households - Current Year Estimate | 17,296 | 56,286 | 140,100 |
| 2028 Households - Five Year Projection | 17,413 | 56,732 | 142,555 |
| 2010 Households - Census | 16,930 | 55,524 | 136,924 |
| 2020 Households - Census | 17,189 | 56,395 | 138,672 |
| 2020-2023 Compound Annual Household Growth Rate | 0.19% | -0.06% | 0.32% |
| 2023-2028 Annual Household Growth Rate | 0.13% | 0.16% | 0.35% |
| 2023 Average Household Size | 2.04 | 2.08 | 2.02 |



HOUSING INCOME

| | | | |
|-------------------------------|-----------|-----------|-----------|
| 2023 Average Household Income | \$171,019 | \$178,380 | \$159,246 |
| 2028 Average Household Income | \$196,441 | \$203,966 | \$184,021 |
| 2023 Median Household Income | \$108,350 | \$111,949 | \$102,597 |
| 2028 Median Household Income | \$127,519 | \$129,681 | \$118,181 |
| 2023 Per Capita Income | \$83,034 | \$84,896 | \$77,074 |
| 2028 Per Capita Income | \$96,054 | \$97,765 | \$89,587 |



EDUCATION

| | 1 MILE | 2 MILES | 3 MILES |
|-----------------------------|--------|---------|---------|
| 2023 Population 25 and Over | 27,329 | 90,582 | 221,061 |
| HS and Associates Degrees | 7,782 | 24,596 | 61,134 |
| Bachelor's Degree or Higher | 18,541 | 61,958 | 149,480 |



HOUSING UNITS

| | | | |
|------------------------------------|--------|--------|---------|
| 2023 Housing Units | 19,496 | 62,624 | 155,130 |
| 2023 Vacant Housing Units | 2,200 | 6,338 | 15,030 |
| 2023 Occupied Housing Units | 17,296 | 56,286 | 140,100 |
| 2023 Owner Occupied Housing Units | 6,617 | 22,882 | 45,279 |
| 2023 Renter Occupied Housing Units | 10,679 | 22,882 | 94,821 |



PLACE OF WORK

| | | | |
|-----------------|--------|---------|---------|
| 2023 Businesses | 11,026 | 23,450 | 39,225 |
| 2023 Employees | 79,523 | 183,176 | 406,472 |



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 |
| Cresecent 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 |

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