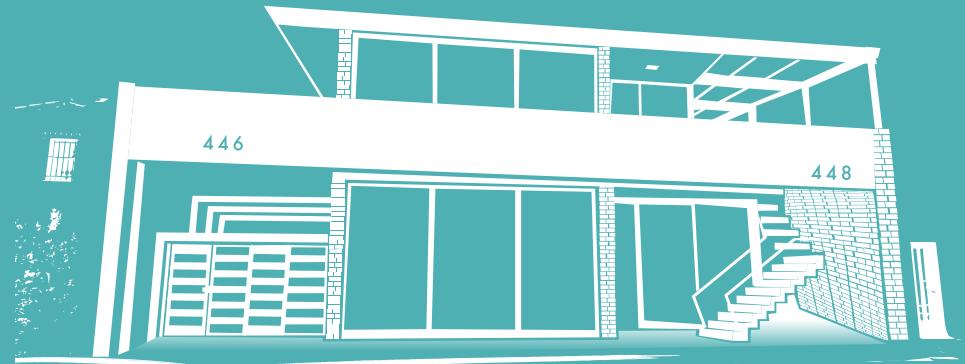


ONE-OF-A-KIND CREATIVE DESIGN OFFICE BUILDING

OWNER-USER OR INVESTMENT
OPPORTUNITY



446-448

SOUTH CANON DRIVE
BEVERLY HILLS, CA

CBRE

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446-448

South Canon Drive

Beverly Hills, CA 90212

PROPERTY OVERVIEW

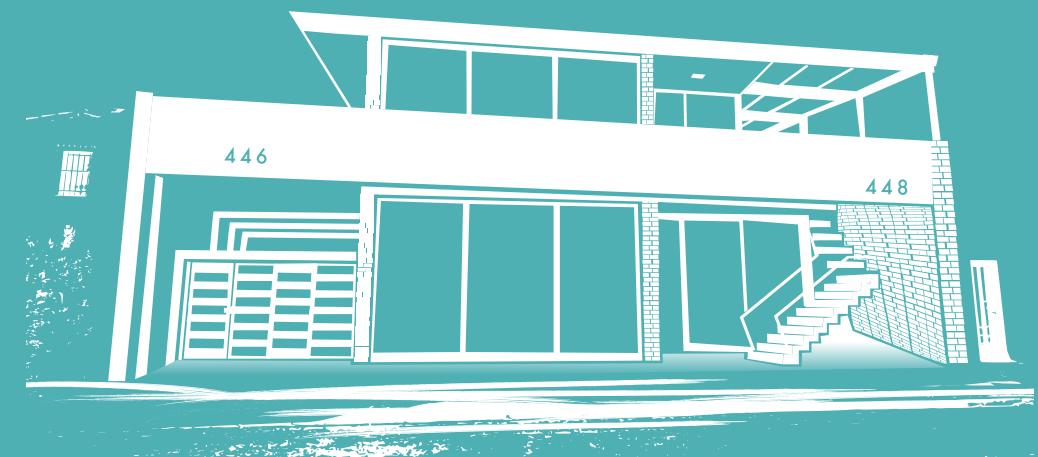
1

PROPERTY DESCRIPTION

2

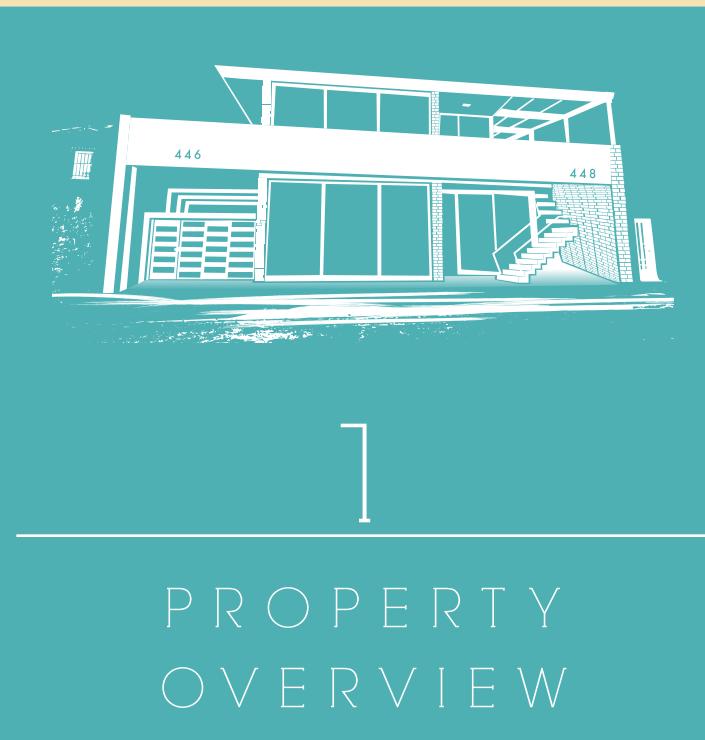
AREA & MARKET OVERVIEW

3



CBRE

446



448

446-448 S. Canon Drive

BEVERLY HILLS, CA 90212

PROPERTY OVERVIEW

Building

Square 7,841 RSF

Footage:

Stories: Basement: 162 RSF
First Floor: 3,687 RSF
Second Floor: 3,992 RSF

Asking Basement: \$2.25/SF, MG

Rate: First and Second Floor: \$4.95/SF, MG

Parking: There are 4 on-site parking spaces directly behind the building as well as metered parking along S. Canon Drive and S. Beverly Drive. In addition, monthly parking has been reliably available at neighboring buildings.

