

130-134

S. ROBERTSON BOULEVARD



conroy



TAMARACK
REAL ESTATE SERVICES

LOS ANGELES, CA 90048

HUES

crâne

PORCELINA
LUXURY TILE BOUTIQUE
LUXURY TILE BOUTIQUE

River
LUXURY



(203) 245-8673
allurehues.com
team@allurehues.com

HOURS

Monday	Closed
Tuesday	10am - 6pm
Wednesday	10am - 6pm
Thursday	10am - 6pm
Friday	10am - 6pm
Saturday	10am - 7pm
Sunday	Closed

Property Summary



Property Summary

SALE OR LEASE

SALE PRICE	\$5,300,000
TYPE	Retail - Multi-Tenant
YEAR BUILT	1950
APN	4334-005-006
# OF BUILDINGS	1

THE ASSET

TOTAL UNITS	▪ 3
BUILDING SF	▪ ±3,905 SF
LOT SF	▪ 6,051 SF
PARKING	▪ 6
ZONING	▪ LAC2

Investment Highlights

Prime Robertson Blvd Location (Beverly Hills / West Hollywood Adjacent)

Positioned on one of LA's most desirable retail corridors, directly adjacent to Beverly Hills and West Hollywood, with immediate proximity to Cedars-Sinai Medical Center—a major driver of daytime population and consistent foot traffic.

High-Quality, Walkable Retail Environment (Walk Score: 93)

Located in a dense, affluent, and highly walkable submarket with strong co-tenancy, destination retail, and consistent pedestrian activity.

Stable In-Place Income with NNN Lease Structure

Three retail tenants—Northern Plank, Allure Hues Salon, and Crâne—operating under triple-net (NNN) leases, minimizing landlord expense exposure and providing predictable cash flow.

Near-Term Lease Rollover = Built-In Upside

Lease expirations over the next 1–4 years offer buyers the ability to occupy, reposition tenants, or re-tenant the asset to capture significant rental upside in a supply-constrained corridor.

Attractive Basis at ~5.5% Cap Rate

Offered at a 5.5% capitalization rate, representing compelling pricing for a trophy West LA retail asset with both stability and value-add potential—especially relative to recent trades in comparable Robertson / Beverly Grove corridors.

Strong Demographics & Retail Fundamentals

Affluent surrounding population with high disposable income, strong barriers to entry, and sustained demand from both local and destination-oriented retail tenants.

Efficient, Single-Story Configuration

One-story retail layout allows for flexible demising, strong street frontage, and ease of leasing, appealing to a wide range of retail and service users.

Proven Submarket with Limited Supply

Robertson Blvd continues to attract boutique retail, showroom, and service tenants, with tight vacancy and limited new development, supporting long-term rent growth.



