

LEASE OFFERING

± 2,715 SF

Retail/Creative Office  
Short Term Lease Available



**171 S. ROBERTSON  
BOULEVARD**

**conroy**  
conroycommercial.com



PRIDE-OF-OWNERSHIP LEASE OFFERING ■ BEVERLY HILLS, CA 90211

# LEASE OFFERING

# ± 2,715 SF



## LAUREN ABOULAFIA

Senior Director

310 275 3233 Direct

310 429 7656 Mobile

[lauren.aboulafia@conroycommercial.com](mailto:lauren.aboulafia@conroycommercial.com)

LICENSE 01772254



## SETH GROSSMAN

Sales Analyst

718-578-8772

[seth@conroycommercial.com](mailto:seth@conroycommercial.com)

LIC 02057186

The information contained in the following OFFERING MEMORANDUM is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Conroy Commercial and it should not be made available to any other person or entity without the written consent of Conroy Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the OFFERING MEMORANDUM. If you have no interest in the subject property at this time, please return this OFFERING MEMORANDUM to Conroy Commercial.

This OFFERING MEMORANDUM has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Conroy Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OFFERING MEMORANDUM has been obtained from sources we believe to be reliable; however, Conroy Commercial has not verified, and will not verify, any of the information contained herein, nor has Conroy Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Conroy Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Conroy Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Conroy Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