APN: 4330-029-018

BUILDING DESCRIPTION:

Jewel box, stand-alone building with numerous architectural/design details. Ideal for 1 or 2 tenants with separate entrances/exits. The building has an abundance of natural light, high ceilings, brick, skylights, operable windows, balcony, and large patio/courtyard.





Vibe.

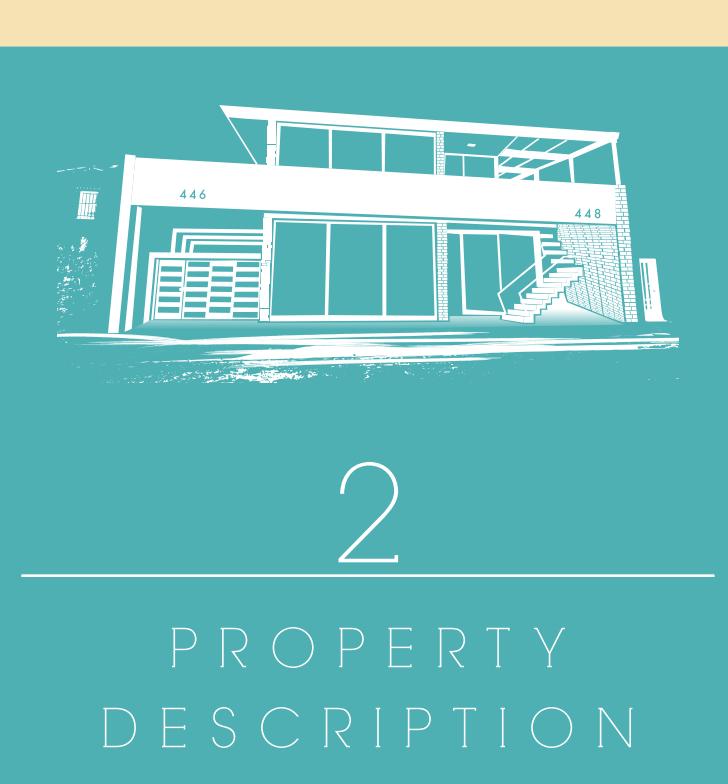
Originally built as the studio of famed mid-century actor-turned-designer William Haines, this 1948 two-story Beverly Hills treasure remains a sparkling example of original, Mid-Century Modern design. Today, under the 30-year stewardship of owner Cheryl Rowley, herself a celebrated designer of boutique hotels, this low-rise classic offers 21st century amenities in the context of the original Billy Haines design.

Beautifully updated, the building's glass, metal and brick construction reflects its seven decades of creative history, while its easy access, its simple, flexible floor plan, and, especially, its standalone status will easily accommodate the protective requisites of today's post-COVID world. You won't wait for an elevator here.

But you will find that the serenity of South Canon Drive belies its central location, just a 15-minute walk away from the restaurants, hotels, and boutiques of the sensational Golden Triangle and its storied Rodeo Drive. And Fox, Sony and CBS Television City are each just a 20-minute ride.

Property Highlights

- Historic 1940s building in the heart of Beverly Hills
- Two-story metal, glass and brick construction in the Mid-Century Modern style.
- Multiple exterior doors, including sliders
- Courtyard on ground level, and outdoor balcony access on second level
- Steps away from South Beverly Drive, and only minutes by foot or wheels to the famed Beverly Hills shopping, dining and entertainment district





IDEAL FOR:

- Incredible Owner-User
- Fashion, Graphic and Design Firms
- Film, Television and Music Companies
- Talent Agencies and Management Firms
- Advertising, Marketing and Branding Companies
- Law, Financial and Professional Service Providers
- Family Office and Private Equity
- Real Estate Investors

446-448 S. Canon Drive Beverly Hills, CA 90212

It is timeless, a classic example of mid-century Southern California, and just as relevant to 21st-century design. Filled with texture, its brick interior walls built of singular, variegated bricks, and flooded in natural light – and with a ground floor courtyard and upstairs balcony to bring the outdoors in - it beautifully reflects the lifestyle that took the world by storm and an idea of design still very much in fashion.

Offering a strong visual presence west to the parallel Beverly Drive – while set back, itself, on a tree-lined, residential street - it provides a feeling of warmth and welcome, of casual comfort and air, ease, and grace, all within an enveloping sense of place. It's not only in Beverly Hills, it's also indelibly of it.