Property Layout











Financial Analysis

Pricing Summary

130-134 N Robertson Blvd

ASKING PRICE ▪ \$5,300,000

NOI ▪ \$291,422

CAP RATE ▪ 5.50%

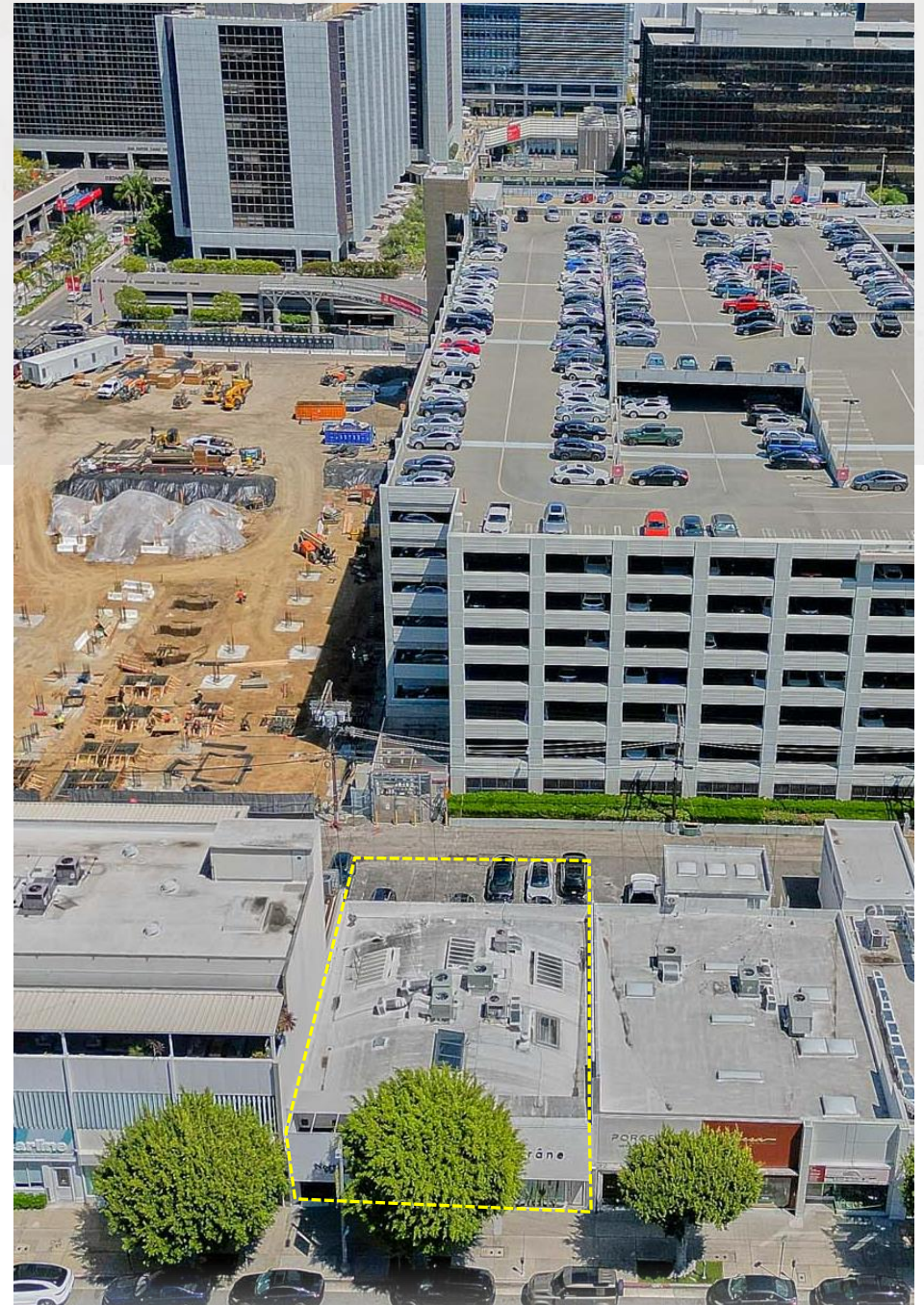
\$/SF ▪ \$1,357

TOTAL UNITS ▪ 3

BUILDING SF ▪ ±3,905 SF

LOT SF ▪ 6,051 SF

PARKING ▪ 6



Rent Roll

	SF	Tenant	Monthly Rent	Rent PSF	Security Deposit	Lease Type	Lease Start	Lease End	Options
0130	1,302	Northern Wide Plank Corp	\$8,281	\$6.37	\$8,788	NNN	02/01/2023	01/31/2028	No
0132	1,302	Allure Hues Salon LLC	\$8,047	\$6.19	\$21,450	NNN	12/01/2021	11/30/2026	No
0134	1,302	More Hair Products LLC	\$7,957	\$6.12	\$15,000	NNN	03/01/2022	03/31/2030	No
Total	3,905		\$24,285						



