

# 852

S. ROBERTSON BLVD  
LOS ANGELES, CA 90035

ANABIS



BIS



**LONGEVITY CENTER BEVERLY HILLS**  
*Unlock your path to longevity*

- Red Light Therapy
- Lymphatic Massage
- Hyperbaric Oxygen Therapy
- PEMF Therapy

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**conroy**   
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**TURNKEY MEDICAL OFFICE BUILD-OUT**



# Lease Summary

## THE LEASE

❑ SPACE AVAILABLE	±1,805 SF
❑ SPACE TYPE	Medical Office Build-out
❑ LEASE RATE	\$5.00/SF + NNN (\$1.10/SF) (total approx. \$11,025/mo)
❑ YEAR BUILT	1964
❑ APN	4333-015-022

## THE ASSET

TOTAL UNITS	▪ 1
BUILDING SF	▪ ±1,805 SF
LOT SF	▪ 3,000 SF
PARKING	▪ 4 Tandem
ZONING	▪ LAC2



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# PROPERTY HIGHLIGHTS

**Turnkey medical office build-out**

**Prominent Robertson Blvd location**

**Newly remodeled reception area and patient waiting room**

**Beverly Hills-adjacent address**

**5 examination rooms, lab and sonogram room**

**Strong daytime foot and vehicle traffic**

**Efficient corridor layout for patient flow**

**Close proximity to Cedars-Sinai Medical Center**

**2 ADA-compliant restrooms**

**Surrounded by retail, dining, and neighborhood amenities**

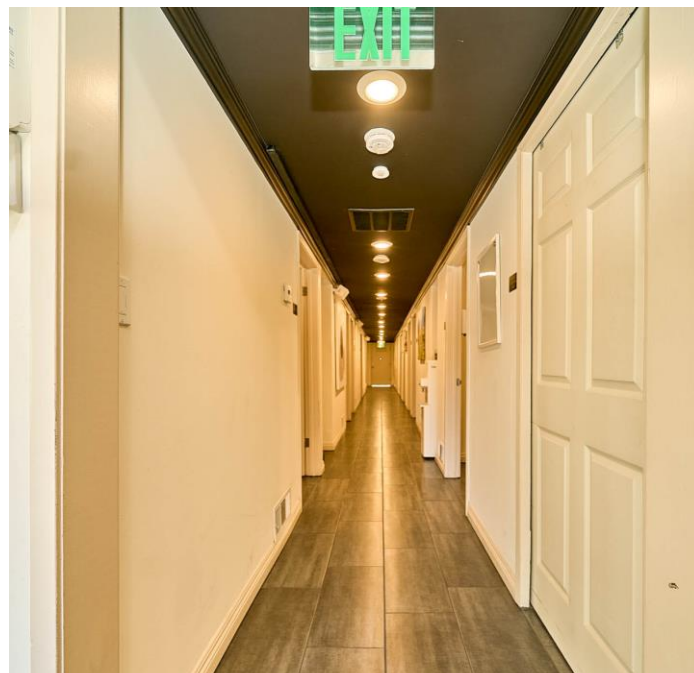
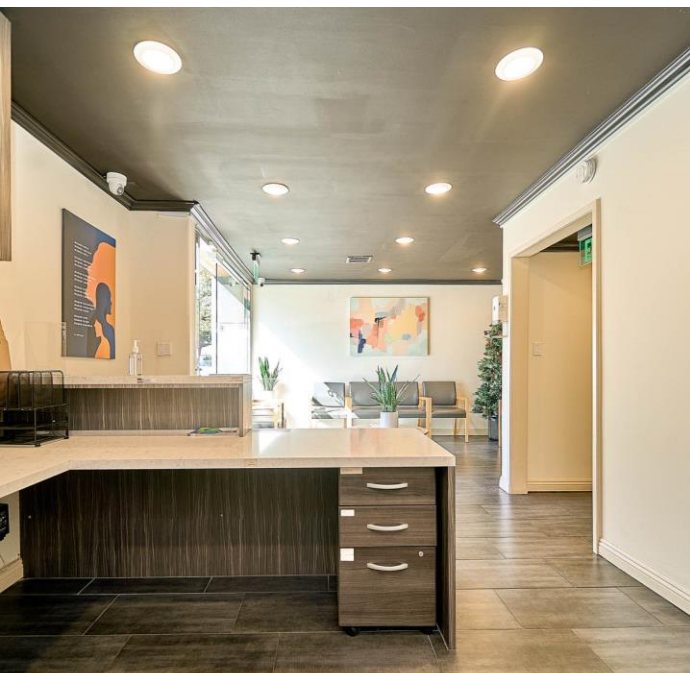
**Kitchenette**

