

FOR SALE

Investor, owner-user or development opportunity



419 S. Robertson Boulevard

Beverly Hills, CA

For More Information:

T.C. MACKER, CCIM

President
310.966.4352
tcmacker@westmac.com
DRE# 01232033

WOODY COOK

Associate
310.966.4383
cook@westmac.com
DRE # 02072494

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S. Sepulveda Boulevard, Los Angeles, CA 90025
DRE# 01096973





©2026 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

Executive Summary

WESTMAC Commercial Brokerage Company is pleased to present 419 S. Robertson Boulevard, a premier acquisition opportunity for an investor, owner user, or developer in the City of Beverly Hills. The property is ideally located just off the signalized intersection of S. Robertson Boulevard and W. Olympic Boulevard.

The offering consists of an approximately 7,074 square foot building situated on a generous 18,845 square foot lot. The property is currently improved as a school childcare facility.

This irreplaceable location offers exceptional potential for a variety of uses. It is well suited for an owner user, particularly an educational or institutional operator, while also presenting strong redevelopment potential. The site is zoned C 3 with a Mixed Use Overlay, providing flexibility for a developer to explore higher and better uses.

Positioned in one of the most affluent and supply constrained markets in the country, the property benefits from proximity to both Beverly Hills and the vibrant Pico Robertson commercial corridor. Major retail and lifestyle destinations, including The Grove, Beverly Center, and Rodeo Drive, are all within minutes.

The property also offers outstanding visibility, located just one parcel from a signalized corner with traffic counts exceeding 50,000 vehicles per day. 419 S. Robertson Boulevard represents a rare opportunity to acquire a highly visible, well located asset with multiple paths to value in one of Los Angeles' most sought after submarkets.



