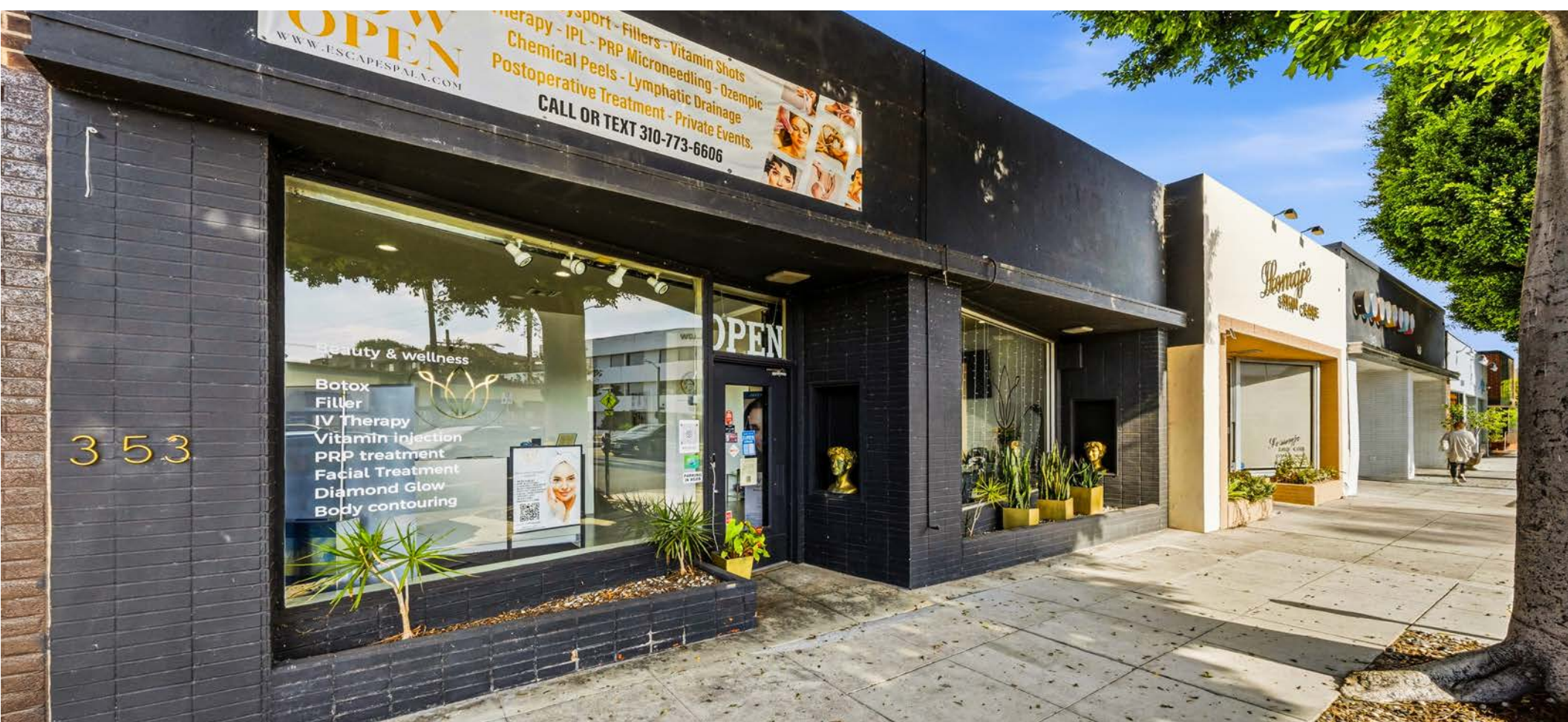


FOR LEASE

353 S. ROBERTSON BLVD | BEVERLY HILLS, CA
PREMIER BEVERLY HILLS LOCATION



The Passman Group
145 S. Fairfax Ave.
Suite 200
Los Angeles, CA 90036
(310) 859-8100
info@thepassmangroup.com

