

LEASE OFFERING DOMINANT BEVERLY GROVE LOCATION



# Premier Lease

350-352 S. LA CIENEGA BOULEVARD, LOS ANGELES, CA 90048

**conroy**   
conroycommercial.com



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BROKER OF RECORD  
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LOS ANGELES, CA 90036

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# EXECUTIVE SUMMARY

350-352 S. LA CIENEGA BOULEVARD



# Property Overview

## COMBINED SPACES

ADDRESS **350-352 S. La Cienega Boulevard**

CITY STATE ZIP **Los Angeles, CA 90048**

LEASE RATE **\$4.50/SF**

LEASE TYPE **NNN**

YEAR BUILT **1939**

AVAILABLE SF **± 4,107 SF**

## 350 SPACE ONLY

ADDRESS **350 S. La Cienega Boulevard**

LEASE RATE **\$4.75/SF**

LEASE TYPE **NNN**

AVAILABLE SF **± 3,300 SF**

## 352 SPACE ONLY

ADDRESS **352 S. La Cienega Boulevard**

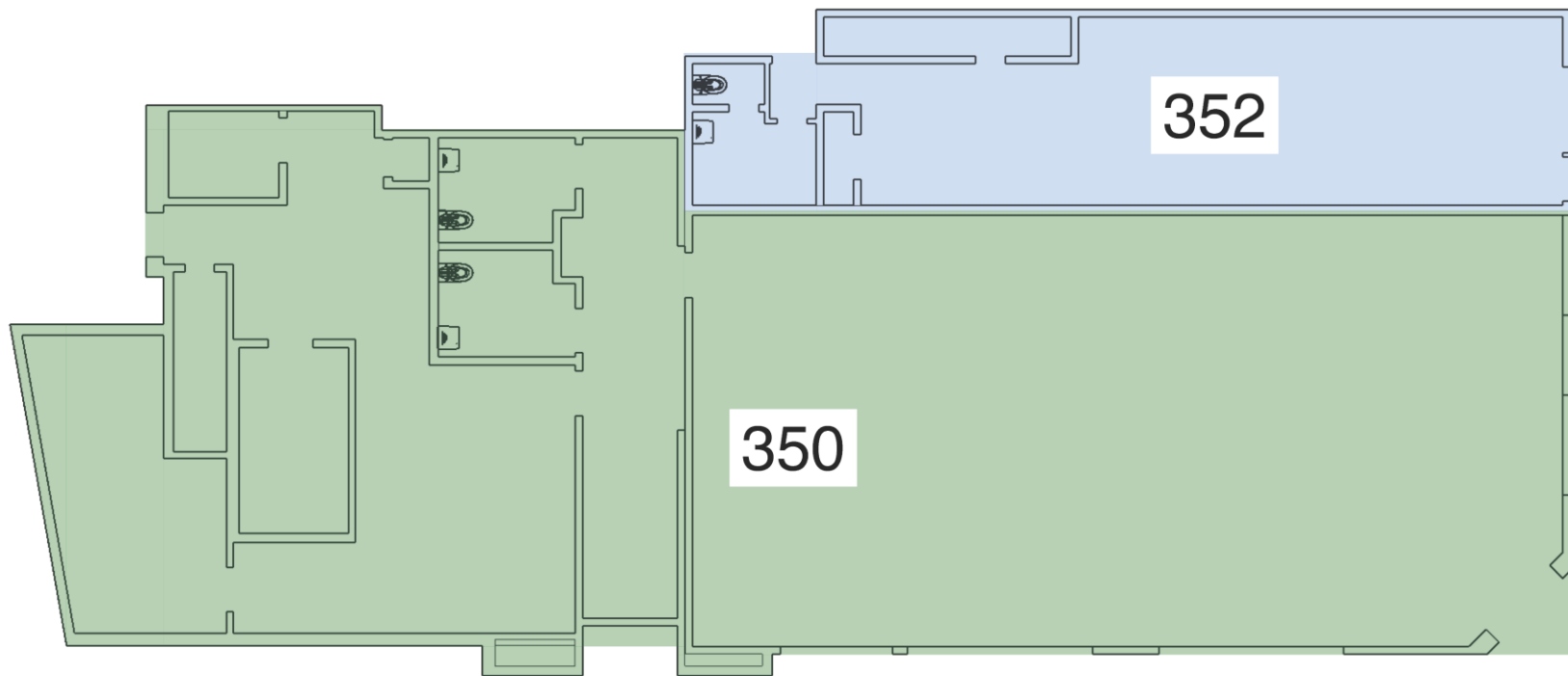
LEASE RATE **\$5.50/SF**