# Lease Summary



## ADDRESS

171 S. Robertson Blvd  
Beverly Hills, CA 90211



## PROPERTY TYPE

Creative Office / Retail



## YEAR BUILT

1955



## RENOVATED

2003



## AVAILABLE SF

2,715 SF



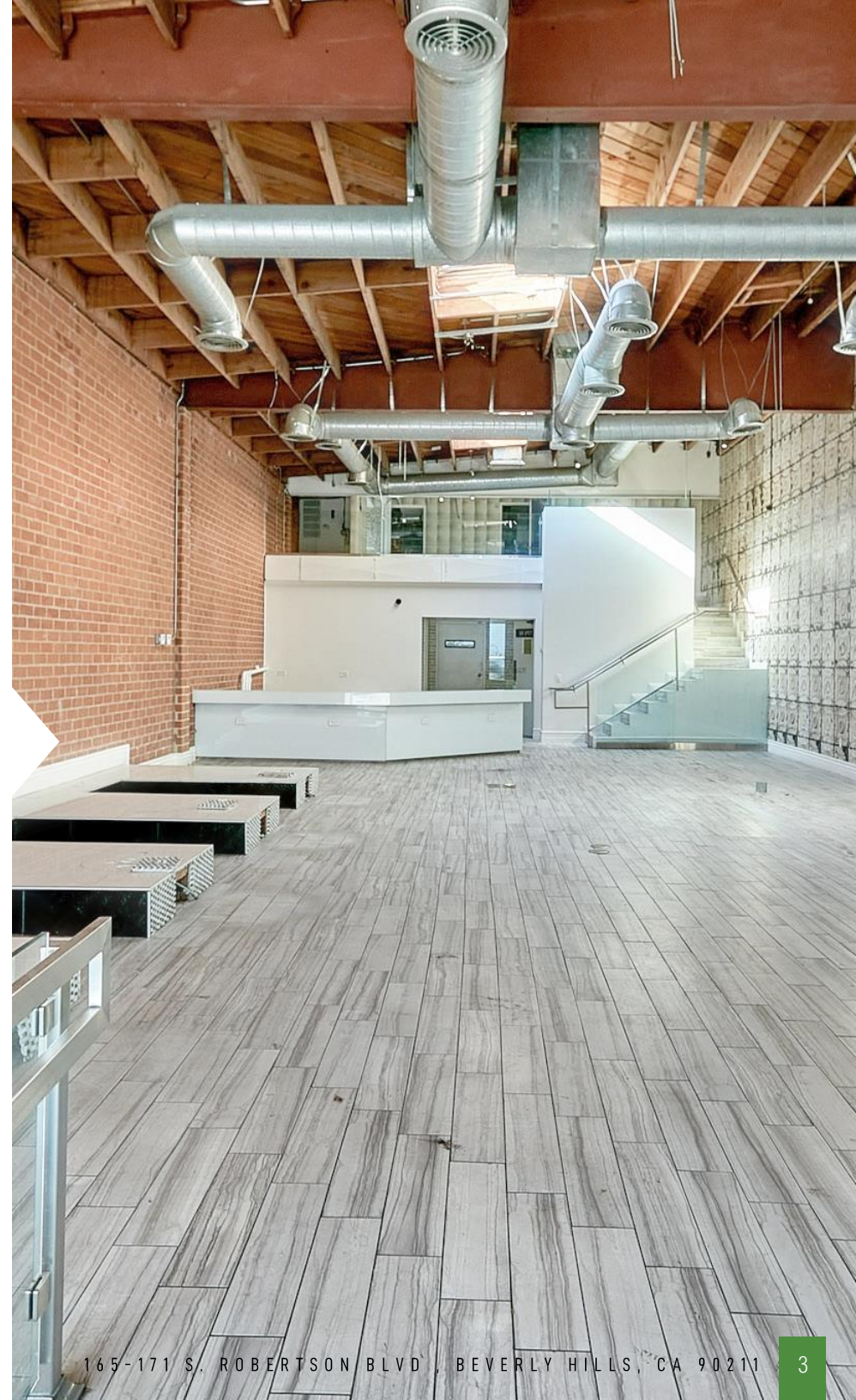
## LEASE RATE

\$4.00 NNN



## PARKING TYPE

Open



# Opportunity

**LEASE OFFERING**  
**\$4.00 NNN**

## HIGHLIGHTS



- ▶ Former Cush Salon & Café and Former Laque Nail Bar



- ▶ Beautiful Pride-of-ownership Building



- ▶ Winner of the 2003 City of Beverly Hills Architectural Design Award



- ▶ Completely renovated in 2003 with reinforced masonry & beautiful clear span 16' high wood ceilings & skylights, plus a mezzanine and spacious pristine kitchen



- ▶ ½ block south of Wilshire near Charleville in a strong Beverly Hills retail corridor



- ▶ Located directly across the street from the Beverly Hills Horace Mann School and within one block of Austin Martin BH, Cadillac, B of A, Lazy Daisy Café & Steinway Piano.

