

1100 SOUTH BEVERLY DRIVE LOS ANGELES, CA 90035

FOR SALE

*Freestanding office and
retail building*



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BC BRANDON COHAN
REAL ESTATE // BCRE.LA



REDEVELOPMENT, OWNER-USER OR
MEDICAL OFFICE OPPORTUNITY

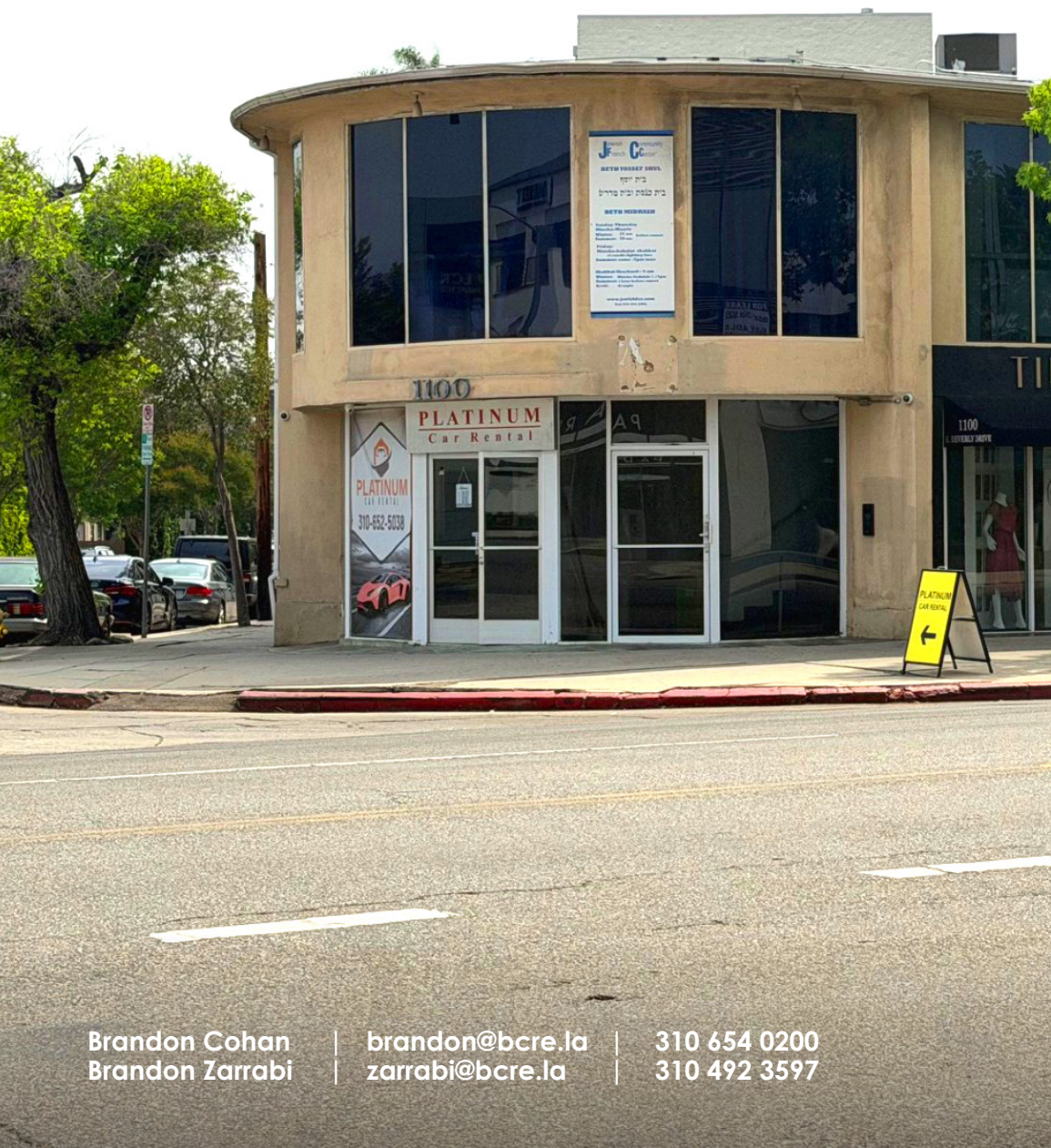
THE OFFERING

7,160 SF office and retail building, on the
famous South Beverly Drive

2 Stories | 11 Office Units
7,160 SF Building Area | 6,523 SF Lot Size

1100 S Beverly Drive presents a rare opportunity to acquire an expansive building on the coveted South Beverly Drive.

The two stories property consists of **eleven units, three on the first floor and eight on the second floor**. With rents 40% below market rate, the building presents an exciting investment opportunity with large upside. Located on the corner, the building's high-visibility and convenience makes it enticing for both retail and office tenants.

FOR SALE**PROPERTY SUMMARY**

Building Area:	7,160 SF
Lot Area:	6,523 SF
Stories:	2 Stories
Units:	11 Units
Year Built:	1952
Parcel No:	4330-031-036
Property Type:	Office
Zoning:	C2-1VL-O

CURRENT INVESTMENT SUMMARY

Total Rental Income	\$422,100
Property Tax:	- \$43,357
Insurance:	- \$13,938
Utilities:	- \$19,937
Total Expenses:	- \$77,232

NOI:	\$344,868
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1100 S BEVERLY DRIVE - RENT ROLL

FOR SALE

Unit	Use	Actual Rent	Lease to
101	Retail	\$1,850.00	01/20/2028
102	Retail	\$4,000.00	11/25/2008
103	Retail	\$5,000.00	03/30/2018
200	Vacant	-	-
201-207	Office	\$6,325.00	06/30/2018
202, 203, 208	Office	\$15,000.00	-

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INVESTMENT HIGHLIGHTS

- ▶ **Exciting redevelopment, owner-user or medical office opportunity**
- ▶ Under market rent giving 40% rental upside
- ▶ Next door to the Beverly Hills Marriott
- ▶ Right next to Beverly Hills, anchored by Olympic Boulevard to the North and Pico Boulevard to the South.
- ▶ On the coveted S Beverly Drive
- ▶ Dedicated parking in rear of building with **8 parking spots**
- ▶ Surrounded by affluent neighbourhoods like Beverly Hills, Pico-Robertson, Beverlywood, and Century City.

Beverly Hills Demographics

Median Household Income: \$132,977 annually
 Median Home Price: \$5M+
 Homeownership rate: 42%
 Businesses in Area: 3,000 - 5,000 (estimated)



BEVERLY HILLS



Beverly Hills is one of the most prestigious and globally recognized business addresses in the world. Known for its luxury retail, high-profile residents, and proximity to major entertainment and financial hubs, Beverly Hills offers a rare combination of exclusivity, accessibility, and brand prestige, making it a highly coveted location for office and retail users and investors alike.

The area is characterized by an exceptionally affluent and highly educated population, with median household incomes exceeding \$130,000 and average home values surpassing \$5 million. This translates into a powerful local consumer base and a deep pool of decision-makers, supporting long-term demand for office, retail, and service-oriented businesses.

Beverly Hills serves as a key hub for entertainment, media, finance, and lifestyle brands. Notable companies with a presence in the area include **Live Nation Entertainment, Metro-Goldwyn-Mayer, Discovery Land Company, and Alo Yoga.**

Beverly Hills is internationally renowned for its luxury retail and vibrant dining scene. The area hosts the most prestigious global fashion brands like Chanel, Rolex, Cartier, Hermes and many more. Famous dining destinations include the **Beverly Hills Hotel Polo Lounge, Nobu, Wally's, Il Pastilio and Cirpiani's.**

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