

South Beverly Drive Portfolio

The Gateway to Beverly Hills Entitled Development Opportunity

368 Units | 93,113 SF of land
37,276 SF of retail

Four Entitled Development Sites on S. Beverly Drive & W. Olympic Blvd.

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Executive Summary

WESTMAC Commercial Brokerage Company is pleased to present the South Beverly Drive Portfolio, an exceptional entitled development opportunity totaling 93,113 SF of land at the highly visible, signalized intersection of W. Olympic Blvd. and S. Beverly Dr., less than one mile from the Golden Triangle at the gateway to Beverly Hills.

The portfolio includes four (4) entitled development sites with approvals for a combined 368 residential units – 294 market-rate and 74 affordable – along with 37,276 SF of ground-floor retail and ample subterranean parking. The current improvements consist of four office buildings, a Pavilions supermarket, and two parking structures, all zoned C3.

Entitled Projects

- 9430 W. Olympic Blvd. – Approved Builder's Remedy entitlement plans for a 13-story mixed-use building with 53 residential units (42 market / 11 affordable), and 3 levels of subterranean parking with 23 parking spaces.
- 9441 W. Olympic Blvd. – Approved Builder's Remedy entitlement plans for a 13-story mixed-use building with 75 residential units (60 market / 15 affordable), 4,092 SF of ground-floor retail, and 3 levels of subterranean parking with 52 parking spaces.
- 333-337 S. Beverly Dr. & 353 S. Beverly Dr. – Approved Builder's Remedy entitlement plans for an 8-story mixed-use project with 135 residential units (108 market / 27 affordable), 16,099 SF of ground-floor retail, and 3 levels of subterranean parking with 263 parking spaces.
- 9467 W. Olympic Blvd. (Pavilions site) – Approved Builder's Remedy entitlement plans for an 8-story mixed-use building with 105 residential units (84 market / 21 affordable), 17,085 SF of retail, and 3 levels of subterranean parking with 180 parking spaces.

Location Highlights

Located minutes from Rodeo Drive, Westfield Century City, and top Beverly Hills dining, the site benefits from daily traffic exceeding 50,000 vehicles, offering outstanding visibility and signage potential. Within a 1-mile radius, the average household income is \$137,552, and the median home value exceeds \$1.1 million.

This is a rare opportunity to acquire an entitled, large-scale development portfolio in one of the most prestigious and supply-constrained markets in the world.

Properties can be purchased as one portfolio or individual sites.



333-337 S. BEVERLY DR.

9441 W. OLYMPIC BLVD.

9430 W. OLYMPIC BLVD.

9467 W. OLYMPIC BLVD.

**PARKING GARAGE
353 S. BEVERLY DR.**

S BEVERLY DRIVE

S BEVERWIL DRIVE

W OLYMPIC BLVD

S BEVERLY DRIVE

W OLYMPIC BLVD

Development Overview

Property Address	# of Units Approved	# of Stories	Retail SF	Construction Type	Pricing
333 S. Beverly Drive 337 S. Beverly Drive 353 S. Beverly Drive	135 (108 market rate + 27 affordable)	8	16,099 SF	Type 3a	\$87,000,000 or Best Offer
9467 W. Olympic Blvd.	105 (84 market rate + 21 affordable)	8	17,085 SF	Type 3a	
9430 W. Olympic Blvd.	53 (42 market rate + 11 affordable)	13	-	Type 1	\$20,000,000
9441 W. Olympic Blvd.	75 (60 market rate + 15 affordable)	13	4,092 SF	Type 1	\$25,000,000
TOTAL:	368 UNITS (294 market rate + 74 affordable)		37,276 SF		\$132,000,000

Portfolio & Parcel Overview

	Property Address	Property Type	Bldg. SF	Land SF	APN
DEVELOPMENT SITE #1	333 S. Beverly Drive	Office	11,452 SF	11,000 SF	4328-035-007
	337 S. Beverly Drive	Office	10,604 SF	5,500 SF	4328-035-008
	337 S. Beverly Drive	Parking Lot	5,500 SF	5,500 SF	4328-035-009
	353 S. Beverly Drive	Parking Garage	16,386 SF	16,493 SF	4328-035-029
#2	9467 W. Olympic Blvd.	Supermarket/Retail	16,437 SF	30,006 SF	4328-035-030
#3	9430 W. Olympic Blvd.	Office	15,743 SF (BOMA) / 14,475 SF (per tax record)	9,875 SF	4330-027-012
#4	9441 W. Olympic Blvd.	Office	27,495 SF (BOMA) / 23,389 SF (per tax record)	14,739 SF	4331-004-015
TOTAL:			103,617 SF (Building)	93,113 SF (Land)	