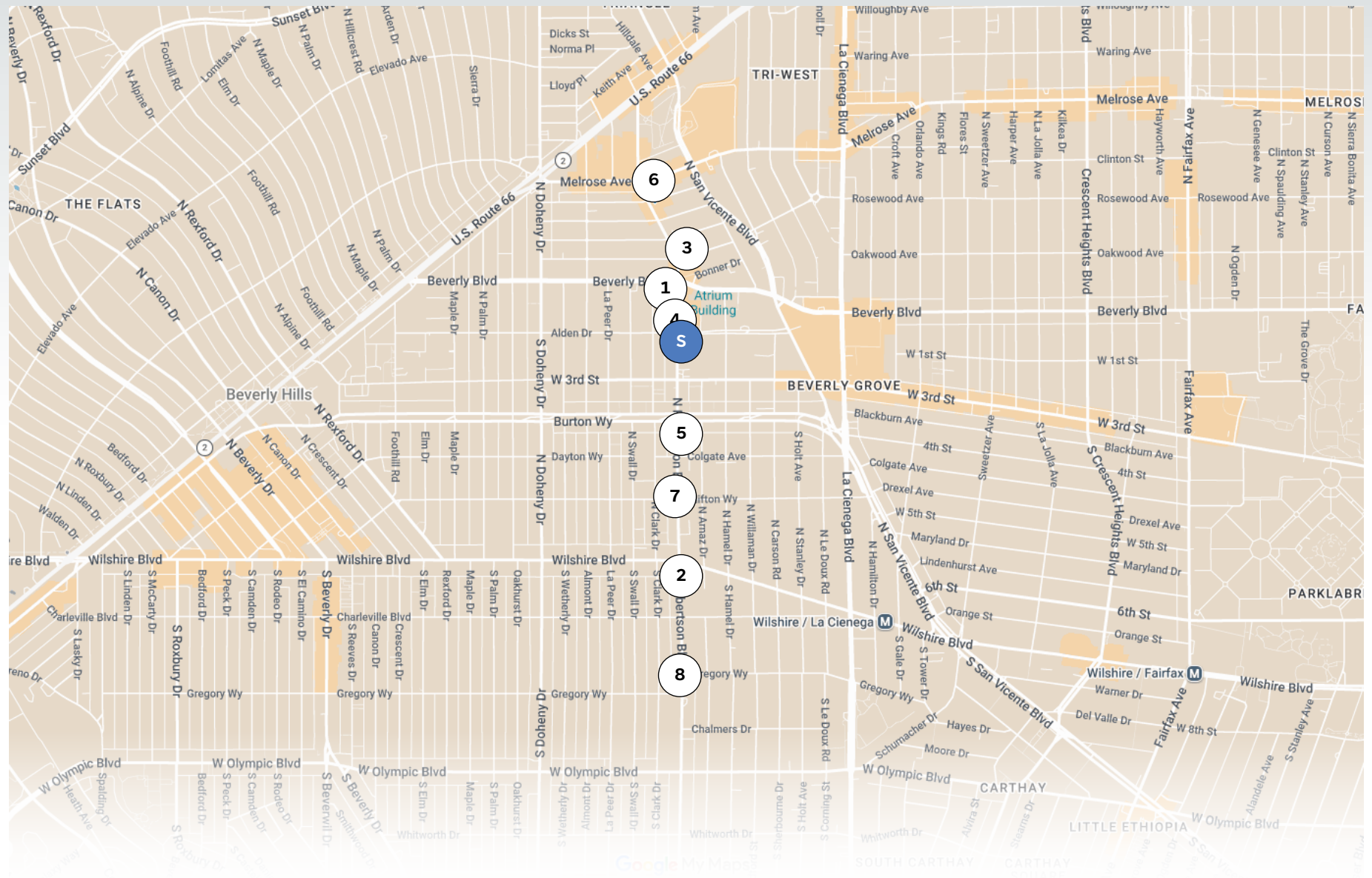


Market Comparables

Sales Comparables

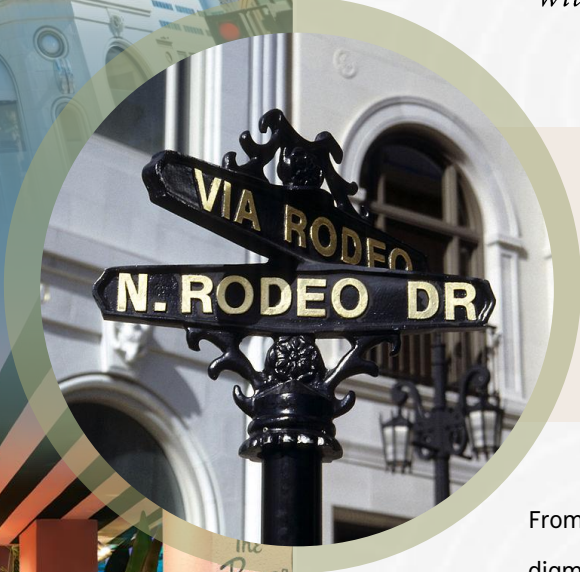
	Address	Building SF	Year Built	Sale Date	Sale Price	Price/SF	Cap
1	131-133 N Robertson Blvd	5,000	1949	1/25/2023	\$10,350,000	\$2,070	4.75%
2	153-155 S Robertson Blvd	2,634	1945	4/18/2024	\$4,450,000	\$1,689	5.56%
3	308-314 N Robertson Blvd	8,838	2007	9/27/2024	\$12,231,997	\$1,384	6.00%