50,000+
CARS
PER DAY

30,000+
CARS
PER DAY

W OLYMPIC BLVD

S ROBERTSON BLVD

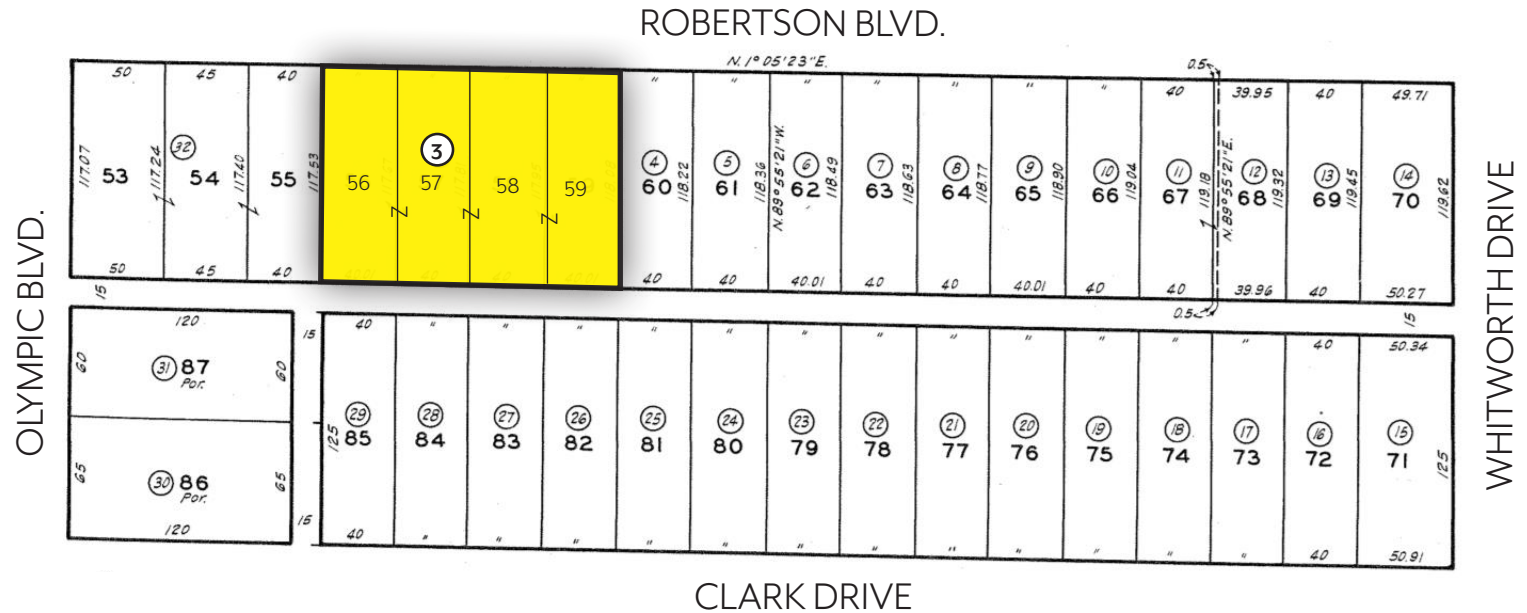
Property Profile

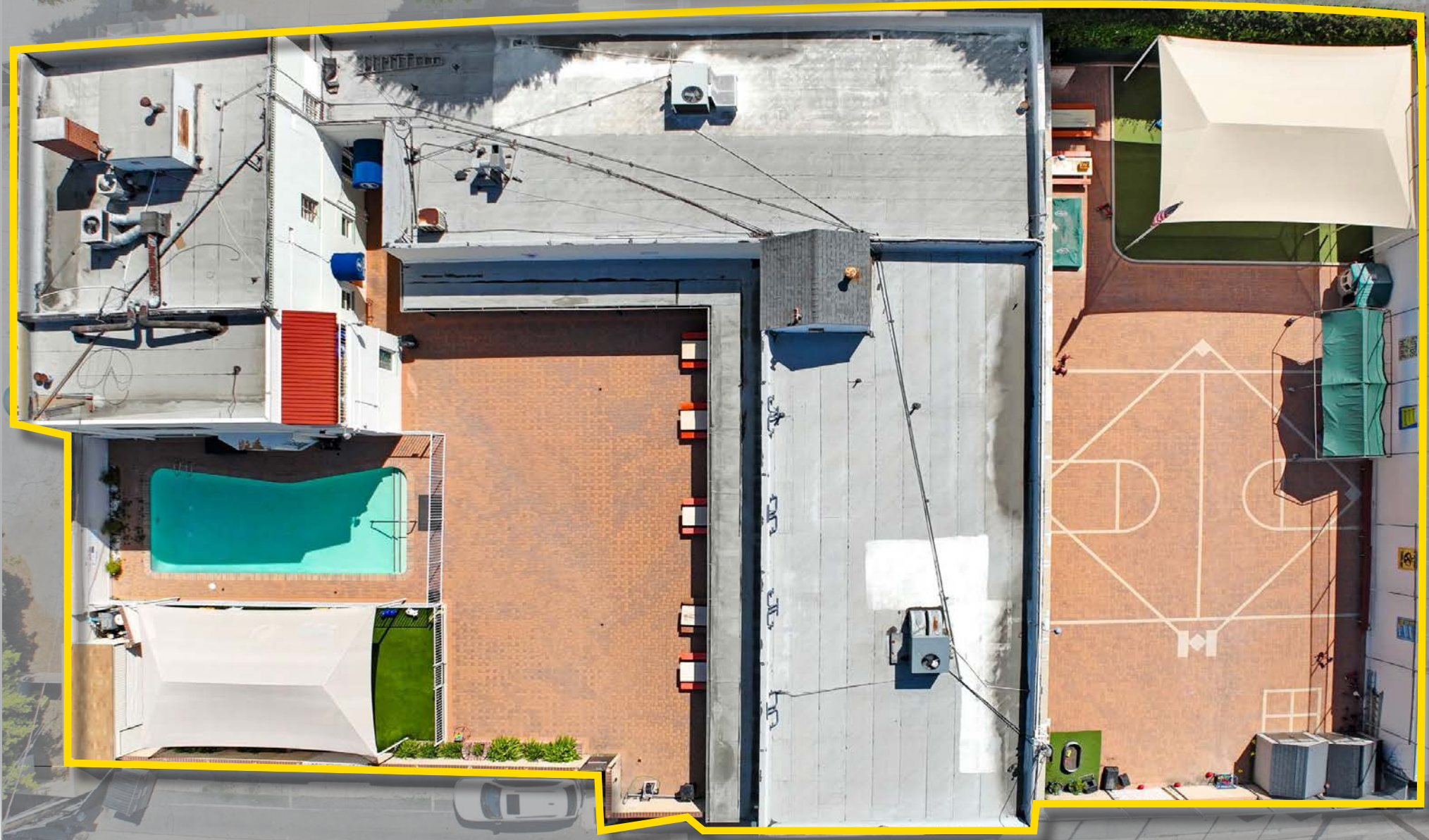
Address	419 S. Robertson Boulevard, Beverly Hills, CA 90211
APN	4332-013-003
Building Size	± 7,074 SF
Land Size	± 18,845 SF