**Ideal for medical, wellness, or professional office users**

**Modern interior finishes and built-in cabinetry**

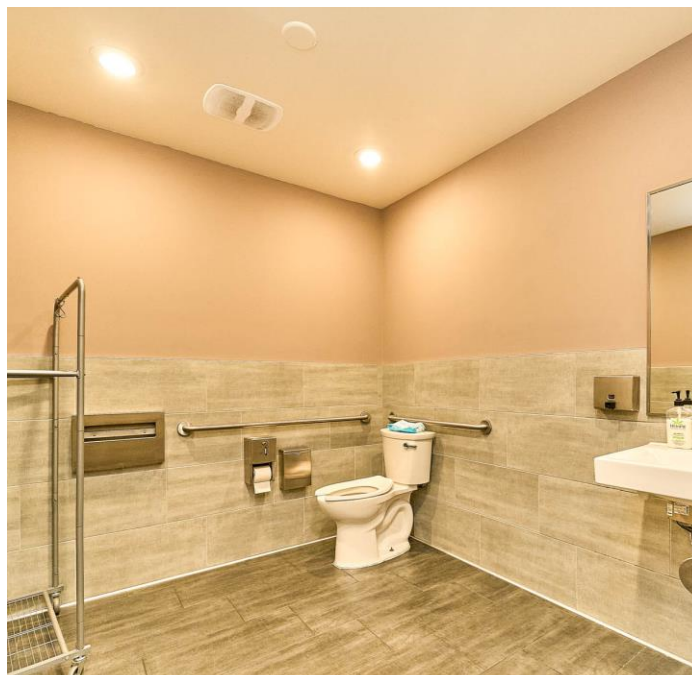