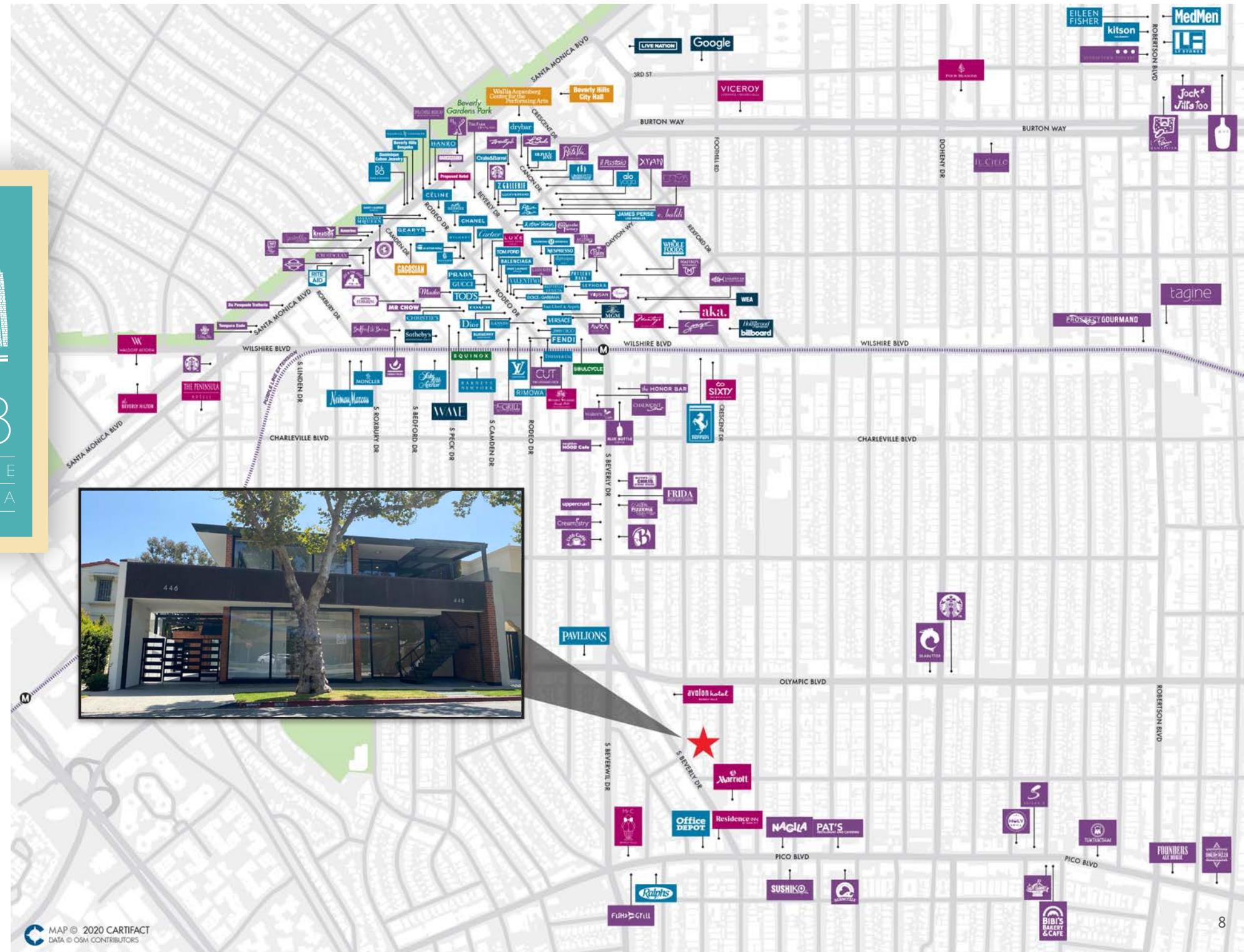
And, even day-to-day, what a place it can be. Stroll north half a block on South Canon and enjoy lunch poolside at the chic, boutique Hotel Avalon, itself a revived mid-century gem. Go a little further, onto Beverly Drive, and find a mile of shops and restaurants. Or walk two blocks south, past the Beverly Hills Marriott, and choose between Pico Boulevard's famous delicatessens.

Neighbors to the west in this low-crime area are professional offices and retail, while the building backs up to a residential area on the east. A Lutheran church is on South Canon Drive, right across the street.

The building offers 7,841 rentable square feet over two floors, ideally suited for one or two tenants, on a lot of 6,000 square feet. Four reserved parking spaces are behind the building, there's street parking on South Canon and on Beverly Drive, and monthly parking has been reliably available at the Marriott and at office buildings on Beverly Drive.