Price: \$7,500,000

PSF on Land	\$1,018/SF
Zoning	C-3A Commercial Zone
Built	1947
Tenancy	Multi
Parking	Three (3) spaces

Parcel Map





Aerial Map

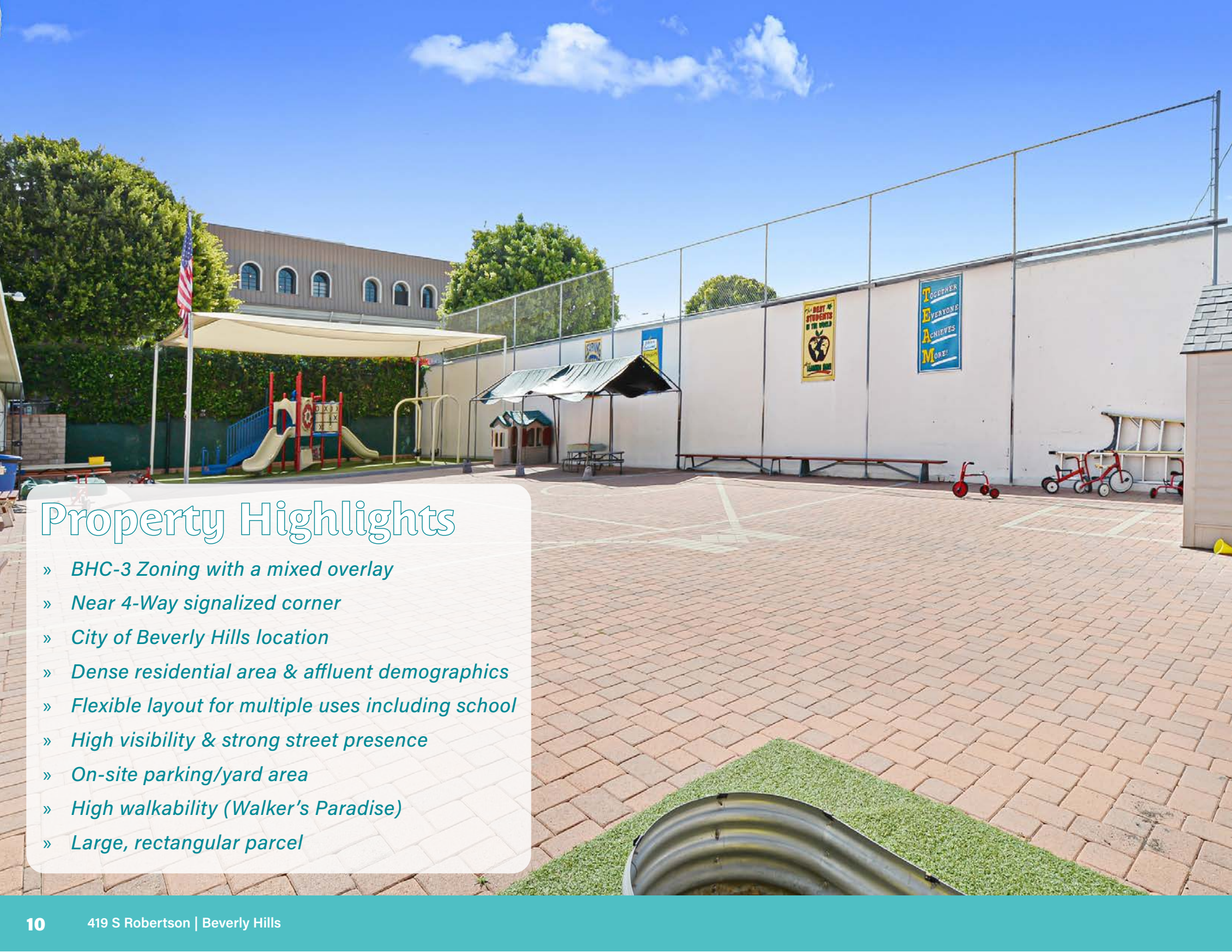
CLICK OR SCAN FOR **AERIAL VIDEO**



Development Summary



Total Lot Size	18,845 square feet	<p>Notes:</p> <p>Pursuant to the State of California Density Bonus Law, a developer may be able to increase the allowable residential density. Based on preliminary analysis, the site could potentially accommodate approximately 50–75 units, depending on unit size, design efficiency, and applicable incentives. Building height may be increased to approximately 4–5 stories, subject to City approval.</p> <p>To achieve maximum density and applicable incentives, a developer would typically be required to designate a portion of the base units (generally around 15%) as deed-restricted affordable housing, consistent with State guidelines. The Mixed-Use Overlay Zone also requires commercial/retail use along portions of the ground floor frontage.</p> <p>All development potential is subject to verification with the City of Beverly Hills and other applicable governmental agencies.</p>
Zoning	BHC3* with Mixed Use Overlay	
FAR	2.0	
Medical	Yes - on 2nd floor and above	
Apartments	No - must have C-3 use on ground floor with apartments/medical above	
Height	45 feet (Up to 3 stories)	
Multifamily Units Allowed	1/550 SF of land = 34 units*	



Property Highlights

- » *BHC-3 Zoning with a mixed overlay*
- » *Near 4-Way signalized corner*
- » *City of Beverly Hills location*
- » *Dense residential area & affluent demographics*
- » *Flexible layout for multiple uses including school*
- » *High visibility & strong street presence*
- » *On-site parking/yard area*
