

# 238 N CANON DRIVE

FOR LEASE

BEVERLY HILLS, CA 90210

±2,067 SF  
ROOFTOP  
OPPORTUNITY

±8,477 SF  
FLAGSHIP OPPORTUNITY

NEWMARK CBRE

## FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY

BEVERLY HILLS GOLDEN TRIANGLE

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## ONE-OF-A-KIND-FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY

In the heart of the Golden Triangle on Canon Drive and directly across the way from the Maybourne Hotel and Beverly Gardens.

Neighboring tenants include Mastros, Nusr-Et, Spago, Sugarfish, Via Alloro, Il Pastaio, La Scala, Negroni, Novikov, and many more!

# HIGHLIGHTS

## 238 N CANON DRIVE



SIZE:  $\pm 8,477$  SF  
 $\pm 2,067$  SF Rooftop

RATE: Upon Request

NNN:  $\pm \$1.00$  PSF/MO



Beverly Hills City parking lot directly across the street to subject property (two hours free before 6pm) & multiple city parking lots within close walking distance



Tremendous frontage along N. Canon Drive and facing the Maybourne Hotel



Rare, Beverly Hills flagship location with great parking



Direct deal through landlord



Very high ceilings! (12'-25')

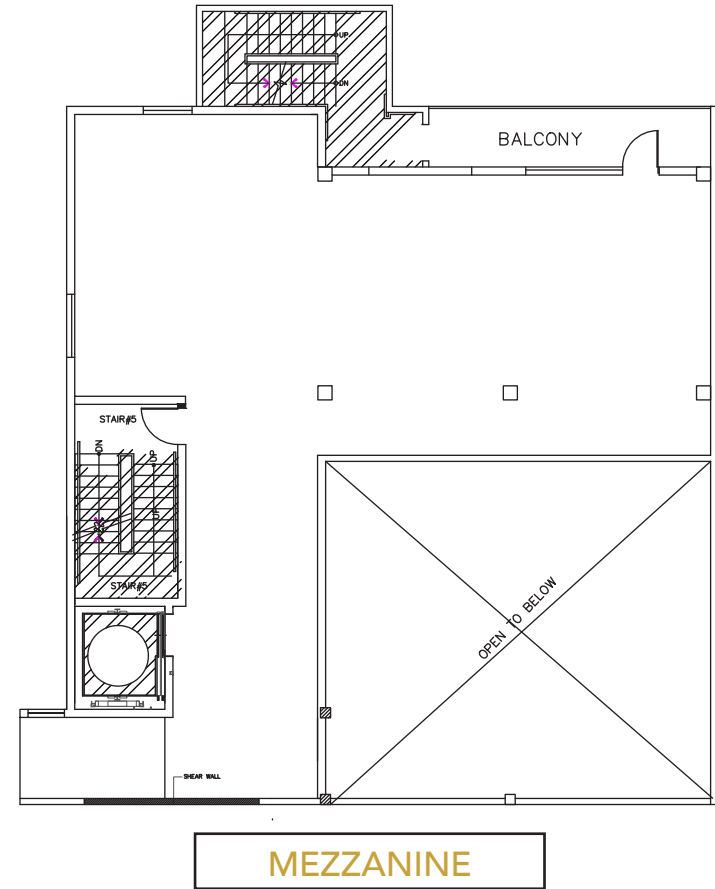
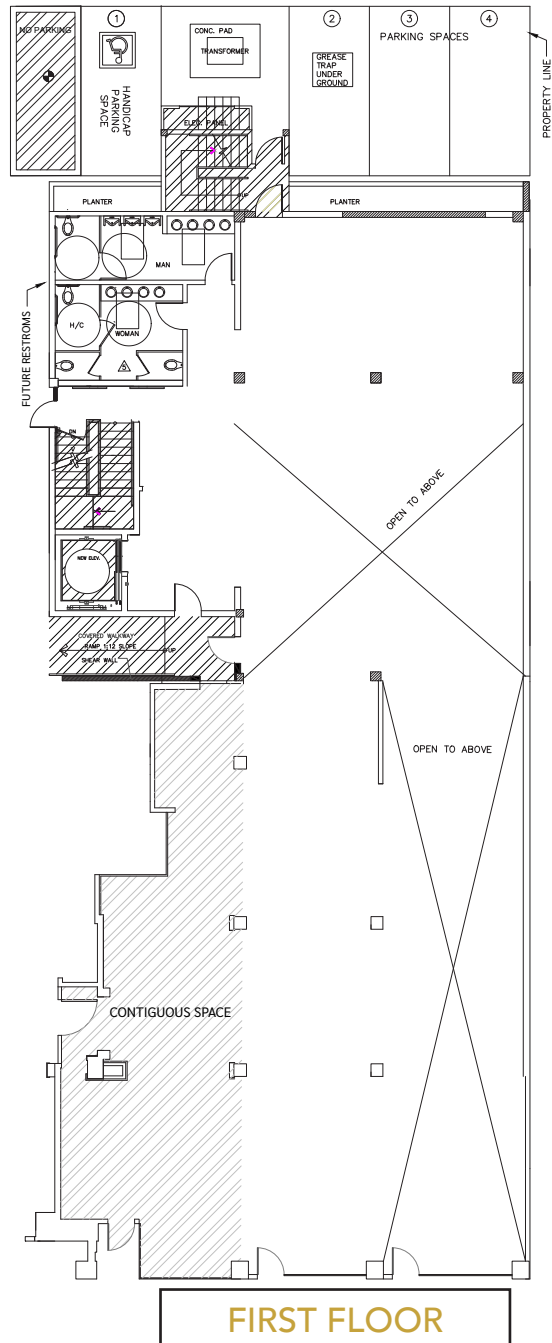


