

# FOR SALE

## 401 S ROBERTSON

WESTMAC  
Commercial Brokerage Company

DEVELOPMENT OPPORTUNITY IN BEVERLY HILLS







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### **WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S. Sepulveda Boulevard, Los Angeles, CA 90025  
DRE# 01096973



# EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 401 S Robertson Boulevard, an extraordinary development opportunity in Beverly Hills, on the corner of S Robertson and W Olympic.

The subject property is comprised of developable land totaling  $\pm 15,836$  SF along the western side of S Robertson Boulevard, just south of W Olympic Boulevard. The offering is zoned BHC-3 with Mixed Use Overlay. Potential multifamily developers are able to build 29 units (1/550SF of land) with C-3 use on the ground floor. If state density bonus is applied, the number of units, FAR, and Height may be increased. Max units vary by low income/affordable units included and must be reviewed by Beverly Hills. Additionally, medical use is allowed on the second floor and above.

The location of this property is second to none. It is situated within the highly affluent Beverly Hills, while also being just a few blocks from the commercial center of the Pico-Robertson neighborhood. Shopping destinations The Grove, Beverly Center, and Rodeo Drive are just a few minutes away.

The subject property has excellent visibility given it's prime location on a signalized corner with a traffic volume of over 50,000. This is a rare opportunity to develop in the highly coveted neighborhood of Beverly Hills.





50,000+  
CARS  
PER DAY

30,000+  
CARS  
PER DAY

W OLYMPIC BLVD

S ROBERTSON BLVD



# PROPERTY INFORMATION

<b>Address</b>	401 S Robertson Blvd., Beverly Hills, CA, 90211
<b>APN</b>	4332-013-032
<b>Lot Size</b>	± 15,836 SF
<b>Zoning</b>	BHC3 with Mixed Use Overlay
<b>Sale Price</b>	\$7,125,000
<b>PSF on Land</b>	\$450/SF
<b>Frontage</b>	135' along S Robertson & 117' along W Olympic

Due Diligence documents available at [www.RobertsonAndOlympic.com](http://www.RobertsonAndOlympic.com). CA required for access.