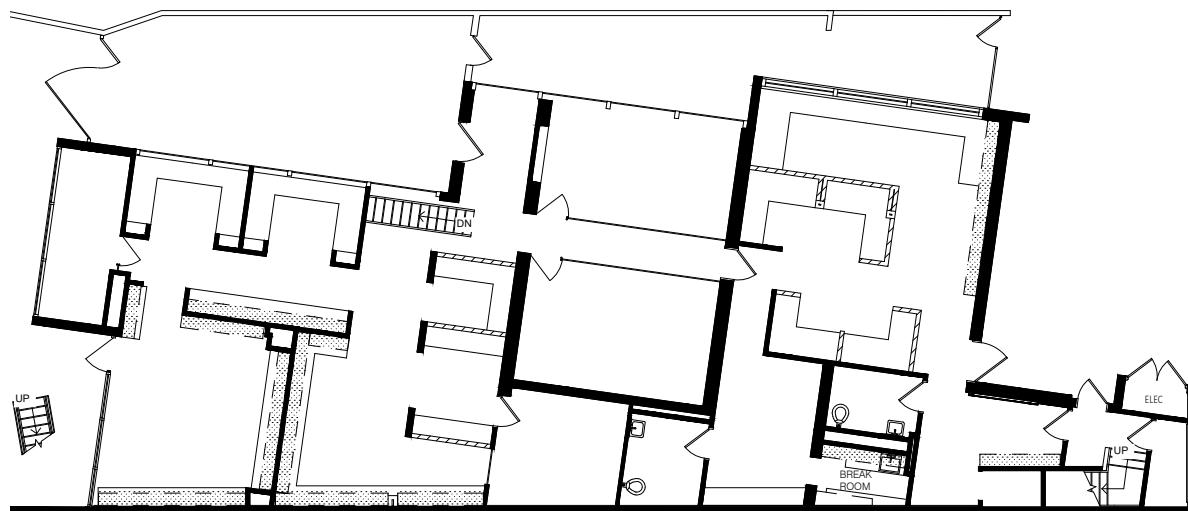
Timeless building. Timeless place. Yours to own.