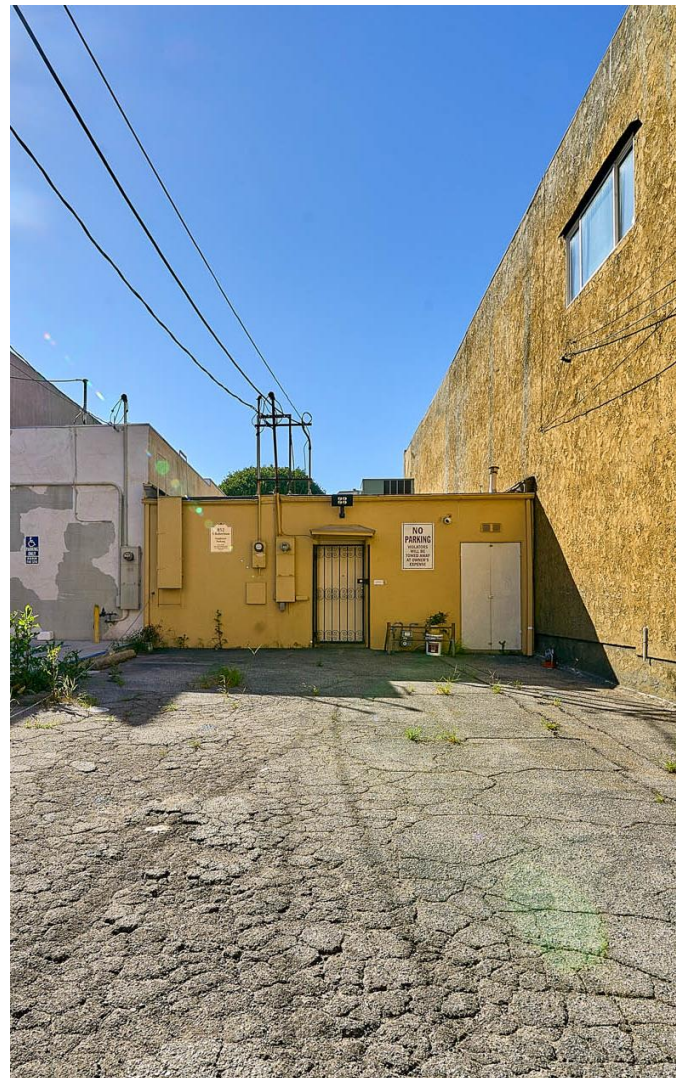
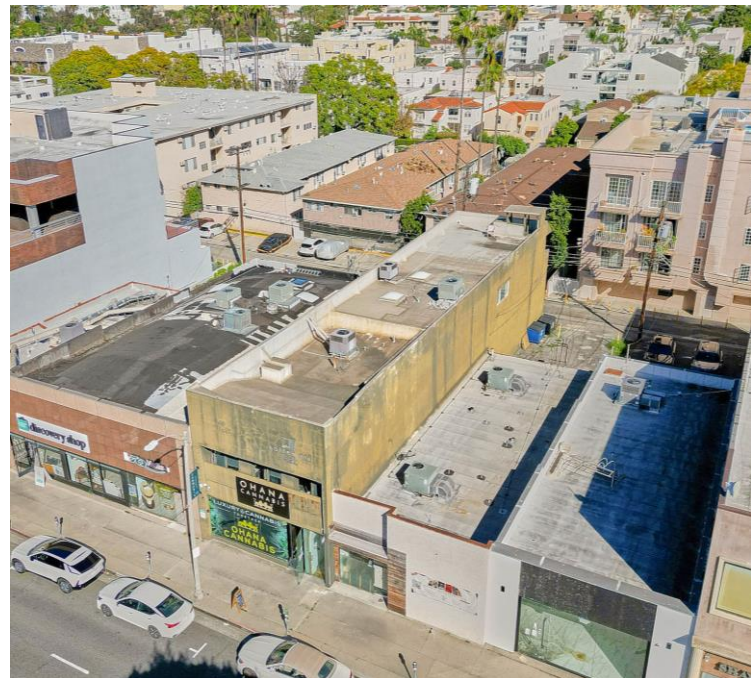
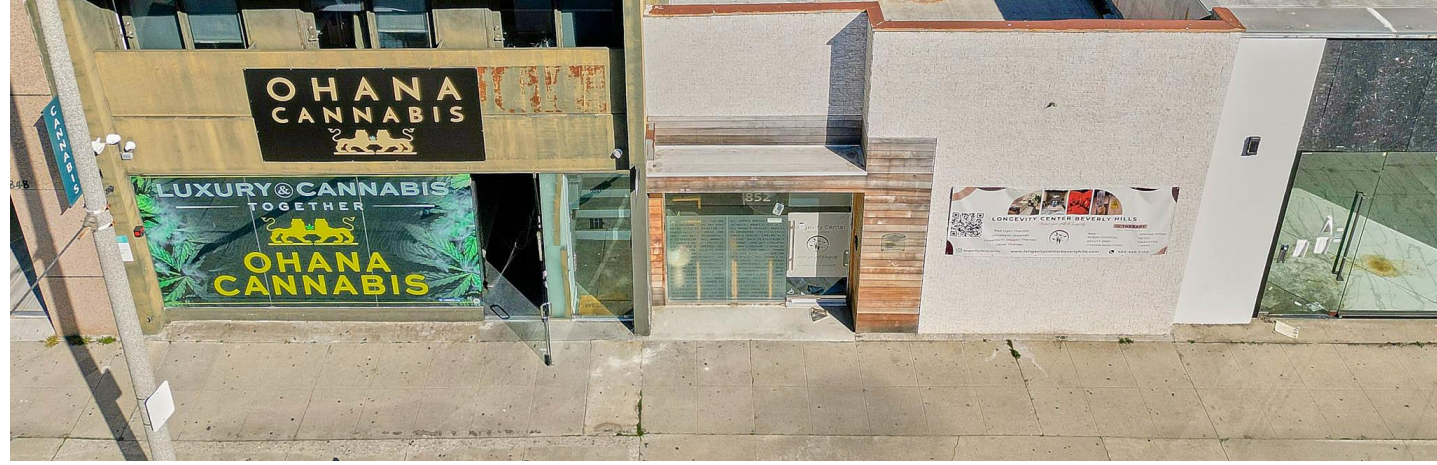
# Interior Gallery



