

High-visibility
boutique
mixed-use
asset

112-122 S. ROBERTSON BLVD

LOS ANGELES, CA 90048

Prime Beverly
Hills/WeHo
Adjacent
Location



conroy



TAMARACK
REAL ESTATE SERVICES



G-BAR

RUDOLPH & SLETTEN
COMMERCIAL CONTRACTORS

LIGHTWELL
REAL ESTATE PARTNERS
For Lease
Andrew Altman L.A. 87866
310-228-8573

HI, BRAVE
AND GORGEOUS!

Property Summary

01

SUMMARY

Property Price	\$10,100,000
Year Built	1946
APN	4334-005-005
# Total Units	13
Building SF	20,200 Rentable SF (18,918 SF per Assessor)
Lot SF	12,191 SF
# of Stories	3
# Parking	12 Tandem (24 Total)
Parking Type	Open
Construction Type	Tilt-Up (Pre-Cast Concrete)
Roof Type	Flat
Zoning	LAC2

112-122 S. ROBERTSON BLVD

Prime Beverly Hills/WeHo Adjacent Location: High-visibility boutique mixed-use asset located in one of Los Angeles' most desirable retail and office corridors, directly adjacent to the new Cedars-Sinai development site.



Investment Highlights

Prime Beverly Hills/WeHo Adjacent Location:

High-visibility boutique mixed-use asset located in one of Los Angeles' most desirable retail and office corridors, directly adjacent to the new Cedars-Sinai development site.

Substantial Rentable Area:

An approximately 20,220 rentable square foot building featuring a diverse mix of ground-floor retail and second/third-floor office suites.

Owner-User Opportunity (SBA Financing Eligible):

Unique potential for a buyer to occupy at least 51% of the property by 2028. With several suites having no remaining renewal options, a buyer can strategically take possession to satisfy owner-user requirements, maximize operational control and maximize leverage.

Diverse, High-Quality Tenant Roster:

Anchored by a mix of essential healthcare (Pearline Health/Dentist), stable construction services (Morrow-Meadows), and luxury retail/personal services (VRAM and Shima).

Exceptional "Walker's Paradise" Location (92 Walk Score):

Ideally situated in the highly coveted Beverly Hills/West Hollywood adjacent submarket, providing immediate pedestrian access to Cedars-Sinai as well as iconic Robertson Boulevard shopping and legendary Los Angeles institutions such as The Ivy.

Dynamic Value-Add Opportunity:

Immediate "mark-to-market" potential with approximately 2,716 SF of current vacancies, including two prime ground-floor retail bays (~2,465 SF total) and a unique rooftop unit with significant upside.

Significant Expense Recovery Lift:

Opportunity to massively increase NOI by transitioning nearly 50% of the building's footprint from non-recovery or gross lease structures to building-standard NNN or Base Year models upon near-term expirations.

Exceptional Parking Capacity:

Rare-for-the-area on-site parking featuring approximately 12 assigned tandem spaces, providing capacity for up to 24 vehicles for tenants and customers.



Property Layout



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PRIME BEVERLY HILLS/WEHO ADJACENT









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NICOLE SASSAMAN

Financial Analysis

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Financial Analysis

ASKING PRICE	\$10,100,000
CURRENT NOI	\$335,663
PRO FORMA NOI	\$799,700
PRO FORMA CAP RATE	7.8%
\$/SF (RENTABLE)	\$500
CURRENT OCCUPANCY	85%
TOTAL UNITS	13
BUILDING RENTABLE SF	20,200
LOT SF	12,197
PARKING	12 tandem (24 total)