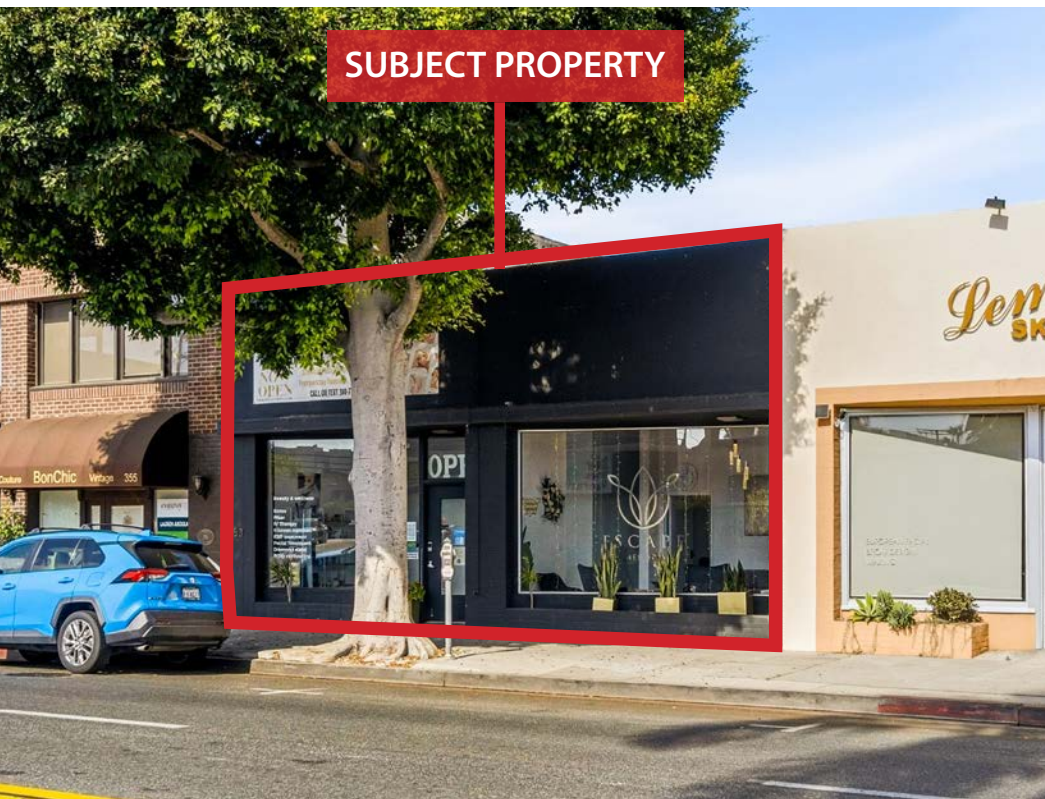
David Passman
DRE#01795153

Ricky Mitchell
DRE#02071069

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PROPERTY HIGHLIGHTS

Situated on a prime section of Robertson Boulevard, between Olympic Boulevard and Wilshire Boulevard in the heart of Beverly Hills, this 2,000 SF retail storefront offers the opportunity to locate in one of Los Angeles's most sought-after submarkets. Currently occupied by a medspa, the interior features five distinct rooms, high ceilings, and polished concrete floors, casting a clean, modern backdrop ideal for a range of professional or wellness uses. Additional highlights include a kitchen and laundry room, dedicated storage, private bathroom, and four tandem parking spaces. All within proximity of bustling, affluent residential neighborhoods and high-end neighboring retailers.



Situated between Olympic Blvd + Wilshire Blvd in the heart of Beverly Hills!



High visibility storefront with updated interior with high ceilings and polished concrete floors



Eight parking spaces (four tandem) to the building's rear — an extremely rare amenity for the area



Surrounded by affluent residential neighborhoods and upscale retailers



Soaring traffic counts: Olympic + Robertson - 32,400CPD / Wilshire + Robertson - 30,700 CPD



Onsite storage, private bathroom, and kitchen area



Lease Rate: \$3.95 PSF + NNN fee (Estimated at \$0.74 psf)

353 S. ROBERTSON BLVD | BEVERLY HILLS, CA



PROPERTY DETAILS

Total Building Size:	±2,000 SF
Lot Size:	±6,304 SF
Parking:	8 parking spaces (4 tandem) in rear lot
Year Built:	1946
Zoning:	C-3
APN:	4333-010-010
Current Use:	MediSpa