9430 W. Olympic Blvd.

Development Summary

Total Lot Size	± 9,875 square feet
Price	\$20,000,000
Zoning	BHC3YY
Building Type	Mixed-Use
Application Status	Approved Builder's Remedy entitlement plans
Stories	Thirteen (13)
Residential Units	Fifty-Three (53): (42 market / 11 affordable)
Low Income Units	Eleven (11)
First Floor	Residential Lobby
Parking	Twenty-Three (23) Spaces; Subterranean

A Builder's Remedy entitlement plans application has been submitted and approved. Developers will be able to build a residential building.



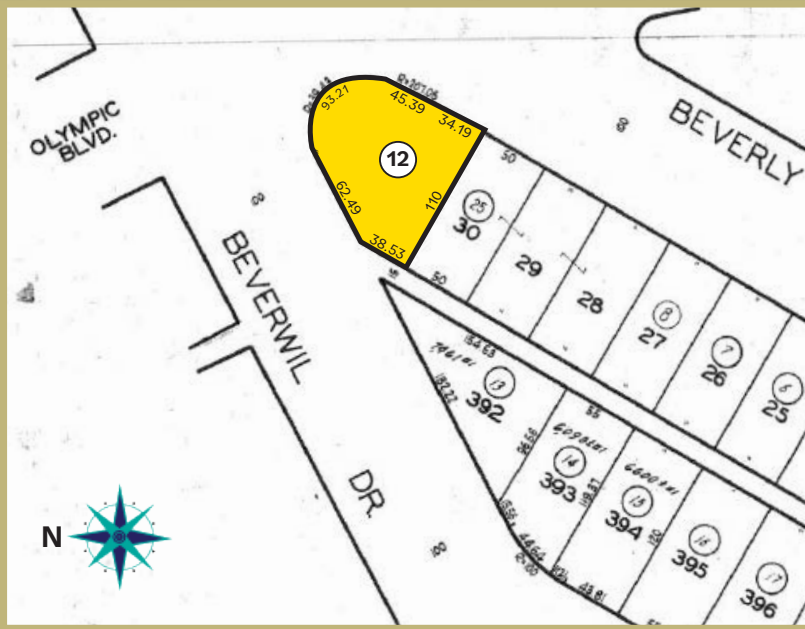
9430 W. Olympic Blvd.

EXISTING BUILDING

Address	9430 W Olympic Boulevard, Beverly Hills, CA 90212
APN	4330-027-012
Building Size	±15,743 SF (BOMA) / ±14,475 SF (per tax record)
Lot Size	±9,875 SF (per tax record)
Zoning	BHC3YY
Property Type	Office
Year Built	1989
Stories	Four (4)
Tenancy	Multi
Occupancy	Vacant
Cell Tower Income	\$4,277/month; \$51,327/year
Lease Expiration	March 2032 (Cell tower)
Parking	Two floors of onsite parking; ±38 spaces in garage
Walk Score	94



9430 W. Olympic Blvd.
EXISTING BUILDING



Parcel Map & Aerial Map



9441 W. Olympic Blvd.

Development Summary

Total Lot Size	± 14,739 square feet
Retail	4,092 SF
Price	\$25,000,000
Zoning	BHC3*
Building Type	Mixed-Use
Application Status	Approved Builder's Remedy entitlement plans
Stories	Thirteen (13)
Residential Units	Seventy-Five (75): (60 market / 15 affordable)
Low Income Units	Fifteen (15)
First Floor	Ground-floor Retail & Residential Lobby
Parking	Fifty-Two (52) Spaces; Subterranean

A Builder's Remedy entitlement plans application has been submitted and approved. Developers will be able to build a multi-family building with ground floor retail.