AMENITIES

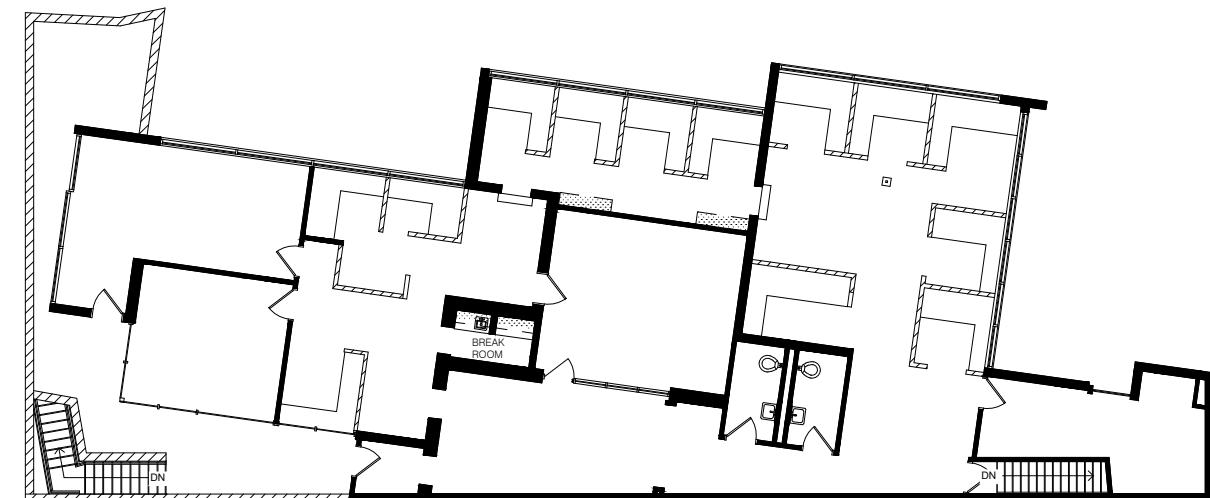


FLOOR PLANS

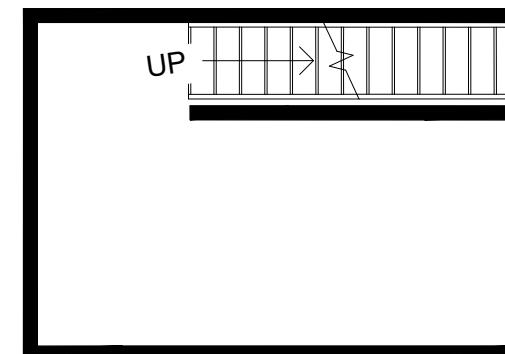
FIRST FLOOR: 3,687 RSF



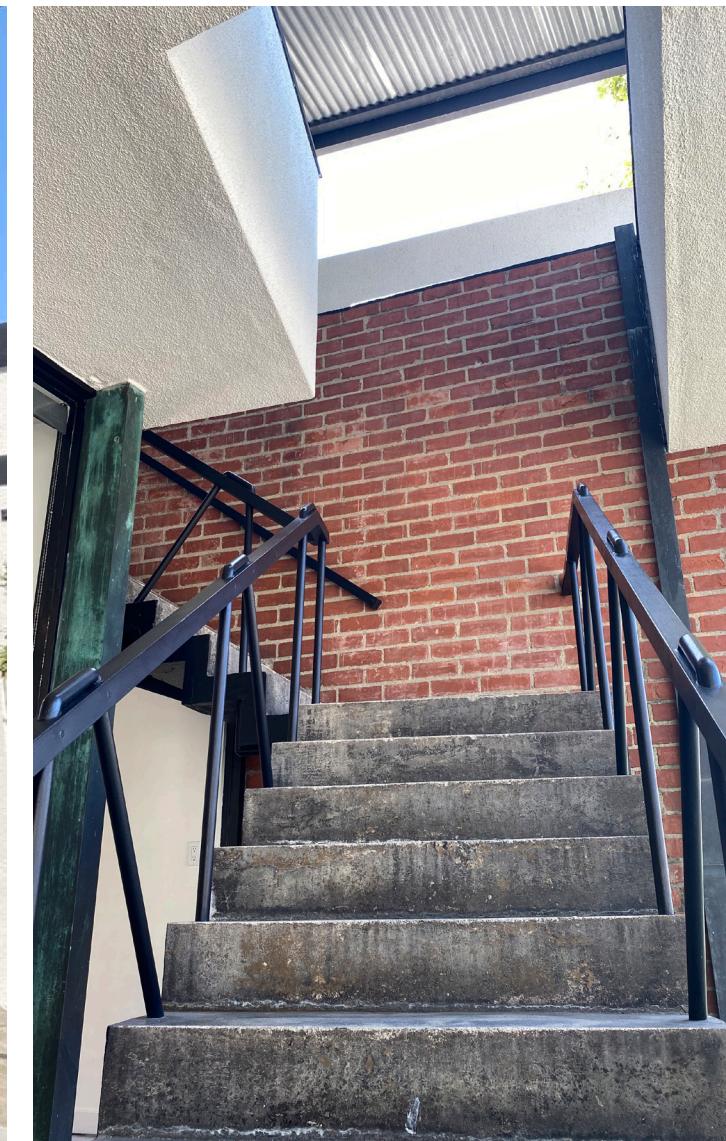
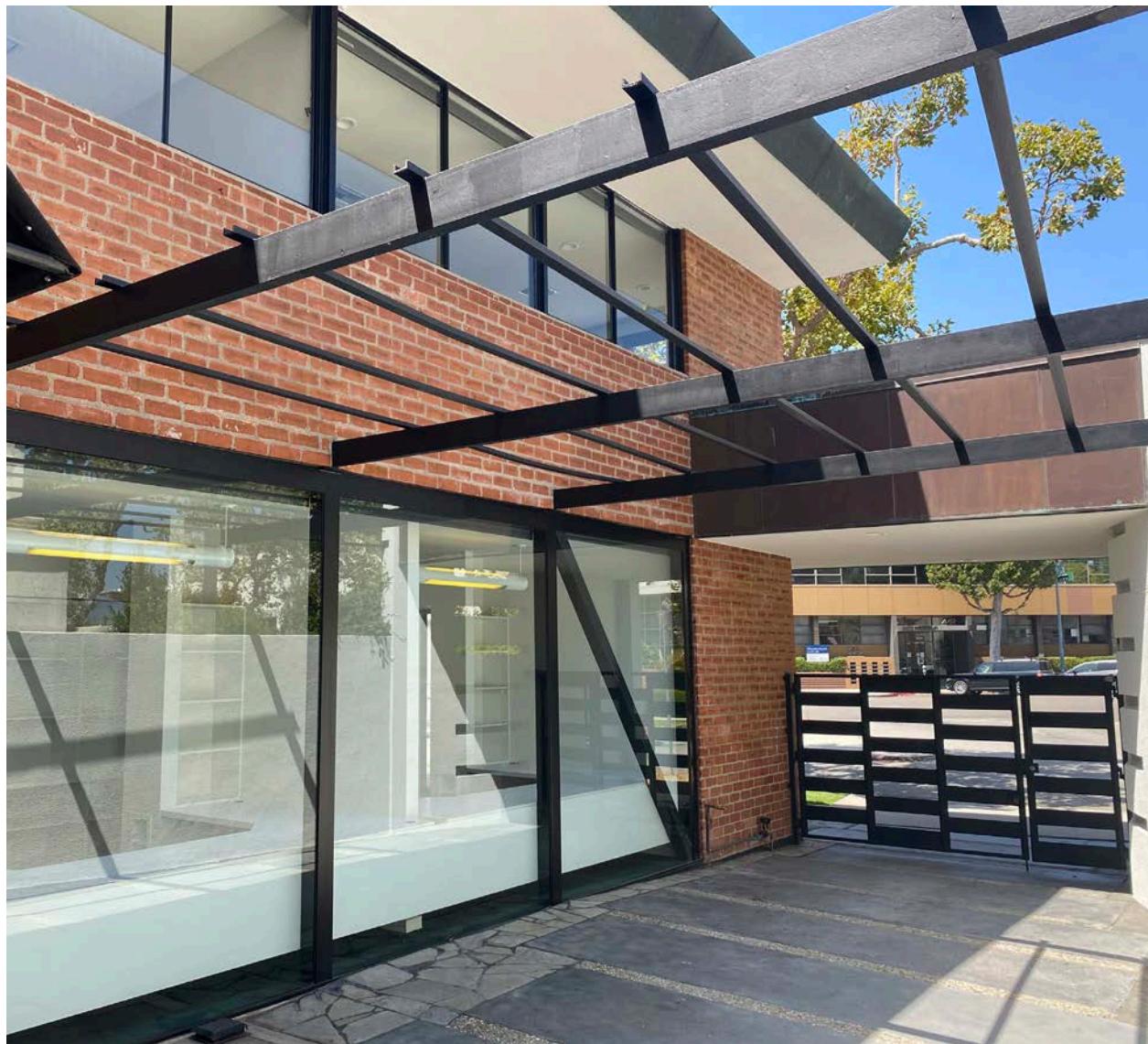
SECOND FLOOR: 3,992 RSF



