

# TURNKEY MEDICAL SPA OPPORTUNITY

9 TREATMENT ROOMS | BEVERLY GROVE / BEVERLY HILLS ADJACENT

## KW Commercial

a division of Keller Williams Hollywood Hills

9000 Sunset Blvd. Fl 11, West Hollywood, CA 90069

Each office is independently owned and operated.

### PRESENTED BY:

#### JESSICA JARAMILLO

Associate Advisor  
(702) 205-0013  
jessicajara@kw.com  
DRE # 02247848

#### DAVID HOULE

Managing Director  
213-913-7153  
davidh@kwcommercial.com  
DRE# 02240880

#### PIERCE JOHN NOONAN

Associate Advisor  
(818) 691-8864  
piercenoonan@kw.com  
DRE# 02244275



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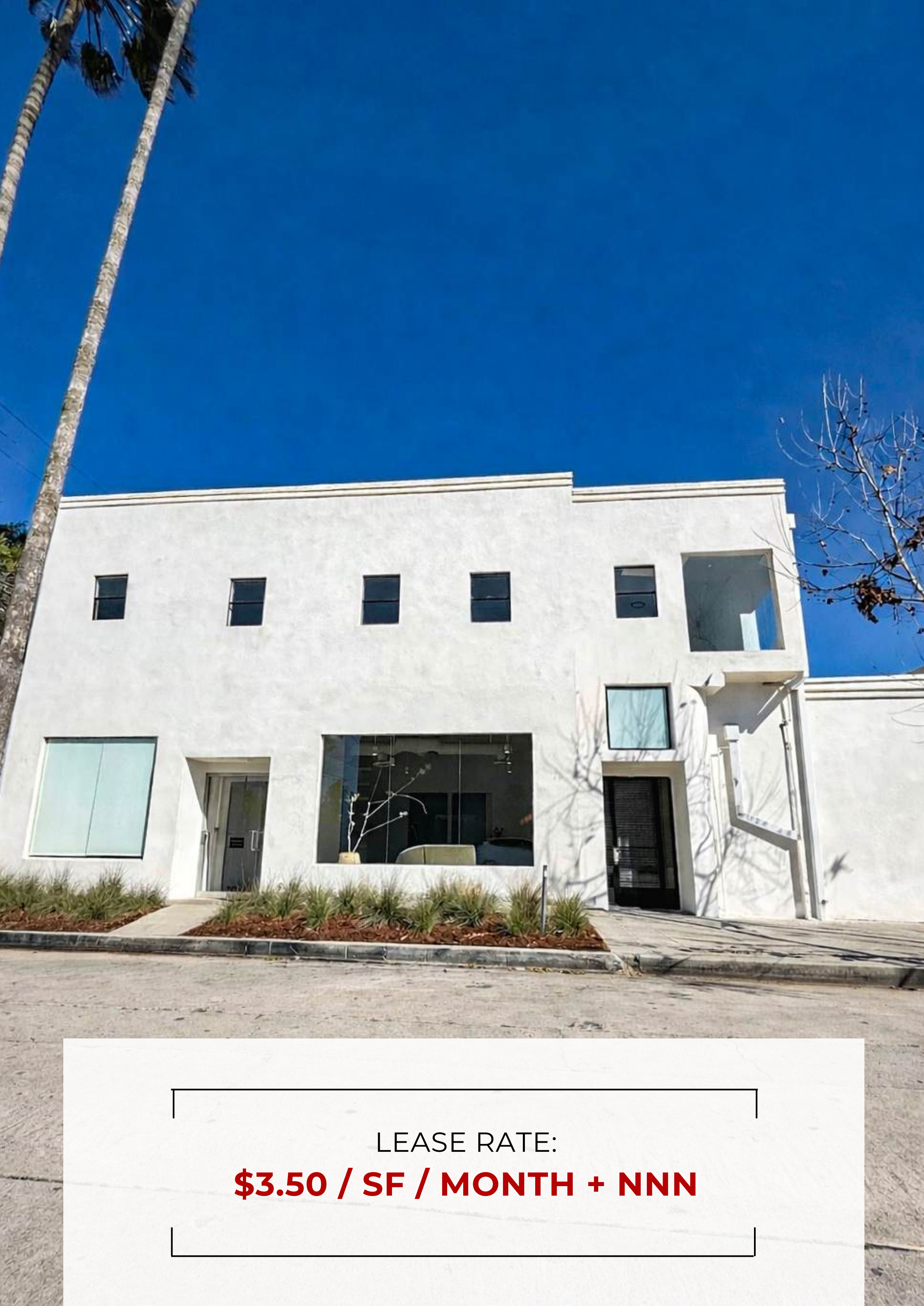
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# PROPERTY OVERVIEW