Rendering

9441 W. Olympic Blvd.

EXISTING BUILDING

Address	9441 W Olympic Boulevard, Beverly Hills, CA 90212
APN	4331-004-015
Building Size	±27,495 SF (BOMA) / ±23,389 SF (per tax record)
Lot Size	±9,875 SF (per tax record)
Zoning	BHC3*
Property Type	Office
Year Built	1989/2012
Stories	Three (3)
Tenancy	Multi
Occupancy	85%
Parking	64 spaces; 4 behind building and 60 at 350 S Beverly
Frontage	114.75' along W Olympic; 108' along S Beverly
Walk Score	94



9441 W. Olympic Blvd.
EXISTING BUILDING



Parcel Map
& Aerial Map



Address	9467 W. Olympic Boulevard
Total Lot Size	± 30,006 square feet
Retail	17,085 square feet
Zoning	BHC3
Building Type	Mixed-Use
Application Status	Approved Builder's Remedy entitlement plans
9467 W. Olympic Stories	Eight (8)
9467 W. Olympic Units	105 units (84 market rate; 21 are affordable)

9467 W. Olympic Blvd. Rendering



Development Summary 9467 W. Olympic Blvd.

Price: \$87,000,000 or Best Offer



333-353 S. Beverly Drive Rendering

Development Summary 333-353 S. Beverly Dr.

Address	333-353 S. Beverly Drive
Total Lot Size	± 38,505 square feet
Retail	16,099 square feet
Zoning	BHC3
Building Type	Mixed-Use
Application Status	Approved Builder's Remedy entitlement plans
353 S. Beverly Stories	Eight (8)
353 S. Beverly Units	135 units (108 market rate; 27 are affordable)

9467 W. Olympic Blvd. & 333, 337, 353 S. Beverly Dr.

9467 W. Olympic Blvd. & 353 S. Beverly Dr.*

Current Tenant	Pavilions/Pavilions' Parking Lot
APN	4328-035-030, 4328-035-029 (P)
Building Size	16,437 SF
Lot Size	46,499 SF
Zoning	BHC3, BHC-3T-2
Parking	15 surface spaces/ 77 space two-story garage
Year Built	1959

333 S. Beverly Dr.

Current Tenant	Multi-Office Tenants
APN	4328-035-007
Building Size	10,336 SF
Lot Size	11,000 SF
Zoning	BHC3
Parking	19 surface spaces in rear
Year Built	1950

337 S. Beverly Dr.*

Current Tenant	Multi-Office Tenants
APN	4328-035-008, 4328-035-009 (P)
Building Size	9,088 SF
Lot Size	11,000 SF
Zoning	BHC3
Parking	19 surface spaces
Year Built	1946

* (P) represents either a parking structure or lot.
353 S. Beverly Dr. is the parking lot connected to Pavilions.

333-353 S. Beverly Drive Rendering



Parcel Map & Aerial Map



Offering Highlights

» **6-WAY SIGNALIZED CORNER**

The subject property is located at one of the highest traffic count corners in the city, W. Olympic Blvd. and S. Beverly Dr. There are over 50,000 cars that pass by the property each day, making it a perfect opportunity for signage.

» **DEVELOPMENT OPPORTUNITY (4 SITES)**

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» **BEVERLY HILLS LOCATION**

The four development sites are located at the gateway to Beverly Hills, adjacent to Century City, West Los Angeles, and West Hollywood. Beverly Hills is a premier global destination for unrivaled shopping, extraordinary restaurants, amazing art, and cultural attractions.

» **DENSE RESIDENTIAL AREA & AFFLUENT DEMOGRAPHICS**

The area within a 1-mile radius of the subject property has a population of 31,250 and an average household income estimated at \$141,776. The median home value is \$1,006,223.

» **PURPLE LINE EXPANSION**

As the Los Angeles Metro continues its expansion of the Purple Line, a new station will be opening at Wilshire and Rodeo in 2026, offering connectivity to Downtown LA and Union Station.

» **AREA AMENITIES**

The subject property is adjacent to a number of amenities including restaurants, coffee shops, banks, medical offices, and a Pavilions grocery store just across the street. Within two miles of the subject property are Rodeo Drive, The Los Angeles Country Club, Rancho Park Golf Course, and Westfield Century City Mall.