Rent Roll

Unit	SqFt	Tenant	Monthly Rent	Rent/SF (Monthly)	Security Deposit	Lease Type	Lease Start	Lease End	Options
0112	1,200	Beauty Space Corp dba GBAR	\$6,365	\$5.30	\$18,067	NNN	05/01/2019	04/30/2029	1 five-year at FMV
0114	1,265	VACANT	\$0	\$0.00	\$0				N/A
0116	1,200	VACANT	\$0	\$0.00	\$0				N/A
0118	1,269	Kalmanovich Dental Corp	\$7,868	\$6.20	\$18,480	NNN	10/01/2021	09/30/2028	2 five-year
0120	1,825	Shima International	\$11,972	\$6.56	\$81,696	NNN	10/01/2022	09/30/2027	1 five-year at 3% increase
0200	777	Colonia Investment Co	\$1,639	\$2.11	\$2,744	Modified Gross	08/01/2021	08/31/2027	No
0201	1,315	Morrow-Meadows Corp	\$5,299	\$4.03	\$5,624	Modified Gross	07/15/2025	07/31/2027	No
0202	1,065	Morrow-Meadows Corp	\$4,001	\$3.76	\$4,243	Modified Gross	07/15/2025	4/30/2028	No
0203	750	Irina Brodskaya (Pilates)	\$2,550	\$3.40	\$5,279	Modified Gross	06/01/2023	05/31/2028	1 five-year at FMV
0204	1,345	Vram Inc	Included in below rent		\$7,075	Gross	08/01/2021	07/31/2028	No
0300	6,725	Vram Inc	\$11,750	\$1.46	\$21,104	Gross	01/01/2010	07/31/2028	No
9999	251	VACANT	\$0	\$0.00	\$0				
0200A	1,233	Moosa Haimof	\$3,105	\$2.52	\$4,500	Gross	01/15/2024	01/14/2027	No
Total	20,220		\$54,549	\$2.70	\$168,810				



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310-228-8573
andrew@lwre.com

NICOLE SASSAMAN

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Location Overview

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City of Beverly Hills

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.



34,186

POPULATION



\$2M

MEDIAN HOME PRICE



\$139,222

MEDIAN INCOME

From neighborhood boutique hotels to luxury hotels that are five-star, five diamond retreats, it's easy to fall in love with Beverly Hills. Luxuriate in spa treatments and indulge in world-renowned shopping along famed Rodeo Drive. With so many things to do in Beverly Hills, your visit is sure to be absolutely unforgettable.

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PRIME BEVERLY HILLS/WEHO ADJACENT

Location

AVE OF THE STARS		
FOX STUDIO LOT		

CENTURY CITY		
NORDSTROM		

the Beverly Hills Hotel and Bungalows

WALDORF ASTORIA
BEVERLY HILLS

the **BEVERLY HILTON**

THE MAYBOURNE
BEVERLY HILLS
aka.
TWO RODEO®
EREWHON FOUR SEASONS

RODEO DRIVE

Dior **PRADA**

SAINT LAURENT PARIS

1875
L'ERMITAGE
BEVERLY HILLS

112-122
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PACIFIC DESIGN CENTER
PDC **wework**
PACIFIC DESIGN CENTER **pluto**

BEVERLY CONNECTION

Cedars Sinai

BEVERLY CENTER

apm MONACO		COACH NEW YORK
PRADA	SAINT LAURENT PARIS	

Prime Location



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CENTURY CITY		

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PRIME BEVERLY HILLS/WEHO ADJACENT



**Cedars
Sinai**

Proximity to World-Renowned Cedars-Sinai Medical Center

Cedars-Sinai Medical Center is internationally recognized as one of the top hospitals in the United States, renowned for its excellence in patient care, cutting-edge research, and world-class physicians. Proximity to such a highly respected institution elevates both the lifestyle appeal of the location and the long-term desirability of surrounding real estate. Cedars-Sinai consistently ranks among the nation's leading medical centers, attracting top physicians, specialists, and researchers from around the world. Its reputation for advanced care, innovation, and medical leadership makes it a cornerstone institution not only for Los Angeles, but globally.

As a premier healthcare destination, Cedars-Sinai draws a highly educated, high-earning workforce that values convenience, quality, and proximity. Living near the hospital is especially attractive to doctors, nurses, researchers, and executives who seek housing that matches the caliber of their workplace. Cedars-Sinai is a destination hospital for patients traveling nationally and internationally for specialized treatment. This constant influx of patients and visiting families reinforces the area's vitality and underscores the hospital's unmatched reputation for excellence. Living near a world-class hospital offers residents the confidence and convenience of immediate access to elite healthcare—an increasingly valuable lifestyle benefit that enhances the appeal of the location.

