



PEGASUS



the
**GLEN
CENTRE**

JOIN BEL AIR'S VERY OWN COUNTRY MARKET

2920 - 2964 **beverly glen circle** | los angeles, california

Beverly Glen Circle

Beverly Glen Boulevard

the GLEN CENTRE

century city

Join The Glen Centre, an irreplaceable trophy daily needs retail center nestled in the hills of Bel Air, high above Los Angeles.

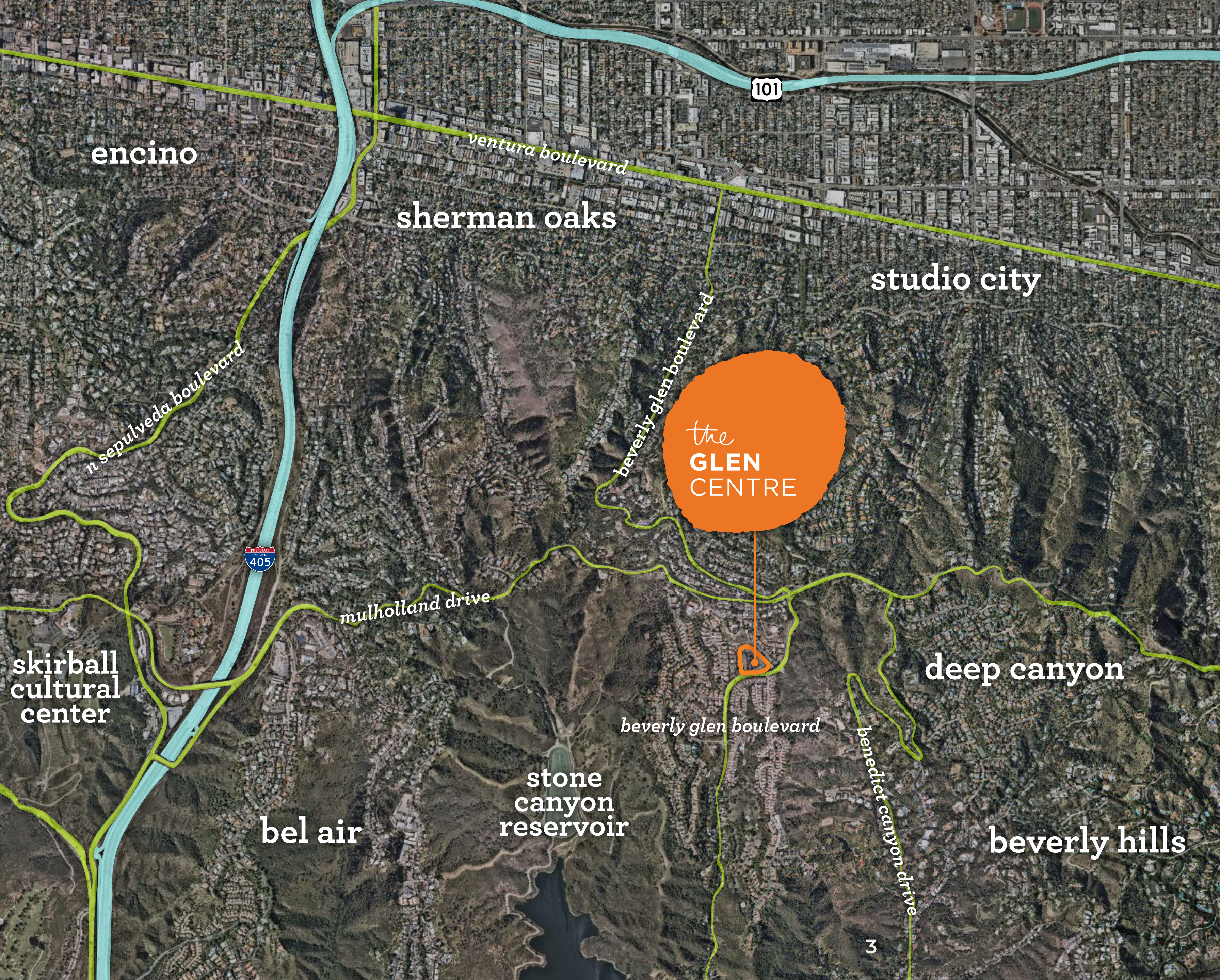
Jam packed on a daily basis with customers boasting discretionary spending habits to dream of (with AHFI of over \$200,000 within a 1 mile radius), average unit volumes for retailers and restaurants at the Centre are beyond enviable.