# PRIME BEVERLY HILLS



# PRIDE OF OWNERSHIP





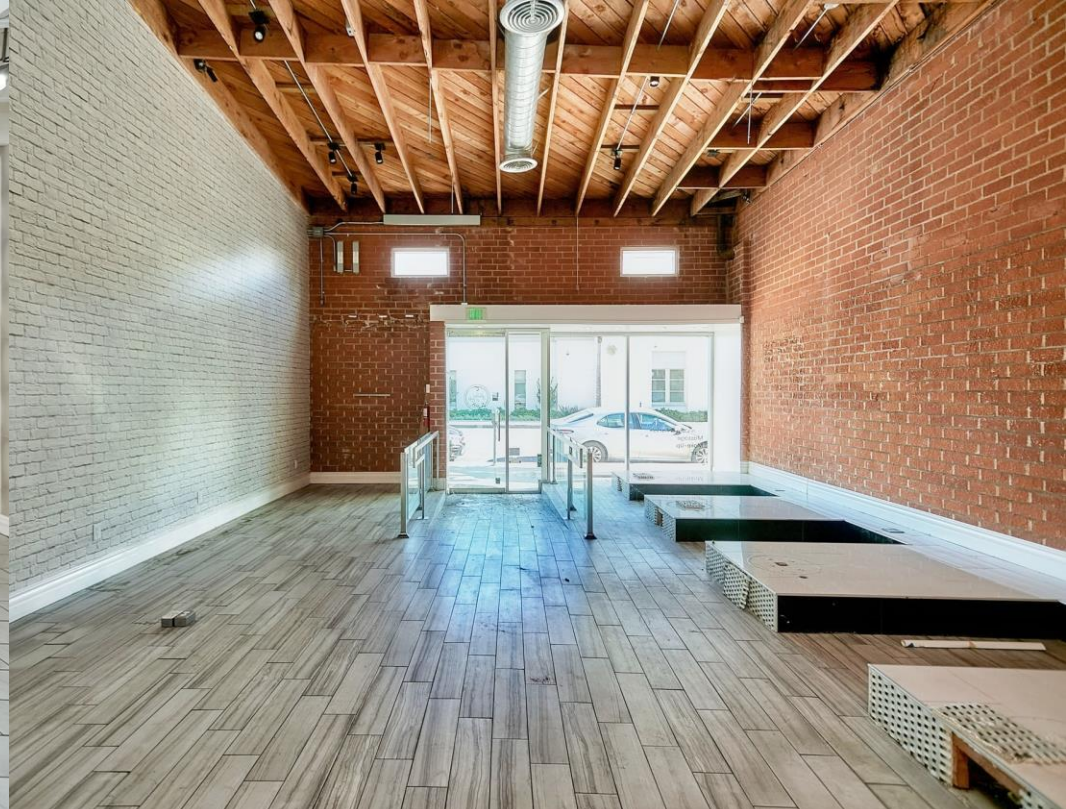
# Mezzanine







THE CONCEPTUAL DESIGN OF THE BUILDING WAS INSPIRED BY THE ARCHITECTURE OF THE 1950S AND 1960S. THE DESIGNER WANTED TO CREATE A SPACE THAT WAS BOTH MODERN AND TRADITIONAL. THE USE OF BRICK AND WOOD WAS A KEY ELEMENT IN THE DESIGN. THE STAIRCASE WAS DESIGNED TO BE A FOCAL POINT IN THE SPACE. THE GLASS RAILINGS WERE CHOSEN FOR THEIR CLEAN, MODERN LOOK. THE RECEPTION DESK WAS DESIGNED TO BE A FUNCTIONAL AND AESTHETIC ELEMENT. THE WALL OF TEXT WAS A UNIQUE FEATURE THAT ADDED CHARACTER TO THE SPACE.







165

# Beverly Hills

Beverly Hills is one of the most celebrated and desired destinations in the world. A name long associated with sophistication, glamour, and elegance, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining, and services. Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.



Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.



One of California's wealthiest cities, Beverly Hills has an average annual household income of \$139,250, an astonishing 268% higher than the national average of \$51,939, and a median household income of \$82,209.



Business travelers and tourists spend on average over \$300 per day on hotel rooms, and more than \$600 in purchases at Beverly Hills stores and restaurants.



The median home value for Beverly Hills is well in excess of a staggering \$1,000,000, more than five times the national average.

# ACCESSIBILITY

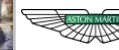


Udi Salon  
Robertson Nails

Linda's Couture  
Amy Nail Design

Tipperary  
The Joneses

poshpetcare



Moonlight Printing

**ROBERTSON BLVD**

Radnet Imaging

Beverly Tower Imaging

8730 Wilshire  
Professional Offices

Beverly Hills Health Ctr  
Women's Care  
Optima Imaging  
La Peer Surgery Ctr

La Gondola

Samuel Goldwyn

Premier Pediatrics

Audi Sport

Marshall Goldman

STEINWAY PIANO GALLERY



Tehran  
Westside  
Studio

BH  
Playhouse

Janna  
Hines

Med  
Spa

Urgent  
Care

Studio  
Ahn

Zen  
Nail

Café  
Flore

Beverly Hills  
Laser Center

DI Group



Horace Mann School



# DOMINANT LOCATION



## Demographics

Beverly Hills is known throughout the world for its glamorous residents and its luxurious lifestyle. Home to an estimated 43,996 people, the City of Beverly Hills is one of the most desirable residential communities California has to offer.

