



ZACOTO GROUP
COMMERCIAL REAL ESTATE

BUILD-TO-SUIT
RETAIL | RESTAURANT
PRIVATE CLUB



**FULL BUILDING
OPPORTUNITY**

**159
SOUTH
BEVERLY
DRIVE**

Beverly Hills

FOR LEASE

**159
SOUTH
BEVERLY
DRIVE**

Beverly Hills

159 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

SIZE	ASKING	TERM
7,425 SF	Call for price	Negotiable

PARKING

12 spaces /6 tandem @ \$175/space mo.

- One-of-a-Kind 2 floor destination on an iconic Beverly Hills high street
- Includes ground level retail/restaurant + 2nd floor loft space with patio
- Directly across from South Beverly Grill, Curtis Stones' Maude, Matu, and Blue Bottle Coffee
- Exceptional 97/100 walkscore



LISTING TEAM



JAKE ZACUTO
Managing Director
310.469.9012
jake@zacutogroup.com
BRE #01377441

LEOR BINSHTOCK
Executive Vice President
310.469.9014
leor@zacutogroup.com
BRE #01773798

ANDREW SINASOHN
Executive Vice President
310.469.9023
andrew@zacutogroup.com
BRE #01951740

BEN KHOUBIAN
Director / Operations
424.254.3160
ben@zacutogroup.com
BRE #02197728

SOBEV

Beverly Hills

UP & COMING ARTS & RETAIL DISTRICT

Zacuto Group is pleased to present a one-of-a-kind retail opportunity at the prime South Beverly Drive shopping street in Beverly Hills.

Poised to be the Arts District of Beverly Hills, this high traffic location is ideal for restaurants, apparel, galleries, coffee shops and experiential uses.





INNOVATIVE
CONCEPTS



2-FLOOR RESTAURANT/BAR

A BLANK CANVAS TO
CREATE A UNIQUE
RESTAURANT
DESTINATION

- **SURROUNDED BY LA'S MOST
EXCLUSIVE RETAIL AND AMENITIES**

MEMBERS CLUB/LOUNGE

BRING NIGHTLIFE TO
SOUTH BEVERLY DRIVE

**OPPORTUNITY TO BE AN EXCLUSIVE
LOUNGE SPACE ON WALKABLE TO THE
SURROUNDING HIGH END RESTAURANTS**



Representative image



FLAGSHIP RETAIL

TRANSFORMATIVE
RETAIL EXPERIENCE WITH
PROMINENT VISIBILITY ALONG
SOUTH BEVERLY DRIVE



LOCATION

GAGOSIAN

PRADA

CHANEL

GUCCI

LOUIS VUITTON

ALFRED COFFEE



EREWHON
ORGANIC GROCER & CAFE

Nate n Ali's

NESPRESSO

e. baldi

il Pastaio
RESTAURANT • BAKERY

MARU COFFEE

MASTRO'S
RESTAURANTS



RALPH LAUREN

CIPRIANI

RODEO DRIVE

BW
BEVERLY WILSHIRE
Beverly Hills
A FOUR SEASONS HOTEL

AVRA
BEVERLY HILLS
estiatorio

DANTE
EST. 1985
NEW YORK CITY
Beverly Hills

THE MAYBOURNE
BEVERLY HILLS

EQUINOX

WME

CUT
PROOFING PICO

159
S. BEVERLY
DRIVE
Beverly Hills

SOUTH BEVERLY GRILL

BLUE BOTTLE COFFEE

MAUDE

MATU

BEVERLY HILLS GOLDEN TRIANGLE

159
SOUTH
BEVERLY
DRIVE

ALFRED COFFEE

TATEL

WALLY'S

THE FARM

NATE N AL'S

E. BALDI

CARTIER

NESPRESSO

EREWHON

LULULEMON

SUGARFISH

WHOLE FOODS

GUCCI

IL PASTAIO

MASTROS

GAGOSIAN

SPAGO

EQUINOX

CIPRIANI

TIFFANY & CO.

