

OFFERING MEMORANDUM

# FOR SALE

*Exceptional Beverly Hills Owner/User Opportunity*

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261 SOUTH

261 S ROBERTSON BLVD, BEVERLY HILLS, CA 90211

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ROBERTSON BLVD

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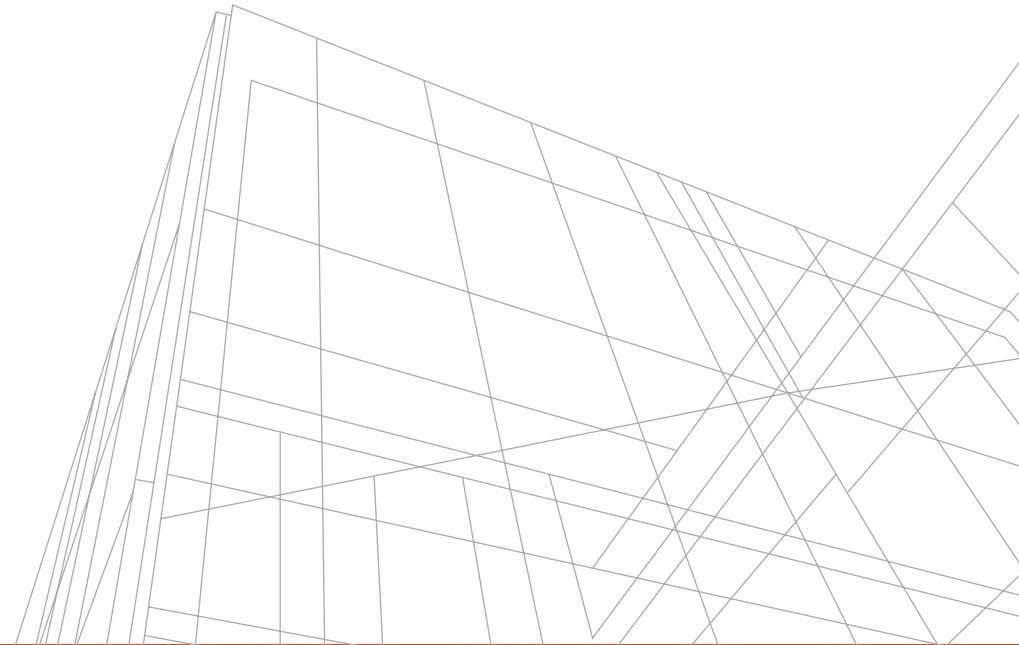
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*Exclusively listed by*

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261 S ROBERTSON BLVD

# EXECUTIVE SUMMARY

*Section 01*

# PREMIER OFFERING IN THE *HEART* OF BEVERLY HILLS

ADDRESS	261 S Robertson Blvd, Beverly Hills, CA 90211
PRICE	\$5,875,000
BUILDING SF	±4,800 SF
LAND SF	±5,583 SF (0.13 acres)
PARCEL NUMBER	4333-009-012
ZONING	C3, Beverly Hills
YEAR BUILT	1960
YEAR RENOVATED	2006
FRONTAGE	±50 feet
PARKING	15 parking spaces
RENT ROLL	Ground Floor Tenant, Month-to-Month





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EXECUTIVE SUMMARY



**28,200+ VEHICLES**  
Average Daily Traffic

ROBERTSON BLVD





# EXECUTIVE SUMMARY

*261 S. Robertson Blvd (“The Property”) is a rare owner-user building in the heart of Beverly Hills at the signalized intersection of Robertson Boulevard and Gregory Way.*

## THE OFFERING

The Property is a two-story mixed use building located on Robertson Boulevard, one of the trendiest streets in all of Los Angeles. The Property is partially owner-occupied and can be delivered fully vacant due to the nature of the existing leases. 261 S. Robertson Blvd has been well-maintained by current ownership since the acquisition and renovations in 2006.

The ground floor of The Property has a single suite currently tenanted by Farah Beauty Salon. The remainder of the buildings’ rentable square footage is on the second floor.