Rare opportunity to lease a turnkey medical spa space located in the heart of **Beverly Grove, just minutes from Cedars-Sinai Medical Center, Beverly Center, Beverly Hills, and West Hollywood.** The space was recently remodeled and fully built out for a high-end aesthetic and wellness clinic, featuring multiple treatment rooms with plumbing infrastructure already installed.

Surrounded by some of Los Angeles' most popular dining, shopping, and lifestyle destinations, the property offers an ideal environment for medical, cosmetic, and wellness operators seeking a central location within one of the city's most affluent and active beauty and wellness corridors.

# LEASE DETAILS

**3,014 SF (SECOND FLOOR)**

Available Space

**NNN**

Lease Type

**IMMEDIATE**

Availability

**TURNKEY MEDICAL SPA BUILD-OUT**

Condition

LEASE RATE:

**\$3.50 / SF / MONTH + NNN**



## **PROPERTY HIGHLIGHTS**

- Turnkey 9-room medical spa buildout
- Plumbing in treatment rooms
- Reception and waiting area
- Highly walkable Beverly Grove location
- Minutes to Cedars-Sinai Medical Center
- Surrounded by luxury retail and restaurants
- Ideal for med spa, cosmetic dermatology, injectables, or wellness clinic





# BUILT-OUT TREATMENT SUPPORT SPACE

Designed to complement the property's fully built-out medical spa layout, this interior room provides a clean, functional environment suitable for treatment preparation, equipment placement, or operational support. The space features recessed lighting, large-format tile flooring, and integrated plumbing access to accommodate a variety of aesthetic and wellness uses.

Its efficient configuration and modern finishes align with the property's turnkey setup, allowing operators to quickly integrate equipment and customize the space to meet specialized clinical or operational needs.