AVRA

DANTE

WME

BEVERLY WILSHIRE HOTEL

MARU COFFEE

MAYBOURNE HOTEL

FOUR SEASONS HOTEL

TOMOKO SPA

60 HOTEL BH

CHAUMONT BAKERY

SOUTH BEVERLY GRILL

BLUE BOTTLE COFFEE

AHARON COFFEE ROASTER

PICCOLO PARADISO

CALIFORNIA PIZZA KITCHEN

STARBUCKS

MATU

MAUDE

FRIDA MEXICAN

PINKBERRY

URTH CAFFE



STEPS TO THE BEST OF BEVERLY HILLS



📍 URTH CAFFÈ



📍 BLUE BOTTLE COFFEE



📍 AVRA



📍 EREWHON MARKET



📍 ALFRED COFFEE



📍 BEVERLY WILSHIRE HOTEL

GUCCI
OSTERIA
da Massimo Bottura

CUT
WOLFGANG PUCK

SUGARFISH
BY SUSHI NOZAWA

il Pastaio
Ristorante · Bar

EST. 1915
NEW YORK CITY
DANTE
Beverly Hills

SOUTH BEVERLY GRILL

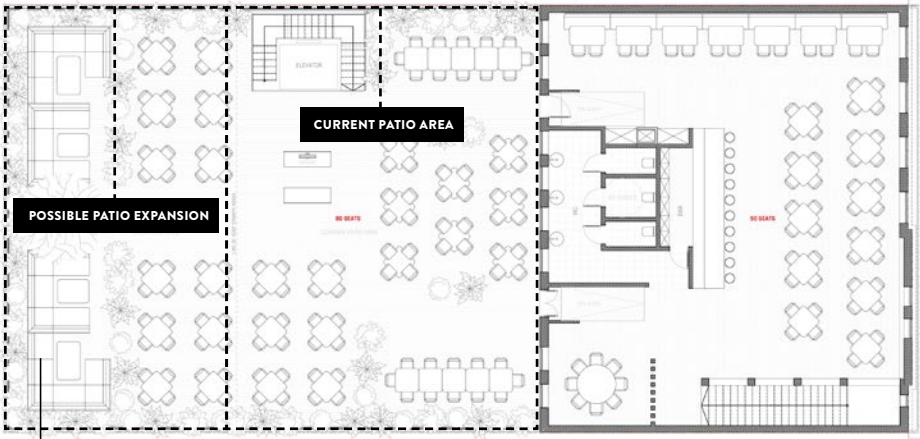
CIPRIANI

SUR LE VERT
WINE BAR

THE
MAYBOURNE
BEVERLY HILLS

PROPOSED FLOOR PLANS

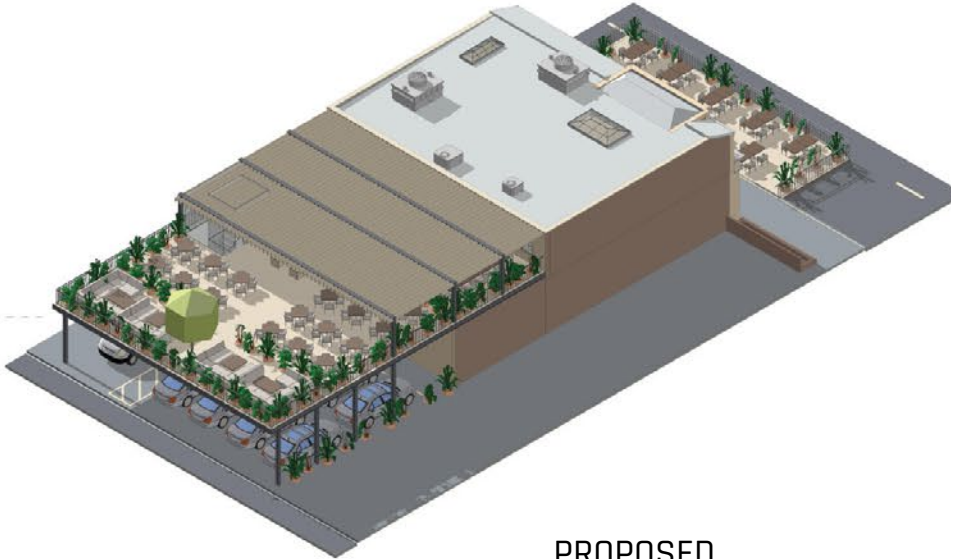
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SITE PLAN ROOF PLAN