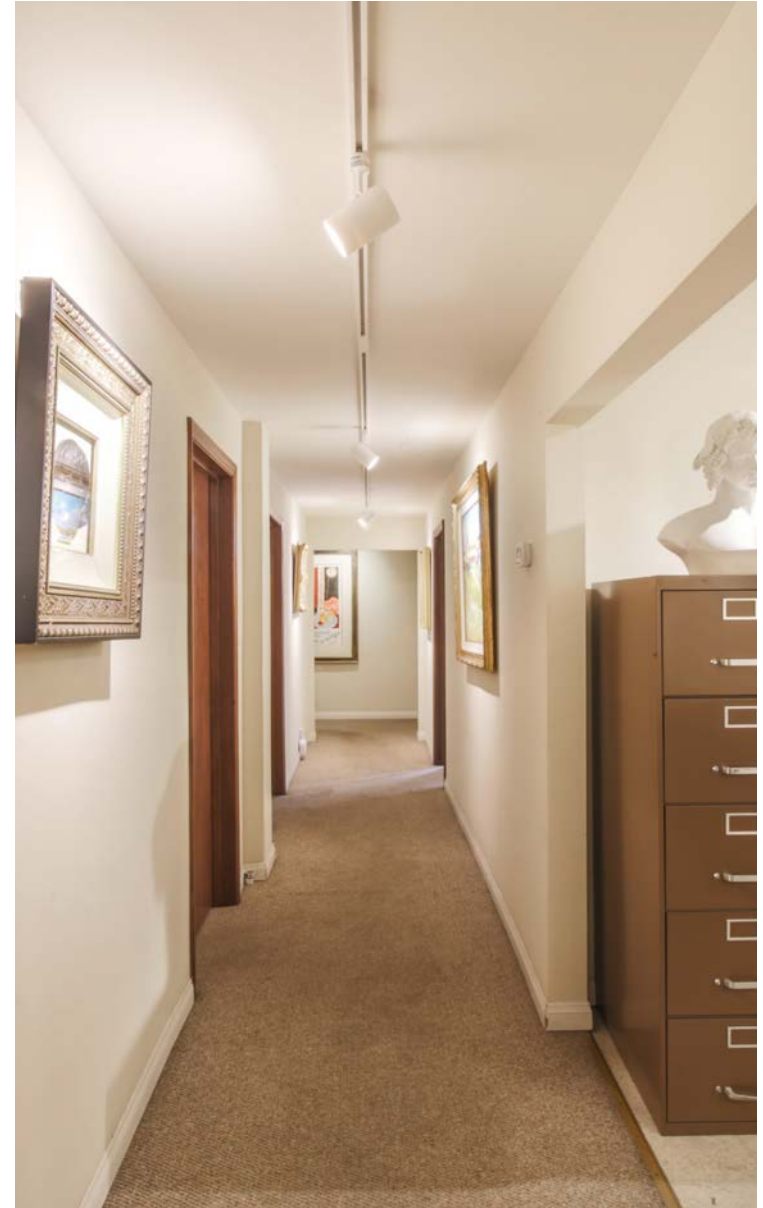
The Property has 15 parking spaces that are accessible from Robertson Boulevard or through the back alley. There are two entrances to the second floor of The Property, one on Robertson Boulevard and the second from the parking lot. The parking lot entrance leads directly into Suite 200.

The Property has three suites on the second floor, all of which are currently vacant and available for a User to lease or use. Suite 201 has near floor-to-ceiling windows facing Robertson Blvd, capturing day long sunlight that fills the suite with natural light.

Suite 202 is a smaller private office with the same views of Robertson Blvd and a private bathroom.

Suite 200 is the largest single office suite at The Property, currently built out with four (4) private offices, five (5) cubicle/workstation areas, two (2) storage rooms, two (2) bathrooms, a kitchenette, and a lobby/waiting area. The standout feature in Suite 200 is the large private office with a private balcony.

There are skylights throughout the second floor suites that allow for generous amounts of natural daylight to filter through the suites and hallways all day.



# INVESTMENT HIGHLIGHTS



## RARE OWNER-USER OPPORTUNITY

Rare owner-user opportunity in the city of Beverly Hills with flexible zoning, allowing for Office, Retail, Medical Office, and more.



## CENTRALLY LOCATED

Premier location along Robertson Boulevard, one of the trendiest streets in Los Angeles.



## LOCATED IN THE HEART OF BEVERLY HILLS

Favorably located in the City of Beverly Hills versus City of Los Angeles.



## EASY ACCESS PARKING

Rare property with easy access parking (15 parking spaces available) along Robertson Boulevard.