# INTERIOR TREATMENT ROOMS & CORRIDOR

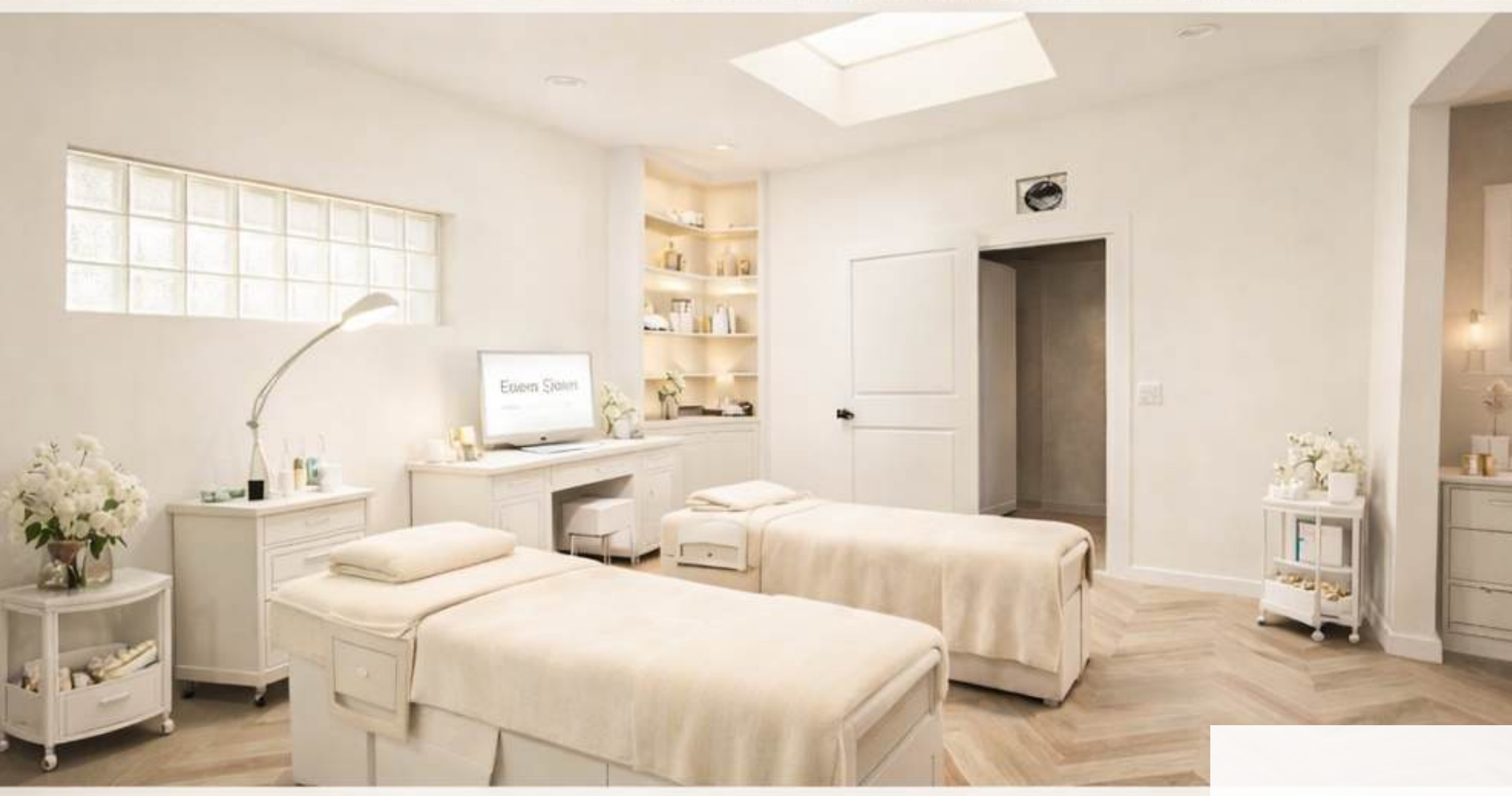
Bright and functional interior space designed for medical spa and aesthetic operations. The suite features private treatment rooms, modern finishes, and a central corridor layout that provides efficient circulation and a quiet environment for client services. Natural light and contemporary flooring create a clean, professional setting ideal for cosmetic, dermatology, or wellness uses.





## **RESTROOM & UTILITY AREAS**

Modern restroom finishes and dedicated support spaces provide functional infrastructure for medical spa, aesthetic, or wellness operations.