4	106-110 S Robertson Blvd	5,140	1948	12/2/2024	\$4,955,000	\$964	N/A
5	466 N Robertson Blvd	1,701	1946	1/23/2025	\$3,068,705	\$1,804	N/A
6	474 N Robertson Blvd	1,873	1961	1/23/2025	\$4,931,295	\$2,633	N/A
7	165-171 S Robertson Blvd	6,000	1955	6/26/2025	\$4,100,000	\$683	N/A
8	287-297 S Robertson Blvd	7,972	1949	12/23/2025	\$7,850,000	\$985	N/A
S	130-134 N Robertson Blvd	3,905	1950	On Market	\$5,300,000	\$1,357	5.50%

Sales Comparables



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

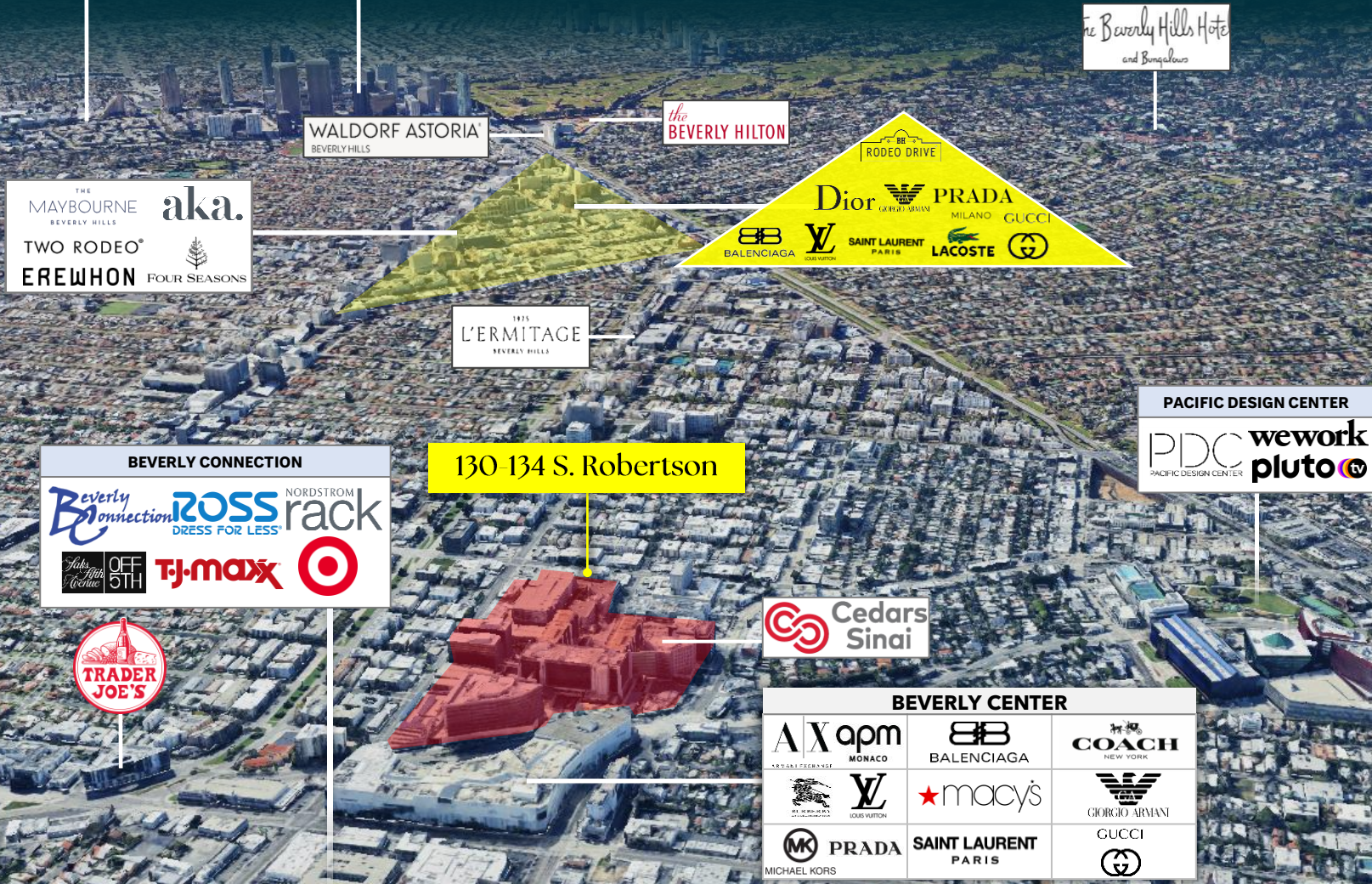
From neighborhood boutique hotels to luxury hotels that are five-star, five diamond retreats, it's easy to fall in love with Beverly Hills. Luxuriate in spa treatments and indulge in world-renowned shopping along famed Rodeo Drive. With so many things to do in Beverly Hills, your visit is sure to be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