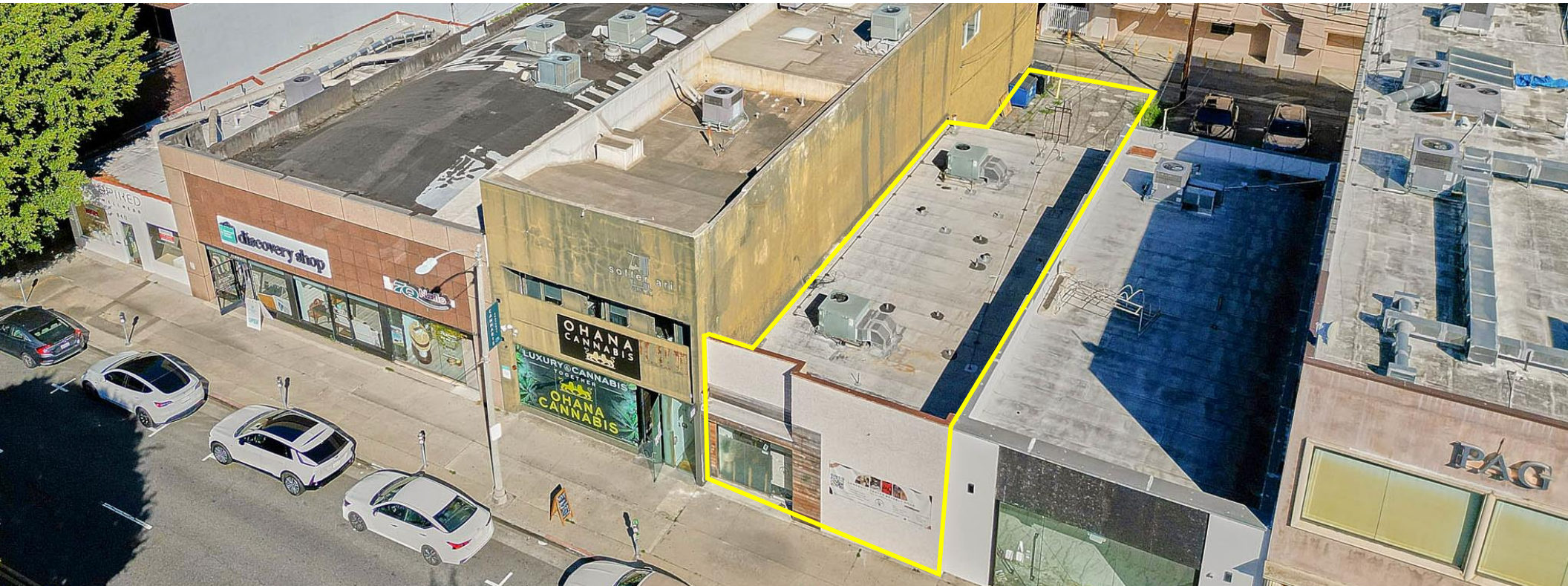


# Interior Gallery





# FLOOR PLANS



# Beverly Hills

## ADJACENT

Beverly Hills is one of the most celebrated and desired destinations in the world. A name long associated with sophistication, glamour, and elegance, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining, and services. Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.

### GOLDEN TRIANGLE

Rodeo Drive At the center of the Golden Triangle is the world-renowned Rodeo Drive, whose three blocks are home to a dazzling array of haute couture boutiques and world-class jewelers. Bisecting the southern end of Rodeo Drive is Wilshire Boulevard, offering high-end department stores, including Barneys New York, two Saks Fifth Avenue stores (men's and women's) and Neiman Marcus. Additionally, Beverly Drive, Canon Drive, Bedford Drive, Brighton Way and Dayton Way contain an abundance of stores, high-end hair salons and both fine and casual dining restaurants.