LEASE TYPE **NNN**

AVAILABLE SF **± 800 SF**



350 S. LA CIENEGA



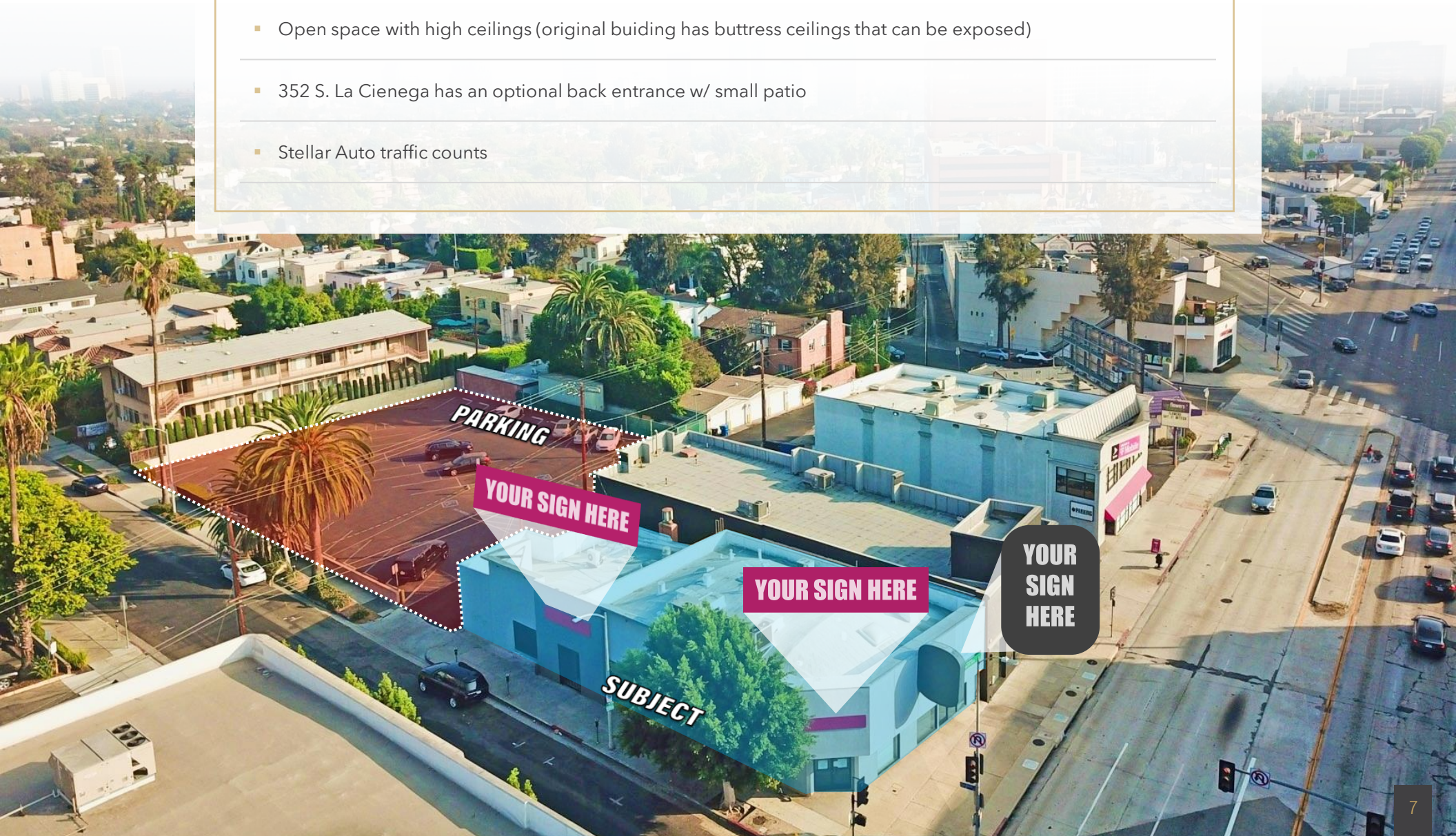
**\*FLOORPLAN NOT TO SCALE**

# 352 S. LA CIENEGA



# OPPORTUNITY

- 1 Block from the Beverly Center Shopping Mall, Beverly Connection and Cedars Sinai Medical Center
- Corner Flagship location on the corner of La Cienega and Blackburn in between San Vicente and Third Street
- Unbelievable Parking in the rear
- Open space with high ceilings (original buiding has buttress ceilings that can be exposed)
- 352 S. La Cienega has an optional back entrance w/ small patio
- Stellar Auto traffic counts



# Beverly Grove

"Beverly Grove is an upscale neighborhood which borders the independent cities of West Hollywood and Beverly Hills. The neighborhood is best known for the popular West 3rd Street shopping district, as well as the landmark Beverly Center mall complex. Cedars-Sinai, one of the premier hospitals in Southern California, also calls Beverly Grove home." - UrbanizeLA

*Residents and visitors enjoy plenty of community benefits, including great dining and shopping options*

Visitors are drawn to the Fairfax District's abundance of trendy retail and lively restaurants along Fairfax Avenue. Home to The Grove, an outdoor mall which features upscale shopping and dining, as well as a choreographed fountain and a trolley car that runs throughout, and the Original Farmers Market, which retains its 1930s atmosphere with openair stalls and casual eateries, the Fairfax District has also historically been a center of the Jewish community in Los Angeles. Longstanding Jewish delis, kosher markets and businesses continue to serve the community, including Canter's Deli which has been in business since 1931. The mix of old and new has led the Huffington Post to dub Fairfax "the coolest street in Los Angeles".