- » *High walkability (Walker's Paradise)*
- » *Large, rectangular parcel*



MIRACLE MILE

MID-WILSHIRE

PICO-UNION

W OLYMPIC BLVD.

419 S. ROBERTSON BLVD.

S. ROBERTSON BLVD.



Aerial Photos





Area Summary

419 S Robertson Boulevard is located in the highly sought after neighborhood of Beverly Hills. The area is world renowned for having high-end shopping, dining, and entertainment on offer.

The City of Beverly Hills is 5.7-square miles in the western region of Los Angeles County and is surrounded by the cities of Los Angeles, Santa Monica, West Hollywood, and Culver City. Part of The Golden Triangle it is adjacent to neighborhoods Bel Air and Holmby Hills, which are regarded as some of the most affluent neighborhoods in all of Los Angeles.

The little city is a world class destination which attracts tourists from around the world annually. The tourists visit the high-end stores, boutiques, and restaurants rubbing shoulders with some of Hollywood's elite. Living up to its reputation, Beverly Hills has a fine selection of 5-star hotels. Among the most famous are: 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 new Waldorf Astoria Beverly Hills.



Amenities Map

BEVERLY HILLS TRIANGLE
Less than one mile away

FOOD & DINING

- 1 Natalee Thai
- 2 Sushi 101
- 3 La Provence Patisserie & Cafe
- 4 Eliass Kosher Kabob
- 5 Lodge Bread Company
- 6 Si Laa Thai Dining
- 7 Minori
- 8 Fu's Palace
- 9 Shalom Pizza
- 10 Lieder's Pico
- 11 Lenny's Casita
- 12 Bibi's Bakery & Cafe
- 13 Pico Cafe
- 14 HATCH Kitchen
- 15 Meshuga Sushi
- 16 Mr. Shiloh's
- 17 Holy Grill
- 18 Corridor 18
- 19 Versailles Cuban



★ SUBJECT PROPERTY

THINGS TO DO

- 1 Maze Escape Rooms
- 2 Beverly Hills Playhouse
- 3 Bellavida Psychic
- 4 Chimney Sweep Masters
- 5 Miracle Acupuncture

