



**ENZO**<sup>®</sup>  
EQUITIES

Corp ID #02062716

# Ground Floor Medical 8500 WILSHIRE BOULEVARD

## BEVERLY HILLS



**PHYLIS PALIN**

Executive Vice President

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License ID #00923061

## PROPERTY INFORMATION

- Suite:** 103
- Size:** Approx. ±4,290 SF
- Rate:** Negotiable
- Available:** Thirty Days from Lease Execution
- Term:** 5 - 10 years
- Parking:** 2.6/1000  
Parking Fees Upon Request
- Highlights:**
- Floor to Ceiling Windows
  - Move In Ready
  - Excellent Condition





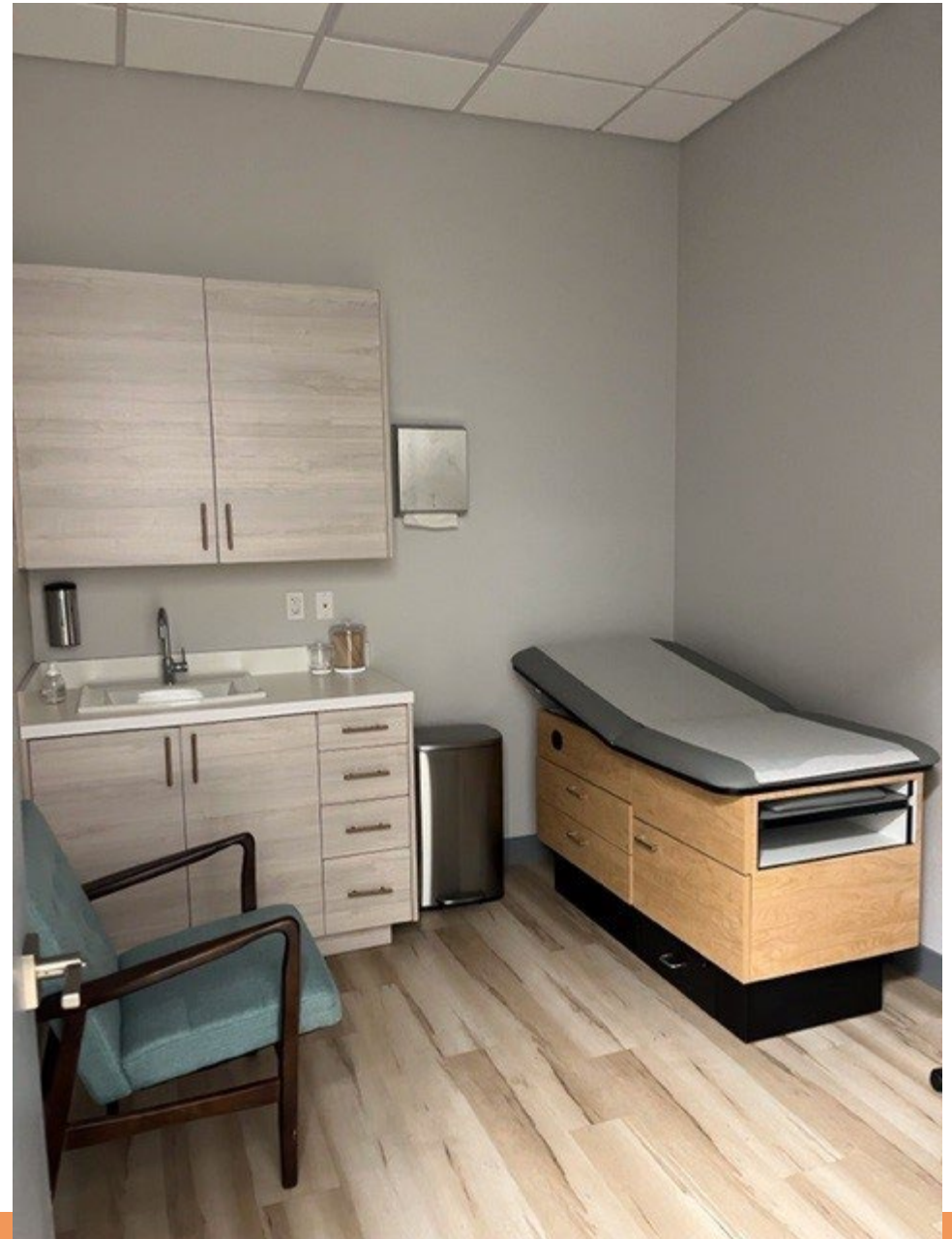


### BUILDING/AREA HIGHLIGHTS

- Foot Traffic from Local Businesses & Residents
- Prime Commuter Traffic
- Excellent Location
- Abundant Parking
- Close Proximity to Cedars Sinai Hospital
- Near Future Beverly Hills Metro
- Close to Newly Renovated Beverly Center
- Numerous Retail and Restaurant Amenities









### MARKET DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION:	41,316	307,537	896,142
HOUSEHOLDS:	20,225	143,231	381,700
AVG HOUSEHOLD INCOME:	\$126,637	\$123,091	\$104,696
MEDIAN HOUSEHOLD INCOME:	\$100,035	\$91,615	\$72,379

### 2022 TRAFFIC COUNT

S La Cienega Blvd and W Olympic Blvd 43,796 CPD