**CEDARS-SINAI**

**BEVERLY CENTER**  
A | X ARMANI EXCHANGE  
VERSACE  
COS  
JIMMY CHOO DIESEL D&G  
DOLCE & GABBANA

**Beverly Connection**  
NORDSTROM  
rack  
Marshalls  
OLD NAVY  
Salsbury Industries  
OFF 5TH  
T.J. maxx

**3RD STREET**



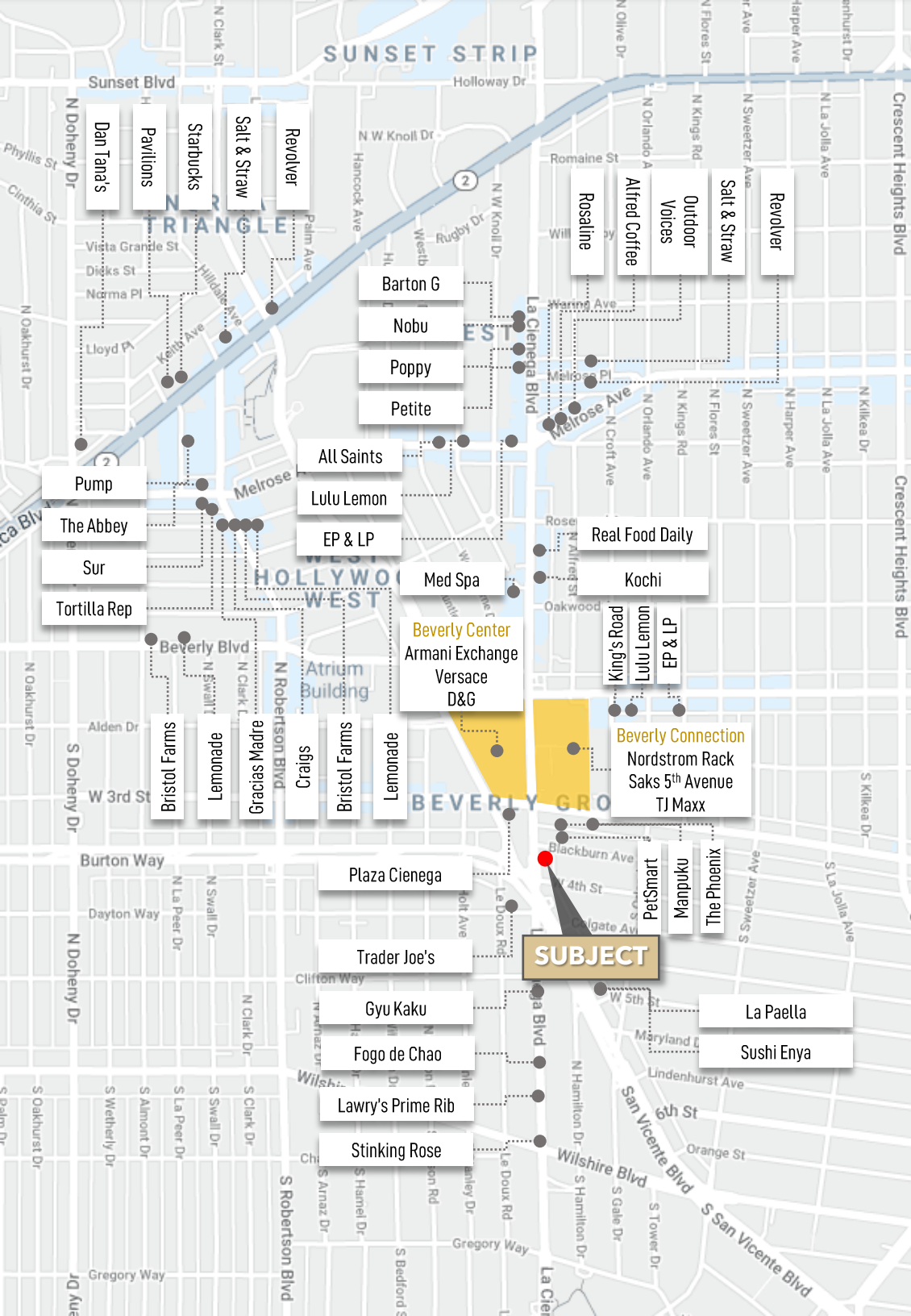
**TRADER JOE'S**

**ACCION'S**

**LA CIENEGA BLVD**

# Area Snapshot

*Beverly Grove is a small neighborhood in the central region of the City of Los Angeles, California, abutting Beverly Hills and West Hollywood. There is one private elementary school. It is home to shopping and fashion districts, Cedars-Sinai Medical Center, the Four Seasons Hotel Los Angeles at Beverly Hills, Sofitel Los Angeles, SLS Hotel at Beverly Hills, the eight-story Beverly Center, and the Robertson Blvd. retail district.*





## BEVERLY GROVE AMENITIES



1



411-439 S. Hamel Road

**Four-Story, 37-Unit Development Topped Out in Beverly Grove:** The Beverly Hills-based firm's latest project, located at 411-439 S. Hamel Road, consists of a four-story building featuring 37 residential units. The development site, which sits just south of Burton Way, was previously improved with five smaller apartment buildings. The wood-frame development, designed by Kevin Tsai Architecture, is split into two wings flanking a central courtyard. The project is one of a slew of new housing developments built by ETCO in the Beverly Grove community, joining four projects now in construction near Melrose Avenue.

