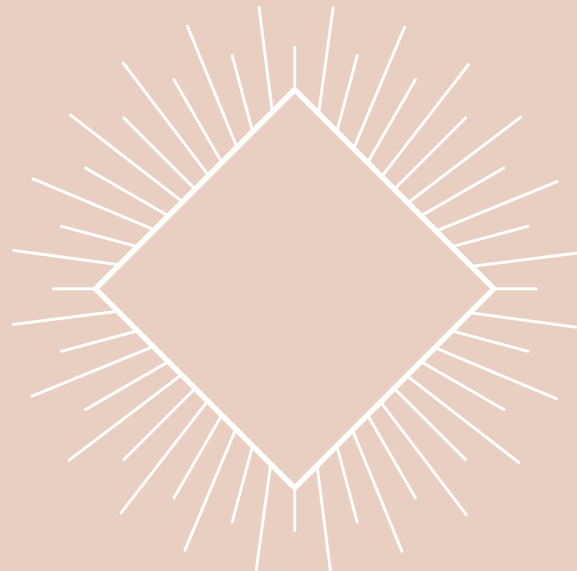


BEVERLY HILLS RETAIL



*For Lease*

449 N Canon Dr, Beverly Hills, CA



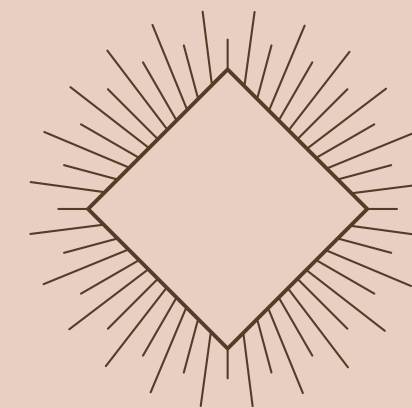
Facade Rendering



Facade Rendering



Retail Rendering

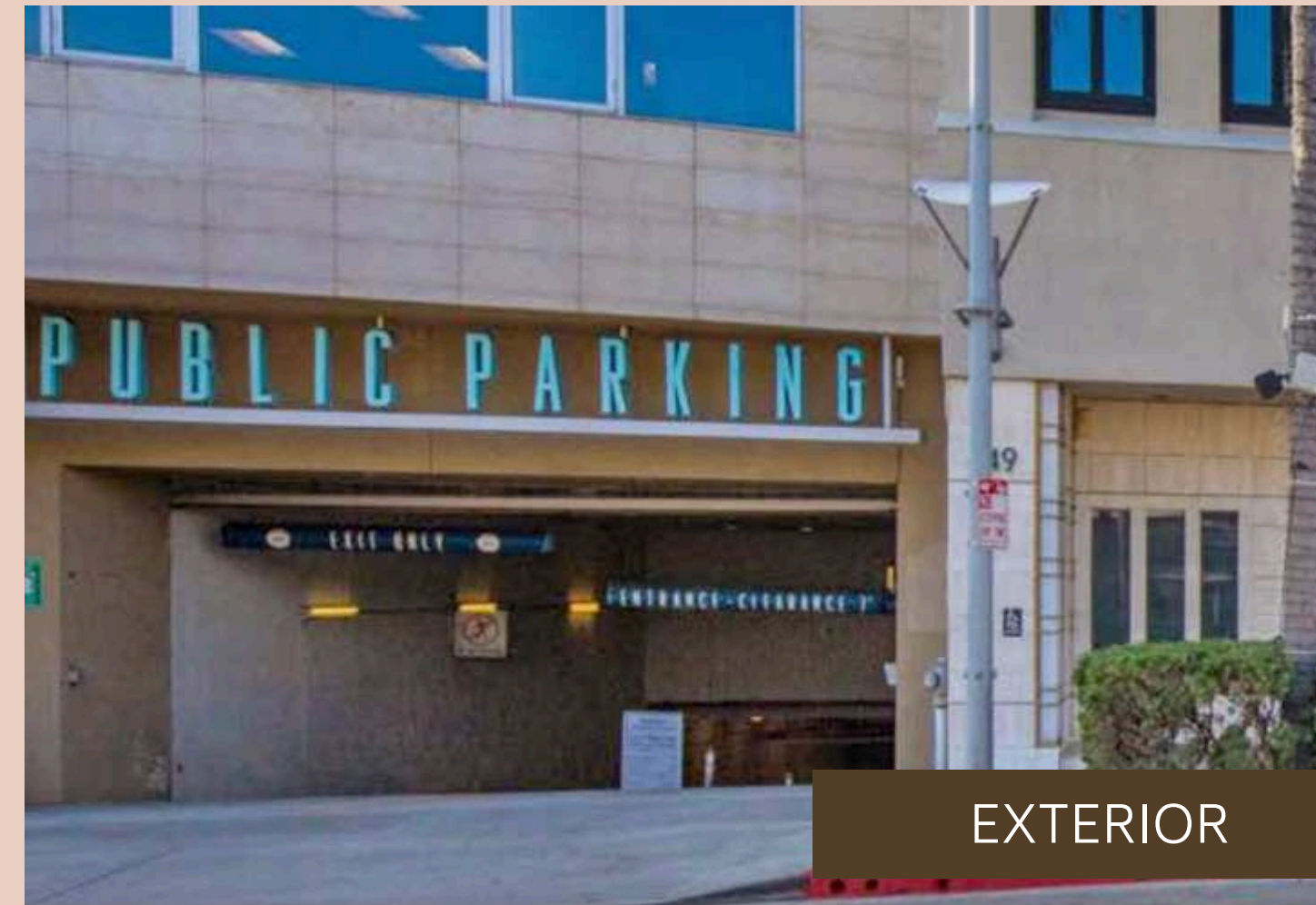


## *Unparalleled Location*

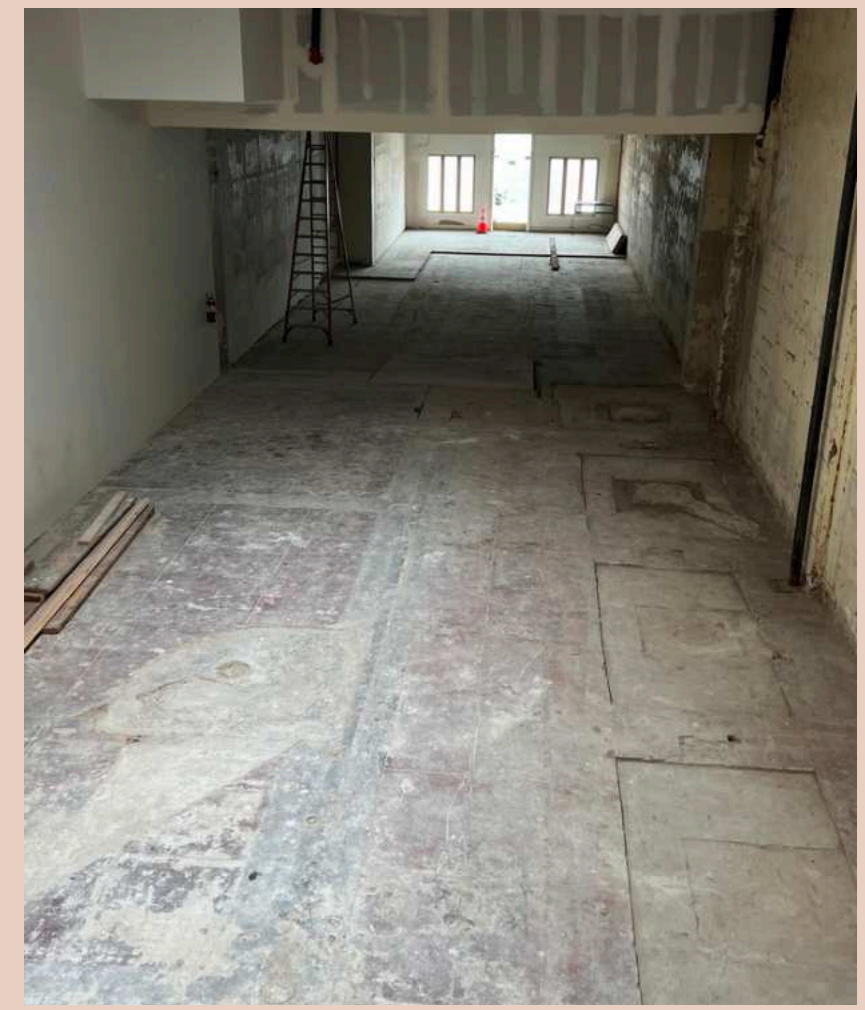
Beverly Hills Golden Triangle

Located within the world-renowned Golden Triangle, this space benefits from exceptional visibility and foot traffic in one of the most desirable shopping districts in the country. The Golden Triangle is synonymous with luxury, prestige, and global recognition—drawing affluent locals, international visitors, and tastemakers alike. Nearby tenants include Wally's Wine Bar, James Perse, Theory, EREWHON Grocery, Alice & Oliva, DryBar, Por La Via, Olive & June, Intermix, and more!