While there is certainly a captive Bel Air audience that contributes to the nearly 1,000,000 annual visits to the Centre, Placer data also indicates that 70% of visits originate more or less equally from Beverly Hills and Westwood in the LA basin as they do from Sherman Oaks and Studio City in the valley.

The charming neighborhood vibe of this uniquely situated property, well away from the hustle and bustle of the city streets below, means that consumers from both sides of the hill routinely go out of their way to visit us.

We look forward to hosting your business at The Glen Centre.





NEARBY DRIVE TIMES

- bel air ± 5 minutes
- sherman oaks ± 7 minutes
- studio city ± 10 minutes
- beverly hills ± 12 minutes
- westwood ± 12 minutes
- encino ± 15 minutes
- brentwood ± 20 minutes
- santa monica ± 25 minutes

VISITOR ORIGIN

- beverly hills 17.9%
- bel air 15.6%
- sherman oaks 12.8%
- studio city 6.0%
- encino 5.7%
- westwood 5.2%
- brentwood 5.0%

source: [placer.ai](https://www.placer.ai)





the **GLEN CENTRE**

HIGHLIGHTS

GORGEOUS & CHIC SELECTION OF BOUTIQUES AND LOCAL SHOPS, CAFES AND EATERIES NESTLED IN THE SANTA MONICA MOUNTAINS

nearly 1,000,000 visits annually

ONLY RETAIL LOCATED IN BEL AIR

no competing retail serving the neighborhood

HEAVY DAILY TRAFFIC ON BEVERLY GLEN BOULEVARD

with approximately 50,000 vehicles per day at the intersection of Beverly Glen Boulevard and Mulholland Drive

AVERAGE VISITOR STAY AT THE CENTRE IS OVER 1 HOUR, WITH VISITORS REGULARLY SHOPPING AT MULTIPLE STORES

compare with average stays at:
Montecito Country Mart (31 minutes)
Brentwood Country Mart (39 minutes)
Malibu Country Mart (51 minutes)
(source: placer.ai)

NEARLY 50,000 HOMES WITHIN 3 MILES

AVERAGE HOUSEHOLD INCOME IN EXCESS OF \$200,000



the GLEN CENTRE

2920 - 2964 beverly glen circle | los angeles, california

unit	occupancy	size
2920 *	AVAILABLE RETAIL/RESTAURANT + Covered Patio	1,598 SF + 430 SF
2922 - 2924 *	AVAILABLE RESTAURANT + Covered Patio	2,228 SF + 697 SF
2924 1/2	forma pilates	
2926	AVAILABLE 2 ND GENERATION SCOOP SHOP	758 SF
2926 1/2	glen center alteration	
2930	vibrato grill jazz	
2932	il segreto	
2932 1/2	shu sushi house	
2934	bluemercury	
2934 1/2	bel air postal center	
2936	bel air nail lounge	
2938	bel air beauty bar	
2940	AVAILABLE RETAIL	1,062 SF
2942	laya swim	
2944	flicka	
2946 - 2948	beverly glen deli	
2950	market	
2952	starbucks coffee	
2954 - 2956	switch	
2958	the taco stand (coming soon!)	
2960	fabrocini's	
2964	jayde's market	



* Spaces 2920 - 2924 can be combined for a total of 3,826 SF (interior space) & 1,127 SF (dedicated covered patio).

Sherman Oaks | 7 Minute Drive Time

Studio City | 10 Minute Drive Time

± 50,000 VPD
Beverly Glen Boulevard & Mulholland Drive

JAYDE'S
 CAFE DELI P
 L.A.
 C.A.
 WINE SHOP

FABROCINI'S
 BEVERLY GLEN

THE TACO STAND
 HECHO A MANO

STARBUCKS

MARKET

Beverly Glen Deli

FLICKA

BOAM

LAYA

Bel Air
 Nail Lounge

s h u
 sushi house unico

il Segreto
 RISTORANTE

VIBRATO
 GRILL, JAZZ, ETC.