## OUTSTANDING VISIBILITY

Property is located at the signalized intersection of Robertson Blvd & Gregory Way, seeing over 28,000 VPD.



## PLENTY OF NATURAL LIGHT

The skylights throughout the second floor suites allow for generous amounts of natural daylight.



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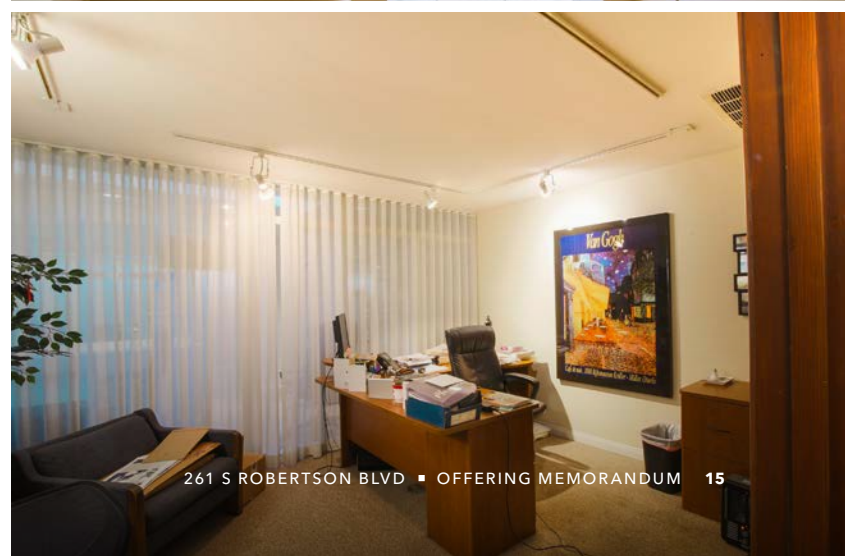
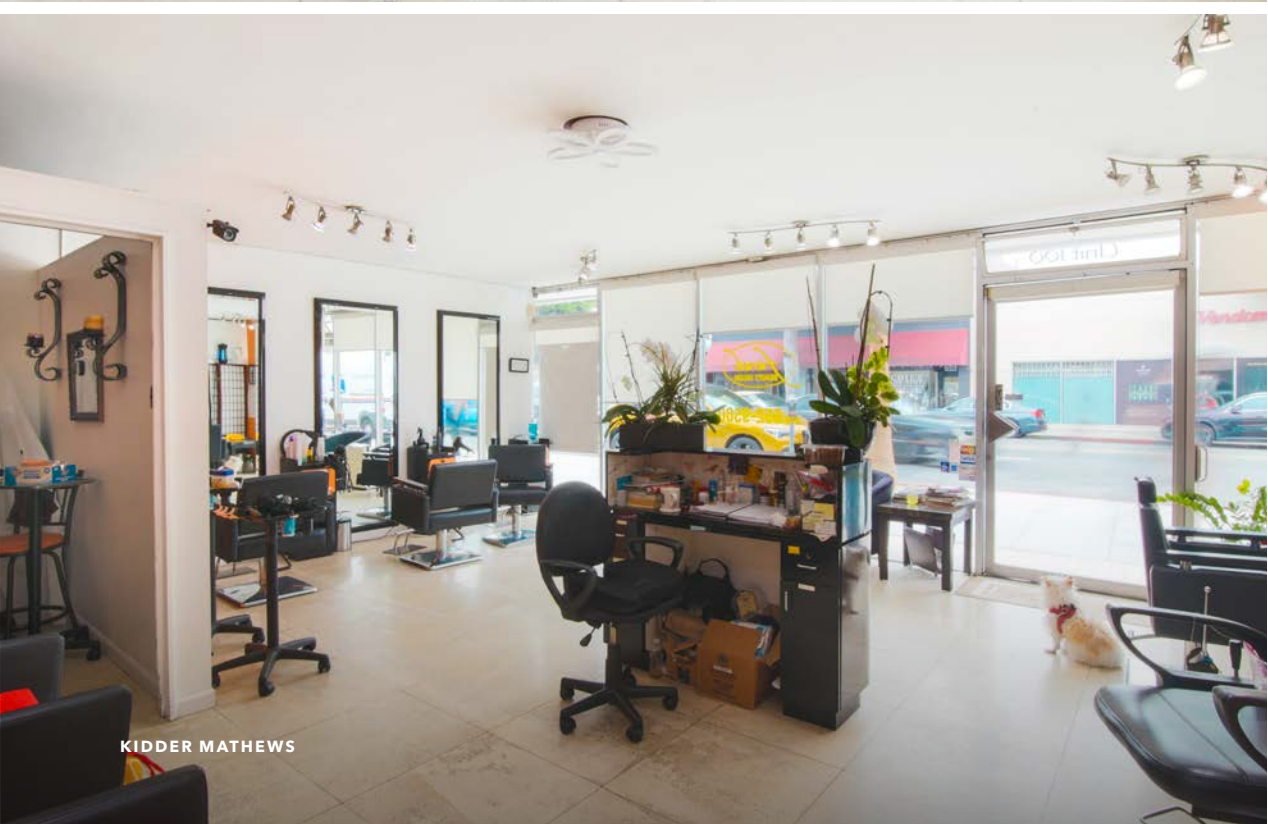
261 S ROBERTSON BLVD