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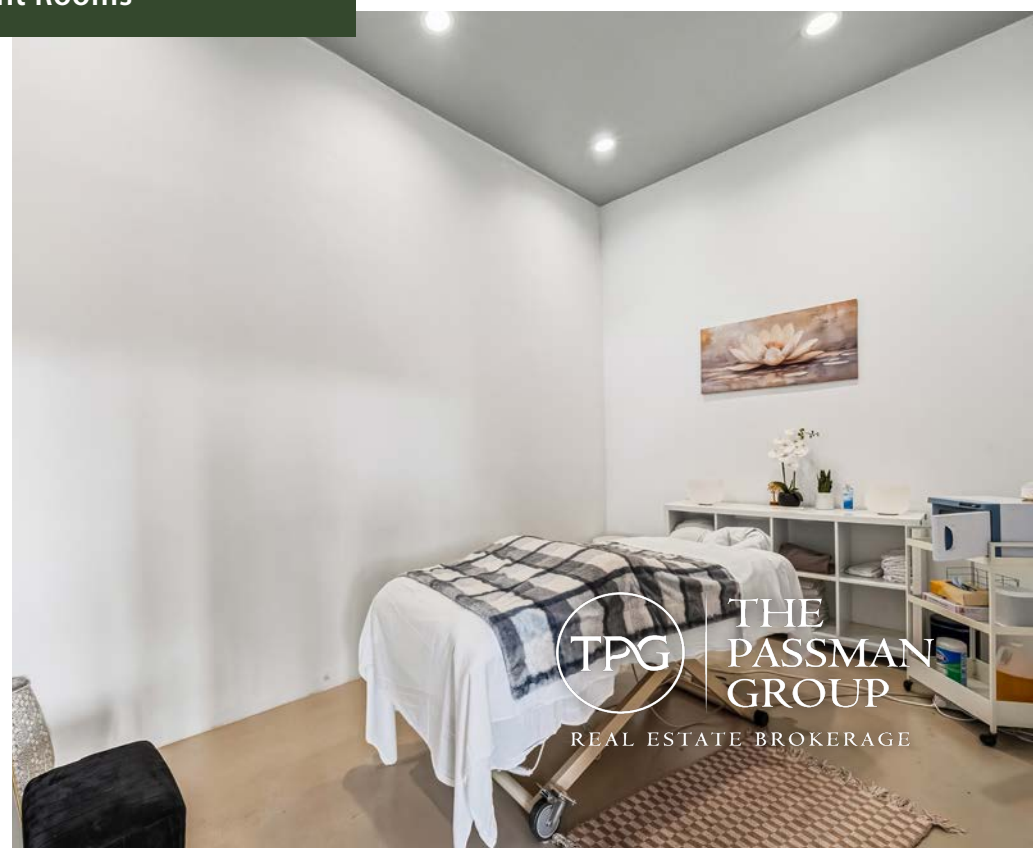


Reception Area





Treatment Rooms





Storage, Private Bath + Common Area





COMMUNITY PROFILE

Beverly Hills ranks among Southern California's most recognized and prestigious communities, attracting visitors, residents, and businesses from around the world. From Rodeo Drive and its luxury retailers with high-end shopping and dining to its quiet, tree-lined residential streets, the city is a hub for both wealthy residents and the elite, exclusive businesses that serve them.

Robertson Boulevard resides with easy reach of the city's core commercial corridors, and includes the design district, Beverly Center, and the Cedars Sinai medical campus. This section of Beverly Hills is the epicenter of boutique retail, medical and wellness practices, and professional services. Supported by steady foot traffic and a built in clientele of local residents and daytime workers, with West Hollywood and the greater Westside close by.

Beverly Hills is an established heaven for a highly educated, high-earning population, sustained by strong daytime employment and steady year round tourism. For a business considering this location, the surrounding demographics and established commercial activity offer a strong foundation for long term success.