WALK SCORE:
94
WALKER'S PARADISE



Demographics

1-3-5 mile radius from subject property

POPULATION

	1-Mile	3-Mile	5-Mile
2025 Population	44,886	325,107	858,598
Median Age	40.1	40.8	39.5
Bachelor's Degree or Higher	58%	55%	49%

HOUSEHOLD

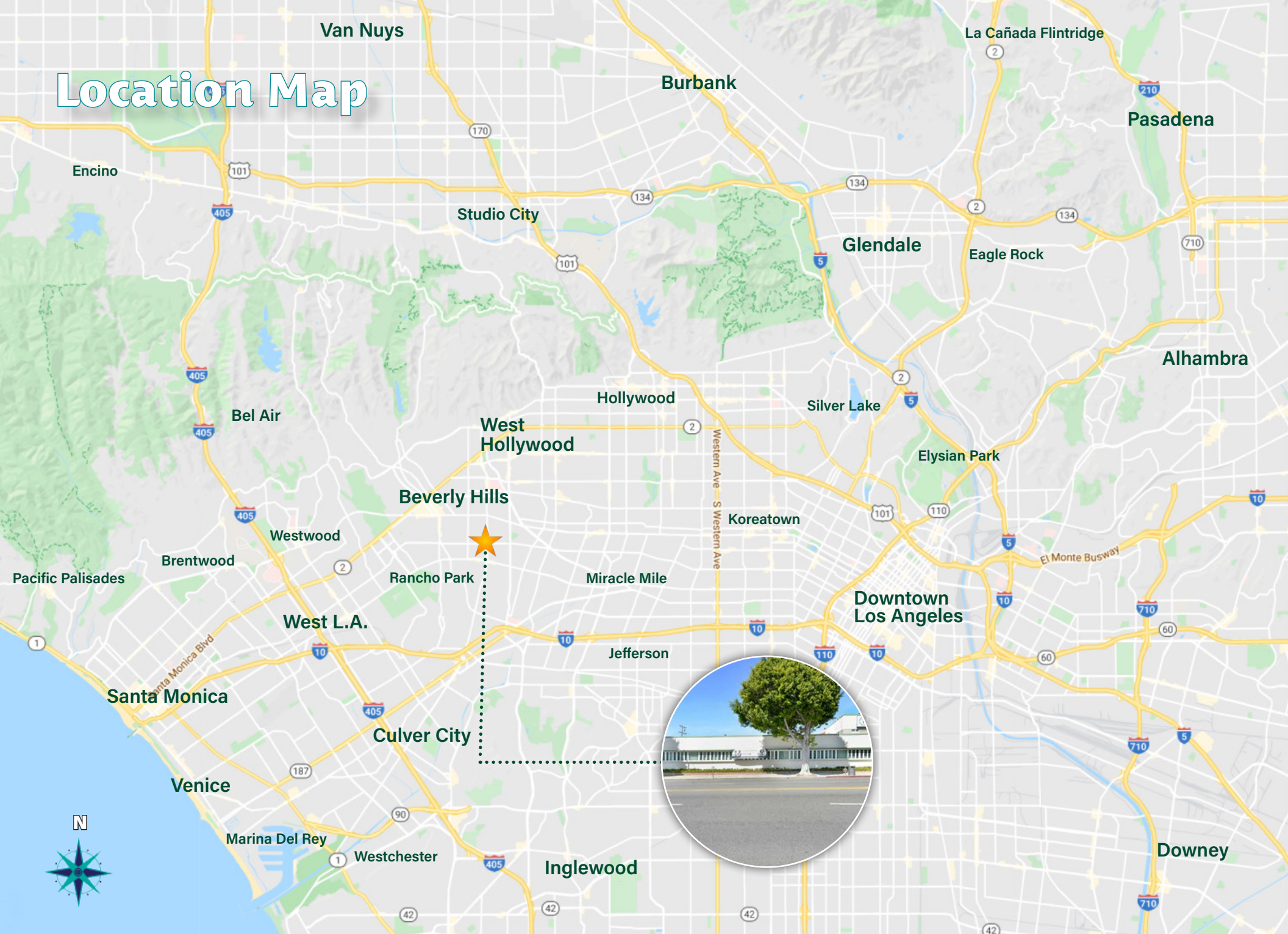
	1-Mile	3-Mile	5-Mile
2025 Households	20,060	153,575	380,674
Median Home Value	\$1,113,365	\$101,140	\$1,090,259
Average Household Income	\$143,837	\$141,249	\$125,396

