238-242 N. CANON DRIVE



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NEWMARK
PACIFIC

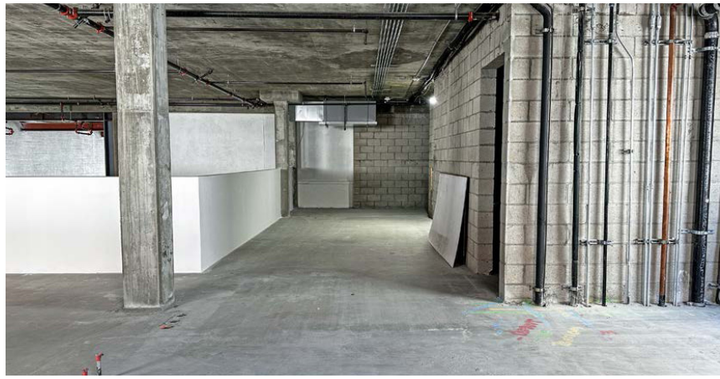
PROPERTY HIGHLIGHTS

- In the heart of the Golden Triangle on Canon Drive and directly across from the Maybourne Hotel, and surrounded by Mastro's, Spago, Sugarfish, Bad Roman, Porta Via, Via Alloro, Il Pastaio, La Scala, James Perse, Alo Yoga, Mother Denim, and many more
- Restaurant ready space with shaft and grease trap in place
- Divisible floor plan options available
- Beverly Hills City parking lot directly across the street & multiple city parking lots within close walking distance



*Rendering









OVERVIEW

ADDRESS

238-242 N. Canon Drive
Beverly Hills, CA 90210

USE

Retail/Restaurant

RENT

Available upon Request

SIZE

238 Ground:	±3,837 SF
238 Mezzanine:	±2,323 SF
240:	±1,218 SF
242:	±1,069 SF
Rooftop:	±2,067 SF

*Spaces can be leased together or as demised

AVAILABLE

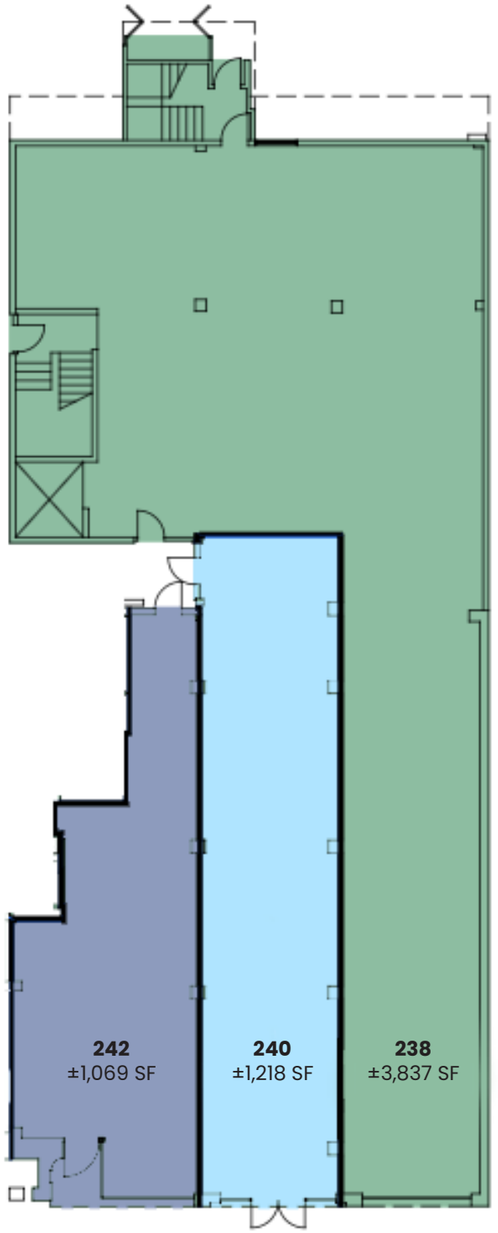
Immediate

FLOOR PLAN

238 GROUND:	±3,837 SF
238 MEZZANINE:	±2,323 SF
240:	±1,218 SF
242:	±1,069 SF
ROOFTOP:	±2,067 SF

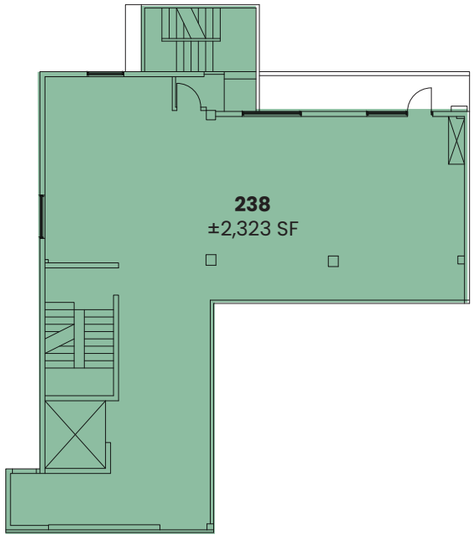
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GROUND FLOOR