**\$172,903**

**Median Household Income**



**34,186**

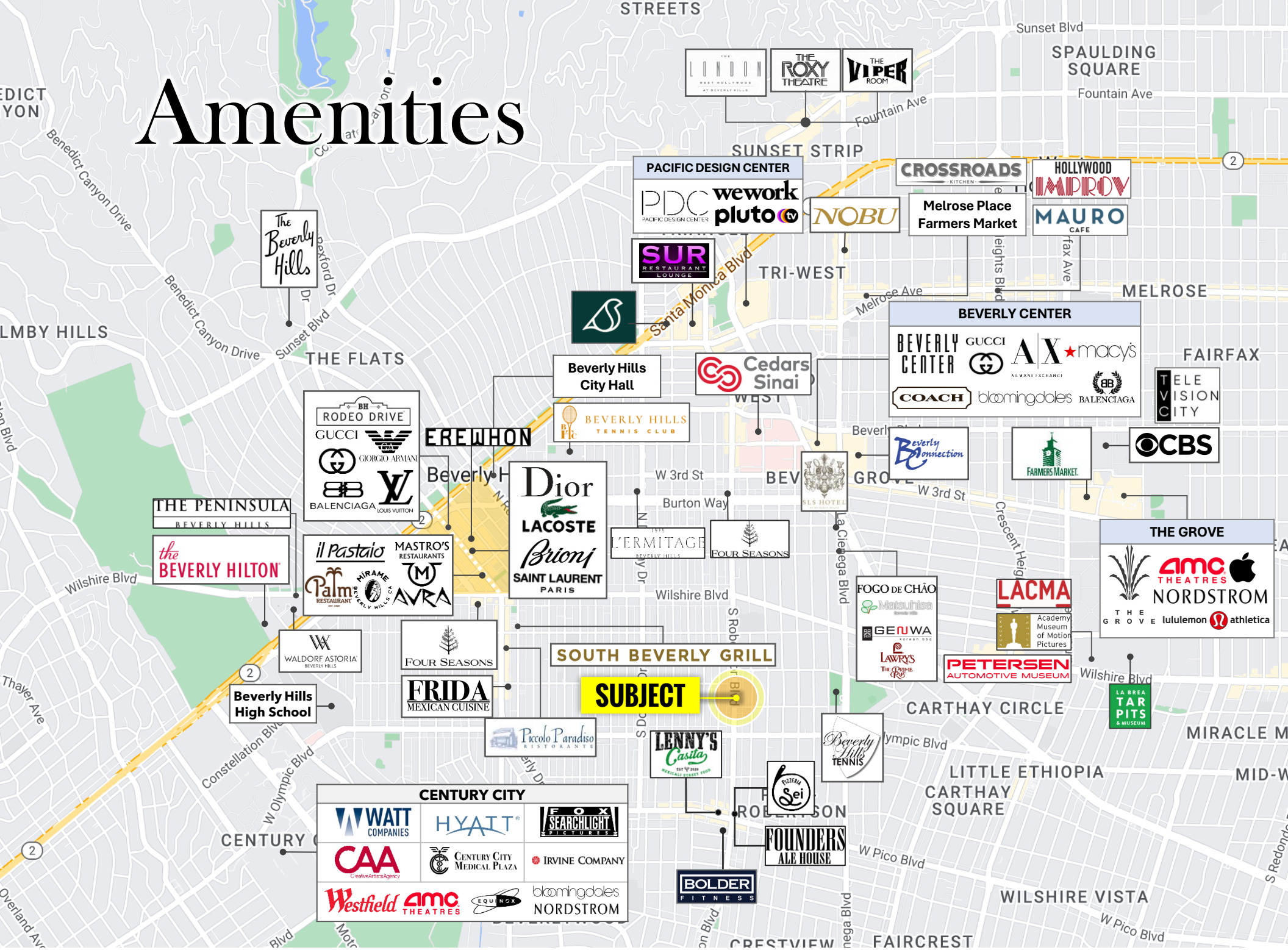
**Population**



**\$2,650,000**

**Median Home Sale Price**

# Amenities



- SUNSET STRIP:** PACIFIC DESIGN CENTER, PDC, wework, pluto, NOBU, Melrose Place Farmers Market, CROSSROADS KITCHEN, HOLLYWOOD IMPROV, MAURO CAFE.
- TRI-WEST:** SUR RESTAURANT LOUNGE, Beverly Hills City Hall, Cedars Sinai WEST, Beverly Hills Tennis Club.
- BEVERLY CENTER:** BEVERLY CENTER, GUCCI, AX macy's, COACH, bloomingdales, BALENCIAGA, TELEVISION CITY, CBS.
- THE FLATS:** The Beverly Hills, RODEO DRIVE, GUCCI, GIORGIO ARMANI, BALenciAGA, LOUIS VUITTON, Dior, LACOSTE, Brioni, SAINT LAURENT PARIS.
- EREWON:** Beverly Hills, il Pastaio, MASTRO'S RESTAURANTS, Palm Restaurant, MIRAMonte, AVRA, FOUR SEASONS, FRIDA MEXICAN CUISINE.
- BEVERLY GROVE:** Beverly Hills City Hall, Beverly Hills Tennis Club, L'ERMITAGE BEVERLY HILLS, FOUR SEASONS, SLS HOTEL, FOGO DE CHÃO, Matsuhisa, GENWA, LAWRY'S The Pop-Up, PETERSEN AUTOMOTIVE MUSEUM, THE GROVE, AMC THEATRES, Apple, NORDSTROM, lululemon, athletica.
- CENTURY CITY:** WATT COMPANIES, HYATT, FOX SEARCHLIGHT PICTURES, CAA Creative Arts Agency, CENTURY CITY MEDICAL PLAZA, IRVINE COMPANY, Westfield, AMC THEATRES, EQUINOX, bloomingdales, NORDSTROM.
- Other Amenities:** THE PENINSULA BEVERLY HILLS, the BEVERLY HILTON, WALDORF ASTORIA BEVERLY HILLS, Beverly Hills High School, Pico Paradiso RESTAURANTE, Lenny's Casita, BOLDER FITNESS, Founders Ale House, Beverly Hills Tennis, LA Brea Tar Pits & Museum, Academy Museum of Motion Pictures, FARMERS MARKET.