Prime Location

AVE OF THE STARS		
FOX STUDIO LOT		

CENTURY CITY		



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

WALDORF ASTORIA
BEVERLY HILLS

the **BEVERLY HILTON**

the Beverly Hills Hotel and Bungalows

RODEO DRIVE

1875 **L'ERMITAGE**
BEVERLY HILLS

130-134 S. Robertson

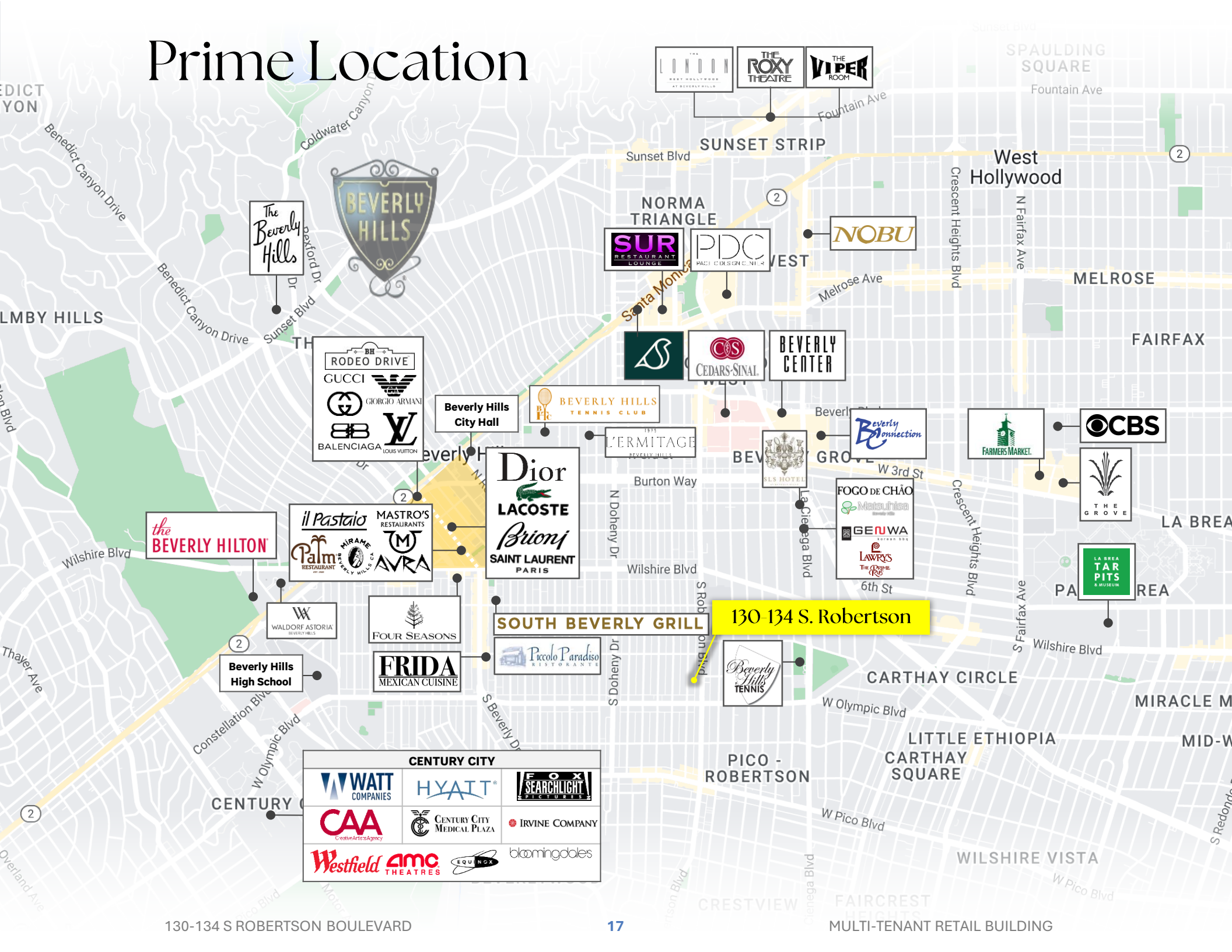
BEVERLY CONNECTION

PACIFIC DESIGN CENTER

Cedars Sinai

BEVERLY CENTER

Prime Location



the BEVERLY HILTON

il Pastaio
Palm
MIRAGE
MASTRO'S RESTAURANTS
AVRA

BR RODEO DRIVE
GUCCI
GIORGIO ARMANI
BALENCIAGA
LOUIS VUITTON

Beverly Hills City Hall

BEVERLY HILLS TENNIS CLUB

Dior
LACOSTE
Bruno Magli
SAINT LAURENT PARIS

Piccolo Paradiso
RESTORANTE

FOUR SEASONS

FRIDA
MEXICAN CUISINE

SOUTH BEVERLY GRILL

130-134 S. Robertson

Beverly Hills TENNIS

Beverly Connection

FOGO DE CHÃO
Matsuhisa
GENUWA
LAWRY'S

FARMERS MARKET

CBS

THE GROVE

LA BREA TAR PITS & MUSEUM

CENTURY CITY		
WATT COMPANIES	HYATT	FOX SEARCHLIGHT PICTURES
CAA <small>Creative Artists Agency</small>	CENTURY CITY MEDICAL PLAZA	IRVINE COMPANY
Westfield	AMC THEATRES	EQUINOX
		bloomingdales