Canon Drive has long been celebrated as one of Beverly Hills' most dynamic streets. Known for its vibrant mix of luxury boutiques, flagship retail, fine dining, and iconic hotels, Canon Drive offers a unique blend of daytime energy and nighttime allure. From high-net-worth shoppers to business executives and global tourists, the street delivers a steady stream of discerning clientele seeking both sophistication and experience.



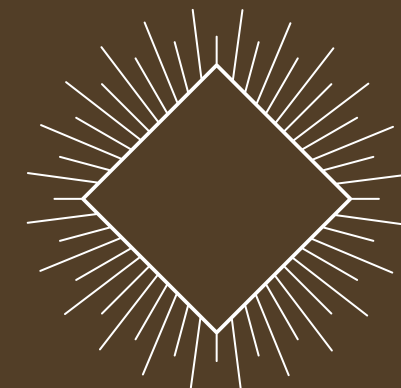
EXTERIOR



INTERIOR

# Property Details

- SIZE 4,396 SF
- GROUND FLOOR ± 3,573 SF
- MEZZANINE ± 823 SF
- ASKING \$8.50 psf + NNN
- PARKING Adjacent to public parking lot
- DEMISE Space can be demised, inquire for more details.
- FEATURES Fantastic Location, Great co-tenancy

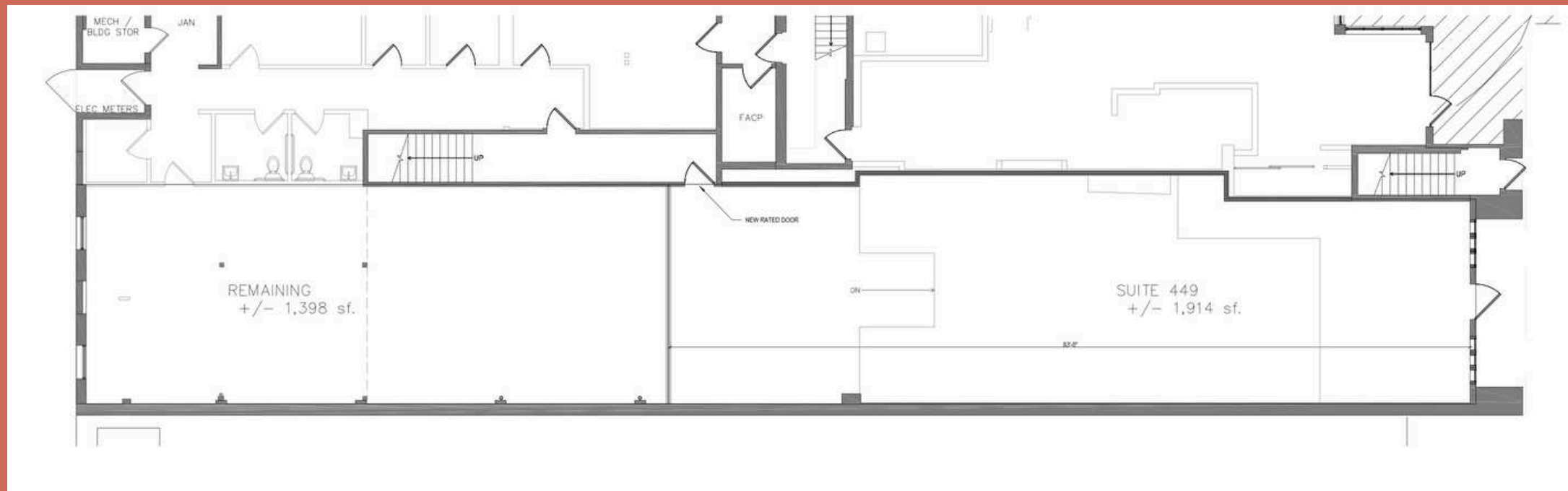
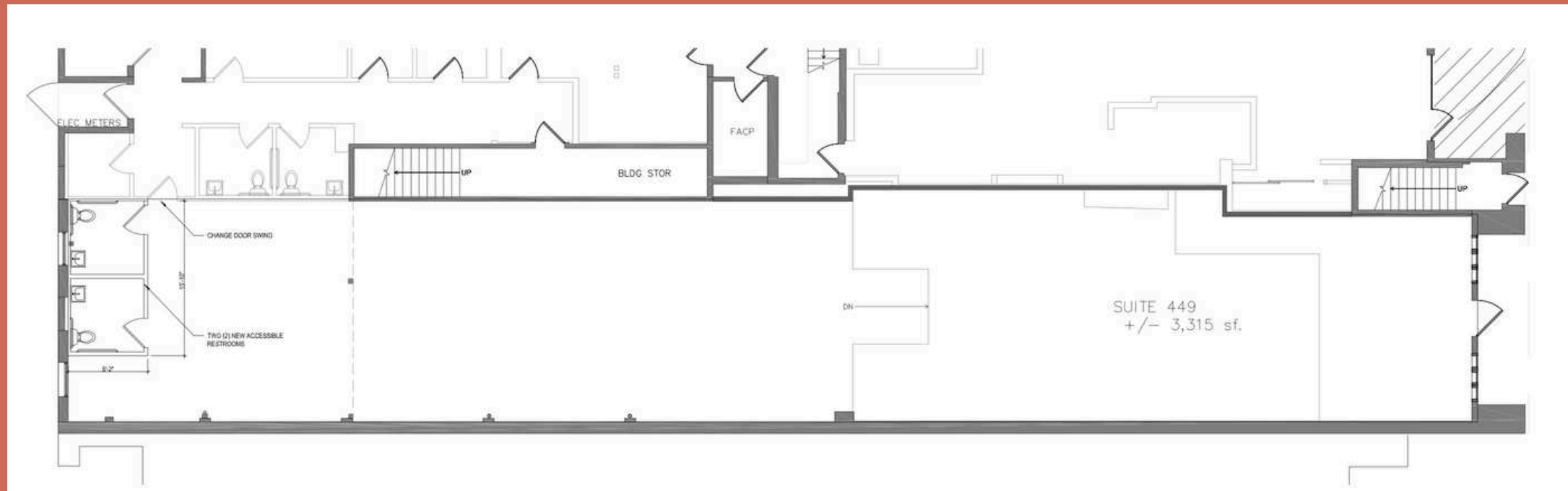