# AERIAL MAP

S ROBERTSON BLVD

W OLYMPIC BLVD





CLICK OR SCAN FOR **AERIAL VIDEO**





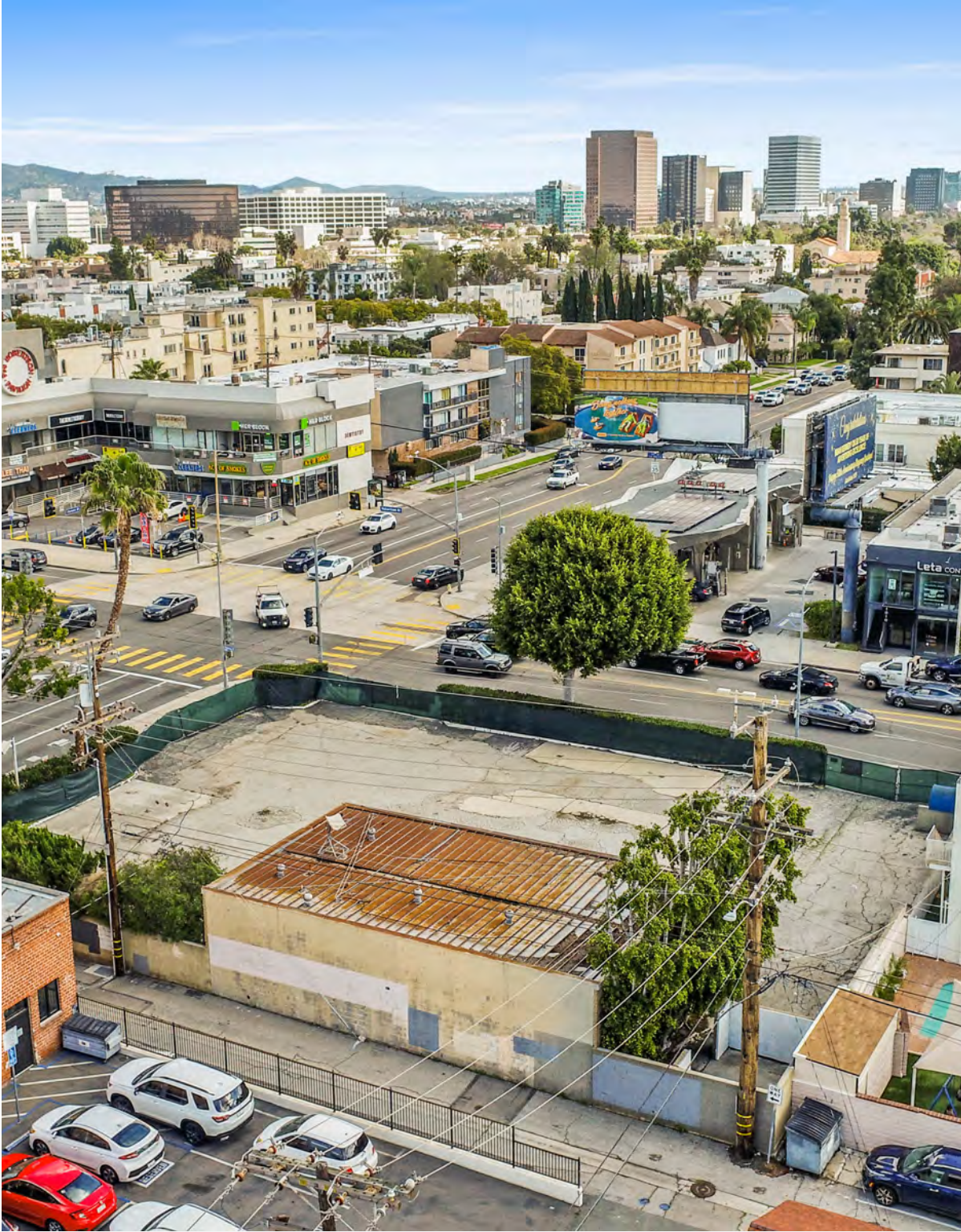
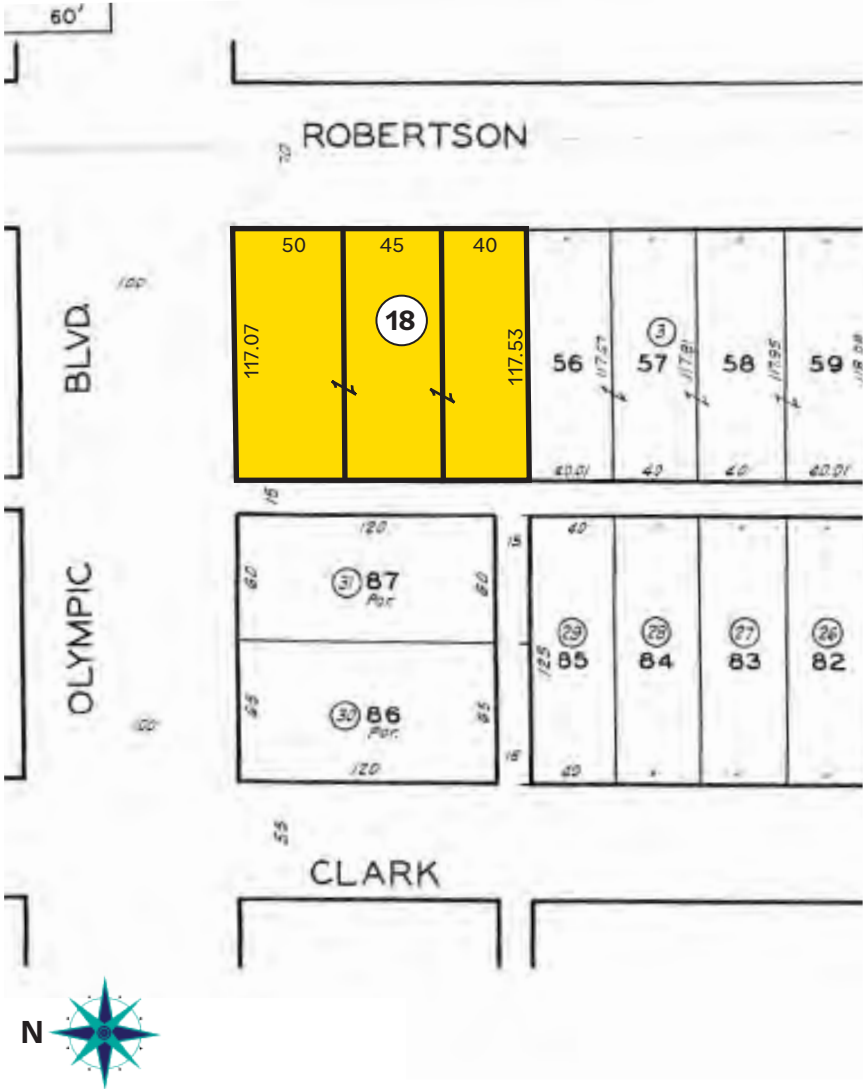
# DEVELOPMENT SUMMARY