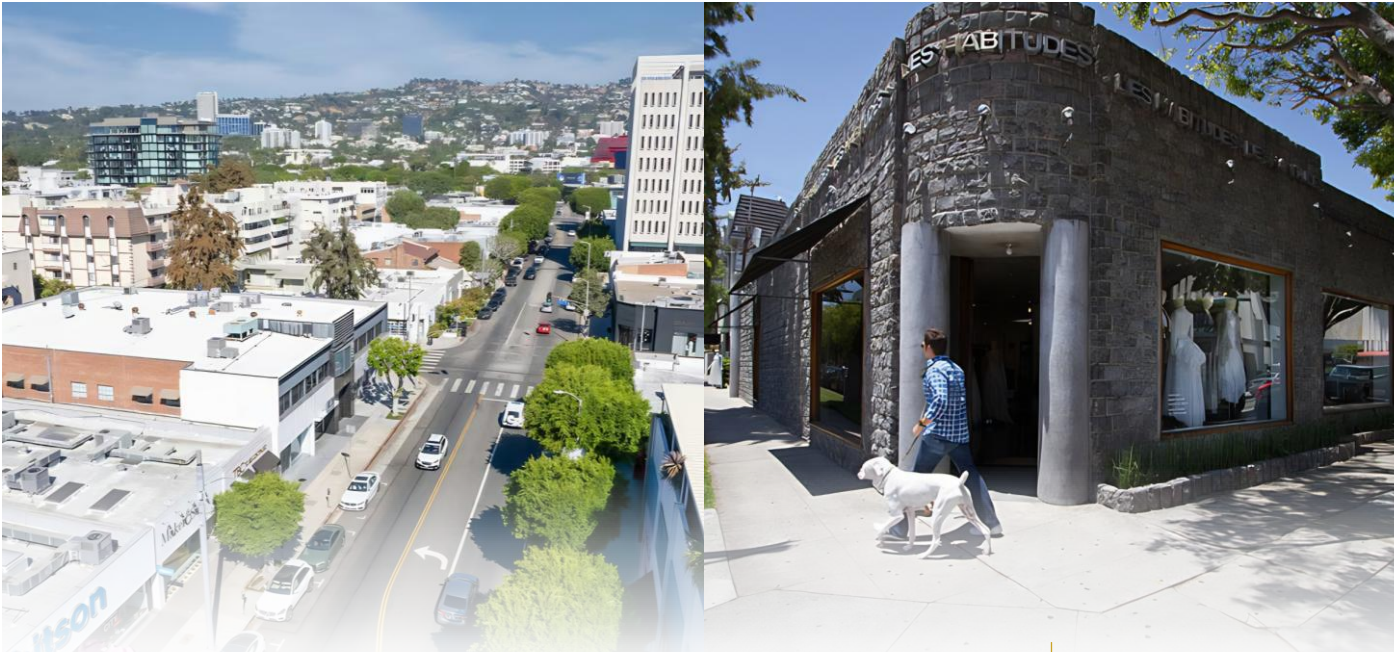


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PRIME BEVERLY HILLS/WEHO ADJACENT

Robertson Boulevard

One of Los Angeles' Highest-Rent, Lifestyle-Driven Corridors



World Famous Destination: Robertson Boulevard is widely recognized as one of Los Angeles' most desirable and highest-rent retail and residential corridors, connecting Beverly Hills, Beverly Grove, and West Hollywood. Its unique blend of luxury shopping, dining, and walkable urban energy creates exceptional pricing power for nearby multifamily assets.

Proven High-Rent Environment: Properties located along and adjacent to Robertson Boulevard consistently command above-average rents due to unparalleled demand from affluent renters seeking proximity to luxury retail, dining, and entertainment. The corridor's reputation as a premier lifestyle destination supports strong rent premiums relative to surrounding neighborhoods.

Affluent, Style-Driven Renter Base: Robertson Boulevard attracts a high-income demographic drawn to upscale boutiques, destination restaurants, and fitness studios. This renter profile prioritizes location and convenience, allowing landlords to achieve top-of-market rents and maintain strong occupancy.

Walkability Drives Rent Premiums: With immediate access to shopping, dining, cafes, and daily conveniences, Robertson Boulevard offers a true walk-to-everything lifestyle. Walkability remains one of the strongest drivers of rental premiums in Los Angeles, directly supporting higher effective rents and reduced turnover.

Limited Residential Supply: The corridor is tightly built with minimal opportunity for new multifamily development. This constrained supply, paired with constant lifestyle-driven demand, creates sustained upward pressure on rents and long-term value.