Area Summary

Beverly Hills, incorporated in 1914, is a symbol of luxury and sophistication, spanning 5.71 square miles and housing 33,792 residents. Nestled between the trendy West Hollywood and the opulent Bel Air, this city is synonymous with glamour and elegance. It is renowned globally for its celebrity allure and as a premier retail destination, particularly highlighted by the prestigious Beverly Hills Golden Triangle. This area, just a block from the iconic Rodeo Drive, is a hub for luxury stores and upscale dining, situated in one of the most affluent corridors of Beverly Hills where the average household income is \$189,236 and home values average \$3,662,557.

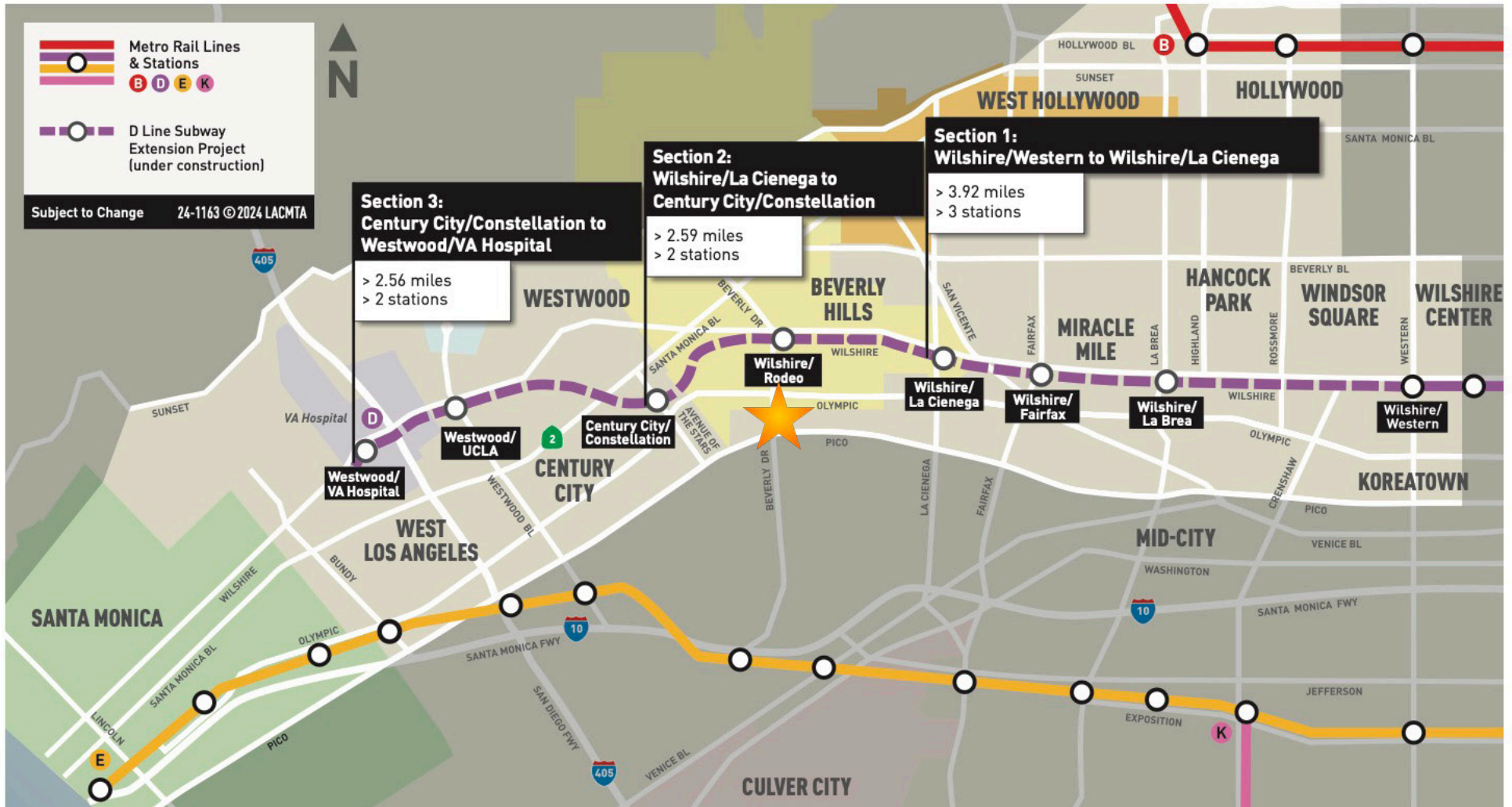
Beverly Hills is not only a residential haven but also a vibrant city thriving with cultural activities and economic prosperity. Top employers include notable names like Kennedy Wilson, MGM Studios, Live Nation Entertainment, Hillstone Restaurant Group, William Morris Endeavor, the City of Beverly Hills, and The Gores Group. The city's rich history and dynamic atmosphere make it a charming place to live and a magnet for visitors worldwide. From museum exhibits and art shows to concerts and film festivals, Beverly Hills offers a lively environment where both residents and businesses thrive.