<b>Total Lot Size</b>	15,836 square feet
<b>Zoning</b>	BHC3 with Mixed Use Overlay
<b>FAR</b>	2.0
<b>Medical</b>	Allowed on 2nd floor and above
<b>Apartments</b>	Allowed on 2nd floor and above
<b>Height</b>	45 feet or 3 stories+*
<b>Multifamily Units Allowed</b>	1/550SF of land = 29 units+*

**\*If state density bonus is applied, you may increase the number of units, FAR, and Height. Must comply with requirements. Max units vary by low income/affordable units included and must be reviewed by Beverly Hills.**



# PARCEL MAP







# OFFERING HIGHLIGHTS

## **BHC-3 ZONING WITH MIXED USE OVERLAY**

The zoning of this property allows for a variety of options for developers. Multifamily developers can build 29 units (1/550SF of land) or more if utilizing the state density bonus. The ground floor must be C3 use. Medical is allowed on this property, however it must be on or above the second floor.

## **4-WAY SIGNALIZED CORNER**

The subject property is located at one of the highest traffic count corners in the city, W Olympic and S Robertson. There are over 80,000 cars that pass by the property each day.

## **BEVERLY HILLS LOCATION**

The subject property is centrally located in Beverly Hills, adjacent to Pico-Robertson, West Los Angeles, and West Hollywood. Beverly Hills is a premier global destination for unrivaled shopping, extraordinary restaurants, amazing art and cultural attractions.

## **DENSE RESIDENTIAL AREA & AFFLUENT DEMOGRAPHICS**

The area within a 1-mile radius of the subject property has a population of 42,481 and an average household income estimated at \$128,561.









## PROPERTY PHOTOS







# AREA SUMMARY

401 S Robertson Boulevard is located in the highly sought after neighborhood of Beverly Hills. The area is world renowned for having high-end shopping, dining, and entertainment on offer.

The City of Beverly Hills is 5.7-square miles in the western region of Los Angeles County and is surrounded by the cities of Los Angeles, Santa Monica, West Hollywood, and Culver City. Part of The Golden Triangle it is adjacent to neighborhoods Bel Air and Holmby Hills, which are regarded as some of the most affluent neighborhoods in all of Los Angeles.

The little city is a world class destination which attracts tourists from around the world annually. The tourists visit the high-end stores, boutiques, and restaurants rubbing shoulders with some of Hollywood's elite. Living up to its reputation, Beverly Hills has a fine selection of 5-star hotels. Among the most famous are: The Beverly Hills Hotel & Bungalows, The Beverly Hilton, Beverly Wilshire, L'Ermitage, The Peninsula, Sunset Marquis Hotels and Villas, the Montage Beverly Hills and the new Waldorf Astoria Beverly Hills.



# AMENITIES MAP

BEVERLY HILLS TRIANGLE

*Less than one mile away*



WALK SCORE:

**91**

WALKER'S PARADISE



# DEMOGRAPHICS

1-3-5 mile radius from subject property

## POPULATION

	1-Mile	3-Mile	5-Mile
2023 Population	42,481	320,165	857,052
Median Age	41.3	41.7	40.4

## HOUSEHOLD

	1-Mile	3-Mile	5-Mile
2023 Households	19,544	148,070	371,116
Median Home Value	\$1,017,568	\$1,021,425	\$1,031,874
Average Household Income	\$128,561	\$123,824	\$109,670