# PROPERTY OVERVIEW

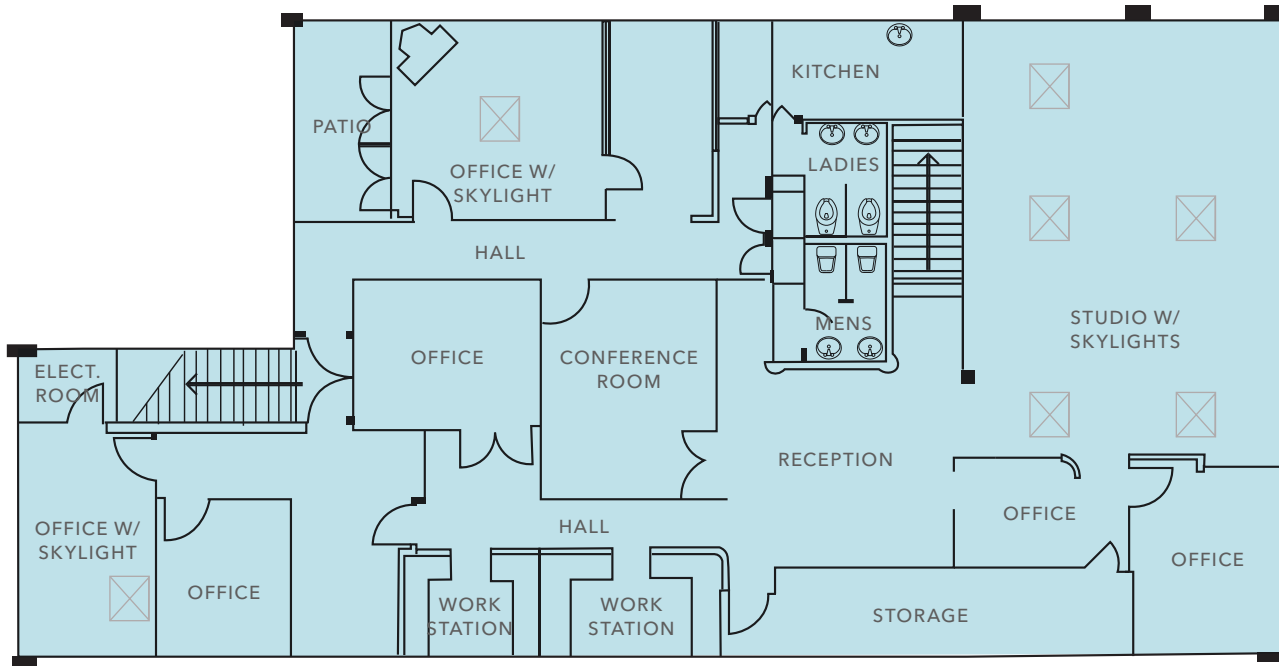
*Section 02*

PROPERTY OVERVIEW





# SECOND FLOOR PLAN



S ROBERTSON BLVD

*±4,800 SF*

BUILDING SF

*0.13 AC*

LOT SIZE

*15*

PARKING SPACES







261 S ROBERTSON BLVD

# LOCATION OVERVIEW

*Section 03*

LOCATION OVERVIEW





# *BEVERLY HILL'S MARKET* THE PINNACLE OF LUXURY

*The City of Beverly Hills is one of the world's most celebrated communities.*

The City of Beverly Hills, California is one of the world's most celebrated communities.