As one of the world's most prestigious and vibrant luxury retail districts, Beverly Hills hosts over 100 luxury brands, drawing celebrities, influencers, residents, and tourists to shop and be seen on Rodeo Drive. This famed street, often ranking at the top for global brands, collectively generates over \$2.3 billion in annual sales. Prestigious brands such as Chanel, Cartier, Gucci, Dior, Hermes, and more have invested significantly in renovating and updating their stores, maintaining the area's allure. The City of Beverly Hills has also invested approximately \$40 million in redesigning the streetscapes of Rodeo Drive to ensure it remains a world-class pedestrian and shopping destination.

Beverly Hills is renowned for its high-end shopping, dining, and entertainment, attracting tourists from around the globe who wish to experience its unique blend of luxury and celebrity culture. The city is surrounded by Los Angeles, Santa Monica, West Hollywood, and Culver City, boasting some of the highest income levels and property values in Los Angeles County. Visitors and residents alike can enjoy a fine selection of 5-star hotels, including The Beverly Hills Hotel & Bungalows, The Beverly Hilton, Beverly Wilshire, L'Ermitage, The Peninsula, Sunset Marquis Hotels and Villas, the Montage Beverly Hills, and the Waldorf Astoria Beverly Hills. This confluence of opulence, culture, and history solidifies Beverly Hills as a world-class destination and a quintessential example of luxury living.



 Subject Properties



Amenities Map

- ✓ **Rodeo Drive** - 0.8 miles
- ✓ **The Beverly Hilton** - 1.6 miles
- ✓ **Westfield Century City** - 1.6 miles
- ✓ **Rancho Park Golf Course** - 1.8 miles
- ✓ **LA Country Club** - 1.9 miles
- ✓ **Cedars-Sinai** - 2.1 miles
- ✓ **Beverly Center** - 2.2 miles
- ✓ **Kaiser Permanente** - 2.5 miles
- ✓ **LA County Museum of Art** - 2.6 miles
- ✓ **Melrose Place** - 3.0 miles
- ✓ **UCLA** - 3.1 miles
- ✓ **Sunset Strip** - 3.3 miles
- ✓ **The Grove** - 3.6 miles
- ✓ **Hollywood Bowl** - 6.7 miles
- ✓ **Santa Monica Pier** - 9.0 miles
- ✓ **Downtown LA** - 9.4 miles
- ✓ **LAX Airport** - 10.1 miles
- ✓ **Dodger Stadium** - 10.1 miles