# World-Class BRANDS



GUCCI



Dior

SAINT LAURENT  
PARIS

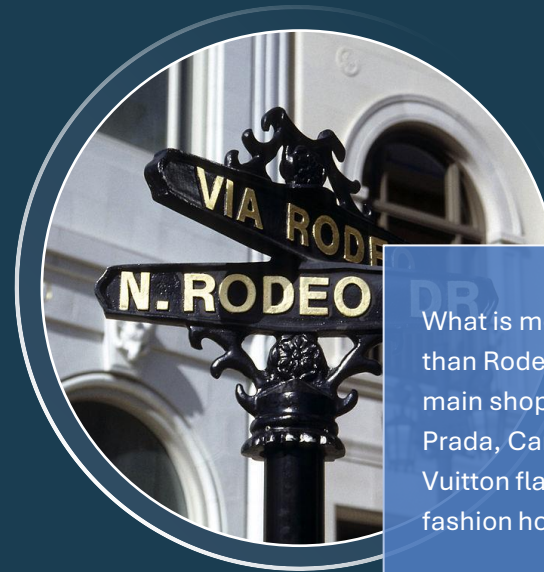
THE PENINSULA  
BEVERLY HILLS

The  
Beverly  
Hills

the  
BEVERLY HILTON®

W  
WALDORF ASTORIA®  
BEVERLY HILLS

# Area Landmarks



## Rodeo Drive

What is more synonymous with Beverly Hills than Rodeo Drive, the city's world-renowned main shopping district? House of Givenchy, Prada, Cartier, Chanel, Gucci and the Louis Vuitton flagship stores are just a few of the fashion houses in the easily walkable area

The City of Beverly Hills features 16 hotels with nearly 2,400 rooms in a variety of styles, price points, and options—from Five Star, Five Diamond fullservice suites to European-style boutique properties. Legendary hotels with star-studded histories provide an immersive Old Hollywood experience



## Luxury Hotels



# Employment Hubs



## MAJOR INDUSTRIES

LUXURY  
RETAIL



FINANCIAL  
SERVICES



HEALTHCARE



HOSPITALITY &  
TOURISM



INTERNATIONAL  
TRADE



ENTERTAINMENT  
MEDIA



REAL ESTATE



TECHNOLOGY



# AREA HIGHLIGHTS

The City is deceptively dense with 5,800 persons per square mile, more than double Los Angeles County's rate of 2,400 persons per square mile. While Beverly Hills' palatial estates are situated above Sunset Boulevard, the area below Sunset (commonly known as "the Flats"), includes numerous multi-family properties and smaller single-family home lots.

- ❑ Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.
- ❑ One of California's wealthiest cities, Beverly Hills has an average annual household income of \$173,000, an astonishing 268% higher than the national average and a median household incomes.
- ❑ Business travelers and tourists spend on average over \$300 per day on hotel rooms, and more than \$600 in purchases at Beverly Hills stores and restaurants.
- ❑ The median home value for Beverly Hills is well in excess of a staggering \$2,000,000, more than five times the national average.

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## LOS ANGELES, CA 90035

### LAUREN ABOULAFIA

Senior Associate

310-429-7656

lauren@conroycommercial.com

LIC 01895546



### SETH GROSSMAN

Senior Associate

718-578-8772

seth@conroycommercial.com

LIC 02057186

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