BUSINESS

	1-Mile	3-Mile	5-Mile
Total Businesses	8,855	42,428	83,279
Total Number of Employees	47,116	298,513	602,689
Total Consumer Spending	\$692.7M	\$5.2B	\$12.3B



Location Map

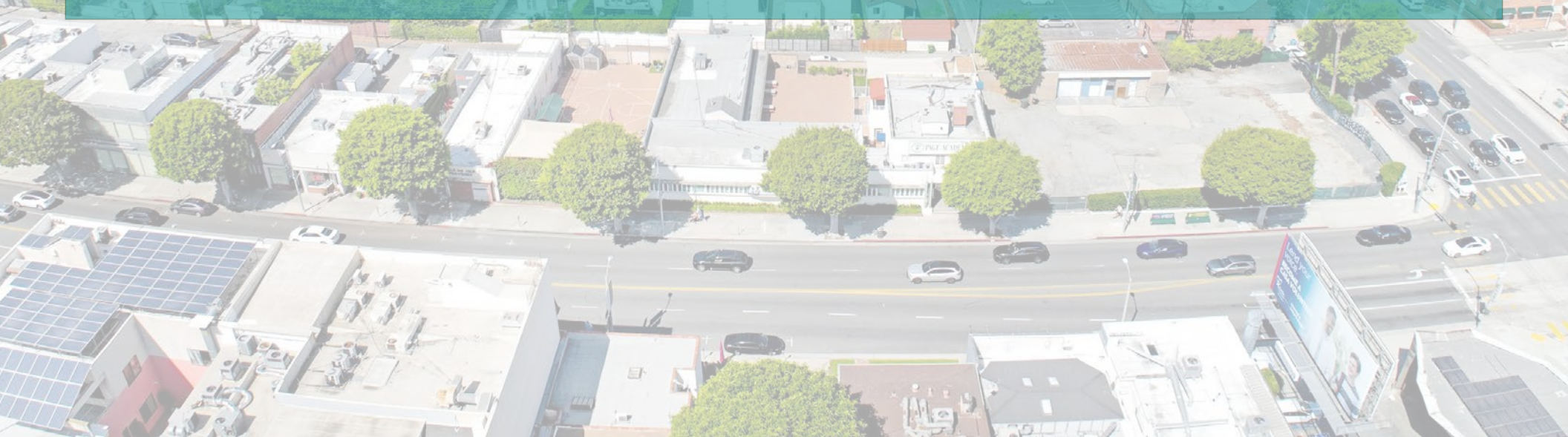


DISCLAIMER

This offering memorandum and related materials (including any renderings, illustrations, photos, videos, simulated views, graphic images, maps, or other visual depictions (collectively, the “Documents”)), are not intended to be nor shall be construed as an offer to sell or a solicitation of offers to buy the Property (whether prohibited by law or otherwise). The Documents are intended to be for general reference and informational purposes only (and are not intended to offer specific tax, investment, or legal advice of any kind). To the extent the documents contain “forward-looking statements”, such statements involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially from the expectations expressed herein.

While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company or Seller. This document is provided subject to errors, omissions and changes in the information (and there is no commitment or obligation to update such information) and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent to Seller. Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. Your sole and exclusive remedy for issues relating to the use of, or the reliance on, the documents shall be to discontinue using the information or material obtained. You agree that WESTMAC Commercial Brokerage Company and Seller shall not be liable for any damages relating to your use of, or reliance upon, the documents or any content therein (and hereby waive, disclaim and release such parties from any such damages).



FOR SALE

Investor, owner-user or development opportunity

WESTMAC

Commercial Brokerage Company

1515 S. Sepulveda Boulevard,
Los Angeles, CA 90025
310.478.7700 | DRE# 01096973



Contact Information:

T.C. MACKER, CCIM

President

310.966.4352

tcmacker@westmac.com

DRE# 01232033

WOODY COOK

Associate

310.966.4383

cook@westmac.com

DRE # 02072494

419 S. Robertson Boulevard
Beverly Hills, CA