- The City offers residents an exceptional quality of life, numerous parks, award winning schools and unsurpassed amenities, including couture shopping, five-star hotels and fine dining. One of California's wealthiest cities.
- Beverly Hills has an average annual household income of \$139,250, an astounding 268 percent higher than the national average of \$51,939, and a median household income of \$82,209.
- Local employers in the City enjoy a highly educated population base with 60 percent having obtained a bachelor's or graduate degree.
- The median home value for Beverly Hills is well in excess of a staggering \$1,000,000, more than five times the national average.

The City is deceptively dense with 5,800 persons per square mile, more than double Los Angeles County's rate of 2,400 persons per square mile. While Beverly Hills' palatial estates are situated above Sunset Boulevard, the area below Sunset (commonly known as "the Flats"), includes numerous multi-family properties and smaller single-family home lots.

## Metrics

- **Median Household Income:** \$139,222
- **Median Home Value:** \$1,000,000
- **Bachelor's Degree +:** 61%
- **Employees:** 34,359
- **Businesses:** 3,683



City of Beverly Hills



Gallery Gardens



Rodeo Drive Mall



Beverly Hills Hotel





# Golden TRIANGLE

**Rodeo Drive** At the center of the Golden Triangle is the world-renowned Rodeo Drive, whose three blocks are home to a dazzling array of haute couture boutiques and world-class jewelers. Bisecting the southern end of Rodeo Drive is Wilshire Boulevard, offering high-end department stores, including Barneys New York, two Saks Fifth Avenue stores (men's and women's) and Neiman Marcus. Additionally, Beverly Drive, Canon Drive, Bedford Drive, Brighton Way and Dayton Way contain an abundance of stores, high-end hair salons and both fine and casual dining restaurants.



Century Plaza Towers

CENTURY CITY

WESTWOOD VILLAGE

Beverly Hilton Redevelopment  
23 stories, mixed use (140 condos)

Beverly Hills High

Neiman Marcus

Four Seasons

Kreation Juice

Honor Bar

Blue Bottle Coffee

SIXY Beverly Hills

Urth Cafe

Frida's

Sushi Kiyono

Starbucks

CPK

- Rodeo Drive
- Balenciaga
  - Dior
  - Lacoste
  - Brioni
  - Dolce & Gabbana
  - Louis Vuitton
  - Bvlgari
  - Armani
  - Prada
  - Burberry
  - Gucci
  - Rolex
  - Cartier
  - Hermes
  - Saint Laurent
  - Chanel
  - Jimmy Choo
  - Ferragamo

