



COMMERCIAL
REAL ESTATE

the sign of a profitable property



TURNKEY OPHTHALMOLOGIST CENTER AVAILABLE IN BEVERLY HILLS

8900 Wilshire Blvd Suite 300, Beverly Hills, CA 90212



BRANDON PARTIELI
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DRE#02126338



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

8900 Wilshire Blvd Suite 300, Beverly Hills, CA 90212







APPROX. 6,000 SF

MEDICAL OFFICE SPACE AVAILABLE

- ✓ Shared, fully equipped and fully built-out Ophthalmology Center with testing rooms, recovery rooms, LASIK room, waiting room, and nursing station
- ✓ Ideal co-tenants Ophthalmologist, retina specialists, cornea specialists, glaucoma specialists, and Optometrists
- ✓ Top floor unit with balcony
- ✓ Cafe located in the building lobby

AREA AMENITIES

- ✓ Located in the Wilshire Medical Corridor in Beverly Hills

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	44,514	301,687	839,776
 Avg. HH Income	\$127,172	\$128,014	\$112,372
 Daytime Pop	44,669	328,334	900,848
 Traffic Count	± 30,820 CPD ON WILSHIRE BLVD & S SWALL DR		

MEDICAL OFFICE SPACE
BEVERLY HILLS, CA

INTERIOR PHOTOS

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EREWON

WHOLE FOODS MARKET

CHASE

LAIFITNESS

CVS pharmacy

petco

Ralphs

AVAILABLE

Starbucks

TRADER JOE'S

target

TACO BELL

CHIPOTILE MEXICAN GRILL

SABAN THEATRE
Powered by STERLING VENUE VENTURES

7-ELEVEN

McDonald's

Jack
in the box

Carl's Jr.

WHOLE FOODS MARKET

VONS

AutoZone

7-ELEVEN

Staples

Ralphs

THE GROVE
amc The Cheesecake Factory H&M
Apple Omega lululemon BARNES & NOBLE NORDSTROM

petco

ups

Gelson's

PAVILIONS

Sleep

CHIPOTILE MEXICAN GRILL

Ralphs

H&M

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citi

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The Cheesecake Factory

SHAKE SHACK

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target

Cedars Sinai

ups

TRADER JOE'S

Gelson's

BARNES & NOBLE

7-ELEVEN

McDonald's

AERIAL MAP



**COMMERCIAL
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BRANDON PARTIELI

LASIK & ASSOCIATE

IMA IMAGING
T-PET/CT- BONE SCAN

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