Located within 5.7 square miles in the heart of Southern California, it is home to 35,000 residents and hosts millions of visitors from all over the world every year.

With its lush landscape, near-perfect climate and exceptional dining, entertainment, shopping and cultural experiences, the City enjoys an international reputation as a premier destination in which to live, work and play.

Surrounded by the cities of Los Angeles and West Hollywood, Beverly Hills is a full-service City with outstanding police and fire departments, award-winning schools, sound infrastructure and extensive recreational opportunities.

## **VISION STATEMENT**

The City of Beverly Hills...

- Offers the highest quality of life achievable and maintains a unique and friendly character for residents, visitors, and neighbors
- Is a world-class community, offering an extraordinary environment, activities, and events
- Is known throughout the region, state and nation as a leading edge, innovative community in its government, business, and technology programs
- Is committed to being the safest city in America
- Is known internationally for its alluring and distinctive hotels, retail stores, restaurants, and entertainment and headquarter businesses

Source: <https://www.beverlyhills.org/citymanager/aboutbeverlyhills/> & <https://www.beverlyhills.org/citymanager/aboutbeverlyhills/visionsstatement/>

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	44,839	308,863	860,474
2028 PROJECTION	43,694	305,118	858,347
2020 CENSUS	44,211	307,066	849,937
AVERAGE AGE	39.1	38.9	37.4

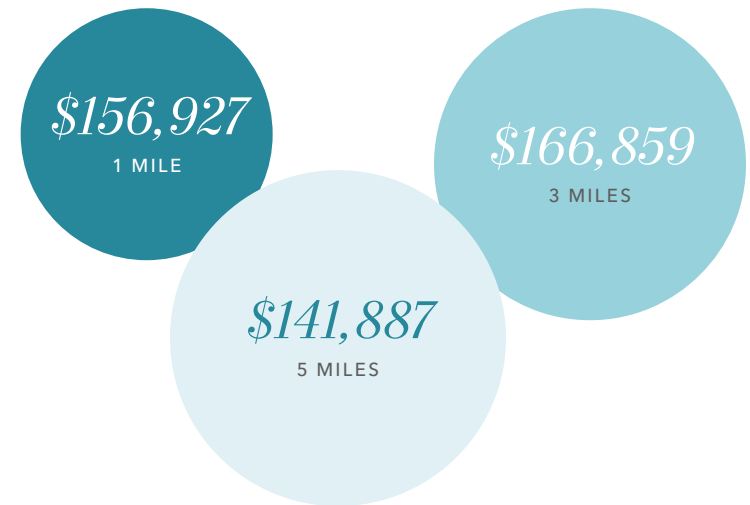
## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN HH INCOME	\$106,772	\$111,303	\$98,593
2023 PER CAPITA INCOME	\$79,516	\$82,759	\$64,634
TOTAL BUSINESSES	10,968	39,156	74,940
TOTAL EMPLOYEES	65,465	266,940	531,093

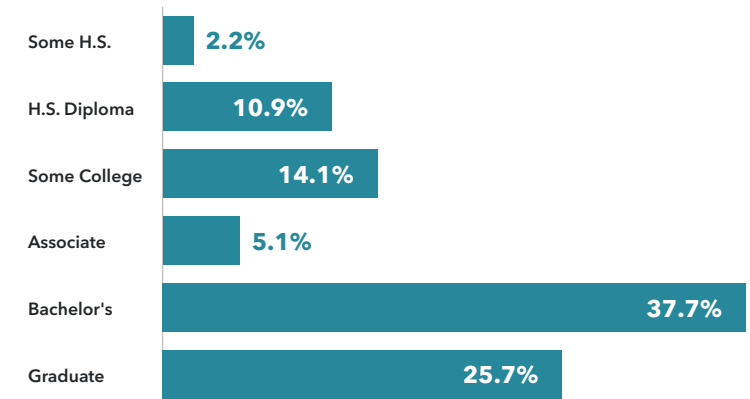
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	22,697	152,968	389,850
2028 PROJECTED	22,464	153,579	395,837
2020 CENSUS	22,313	150,338	380,798
OWNER-OCCUPIED	43.6%	43.6%	43.0%
RENTER-OCCUPIED	56.4%	56.4%	57.0%

## AVERAGE HOUSEHOLD INCOME



## EDUCATION



Data Source: ©2023, Sites USA



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