



# 499 N CANON DRIVE

Los Angeles CA 90212



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Office  
Opportunity  
FOR LEASE

# PROPERTY HIGHLIGHTS

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**Rent:** Available Upon Request

**Suite 404:** 256 SF

**Term:** 3-10 years

**Availability:** 30 Days

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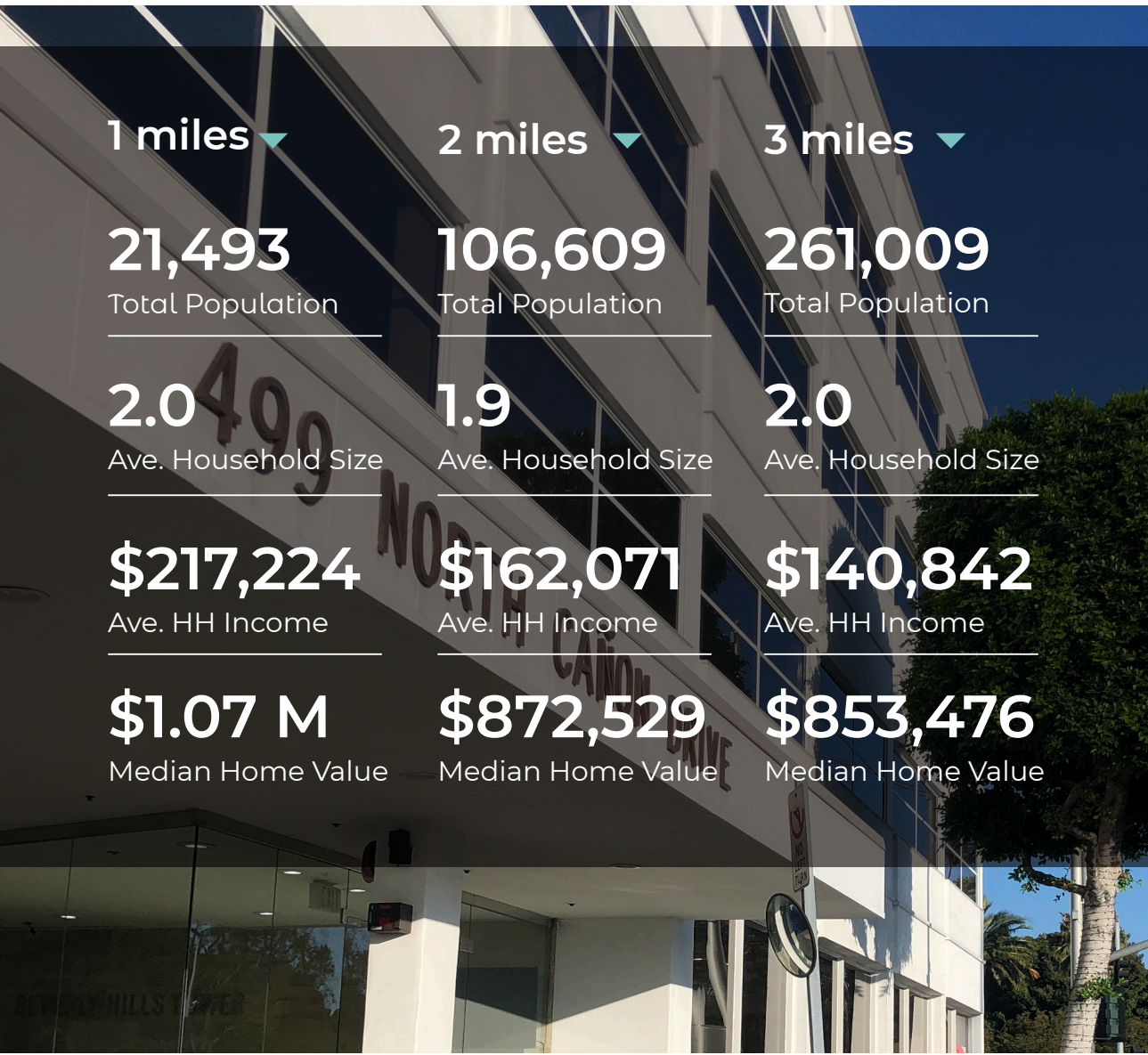
- Fantastic Golden Triangle opportunity for ground floor retail, restaurant, or gallery
- Abundant 2 hour free parking garages nearby as well as metered parking
- Directly across the street from The Annenberg Center for the Performing Arts
- Parking: \$175/month unreserved; \$225/month reserved (subject to availability)
- Neighboring tenants include The Wallis Annenberg Center for the Performing Arts, Valerie Salon, Heritage Fine Wines, Wally's Beverly Hills, La Scala, Olive & June, Wolfgang's Steakhouse, Euro Caffe, The Bar Room, Porta Via, Alchemy 43, Cafe Gratitude, Il Tramezzino





# PROPERTY IMAGES

499 N CANON DRIVE / JLL



1 miles ▼

**21,493**

Total Population

**2.0**

Ave. Household Size

**\$217,224**

Ave. HH Income

**\$1.07 M**

Median Home Value

2 miles ▼

**106,609**

Total Population

**1.9**

Ave. Household Size

**\$162,071**

Ave. HH Income

**\$872,529**

Median Home Value

3 miles ▼

**261,009**

Total Population

**2.0**

Ave. Household Size

**\$140,842**

Ave. HH Income

**\$853,476**

Median Home Value

# AREA PROFILE

Beverly Hills boasts one of the most revered and coveted retail locales in, not only the United States, but the world. There are very few retail locations like the Beverly Hills Triangle across the globe. The strength of the real estate in Beverly Hills and its access to the world's most affluent consumers, living both locally and abroad, ensures that Beverly Drive should be seen by the highest quality retailers and related occupiers.

499 N CANON DRIVE / JLL

# NEIGHBORING TENANTS





# STREET MAP



For more information, please contact:



**GREG BRIEST**

Vice President, Retail

Lic #01949565

+1 310 595 3623

[greg.briest@am.jll.com](mailto:greg.briest@am.jll.com)

**HOUMAN MAHBOUBI**

Executive Vice President, Retail

Lic #01450237

+1 310 595 3621

[houman.mahboubi@am.jll.com](mailto:houman.mahboubi@am.jll.com)

[jllretail.com](http://jllretail.com)