GROUND FLOOR PLAN



PROPOSED



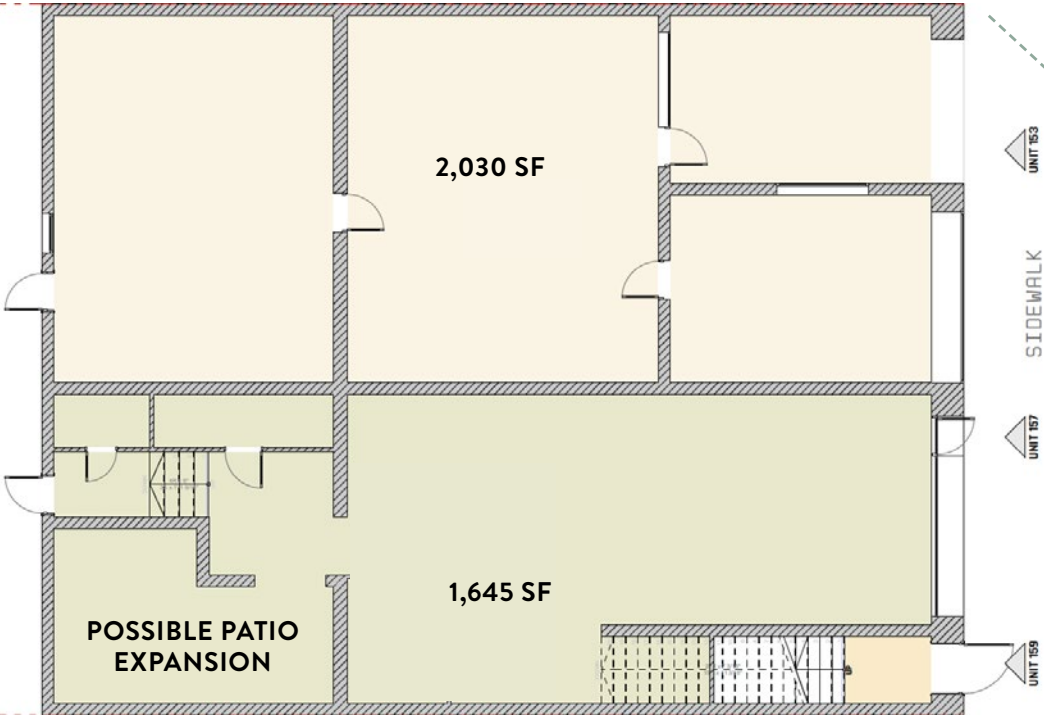
CURRENT CONFIGURATION



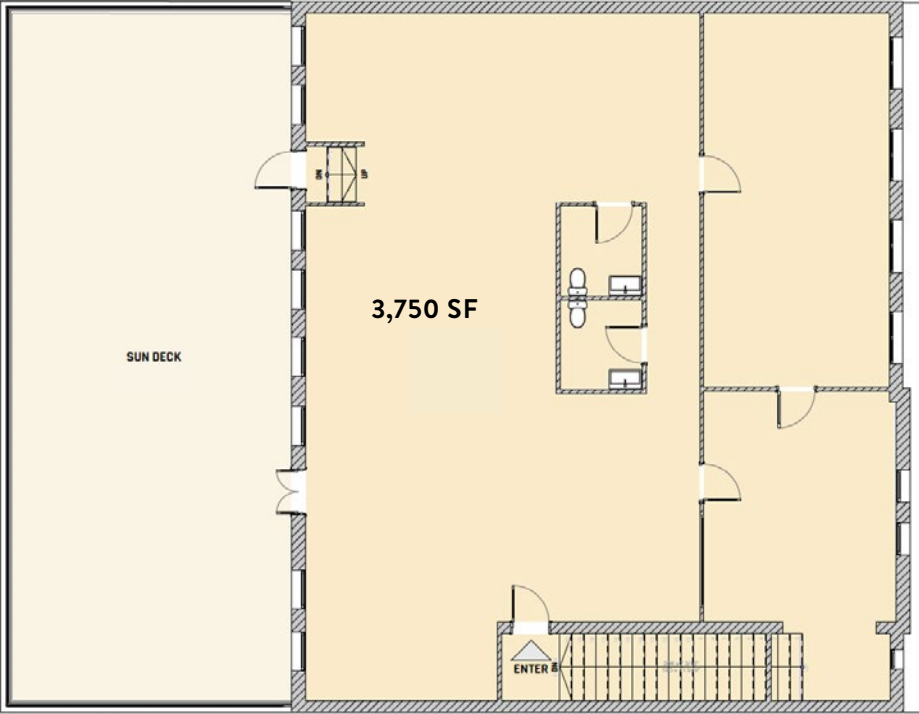
LEASE

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GROUND



2nd FLOOR



2ND FLOOR OFFICES

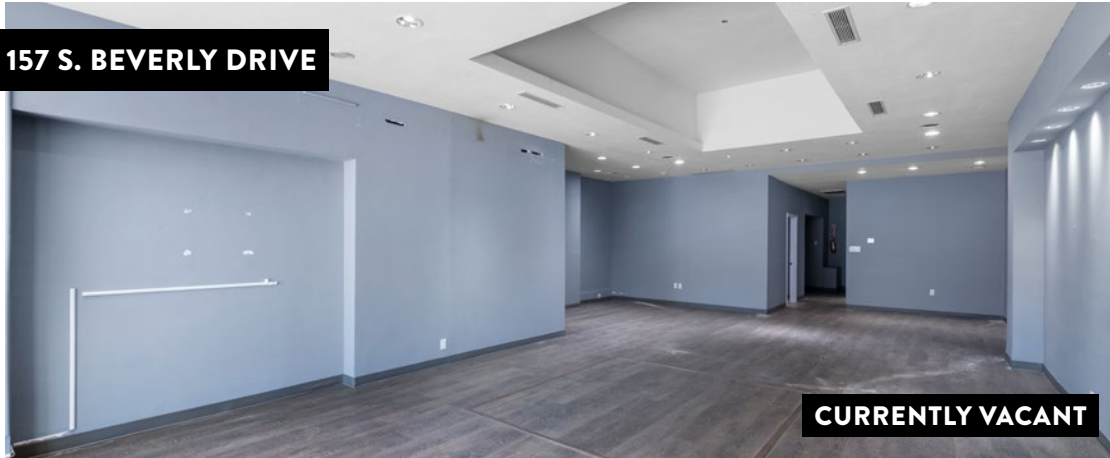