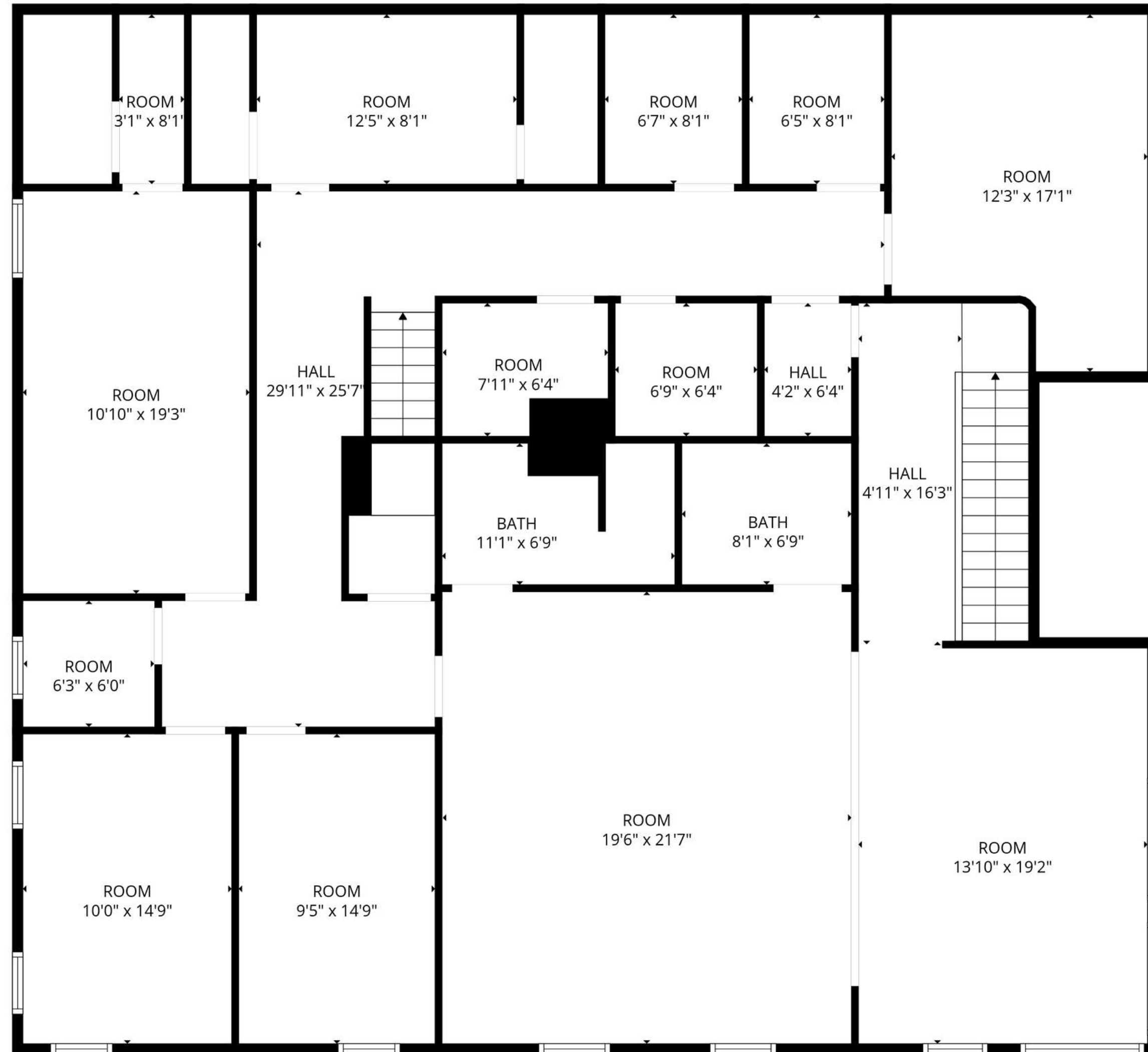


## IDEAL USES

- Medical Spa
- Aesthetic Clinic
- Cosmetic Injectables
- Laser Treatment Center
- Dermatology Practice
- Facial Studio
- Wellness Clinic
- Beauty / Skin Care Studio



# FLOOR PLAN



*Renderings are AI-generated for marketing purposes only and are intended to demonstrate potential build-out and design.*