Village on Canon

Mastro's Steakhouse

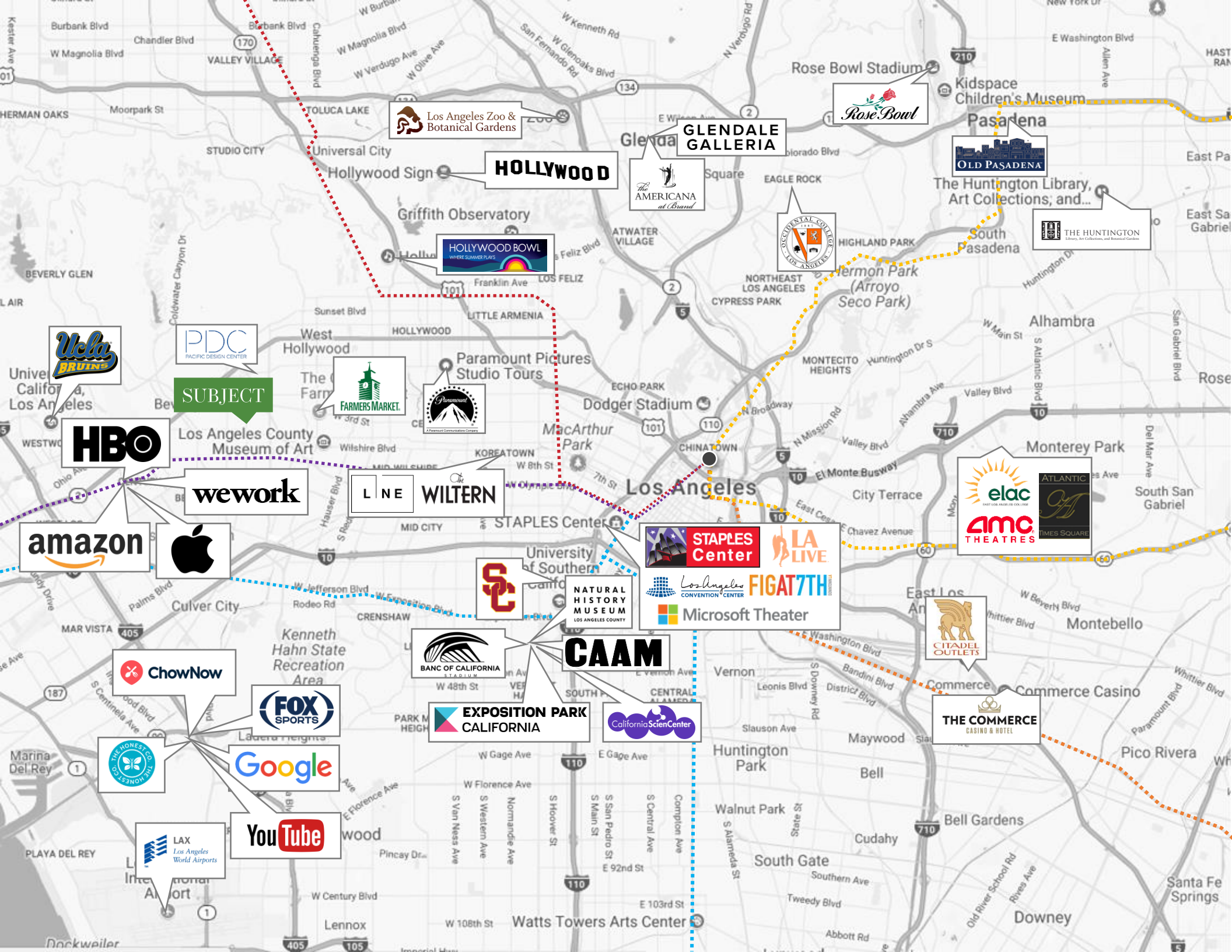
Whole Foods

Sugarfish

Spago

WILSHIRE BOULEVARD

Golden Triangle



Los Angeles Zoo & Botanical Gardens

HOLLYWOOD

GLENDALE GALLERIA

Rose Bowl

OLD PASADENA

THE HUNTINGTON

HOLLYWOOD BOWL

The AMERICANA at Brand

OCCIDENTAL COLLEGE

PDC PACIFIC DESIGN CENTER

UCLA BRUINS

SUBJECT

FARMERS MARKET

Paramount Pictures Studio Tours

HBO

Los Angeles County Museum of Art

wework

LINE

WILTERN

amazon



STAPLES Center

LA LIVE

elac

ATLANTIC TIMES SQUARE

UNIVERSITY OF SOUTHERN CALIFORNIA

NATURAL HISTORY MUSEUM

Los Angeles CONVENTION CENTER

FIGUEROA 7TH

Microsoft Theater

CAAM

BANC OF CALIFORNIA STADIUM

EXPOSITION PARK CALIFORNIA

California Science Center

CITADEL OUTLETS

THE COMMERCE CASINO & HOTEL

ChowNow

FOX SPORTS

THE HONEST CO

Google

YouTube

LAX Los Angeles World Airports

Watts Towers Arts Center

# 171 S. ROBERTSON BOULEVARD



## ENGAGEMENT TEAM



### LAUREN ABOULAFIA

Senior Director

310 275 3233 Direct

310 429 7656 Mobile

lauren.aboulafia@conroycommercial.com

LICENSE 01772254



### SETH GROSSMAN

Sales Analyst

718-578-8772

seth@conroycommercial.com

LIC 02057186

± 2,715 SF LEASE OFFERING ■ BEVERLY HILLS, CA 90211