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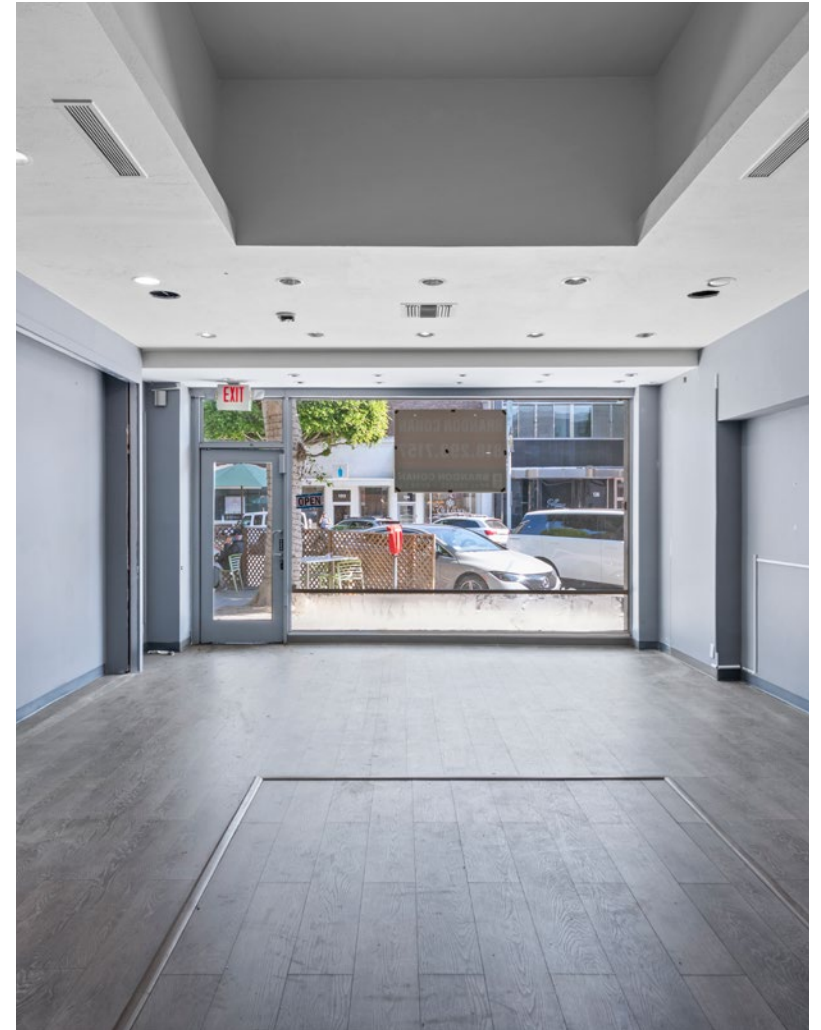
RETAIL SPACES

159 S BEVERLY DRIVE, BEVERLY HILLS, CA 90212

157 S. BEVERLY DRIVE



153 S. BEVERLY DRIVE



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