Office Rendering



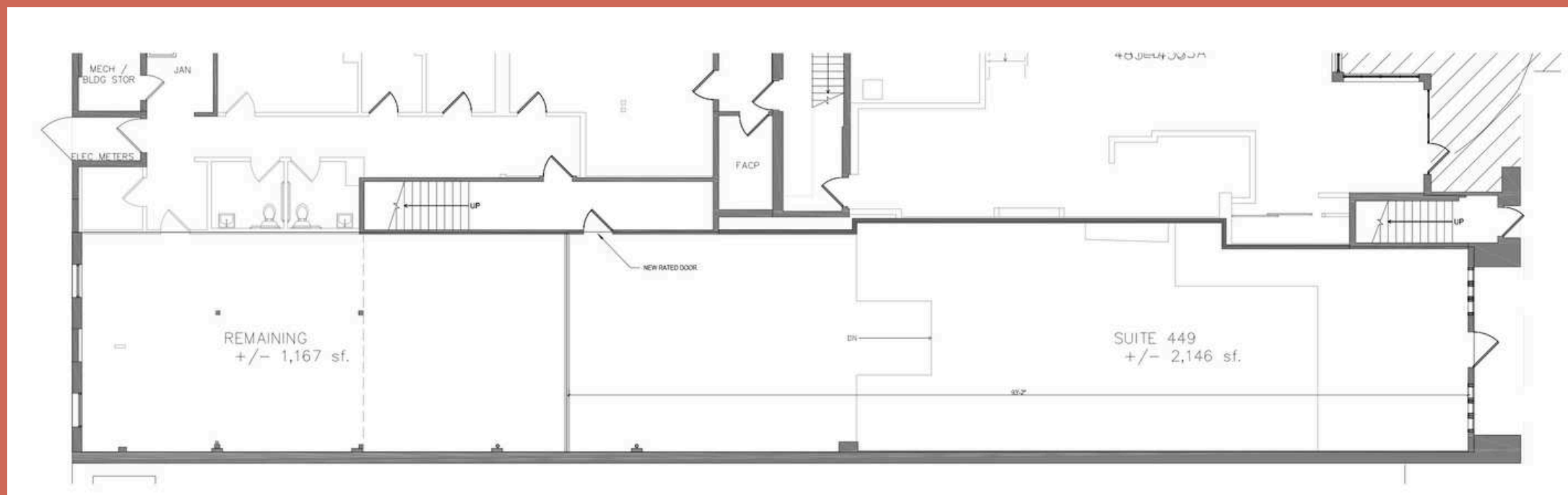
Cafe Rendering

# Floorplan

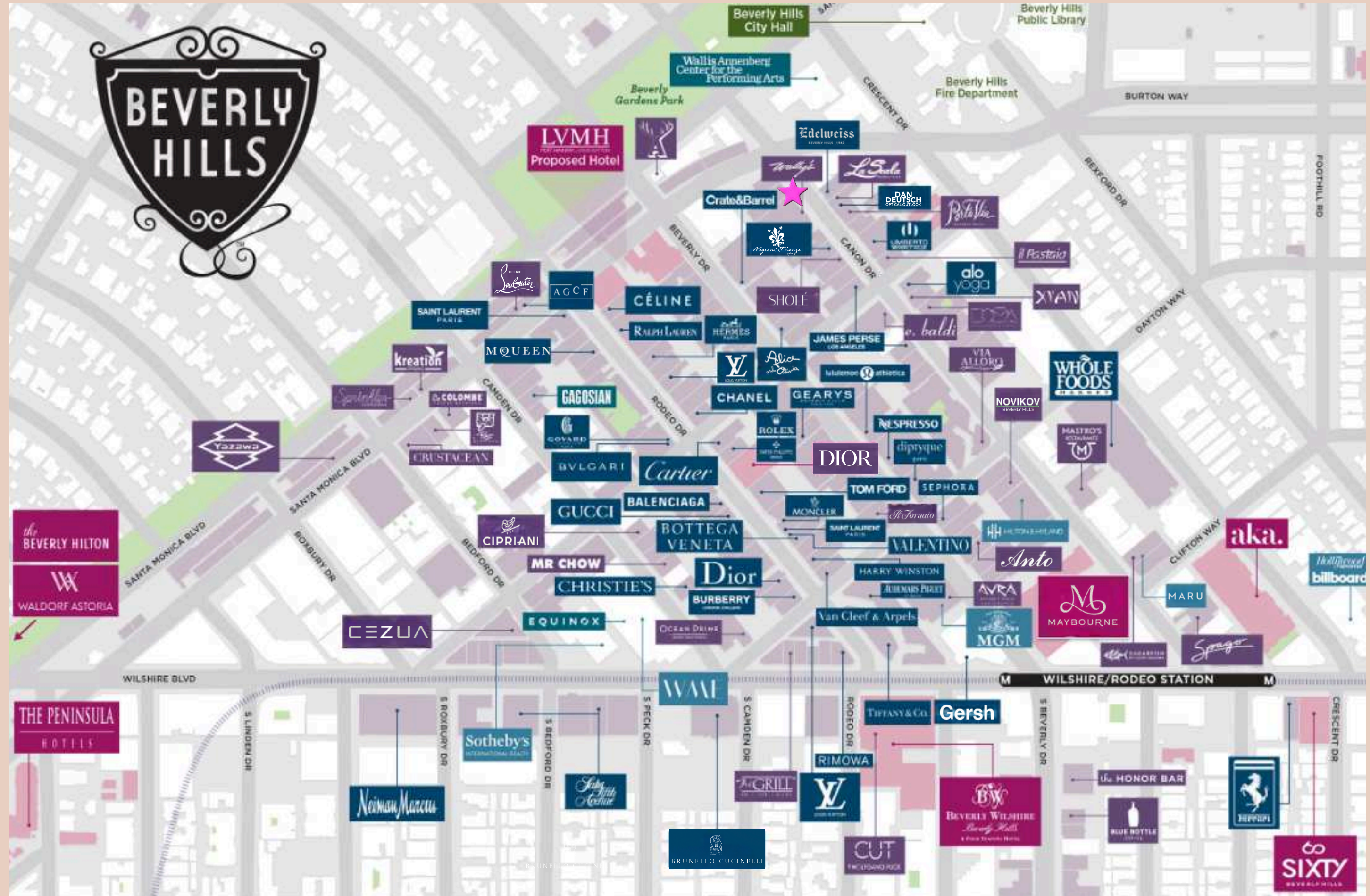


## Potential SF Demise

- 3,315 sf
- 1,914 sf (Remaining 1,398 sf)
- 2,146 sf (Remaining 1,167 sf)

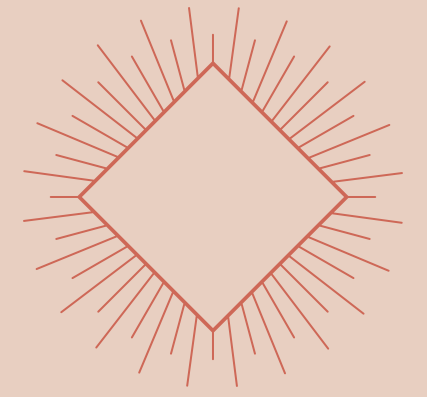


# Neighborhood



# Demographics

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**2.7 BN**

Yearly total spending in the city of Beverly Hills

**\$4.44 MM**

Yearly visitors to the city of Beverly Hills

**\$161K**

Average household income

**35,848**

Residents





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