BASEMENT: 162 RSF



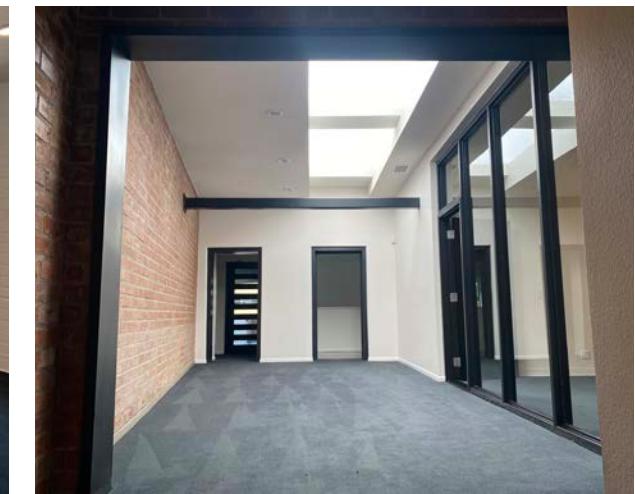
Unique Architecture



Building Photos



Interior Photos





3

AREA & MARKET
OVERVIEW



Area Overview

Beverly Hills

Nestled in west Los Angeles County, the City of Beverly Hills spans 5.7 square miles, bordered by West Hollywood to the east and Century City to the west. The City is known throughout the world for its glamorous residences, ultra-luxurious lifestyle, couture shops, and grand palm tree-lined boulevards. This storied city offers beautiful residential neighborhoods, vibrant shopping and dining, five-star hotels, thriving businesses, a rich quality of life, and above all, exclusivity.

The economy of Beverly Hills is driven in large part by tourism, retail sales, and entertainment, law and tech firms. Beverly Hills is home to the three largest talent agencies in the world - William Morris Endeavor, United Talent Agency, and International Creative Management. The largest live music promoter, Live

Nation, is also headquartered in Beverly Hills. In addition, Beverly Hills draws over 6 million visitors per year who spend over \$2 billion in the city annually.

Beverly Hills is one of the most prestigious and vibrant retail markets in the world. From world-renowned fashion houses to one-of-a-kind local boutiques, Beverly Hills offers a shoppers' paradise located within a compact, easily walkable area known as the Golden Triangle. On the world-famous Rodeo Drive one can find Prada, Gucci, Valentino, Armani, Dior and Cartier. Termed the "crown jewel" in the heart of Beverly Hills, Two Rodeo Drive, offers quaint cobblestone walkways leading to Versace, Lanvin, Jimmy Choo and Tiffany. Blocks east of Rodeo, Beverly and Canon Drives offer local boutiques, unique luxury shops, fantastic Beverly Hills restaurants and open-air cafés. Anchoring the

southern border of the Golden Triangle is Department Store Row, home to the titans of luxury retailing, including Neiman-Marcus, Saks Fifth Avenue and Barney's New York. Within the past five years a fresh new energy has taken over the Golden Triangle. Impressive upgrades to streetscapes, architectural makeovers to storefront retailers to dazzle and awe, Hermes, Dior, Burberry, David Yurman, Geary's, and Van Cleef & Arpels are among the brands that have expanded, renovated, and updated their stores at a considerable expense. The City of Beverly Hills has spent approximately \$40 million redesigning the streetscapes of Rodeo Drive and the surrounding blocks to maintain the Golden Triangle's image as a world-class pedestrian and shopping district.



LOS ANGELES

The Westside is the Los Angeles Basin's largest submarket making up nearly 26% of the approximate 205 million-square-foot office inventory in Los Angeles. The market serves as the preeminent "core" office market for deploying capital in Los Angeles County and continues to be the most sought-after location for tenants and investors alike. The Westside is defined by some of the most dynamic tenants in entertainment, technology, media, and business services including Google, Apple, Facebook, Amazon, and Microsoft—placing significant value on the market's ability to attract and retain top talent while providing proximate access to executive housing in a coastal environment. The West Los Angeles market continues to achieve the highest rental rates in Los Angeles by a wide margin. Known for its unrivaled quality of life, West Los Angeles is supported by a wide variety of residential neighborhoods, high-end boutiques and lifestyle centers, first-class restaurants, leading educational centers, and cultural attractions that have drawn a diversified and educated labor force. The West Los Angeles office market is historically characterized by high and stable occupancy rates, strong net absorption, and an extremely limited number of large blocks of available space, all of which contribute to significant increases in rental rates during strong economic times. The area is home to a diverse tenant base comprised of technology, entertainment, financial, advertising, public relations, professional services, telecommunications, hardware, software, publishing, and healthcare companies, among others. Unimproved commercial sites are virtually non-existent and face prolonged and expensive entitlement efforts.