$\pm 2,067$  SF  
ROOFTOP

# INTERIOR



# FLOOR PLAN



# ROOFTOP



# THE MAYBOURNE HOTEL



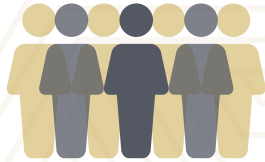
\*2 Hour Public Parking On-Site

# BEVERLY GARDENS



# BEVERLY HILLS

35,848  
RESIDENTS



44.8  
MEDIAN AGE



53.6%  
RENT



38.9%  
OWN



**\$2.7BN**

YEARLY TOTAL SPENDING IN  
CITY OF BEVERLY HILLS

**\$161K**

AVERAGE HOUSEHOLD  
INCOME

**7.4MM**

YEARLY VISITORS TO  
CITY OF BEVERLY HILLS



BEVERLY WILSHIRE HOTEL

CENTURY CITY

RODEO DRIVE

AVRA  
MAPLE & ASH (COMING SOON)

PUBLIC PARKING

N BEVERLY DRIVE

FUTURE LVMH SITE

JAMES PERSE

E BALDI

2-HOUR FREE  
PUBLIC PARKING

YOSEMITE

FUTURE FRENCH CONCEPT

ALO YOGA

IL PASTAIO

CANON DRIVE

SANTA MONICA BLVD

# DEMOGRAPHICS



## POPULATION

	1 MILE	2 MILES	3 MILES
2021 Population - Current Year Estimate	20,977	105,161	261,098
2026 Population - Five Year Projection	21,028	105,808	263,793
2021-2026 Annual Population Growth Rate	0.05%	0.12%	0.21%



## HOUSEHOLDS

2021 Households - Current Year Estimate	9,702	50,654	120,684
2026 Households - Five Year Projection	9,688	50,754	121,489
2021-2026 Annual Household Growth Rate	-0.03%	0.04%	0.13%
2021 Average Household Size	2.15	2.05	2.05