FORMA
 PILATES

rori's

bluemercury
 makeup · skincare · spa

± 1,596 sf
retail
restaurant

± 2,228 sf
restaurant

Beverly Glen Circle

Beverly Glen Boulevard



SPACE USE: 2ND GENERATION RESTAURANT & RETAIL ENDCAP

* SPACES 2920 - 2924 CAN BE COMBINED FOR A TOTAL OF 3,826 SF (INTERIOR) & 1,127 SF (DEDICATED COVERED PATIO)



2922 - 2924 *
2,228 SF
+ 697 SF Covered Patio

2920 *
1,598 SF
+ 430 SF Covered Patio

CAN BE COMBINED

2920 - 2922 - 2924 **beverly glen circle | los angeles, california**

CURRENT AVAILABILITIES

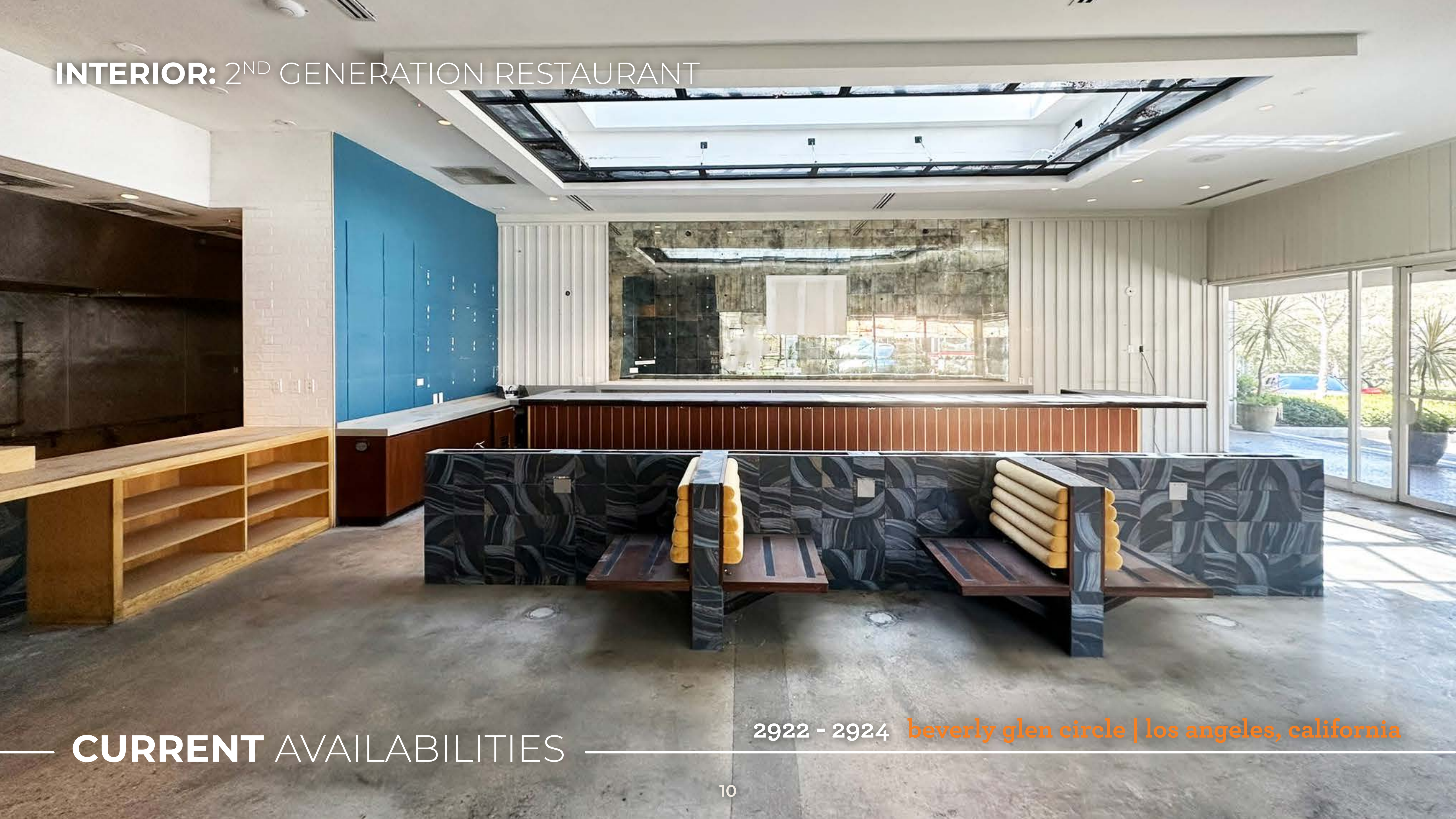
INTERIOR: 2ND GENERATION RESTAURANT



CURRENT AVAILABILITIES

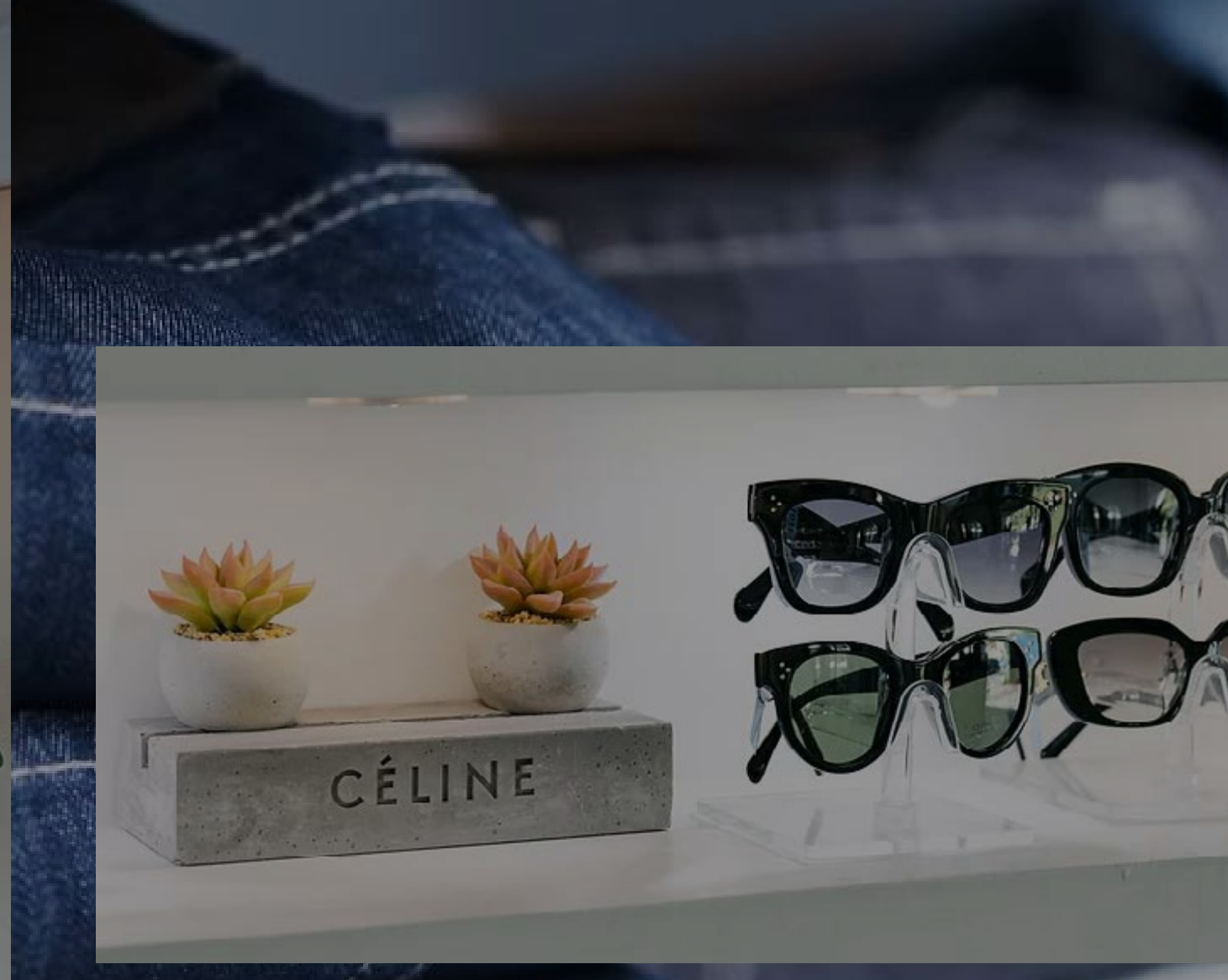
2022 - 2024 **beverly glen circle | los angeles, california**