353 S. ROBERTSON BLVD | BEVERLY HILLS, CA



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	39,442	286,025	839,269
Households:	20,258	139,571	374,072
Median Age:	43	42	39
Median HH Income:	\$106,630	\$108,335	\$90,584
Daytime Employees:	79,325	272,692	590,214

**Courtesy of 2020 Census Data*

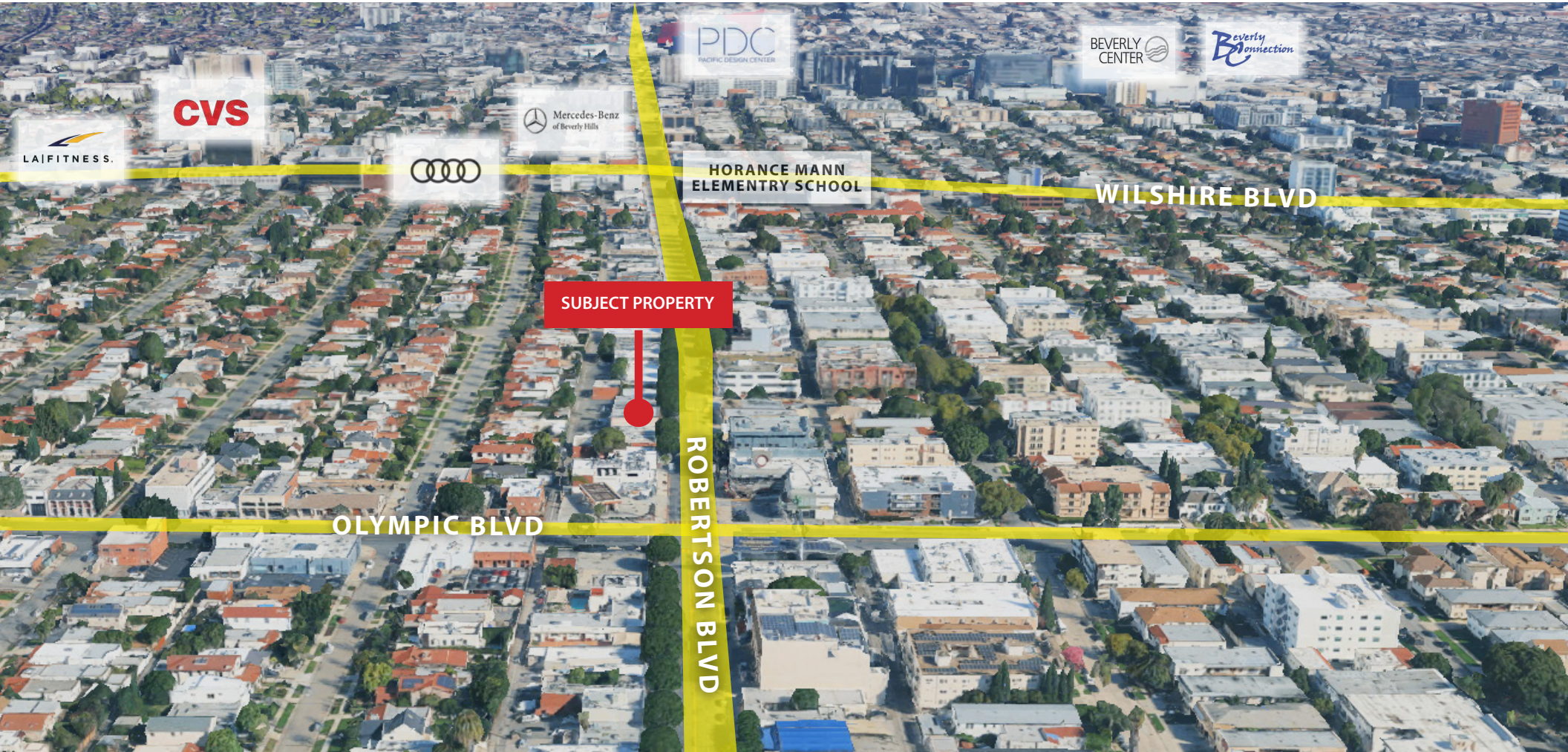
TRAFFIC COUNTS

Cross Streets	Cars Per Day
Olympic E / Robertson N:	32,400
Olympic W / Robertson S:	37,700
Wilshire E / Robertson N:	32,800
Wilshire W / Robertson S:	30,700

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AERIAL OVERVIEW



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