IMAGINE

317

CHATEAU
BOULMICHE
BOULMICHE

N. BEVERLY DRIVE

A FLAGSHIP OPPORTUNITY

IN THE WORLD-RENOWNED BEVERLY HILLS GOLDEN TRIANGLE

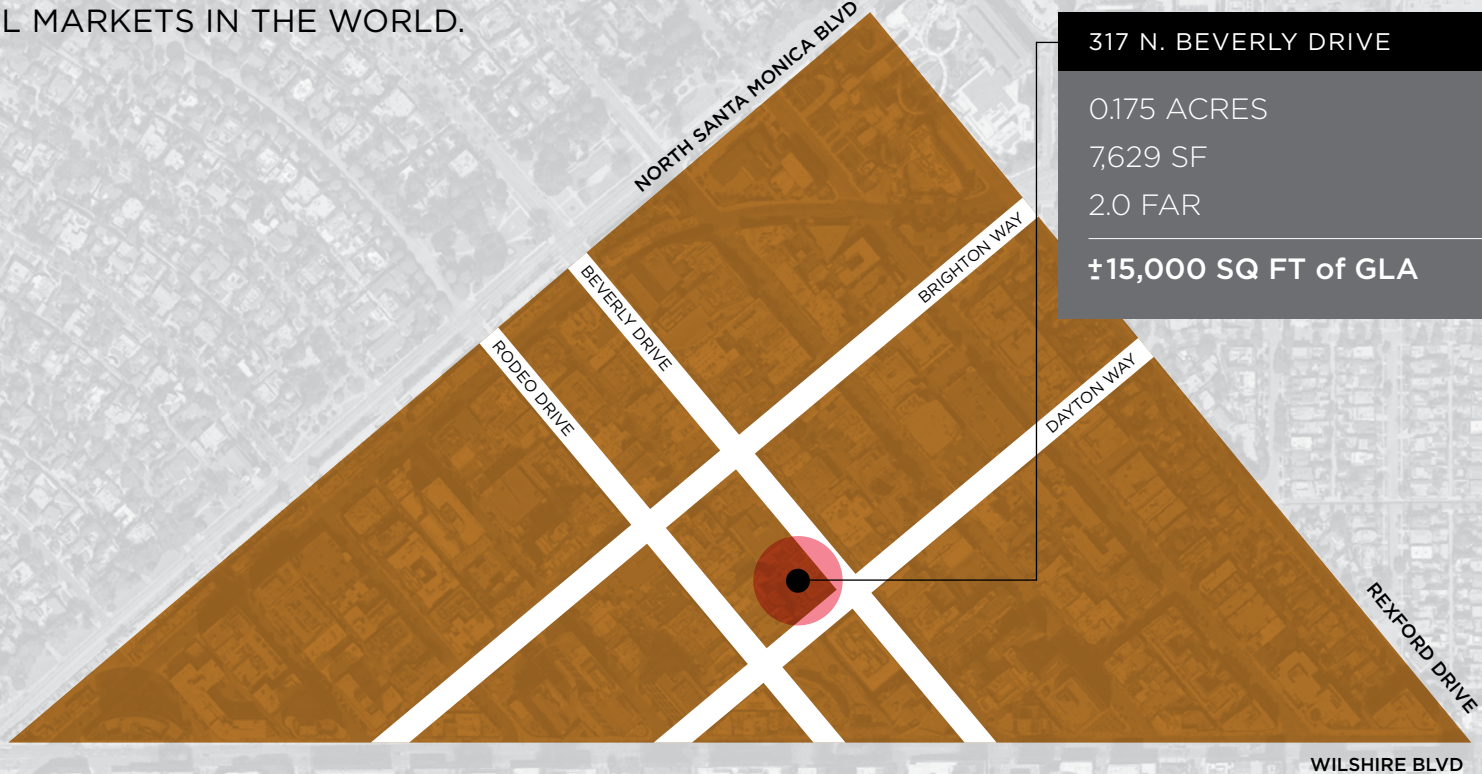
STERLING
ORGANIZATION

THE GOLDEN TRIANGLE

BUILD-TO-SUIT OPPORTUNITY

±15,000 SQ FT TWO-LEVEL FLAGSHIP

RARE, GENERATIONAL REAL ESTATE
IN ONE OF THE MOST SOUGHT AFTER
RETAIL MARKETS IN THE WORLD.