Sweetfin
Poke

california
pizza kitchen



LUX
BODY & AESTHETICS
matu

FIRST
CITIZENS
BANK



avalon hotel
BEVERLY HILLS

LA GOLF

CAMEO
BEVERLY HILLS

MARRIOTT
BEVERLY HILLS

CHASE

pet food
express





Demographics

1-3-5 mile radius from subject property

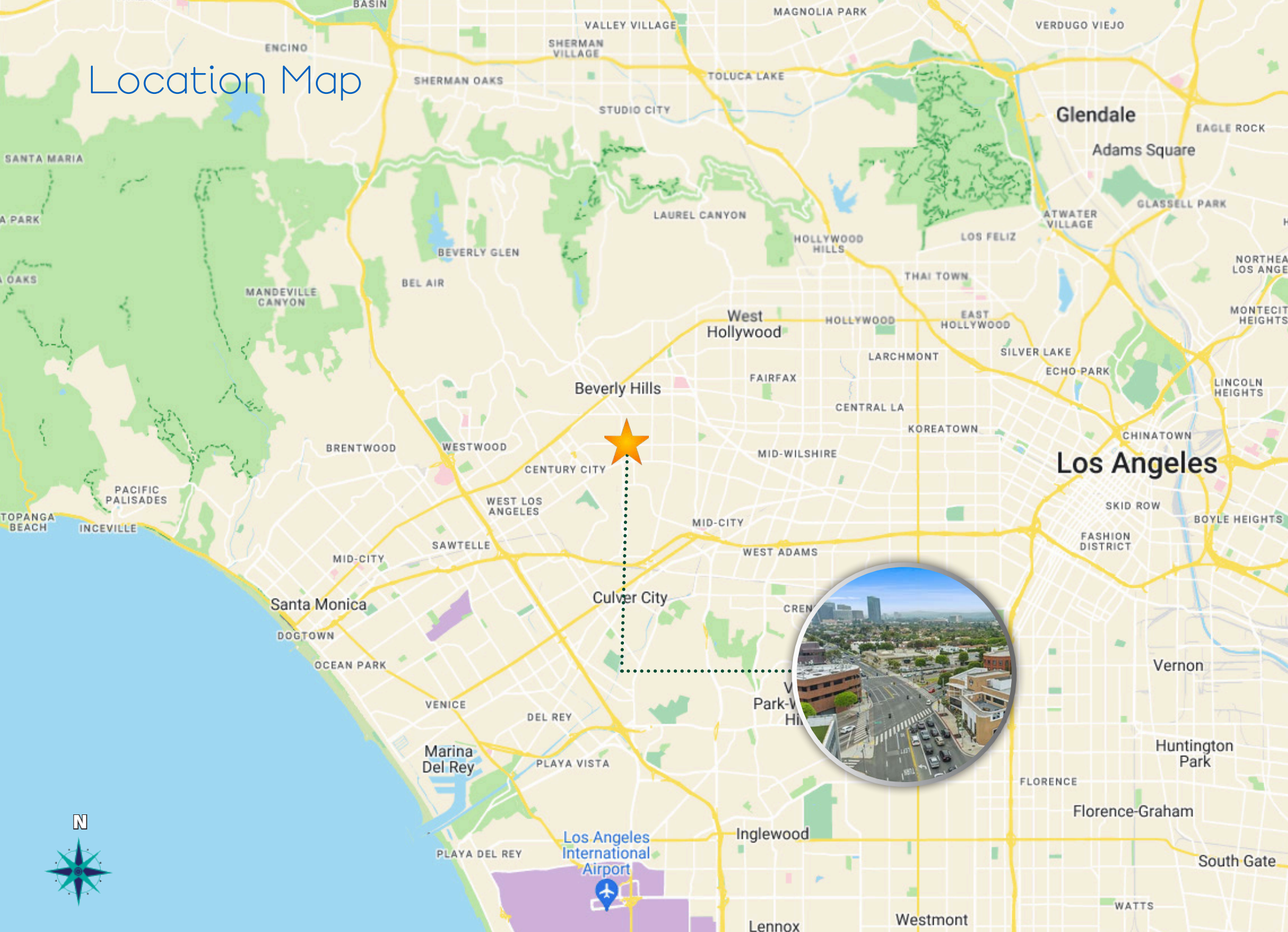
POPULATION	1-Mile	3-Mile	5-Mile
2024 Population	33,976	323,412	753,544
Median Age	43.2	38	38.8

HOUSEHOLD	1-Mile	3-Mile	5-Mile
2024 Households	15,569	146,215	338,526
Median Home Value	\$1,118,636	\$1,095,897	\$1,086,136
Average Household Income	\$137,552	\$128,621	\$120,032

BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	12,816	48,692	76,940
Total Number of Employees	87,954	384,031	600,894
Total Consumer Spending	\$570.5M	\$5.1B	\$11.3B



Location Map





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