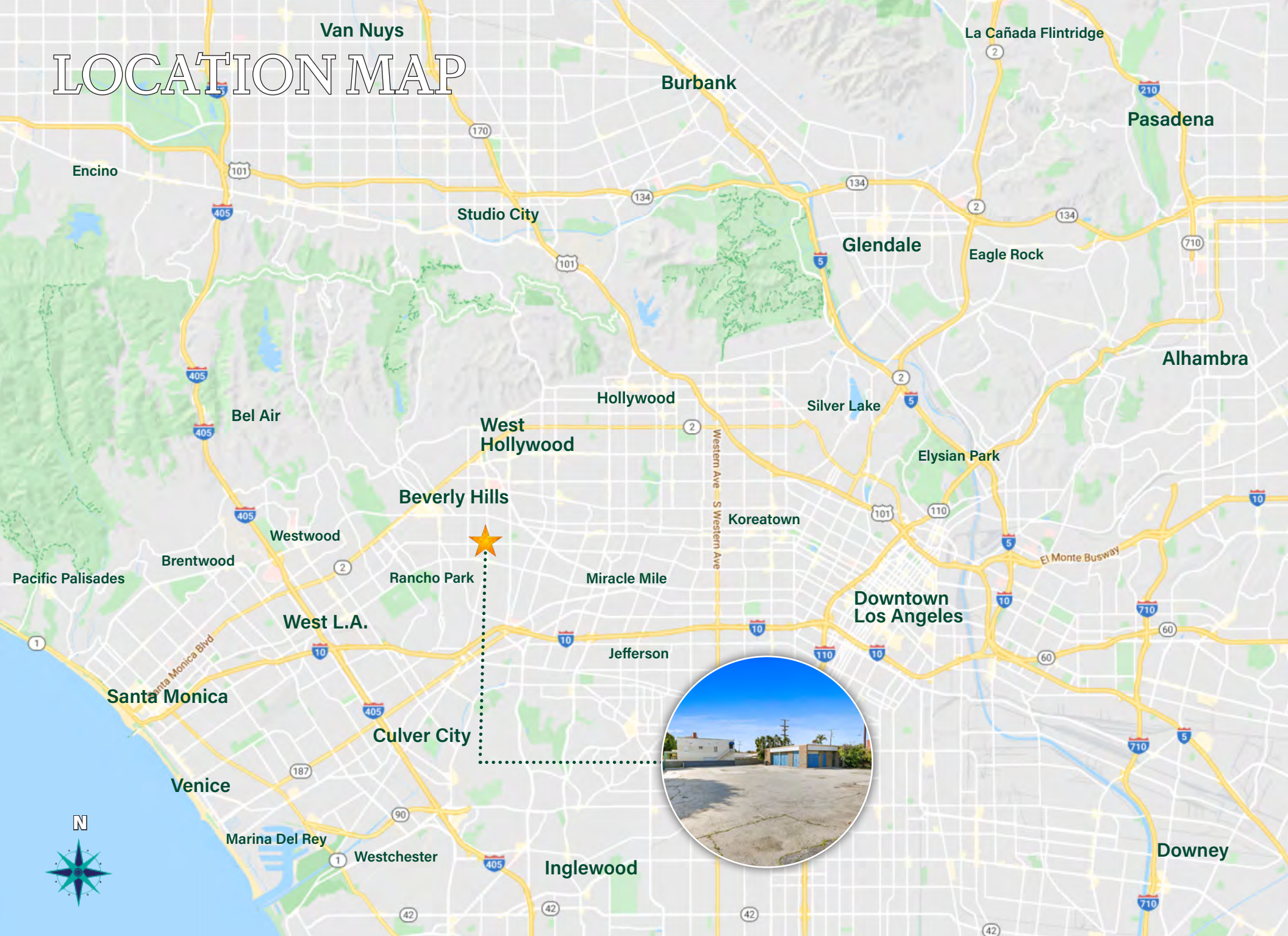
## BUSINESS

	1-Mile	3-Mile	5-Mile
Total Businesses	8,085	38,497	74,541
Total Number of Employees	45,513	293,406	663,841
Total Consumer Spending	\$696.9M	\$5.2B	\$12B





# LOCATION MAP





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