INTERIOR: 2ND GENERATION RESTAURANT



CURRENT AVAILABILITIES

2022 - 2024 **beverly glen circle | los angeles, california**



EAT - DRINK - SHOP - ENJOY



EAT



shu sushi house



il segreto



fabrocini's



shu sushi house



12

the taco stand



beverly glen deli

DRINK



starbucks



jayde's market



il segreto



fabrocini's



13 jayde's market



vibrato grill jazz

SHOP

JAYDE'S

Welcome to Jayde's, your independent local market and your most loyal neighbor. We are committed to serving our community with farmer's market freshness. Our shelves are brimming with local, mostly organic, completely delicious products that are ethically produced. If you don't see what you're looking for, please ask about it.

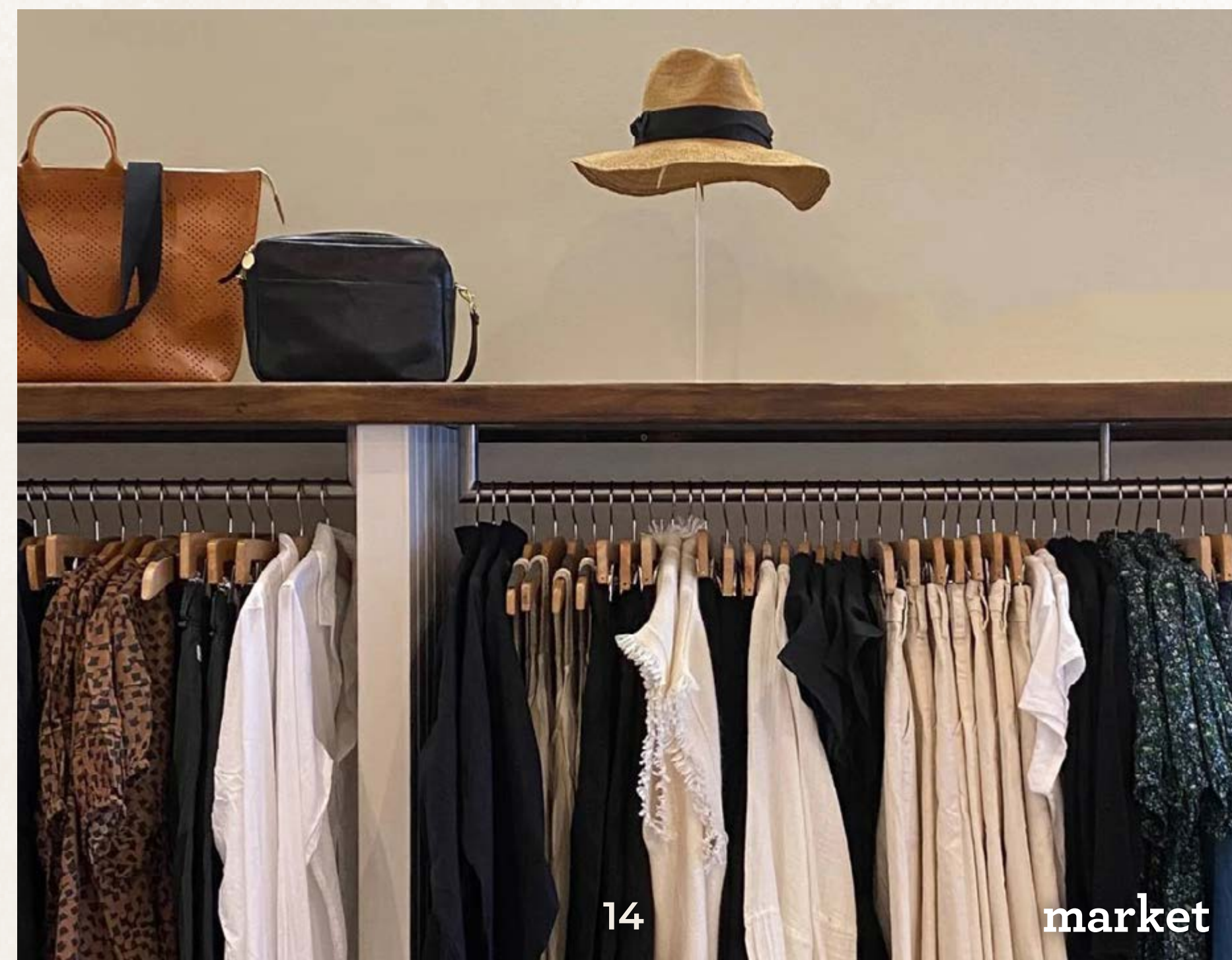
GRAB A BASKET AND ENJOY!