317 N. BEVERLY DRIVE

0.175 ACRES

7,629 SF

2.0 FAR

±15,000 SQ FT of GLA

VISION

A SINGULAR BRAND PRESENCE IN A HIGH DEMAND SPACE

MULTI LEVEL + ROOFTOP TERRACE

FLAGSHIP, BUILD-TO-SUIT OPPORTUNITY

NEIGHBOR TO MANY OF THE MOST PRESTIGIOUS RETAILERS IN THE WORLD

EXCLUSIVE ON-SITE RETAIL PARKING

ABUNDANCE OF PUBLIC PARKING, WITH A FREE GARAGE 100 FEET AWAY

ARCHITECTURAL DESIGN CONCEPT A

ARCHITECTURAL DESIGN CONCEPT B

ON-SITE PARKING

11 DEDICATED UNDERGROUND PARKING SPACES

PRIVATE SUBTERRANEAN LOT TO BE CONSTRUCTED

CITY OF BEVERLY HILLS PARKING

SAMPLE OF NEIGHBORS

IN THE HIGHEST COMPANY

RODEO DRIVE

1 Yves Saint Laurent
2 Lacoste
3 Hermès
4 Bulgari
5 Chanel
6 David Yurman
7 Tom Ford
8 Moncler
9 Gucci
10 Prada
11 Valentino
12 Dolce & Gabbana
13 Céline
14 Burberry
15 Louis Vuitton

BEVERLY DRIVE

16 Crate & Barrel
17 Alice and Olivia
18 Club Monaco
19 Theory
20 & Other Stories
21 COS
22 Lululemon
23 Williams Sonoma
24 AllSaints
25 AG Jeans
26 Nespresso
27 Ladurèe

CANON DRIVE

28 Wolfgang's Steakhouse
29 Alo Yoga
30 James Perse
31 Mastro's Steakhouse
32 Sugarfish
33 Spago

NORTH SANTA MONICA BLVD
CANON DRIVE
BEVERLY DRIVE
RODEO DRIVE
CAMDEN DR
BEDFORD DR
N ROXBURY DR
SOUTH SANTA MONICA BLVD
BURTON WAY
BRIGHTON WAY
CRESCENT DRIVE
DAYTON WAY
CLIFTON WAY
REXFORD DRIVE
WILSHIRE BLVD
317 N. BEVERLY DRIVE
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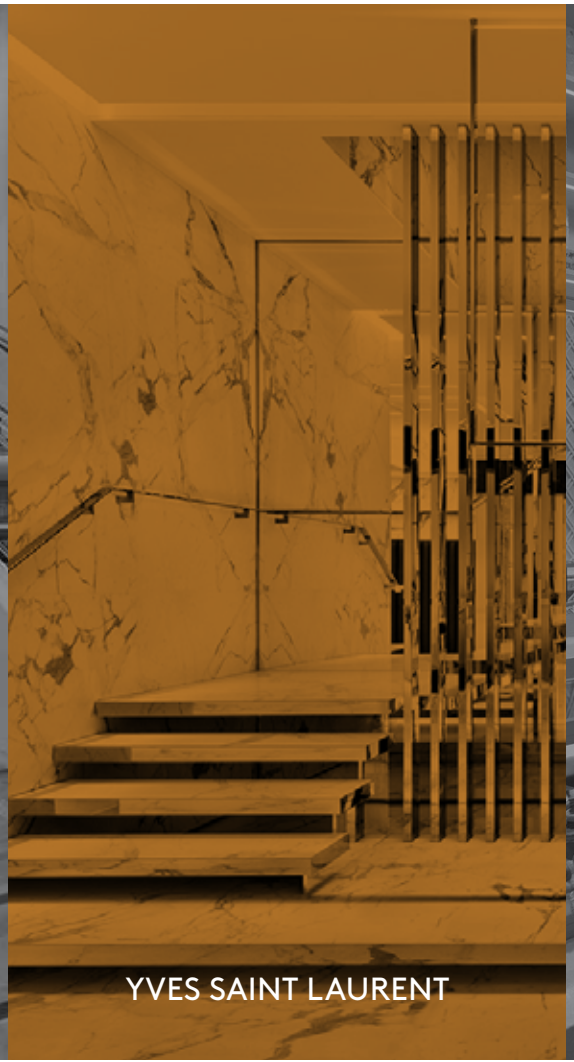
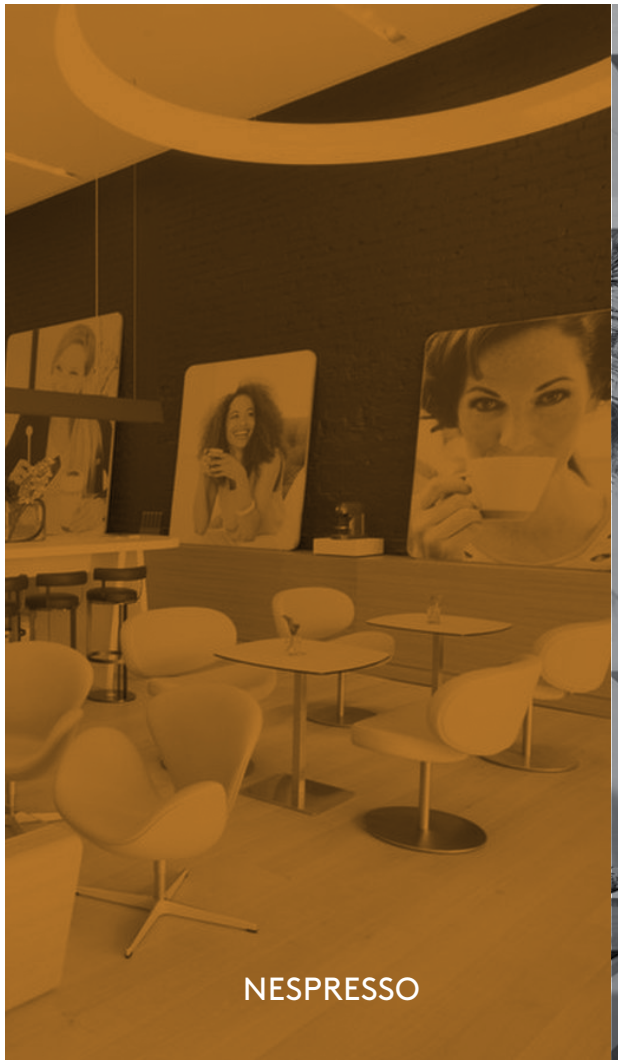
LOUIS VUITTON