DEMOGRAPHICS



2020 POPULATION

1 Mile	37,150
3 Miles	311,658
5 Miles	769,849



2025 POPULATION

1 Mile	37,369
3 Miles	320,230
5 Miles	791,388



2020 HOUSEHOLD INCOME

1 Mile	\$154,010
3 Miles	\$133,661
5 Miles	\$121,417



2025 HOUSEHOLD INCOME

1 Mile	\$173,005
3 Miles	\$151,782
5 Miles	\$137,395



2020 BUSINESSES

Mile	10,219
3 Miles	38,037
5 Miles	65,218



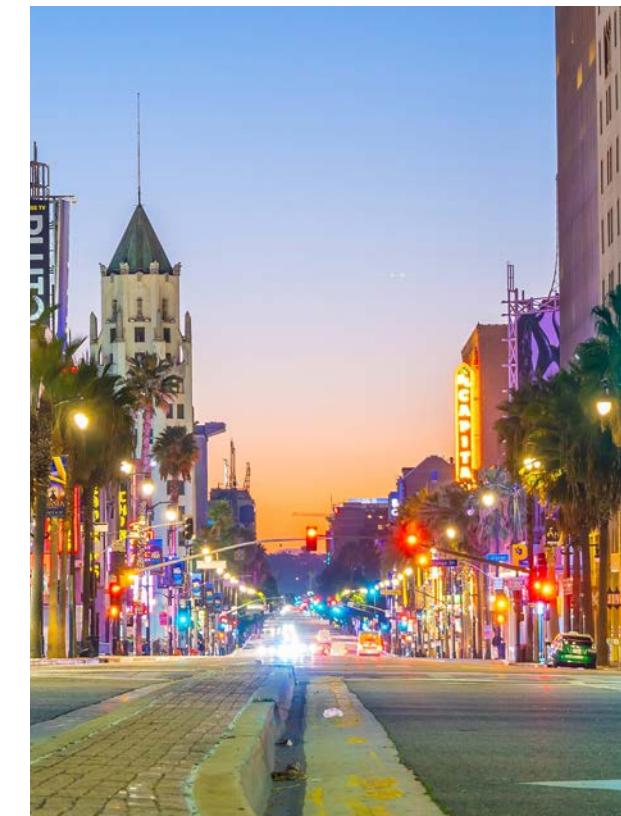
2020 EMPLOYEES

1 Mile	63,933
3 Miles	390,239
5 Miles	610,181



BACHELOR'S DEGREE OR HIGHER

1 Mile	10,148 (36.7%)
3 Miles	85,292 (36%)
5 Miles	191,454 (33.9%)



EASY ACCESS VIA METRO EXPO LINE

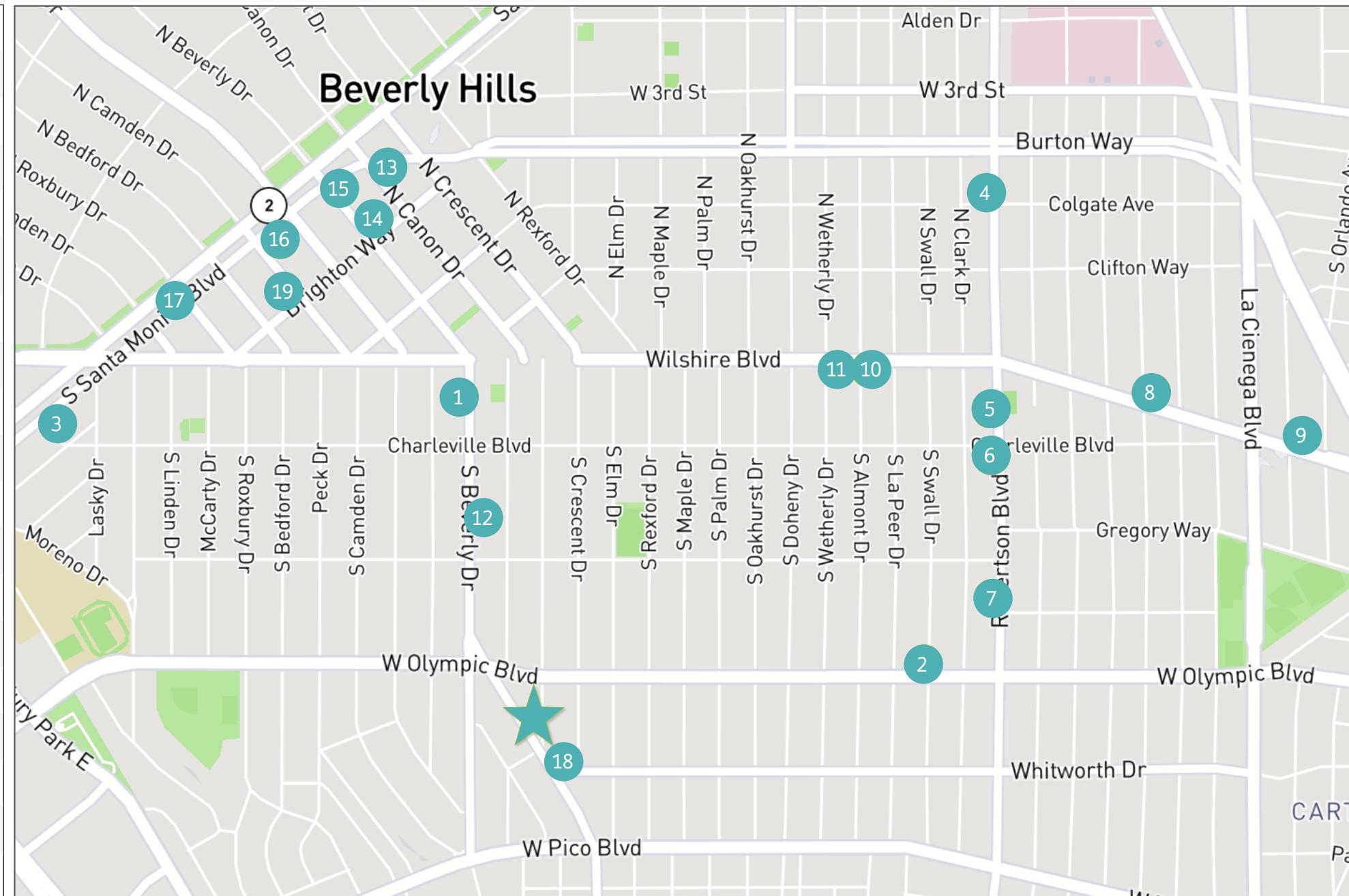


BEVERLY HILLS RELEVANT SALES COMPARABLES

Property Address		Sale Price	Sale Date	Price Per SF	Land Area SF	Building SF	Zoning
1	139-147 S Beverly Dr	\$36,150,000	10/20/20	\$1,281	18,295	28,203	BHC3*
2	8901 Olympic Blvd	\$5,850,000	6/21/19	\$1,223	6,098	4,781	BHC3YY
3	9884 Santa Monica Blvd	\$9,750,000	08/06/2020	\$1,477	6,098	6,600	BHC3*
4	301-311 N Robertson Blvd	\$8,043,425	9/18/2019	\$920	12,632	8,745	C-3
5	153-155 S Robertson Blvd	\$3,065,000	1/29/2019	\$1,169	5,144	2,623	C3
6	207-209 S Robertson Blvd	\$4,100,000	1/21/2020	\$1,100	5,331	3,727	C-3
7	329-335 S Robertson Blvd	\$10,100,000	11/15/2019	\$1,683	13,743	6,000	C3YY
8	8635 Wilshire Blvd	\$5,900,000	9/3/2019	\$892	12,632	6,611	C3