## HOUSING INCOME

2021 Average Household Income	\$179,368	\$161,858	\$144,949
2026 Average Household Income	\$203,075	\$185,587	\$166,958
2021 Median Household Income	\$121,968	\$107,014	\$97,372
2026 Median Household Income	\$138,850	\$121,489	\$110,554
2021 Per Capita Income	\$83,590	\$78,103	\$67,484
2026 Per Capita Income	\$94,251	\$89,177	\$77,385



## EDUCATION

2021 Population 25 and Over	16,331	81,496	188,511
HS and Associates Degrees	4,915	22,056	52,916
Bachelor's Degree or Higher	10,920	56,694	127,956



## HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2021 Housing Units	10,840	56,452	132,812
2021 Vacant Housing Units	1,138	5,798	12,128
2021 Occupied Housing Units	9,703	50,654	120,684
2021 Owner Occupied Housing Units	4,050	21,008	41,471
2021 Renter Occupied Housing Units	5,653	29,646	79,213

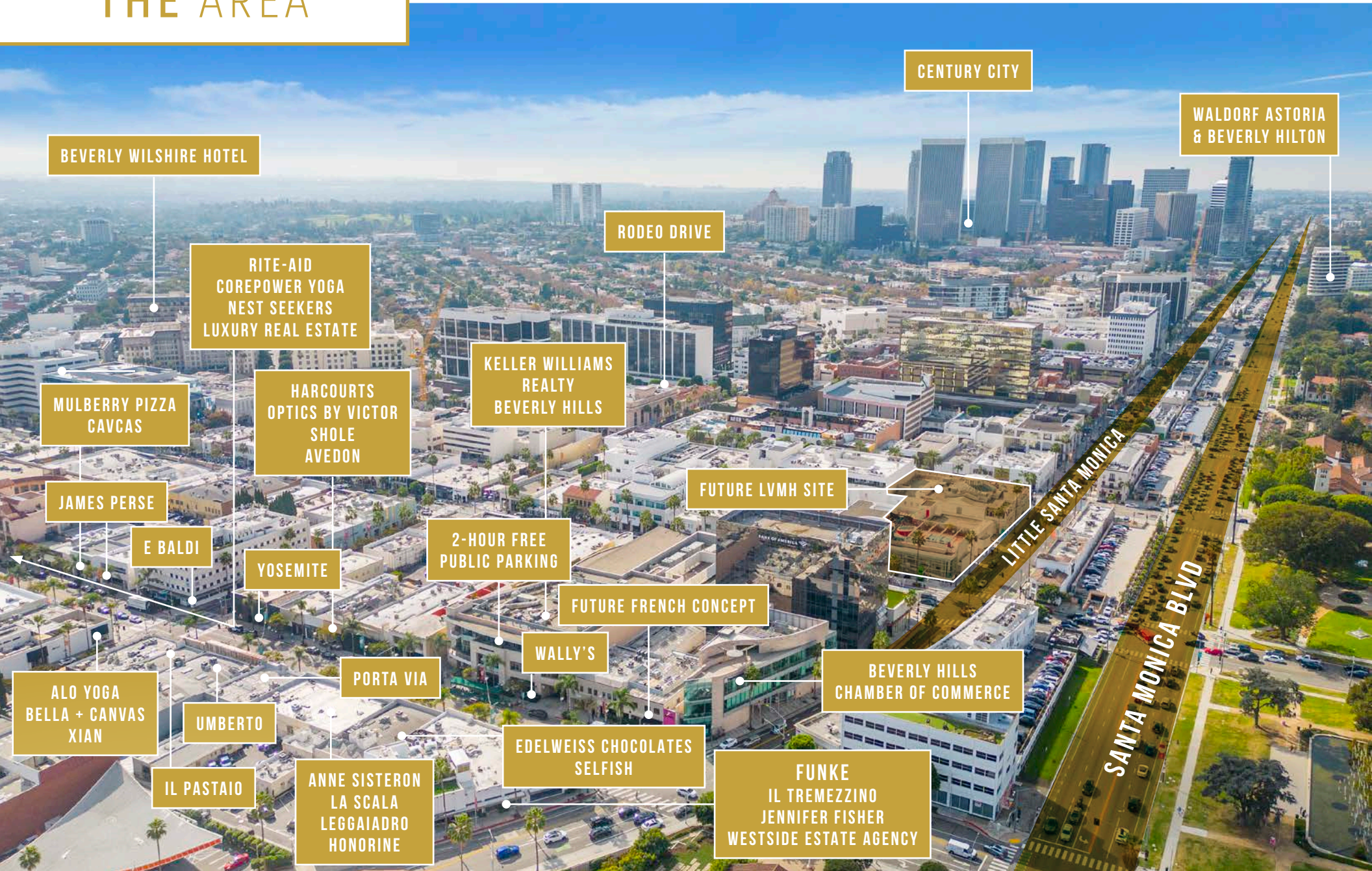


## PLACE OF WORK

2021 Businesses	10,076	19,549	34,238
2021 Employees	87,404	171,696	374,414



# THE AREA



CENTURY CITY

WALDORF ASTORIA  
& BEVERLY HILTON

BEVERLY WILSHIRE HOTEL

RODEO DRIVE

RITE-AID  
COREPOWER YOGA  
NEST SEEKERS  
LUXURY REAL ESTATE

KELLER WILLIAMS  
REALTY  
BEVERLY HILLS

HARCOURTS  
OPTICS BY VICTOR  
SOLE  
AVEDON

MULBERRY PIZZA  
CAVCAS

2-HOUR FREE  