roam



flicka



14

market

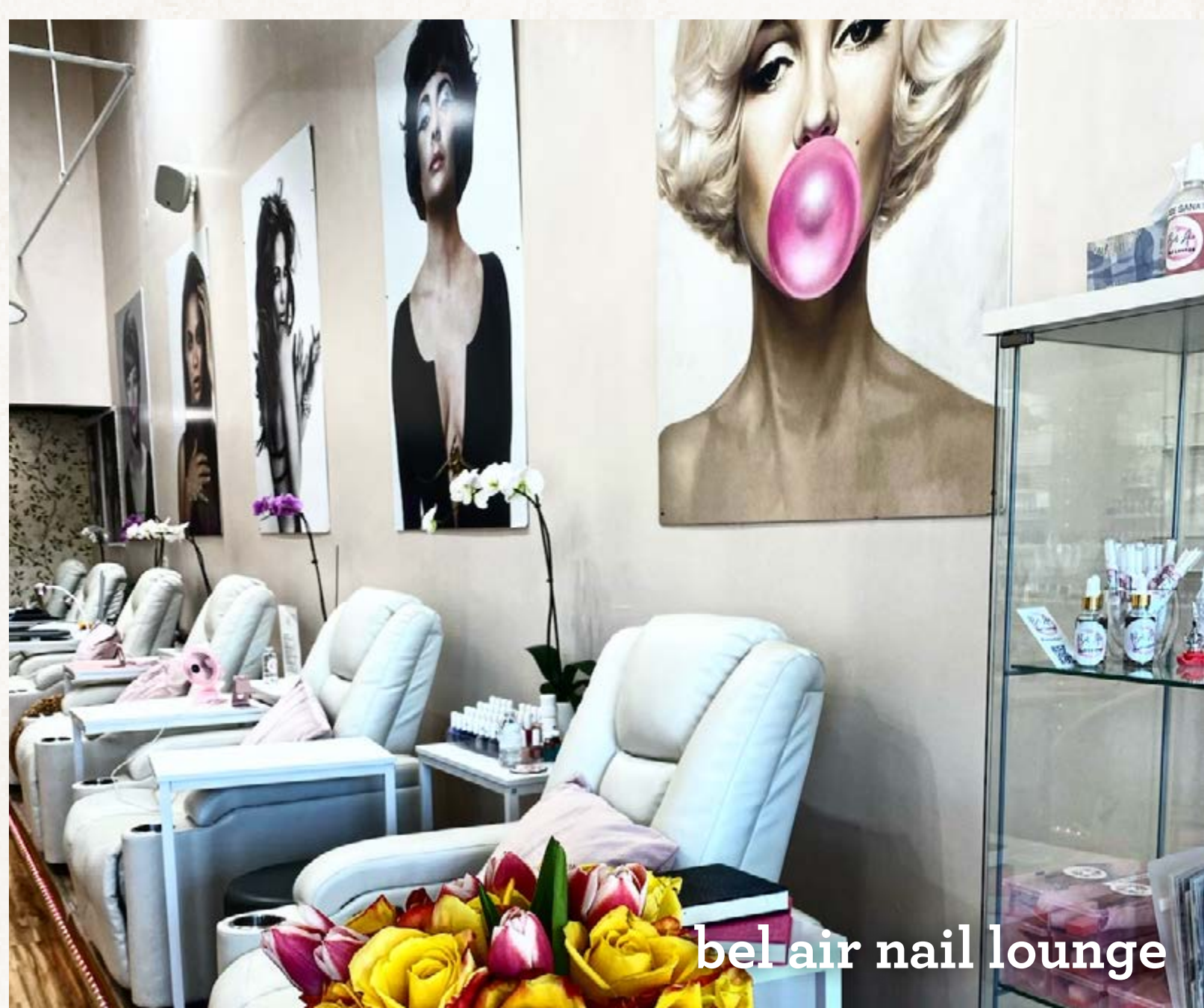


jayde's market

ENJOY



jayde's market



bel air nail lounge



forma pilates