## LOCATION HIGHLIGHTS

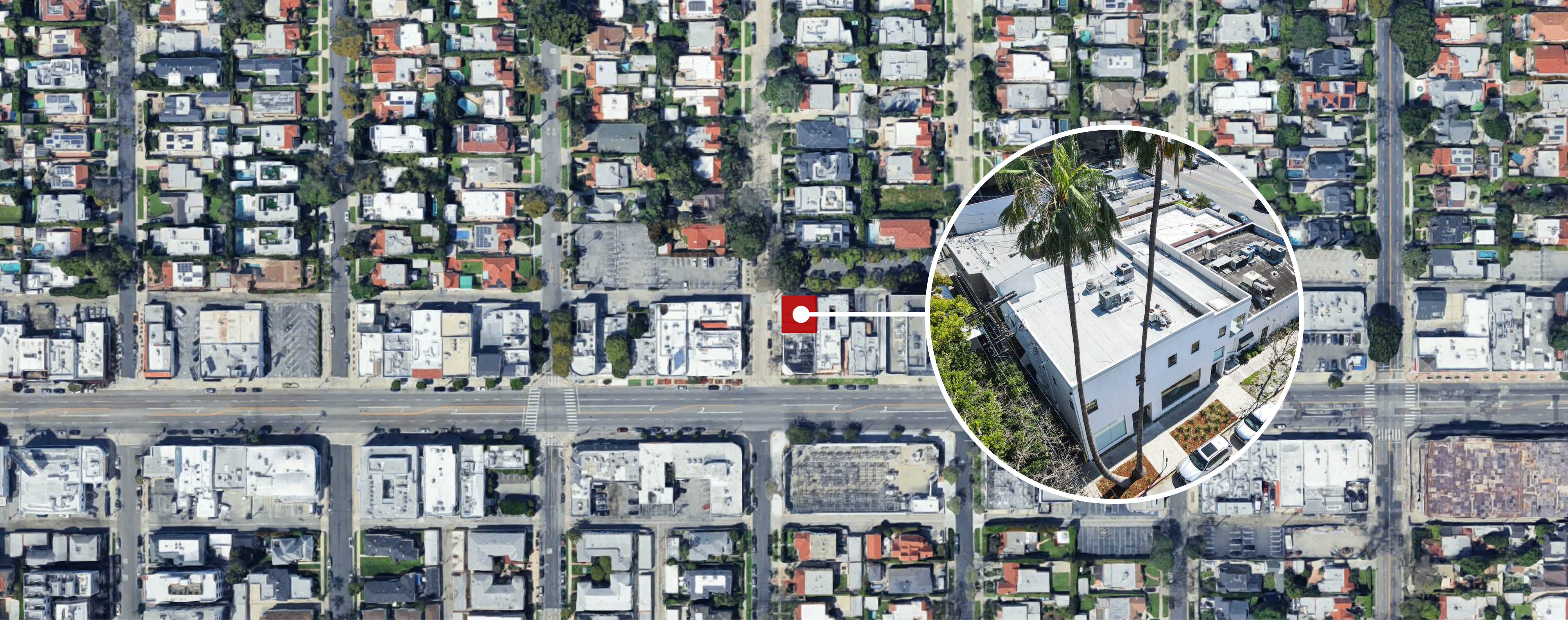
The property sits in Beverly Grove, one of Los Angeles' most desirable lifestyle neighborhoods positioned between Beverly Hills, West Hollywood, and the Fairfax District.

This area is known for its strong concentration of beauty, wellness, and luxury retail businesses, making it an ideal location for aesthetic and medical operators.

Nearby destinations include:

- The Grove
- Beverly Center
- Cedars-Sinai Medical Center
- Melrose shopping district

The area attracts high-income residents, beauty clientele, and medical professionals, creating strong demand for wellness and aesthetic services.



## SITE LOCATION

The property is centrally located in Los Angeles' Beverly Grove neighborhood near Beverly Blvd and N Kings Rd, providing convenient access to Beverly Hills, West Hollywood, and surrounding retail and lifestyle destinations.



**THE GROVE**

A premier Los Angeles outdoor shopping and entertainment destination featuring luxury retail, restaurants, and entertainment next to the historic Original Farmers Market.



**BEVERLY CENTER**

A major luxury shopping destination featuring high-end retailers, dining, and lifestyle brands in the Beverly Hills trade area.



**TARGET**

A nationally recognized retail anchor offering groceries, apparel, home goods, and everyday essentials.