9	8423 Wilshire Blvd	\$16,500,000	11/26/2019	\$1,375	19,323	12,000	C3, Beverly Hills
10	9000 Wilshire Blvd (Part of Multi-Property Sale)	\$11,277,447	11/26/2019	\$2,855	7,840	3,950	C3
11	9006-9010 Wilshire Blvd (Part of Multi-Property Sale)	\$6,872,553	11/26/2019	\$2,291	7,840	3,000	C3
12	250 S Beverly Dr	\$8,800,000	12/10/2018	\$1,524	6,098	5,774	C3
13	9388-9390 Santa Monica Blvd	\$35,500,000	9/24/2018	\$1,943	12,632	18,267	BHC3
14	412-414 N Beverly Dr	\$28,000,000	1/17/2020	\$4,828	7,505	5,800	BHC3*
15	461-469 N Beverly Dr	\$80,000,000	11/6/2018	\$2,849	22,058	28,076	C-3
16	457-459 N Rodeo Dr	\$96,000,000	10/23/2018	\$8,258	7,331	11,625	BHC3*
17	9701-9725 Santa Monica Blvd	\$15,000,000	1/2/2020	\$829	5,667	18,094	BHC3
18	470 S Beverly Dr	\$11,125,000	01/21/2020	\$1,151	12,197	9,664	BHC3YY
19	415-417 N Camden Dr	\$ 22,746,500	03/24/2020	\$1,268	15,224	17,936	BHC3*

SALES COMPARABLES

1	139-147 S Beverly Dr
2	8901 Olympic Blvd
3	9884 Santa Monica Blvd
4	301-311 N Robertson Blvd
5	153-155 S Robertson Blvd
6	207-209 S Robertson Blvd
7	329-335 S Robertson Blvd
8	8635 Wilshire Blvd
9	8423 Wilshire Blvd
10	9000 Wilshire Blvd
11	9006-9010 Wilshire Blvd
12	250 S Beverly Dr
13	9388-9390 Santa Monica Blvd
14	412-414 N Beverly Dr
15	461-469 N Beverly Dr
16	457-459 N Rodeo Dr
17	9701-9725 Santa Monica Blvd
18	470 S Beverly Dr
19	415-417 N Camden Dr





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