2



316-320 N. La Cienega

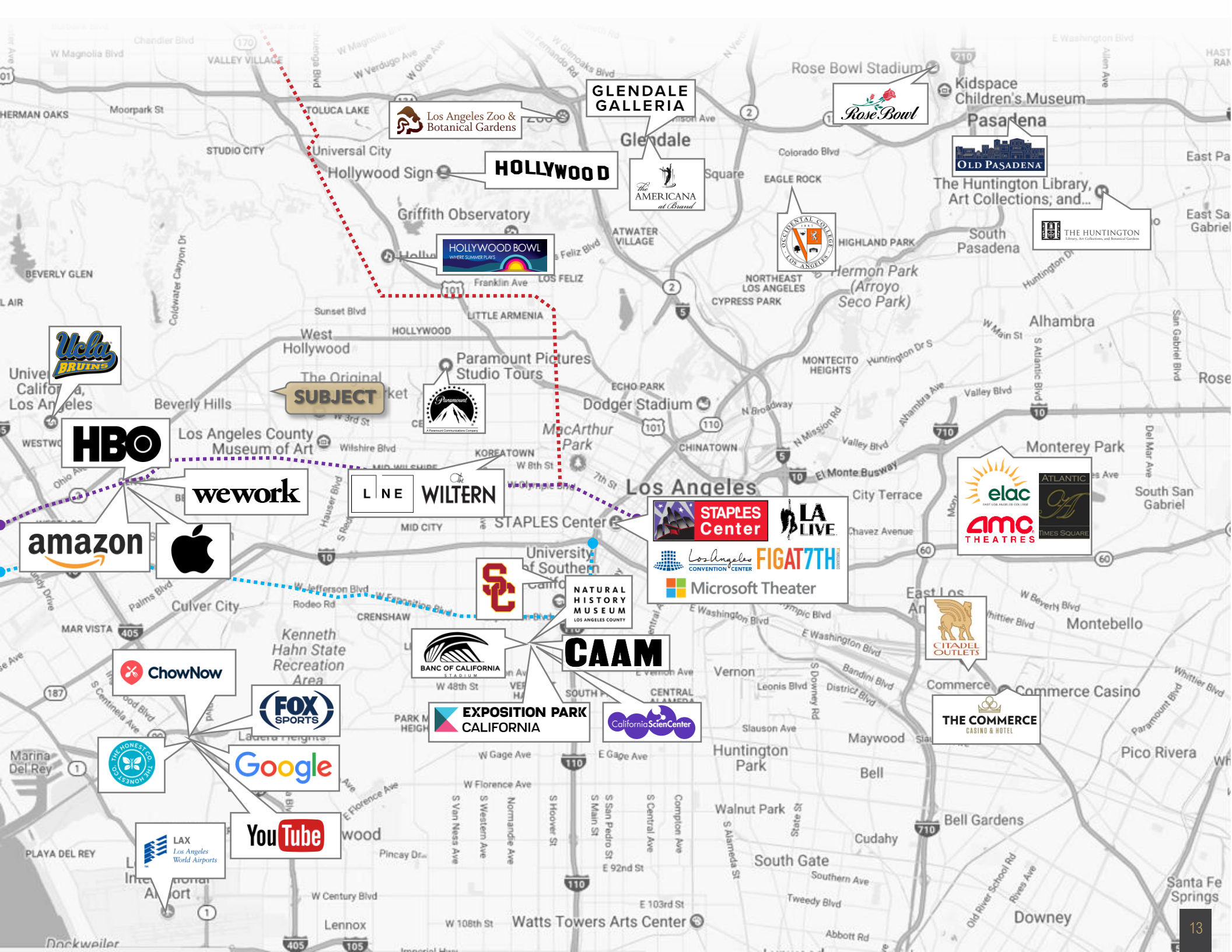
**Revised Look for Beverly Center-Adjacent Development:** The project, slated to replace a series of small commercial buildings at 316-320 N. La Cienega Boulevard, would consist of a six-story structure containing 61 one-bedroom apartments - ranging from 647 to 1,016 square feet in size - above roughly 4,100 square feet of ground-floor commercial space and 77 off-street parking spaces on three subterranean levels. Requested entitlements for the project include density bonus incentives permitting increased floor area in height. In exchange, a total of five apartments would be set aside as deed-restricted very low-income affordable housing.

3



728 N. Sweetzer Avenue

**Fresh Renderings for 77 Condos in Beverly Grove:** The projects, branded as The Melrose Collection, consist of three low-rise projects containing a total of 77 residential units. The first, called The Ainsley, is located at 728 N. Sweetzer Avenue. The four-story structure will consist of 49 one-, two-, and three-bedroom dwellings as large as 2,468 square feet. Hannouche and Kang Architects are designing the project, which will incorporate amenities such as a fitness center, a yoga room, and a water feature.vehicles.



Los Angeles Zoo & Botanical Gardens

GLENDALE GALLERIA

Rose Bowl

OLD PASADENA

HOLLYWOOD

The AMERICANA at Brand

The Huntington Library, Art Collections; and...