**WHOLE FOODS MARKET**

A leading organic and natural grocery retailer known for premium food selections and health-focused products.



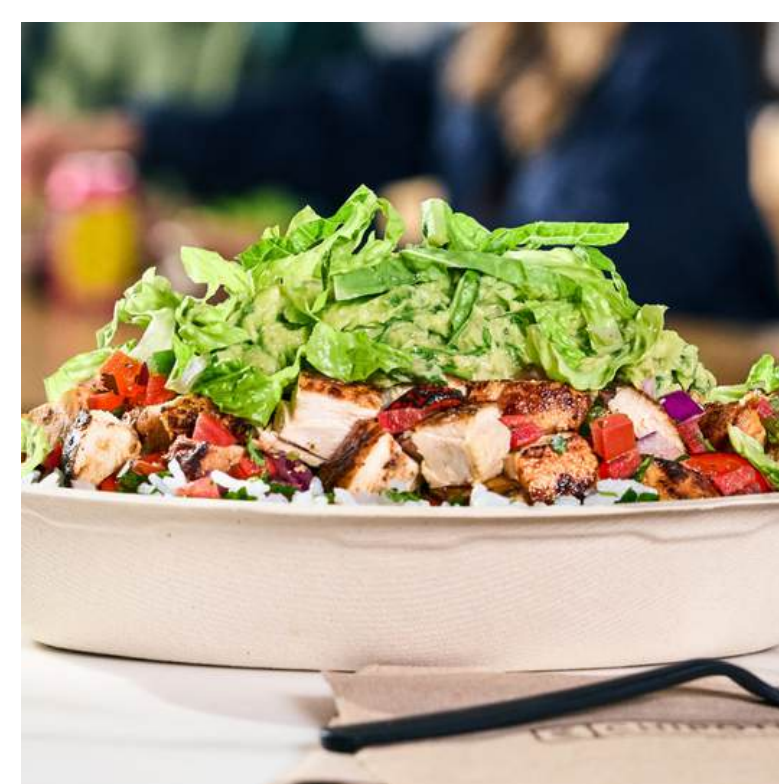
**TRADER JOE'S**

A popular neighborhood grocery store offering unique private-label products and fresh foods.



**PETCO**

A national pet supply retailer offering pet food, accessories, grooming, and veterinary services.