YVES SAINT LAURENT

LADURÉE

NEIGHBORS



NESPRESSO

HERMÈS

ALO YOGA

AFFLUENT DEMOGRAPHIC

LOS ANGELES WELCOMED **47.3** MILLION VISITORS IN 2016

Surpassing forecasts and breaking visitation records for the sixth consecutive year. The new record is 1.7 million visitors higher than 2015's total, an increase of 3.8% from the previous year.

VISITORS

1ST U.S. CITY TO WELCOME MORE THAN 1 MILLION VISITORS FROM CHINA

LAX

MULTI-BILLION DOLLAR RENOVATION TO BE COMPLETED IN 2019

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AVERAGE HOUSEHOLD INCOME IN A 1 MILE RADIUS OF PROPERTY IS NEARLY 300% HIGHER THAN NATIONAL AVERAGE

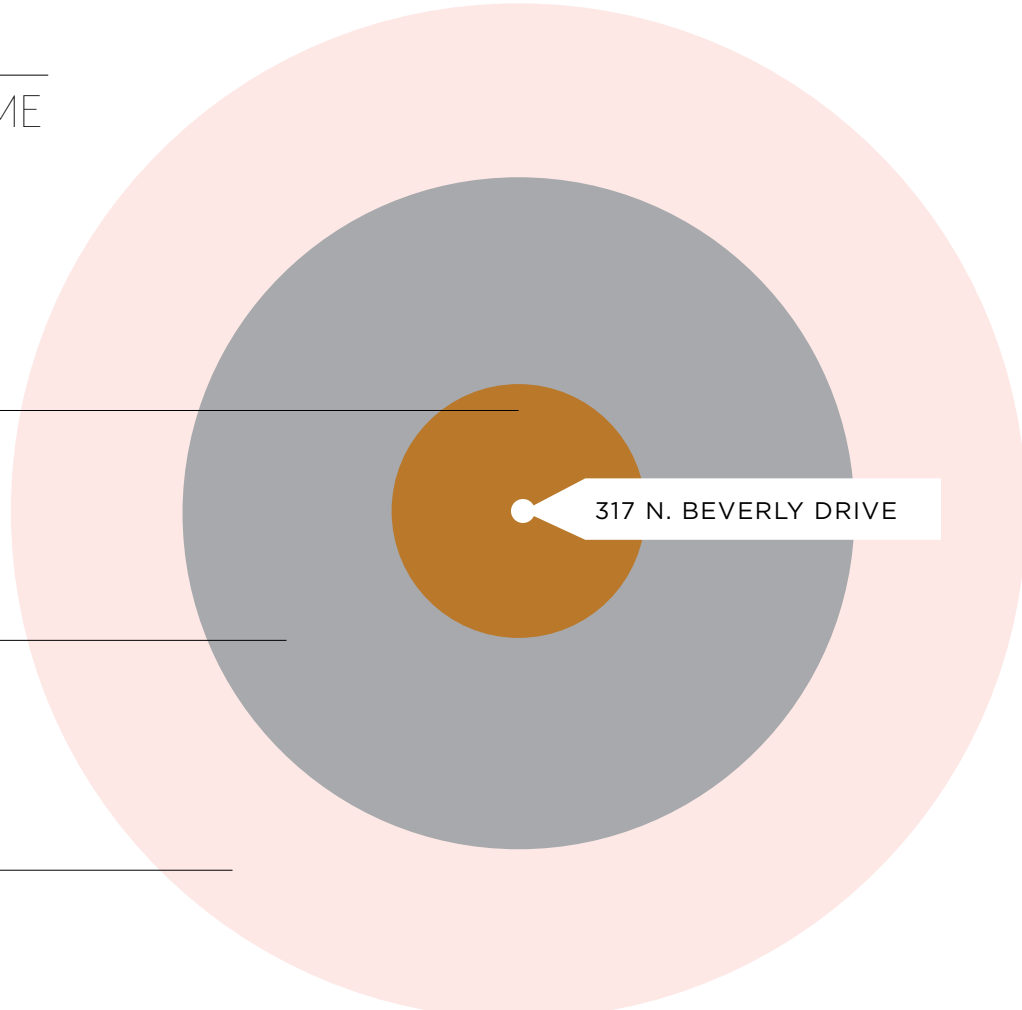
POPULATION

AVERAGE HOUSEHOLD INCOME

30,666
$154,946
1 MILE

284,158
$133,342
3 MILES

709,364
$118,536
5 MILES



BEVERLY HILLS

Spans 5.7 square miles, bordered by West Hollywood to the east and Century City to the west. The City is known throughout the world for its glamorous residences, ultra-luxurious lifestyle, couture shops, and grand palm tree-lined boulevards. Home to the renowned 90210 area code, Beverly Hills has become synonymous with affluence. The area is home to some of the world's most recognized hotels such as Beverly Hilton, The Beverly Wilshire, The Montage, The Beverly Hills Hotel and the Peninsula.

THE BEVERLY HILLS CLASS A RETAIL MARKET INCLUDES 149 BUILDINGS CONTAINING APPROXIMATELY 1.8 MILLION SF OF SPACE, WITH A VACANCY RATE OF ONLY 2.9%.

BEVERLY HILLS IS HOME TO 6.8 MILLION SF OF OFFICE SPACE, CONTRIBUTING TO AN IMPRESSIVE DAYTIME POPULATION OF OVER 200,000.

THE GOLDEN TRIANGLE

ONE OF THE MOST IMPRESSIVE AND VIBRANT RETAIL MARKETS IN THE WORLD