Proximity to Beverly Hills & Major Employment: Located steps from the Beverly Hills border and near major employment hubs such as Cedars-Sinai Medical Center, Robertson Boulevard benefits from a continuous inflow of high-earning professionals. This convergence of employment and lifestyle further reinforces the area's rent growth durability.

PRIME LOCATION



CENTURY CITY – 2.4 MILES AWAY

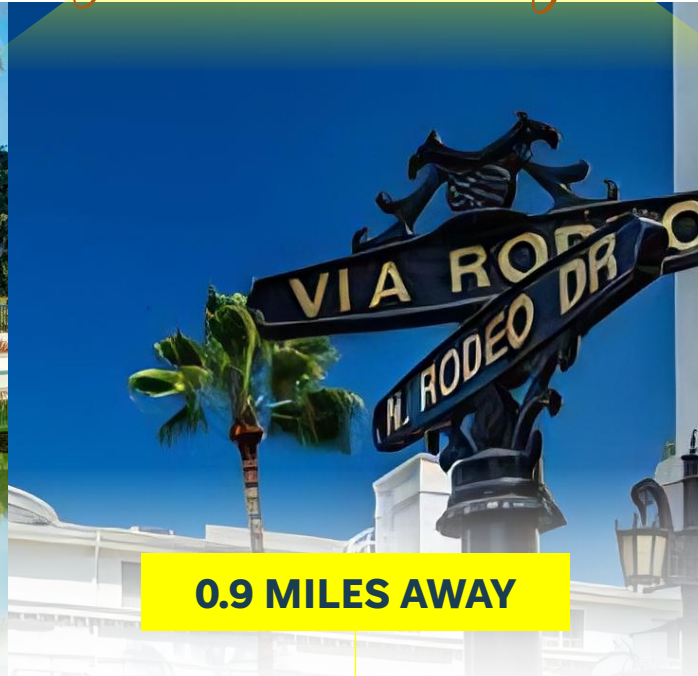
Century City is one of Los Angeles’ premier Class-A office, retail, and residential hubs, built around a highly walkable, master-planned district anchored by world-class commercial towers and lifestyle amenities. The neighborhood sits at the intersection of Santa Monica Blvd, Avenue of the Stars, and Olympic Blvd, offering seamless connectivity between Beverly Hills, Westwood, West LA, and the Westside’s major employment centers.

BEVERLY HILLS GOLDEN TRIANGLE – 0.9 MILES AWAY

The Golden Triangle represents the most prestigious and high-value commercial district in Beverly Hills, defined by the iconic retail and business corridors of Rodeo Drive, Wilshire Boulevard, and Beverly Drive. This globally recognized enclave functions as both a luxury shopping destination and a financial and professional services hub serving ultra-high-net-worth residents, international investors, and Fortune-level brands.

Beverly Hills

Golden Triangle



0.9 MILES AWAY

The City's Premier Commercial and Lifestyle District - Defined by Wilshire Boulevard, Santa Monica Boulevard, and Crescent Drive, the area serves as the core of Beverly Hills and remains one of the most desirable and established submarkets in Southern California.

Centrally Located - The district benefits from close proximity to Century City, West Hollywood, and the Westside, with easy access via Wilshire and Santa Monica Boulevards. This central location continues to attract high-income professionals across entertainment, finance, legal, and creative industries, driving sustained housing demand in nearby residential neighborhoods.

High Street Retail - The Golden Triangle is home to a dense mix of luxury retail, high-end dining, boutique hotels, and professional office space, drawing consistent activity from residents, visitors, and employees alike. Its international reputation and daily foot traffic support strong business performance and long-term demand throughout the surrounding area.

High Barrier-to-Entry Marketplace - New development within the Golden Triangle is extremely limited, with strict zoning and a built-out urban environment restricting additional supply. As a result, the area has historically shown strong market stability and resilience through economic cycles.

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LOS ANGELES, CA 90048

LAUREN ABOULAFIA

Senior Associate

310-429-7656

lauren@conroycommercial.com

LIC 01895546

COREY I. SPOUND

Principal

310-625-6825

corey@tamarackres.com

LIC 01142655

SETH GROSSMAN

Senior Associate

718-578-8772

seth@conroycommercial.com

LIC 02057186

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