THE HUNTINGTON Library, Art Collections, and Botanical Gardens

HOLLYWOOD BOWL WHERE SUMMER PLAYS

OCCIDENTAL COLLEGE LOS ANGELES

The Original SUBJECT

Paramount Pictures Studio Tours

HBO

wework

LINE

WILTERN

STAPLES Center

LA LIVE

elac amc THEATRES

ATLANTIC TIMES SQUARE

amazon

Apple

Los Angeles CONVENTION CENTER FIGAT7TH Microsoft Theater

University of Southern California

NATURAL HISTORY MUSEUM LOS ANGELES COUNTY

CITADEL OUTLETS

BANC OF CALIFORNIA STADIUM

CAAM

EXPOSITION PARK CALIFORNIA

California Science Center

THE COMMERCE CASINO & HOTEL

ChowNow

FOX SPORTS

THE HONEST CO

Google

YouTube

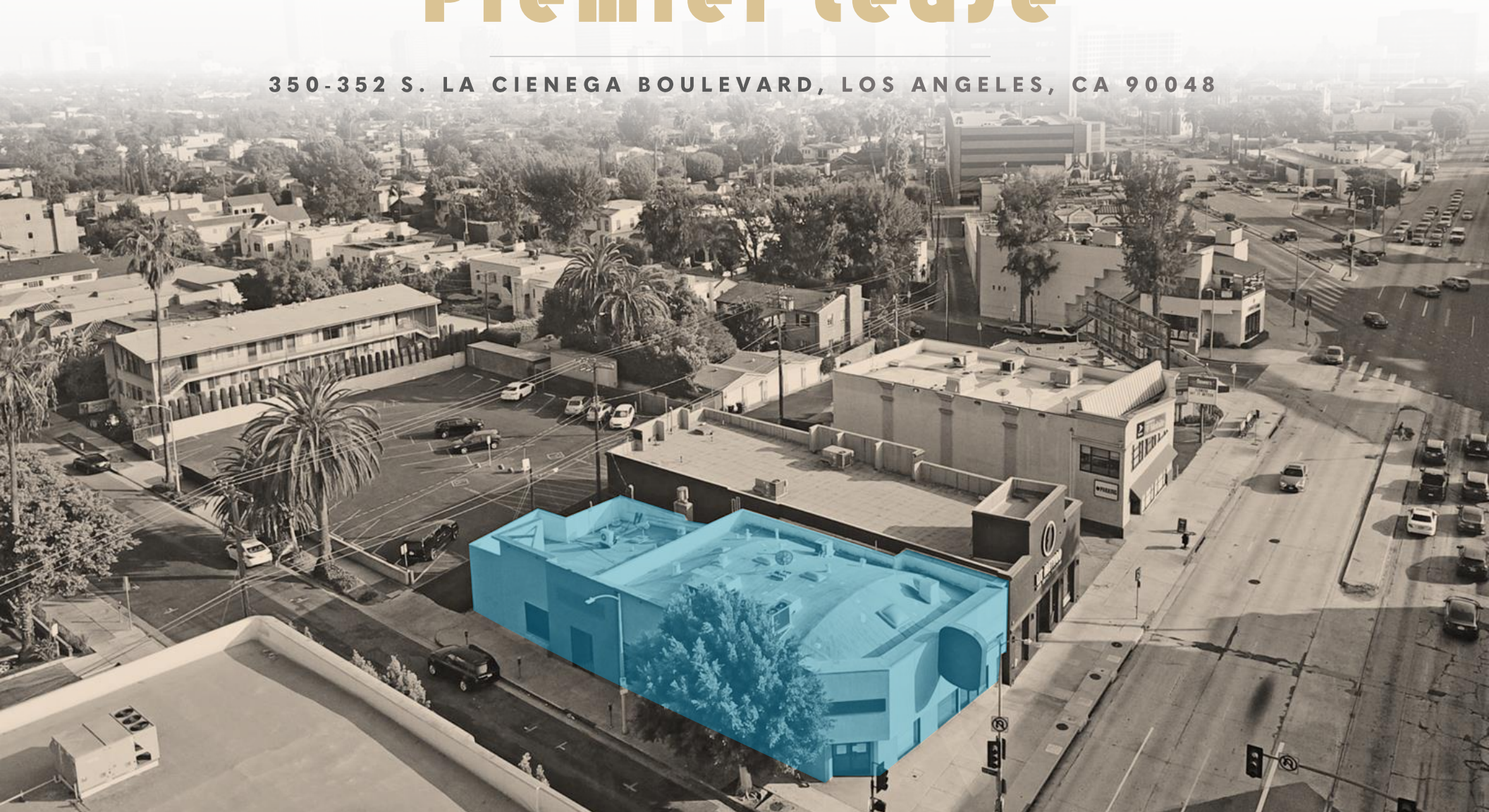
LAX Los Angeles World Airports

# CONROY



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