**Cedars
Sinai**

Proximity to World-Renowned Cedars-Sinai Medical Center

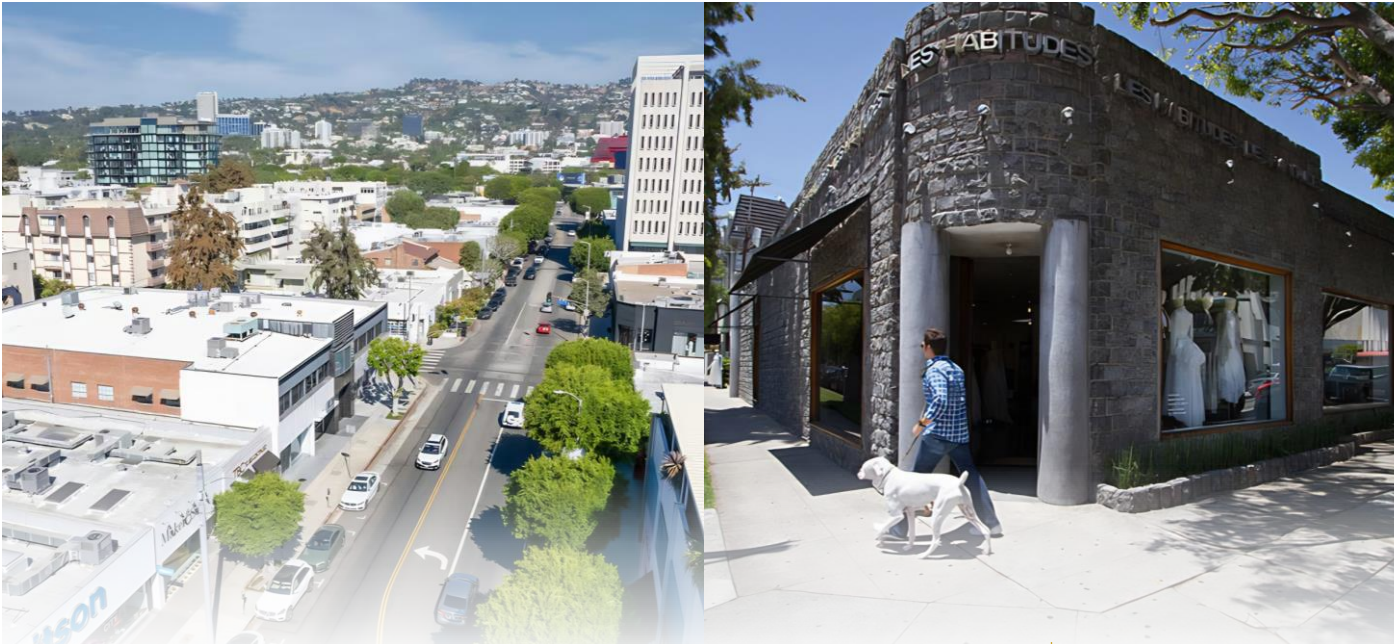
Cedars-Sinai Medical Center is internationally recognized as one of the top hospitals in the United States, renowned for its excellence in patient care, cutting-edge research, and world-class physicians. Proximity to such a highly respected institution elevates both the lifestyle appeal of the location 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.



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

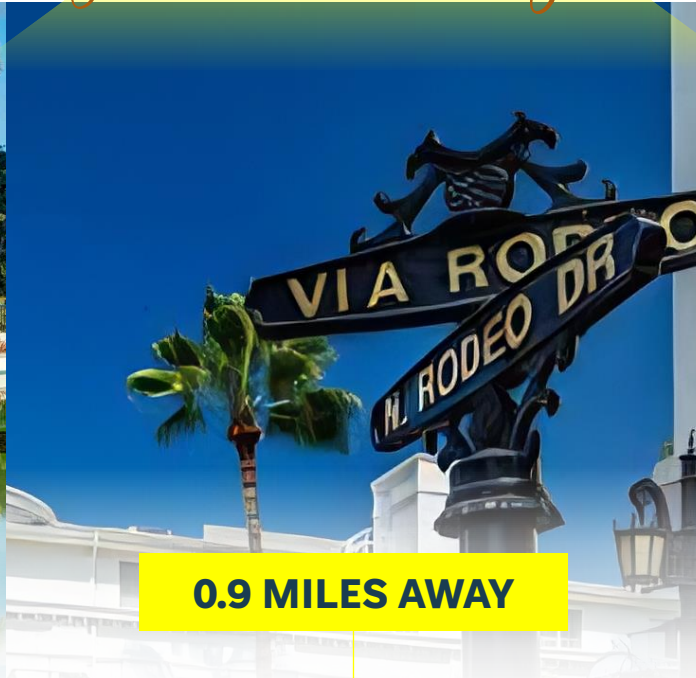
Century City is one of Los Angeles’ premier Class-A office, retail, and residential hubs, built around a highly walkable, master-planned district anchored by world-class commercial towers and lifestyle amenities. The neighborhood sits at the intersection of Santa Monica Blvd, Avenue of the Stars, and 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

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