**CHIPOTLE MEXICAN GRILL**

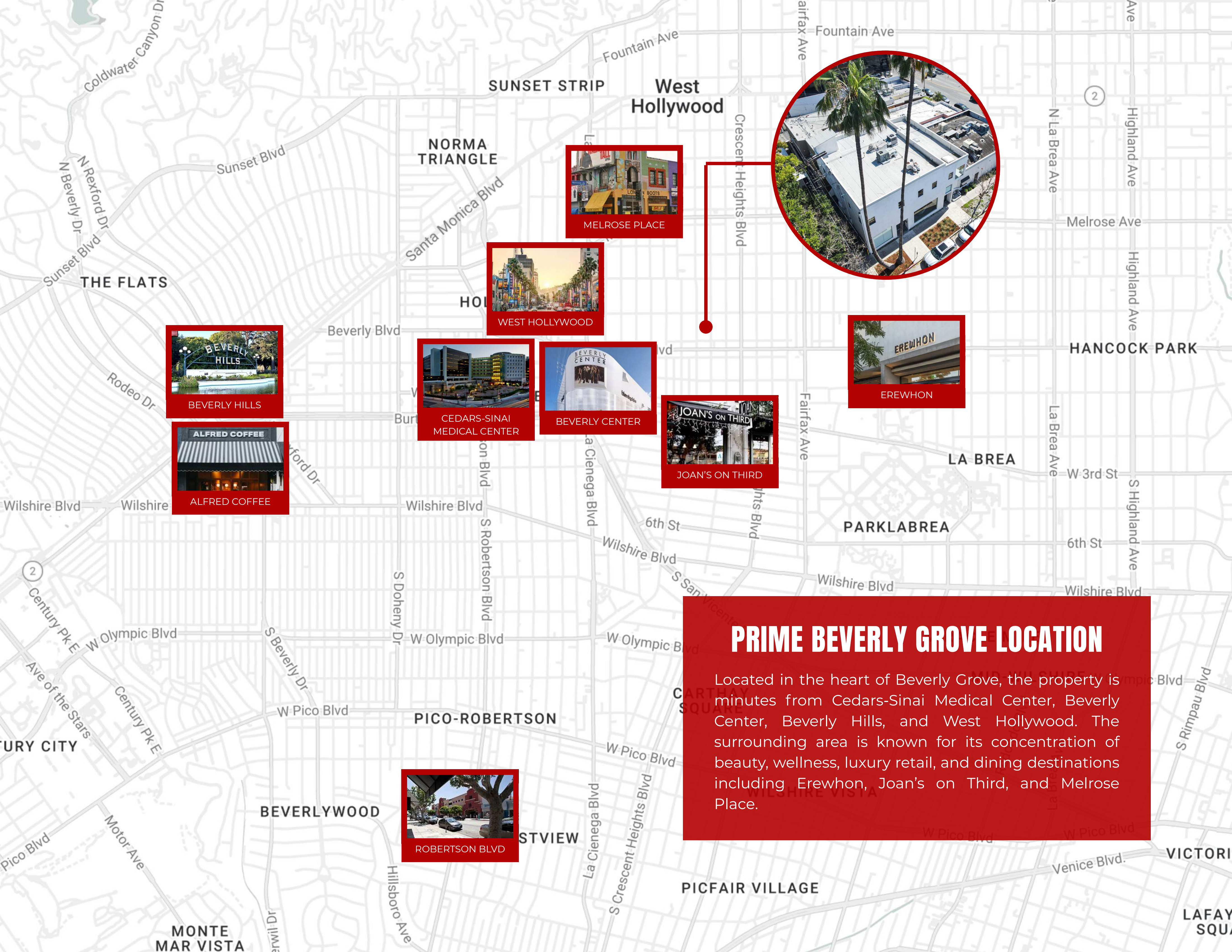
A globally recognized fast-casual restaurant known for customizable burritos, bowls, and fresh ingredients.



**BLUE BOTTLE COFFEE**

A premium specialty coffee brand known for artisanal roasting and high-quality espresso beverages.

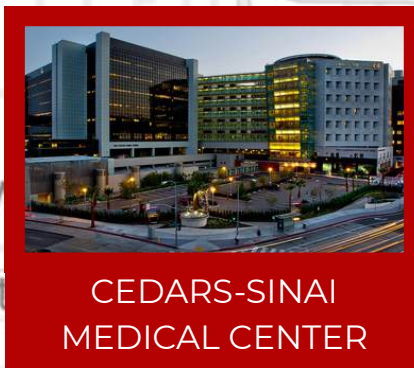
# NEARBY RETAIL AND RESTAURANTS



MELROSE PLACE



WEST HOLLYWOOD



CEDARS-SINAI MEDICAL CENTER



BEVERLY CENTER



JOAN'S ON THIRD



EREWHON



BEVERLY HILLS



ALFRED COFFEE



ROBERTSON BLVD

**PRIME BEVERLY GROVE LOCATION**

Located in the heart of Beverly Grove, the property is minutes from Cedars-Sinai Medical Center, Beverly Center, Beverly Hills, and West Hollywood. The surrounding area is known for its concentration of beauty, wellness, luxury retail, and dining destinations including Erewhon, Joan's on Third, and Melrose Place.



 CANTER'S DELI

 ARAYA'S VEGETARIAN PLACE

 PETCO

 BLUE BOTTLE COFFEE

 VEGAN GLORY

 KING'S ROAD COFFEE

 MARVIN

 SWINGERS DINER

 BAO DIMSUM HOUSE

## FOR MORE INFORMATION:

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