

# 419 CANON DRIVE

BEVERLY HILLS



BEST RESTAURANT BLOCK IN BEVERLY HILLS



**JAY LUCHS**  
EXECUTIVE VICE PRESIDENT  
CA RE LICENSE #01260345

T: 310.407.6585  
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[www.jayluchs.com](http://www.jayluchs.com)



## A RESTAURANT OPPORTUNITY LOCATED IN THE GOLDEN TRIANGLE

GROUND FLOOR INTERIOR: 2,034 SF

GROUND FLOOR PATIO: 599 SF

MEZZANINE: 900 SF

STORAGE SHED: 372 SF

\$26,330 PER MONTH NNN (\$0.65 PSF PER MONTH)  
\$315,960 PER ANNUM NNN (\$7.80 PSF PER ANNUM)

BOW TRUSS CEILINGS WITH NATURAL LIGHT

PARKING IN REAR

NEIGHBORING TENANTS INCLUDE:  
IL PASTAIO, UMBERTO, PORTA VIA, OLIVE & JUNE,  
LA SCALA, WOLFGANG'S STEAKHOUSE,  
WALLY'S BEVERLY HILLS, NIC'S, ALO YOGA,  
XI'AN, EBALDI, JAMES PERSE, VALERIE, DRYBAR



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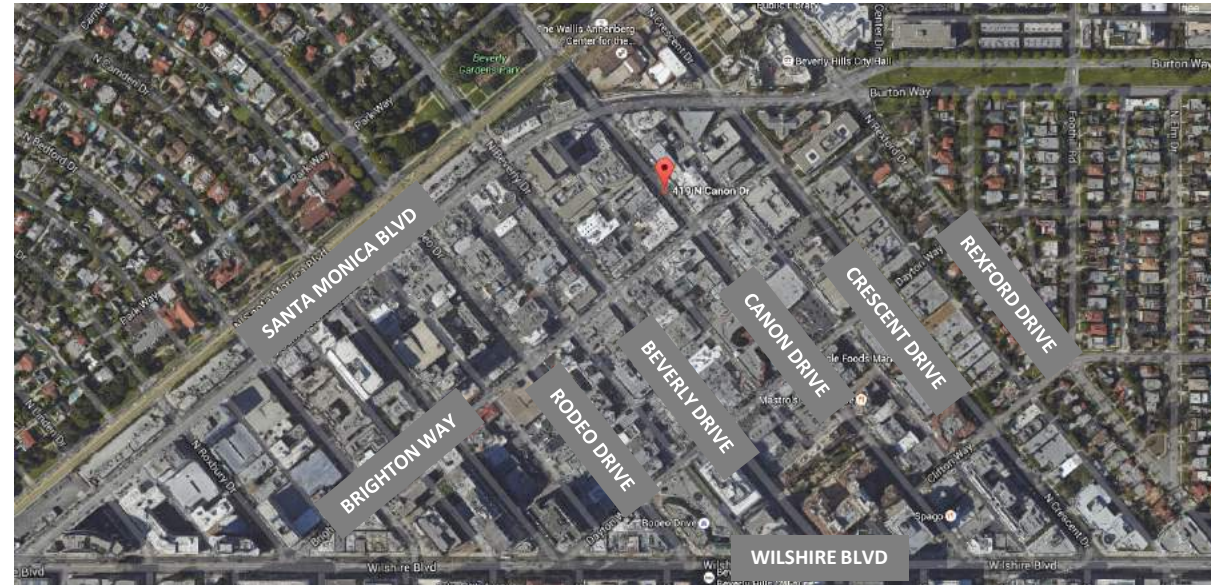
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<b>N SANTA MONICA BOULEVARD</b>	LUCHS STREET MAP	<b>N SANTA MONICA BOULEVARD</b>
Medical Building Vertigo		The Wallis Annenberg Center for the Performing Arts
<b>S SANTA MONICA BOULEVARD</b>		<b>S SANTA MONICA BOULEVARD</b>
Heritage Gem Mountain Studios Chroma Make Up Yoshi Hair Nic's Beverly Hills Offices Thibiant Day Spa Parking Structure Wally's Wines Wolfgang's Steakhouse Keller Williams The Courtyard Carroll & Co		Valerie Il Tramezzino Drybar Yoshi Hair Edelweiss Chocolates Selfish Alchemy 43 La Scala Leggiadro Oliva & June Porta Via  Umberto Salon
<b>419 CANON DRIVE</b>		
Avedon Louis Michael Optics by Victor Harry Harris Shoes American Tea Room		Shiki Vacant Il Pastiao
<b>BRIGHTON WAY</b>		<b>BRIGHTON WAY</b>
Garfield Pharmacy e. baldi James Perse Nelson Shelton Real Estate Joseph Martin Mulberry Street Pizza Rossano Ferretti Redevelopment Project Wendy Harrison Jackmond Le Mervetty Maxfield Bleu  Village on Canon		Alo Yoga Beverly Hills Beauty Center & Supply X'IAN Alan Friedman Jewelry Caffé Roma L'uomo la Donna Moda Italia 90210 Wine + Spirits Giuseppe Franco Vacant Rigatti Hologram USA Filmon.tv/Salon 90210 Rite Aid Physique 37
Via Alloro		
<b>DAYTON WAY</b>		<b>DAYTON WAY</b>
Blown Nest Seekers The Palm Parking Structure Bouchon  Montage Hotel	Obagi Hilton & Hyland Mastro's Steakhouse Eddie's Sands & Associates Vacant Luxuriator WH Super Care Drugs West Coast Escrow Euphoria Nail Salon Canale Hair Sugarfish Westside Estate Agency Rodeo Realty	
Bank of the West	<b>CLIFTON WAY</b>	
	Opus Bank Fred Hayman Building future Spaghetini concept Spago Prive Coldwell Banker New Pacific	
<b>WILSHIRE BOULEVARD</b>	LUCHS STREET MAP	<b>WILSHIRE BOULEVARD</b>



**JAMES PERSE**



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