forma pilates

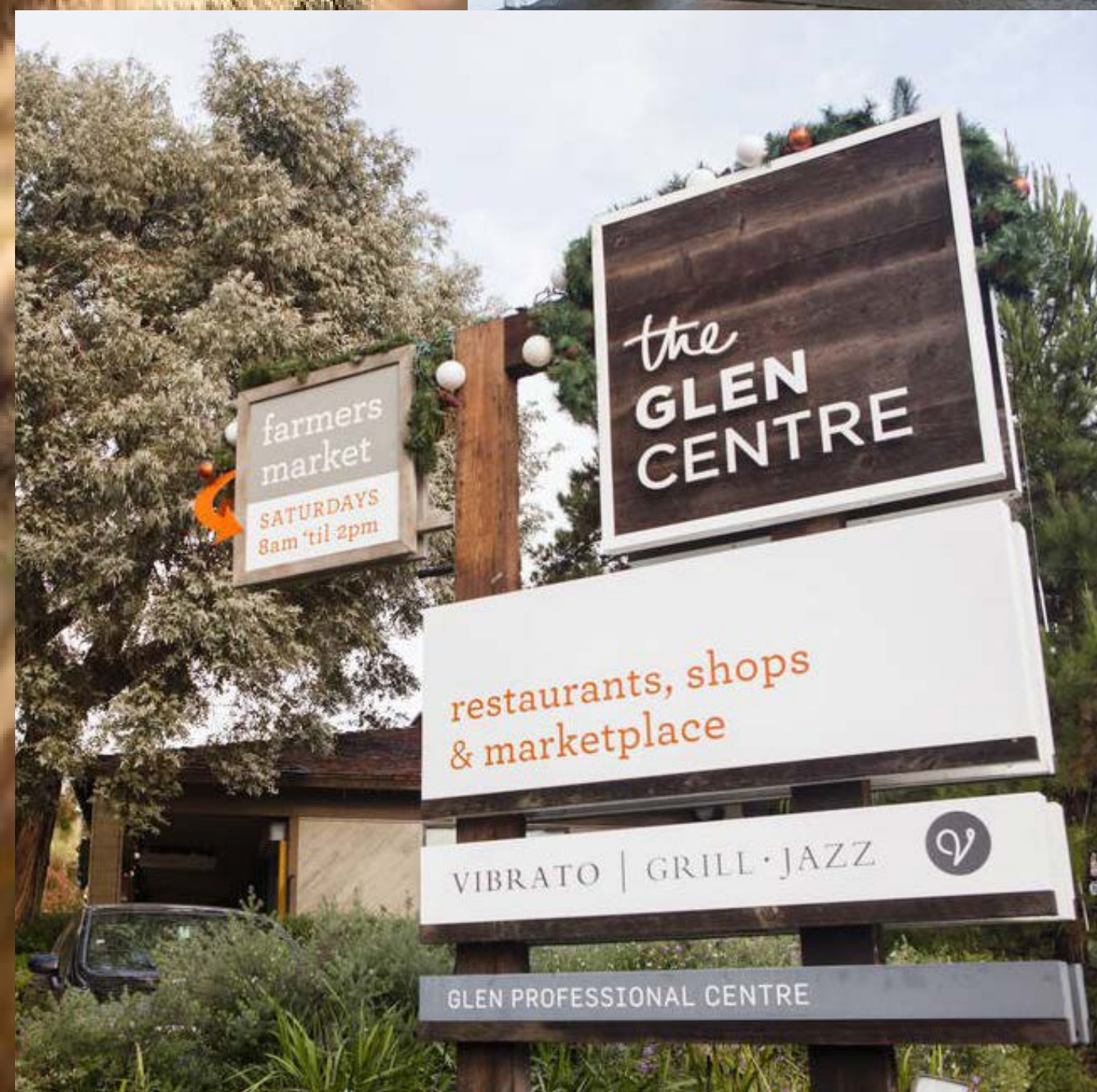


rori's ice cream



vibrato grill jazz

the GLEN CENTRE



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