From world renowned fashion stores to one-of-a-kind local boutiques, Beverly Hills offers a shoppers' paradise located within the compact, easily walkable Golden Triangle. On the world-famous Rodeo Drive one can find Prada, Gucci, Valentino, Armani, Dior and Cartier. East of Rodeo, Beverly and Canon Drives offer other high-end fashion retailers, local boutiques, unique luxury shops, fantastic Beverly Hills restaurants and open-air cafés. Anchoring the southern border of the Golden Triangle is Department Store Row, home to the titans of luxury retailing, including Neiman-Marcus, Saks Fifth Avenue and Barneys New York.

Over the past five years a fresh new energy has taken over the Golden Triangle with impressive upgrades to streetscapes and architectural makeovers to storefront retailers, Hermès, Dior, Burberry, David Yurman, Geary's, and Schutz are among the brands that have expanded, renovated, and updated their stores at a considerable expense. The City of Beverly Hills has spent approximately $40 million redesigning the streetscapes of Rodeo, Beverly and Canon Drive to maintain the Golden Triangle's image as a world-class pedestrian and shopping district.

STERLING ORGANIZATION is a vertically integrated private equity real estate firm that has an established track record of successful projects with offices throughout the United States and headquarters in Palm Beach, Florida. The company's national platform is focused on investing in and operating retail real estate assets in major markets across the country. The Western U.S. office is based out of Los Angeles.

sterlingorganization.com

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