PUBLIC PARKING

FUTURE LVMH SITE

JAMES PERSE

E BALDI

YOSEMITE

FUTURE FRENCH CONCEPT



LITTLE SANTA MONICA

WALLY'S

BEVERLY HILLS  
CHAMBER OF COMMERCE

ALO YOGA  
BELLA + CANVAS  
XIAN

PORTA VIA

UMBERTO

EDELWEISS CHOCOLATES  
SELFISH

FUNKE  
IL TREMEZZINO  
JENNIFER FISHER  
WESTSIDE ESTATE AGENCY

IL PASTAIO

ANNE SISTERON  
LA SCALA  
LEGGAIADRO  
HONORINE

SANTA MONICA BLVD

## CANON DRIVE EATERIES

- MASTRO'S STEAKHOUSE
- NEGRONI
- IL PASTAIO
- LA SCALA
- PORTA VIA
- IL TRAMEZZINO
- FUTURE FRENCH CONCEPT
- CAVCAS (COMING SOON)
- VIA ALLORO
- SUGARFISH
- SPAGO
- NUSR-ET
- NOVIKOV
- FUNKE
- WALLY'S



LAUDEREE

EREWHON

N BEVERLY DRIVE

NOVIKOV

THE MAYBOURNE

CANON DRIVE

SUGARFISH

238 N CANON DRIVE

CITY HALL

# THE AREA

WEST HOLLYWOOD

FOUR SEASONS DOHENY

DOWNTOWN LOS ANGELES

POTTERY BARN  
DJULA  
SANDRO  
DIPTYQUE  
ANINE BING  
PRONOVIAS  
GUESS?  
LULULEMON  
MONA LISA

ASRV  
FAVORITE DAUGHTER  
SAM EDELMAN  
CRISTOPHE  
MAJE  
ALC  
SUNGLASS HUT  
THE CHEESECAKE FACTORY  
& OTHER STORES

INTERMIX  
BA&SH  
NESPRESSO  
ALICE & OLIVIA  
NATE N' ALS

KITSON  
ALLSAINTS  
STARBUCKS  
CRATE & BARREL

2-HOUR FREE  
PUBLIC PARKING

EREWHON



# FUTURE POSSIBILITIES



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