N. CANON DRIVE

MEZZANINE



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DEMOGRAPHICS

CITY OF BEVERLY HILLS

$2.7BN
Yearly total spending in the City of Beverly Hills

7.4MM
Yearly visitors to the City of Beverly Hills

$161K
Average household income

35,848
Residents

44.8
Median age

70.1%
Completed 4 years of college or higher

31.0%
Graduate or professional degree

95.8%
Employed (86% white collar workers)

POPULATION	1 MILE	2 MILES	3 MILES
2021 Population - Current Year Estimate	20,977	105,161	261,098
2026 Population - Five Year Projection	21,028	105,808	263,793
2021-2026 Annual Population Growth Rate	0.05%	0.12%	0.21%

HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2021 Households - Current Year Estimate	9,702	50,654	120,684
2026 Households - Five Year Projection	9,688	50,754	121,489
2021-2026 Annual Household Growth Rate	-0.03%	0.04%	0.13%
2021 Average Household Size	2.15	2.05	2.05

HOUSING INCOME	1 MILE	2 MILES	3 MILES
2021 Average Household Income	$179,368	$161,858	$144,949
2026 Average Household Income	$203,075	$185,587	$166,958
2021 Median Household Income	$121,968	$107,014	$97,372
2026 Median Household Income	$138,850	$121,489	$110,554
2021 Per Capita Income	$83,590	$78,103	$67,484
2026 Per Capita Income	$94,251	$89,177	$77,385

EDUCATION	1 MILE	2 MILES	3 MILES
2021 Population 25 and Over	16,331	81,496	188,511
HS and Associates Degrees	4,915	22,056	52,916
Bachelor's Degree or Higher	10,920	56,694	127,956

HOUSING UNITS	1 MILE	2 MILES	3 MILES
2021 Housing Units	10,840	56,452	132,812
2021 Vacant Housing Units	1,138	5,798	12,128
2021 Occupied Housing Units	9,703	50,654	120,684
2021 Owner Occupied Housing Units	4,050	21,008	41,471
2021 Renter Occupied Housing Units	5,653	29,646	79,213

PLACE OF WORK	1 MILE	2 MILES	3 MILES
2021 Businesses	10,076	19,549	34,238
2021 Employees	87,404	171,696	374,414

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N. SANTA MONICA BOULEVARD

Medical Building Casablanca	469

S. SANTA MONICA BOULEVARD

Jade	467
Eyebar	461
Nail Sunny LA	459
Azur	453
Offices	451

PARKING STRUCTURE

Wally's Wines	447
Keller Williams	439
The Courtyard	427
Refine Luxury Goods	425
Future Photography Studio	425
Future Yume Sushi Bar	419
Avedon	417
Shole	413
Logan Howell	411
Future Maybach	409
G Fore	401

BRIGHTON WAY

Garfield Pharmacy	9400 Brighton Wy
e. Baldi	375
James Perse	357
Offices	355
Future Mother	351
Mulberry Street Pizza	347
Khinkali House	345
Modern Esthetics	343
La La Land Reserve	341
Society Hounds	339
Zuma Diamonds	333
Alfred Coffee	319
260 Sample Sale LA Village on Canon Previews Coldwell Banker Via Alloro	301

DAYTON WAY

No. 275	275
Nest Seekers	271
Bad Roman	267
Discovery Land & Sound Ventures	257
Novikov	257

PARKING STRUCTURE

Sweet Beverly	240
Terrace Restaurant	225
Maybourne Hotel	225
Maru Coffee	201
BMO	9401 Wilshire Blvd

WILSHIRE BOULEVARD

N. CANON DRIVE

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N. SANTA MONICA BOULEVARD

9390	The Wallis Annenberg Center for the Performing Arts

S. SANTA MONICA BOULEVARD

460	Real Estate Office | Funke
454	Il Tramezzino
452	Bacio Di Latte
450	Canon Collectables
444	Edelweiss Chocolates
442	Selfish
440	Brendratti
434	La Scala
432	Anne Sisteron
430	Dan Deutch
400-410	Il Pastaio

BRIGHTON WAY

370	Alo Yoga
366	Bella+Canvas
362	X'IAN
350	Attic Koncept
350	Oltremare (coming soon)
350	Chroma Makeup Studio
350	The Swan House
350	Versai
350	Coco House Pilates
350	Giuseppe Franco
350	Mishka
350	TZURI
342	Nazareth's Fine Cigars
340	Estiatorio Louka
338	Filmon.tv/Salon 90210
300	Future CVS
320	Former Core Power Yoga

DAYTON WAY

270	Obagi
250	Future Regent
246	Mastro's Steakhouse
SITE - 238-242 N. CANON DRIVE	
232	Black Equities
228	MiniLuxe
224	Luxuriator
222	Barnes International Realty (offices)
220	Recess LA
220	Super Care Drugs
218	Lido Equities Group
216	Michael M
214	W Barber Shop
212	Sugarfish
202	Rodeo Realty

CLIFTON WAY

192	The Kabbalah Centre
190	Fred Hayman Building
184	Future Porta Via
176	Spago
176	Prive
166	Candyland Indoor Playground
160	New Pacific

WILSHIRE BOULEVARD

N. CANON DRIVE

NEARBY

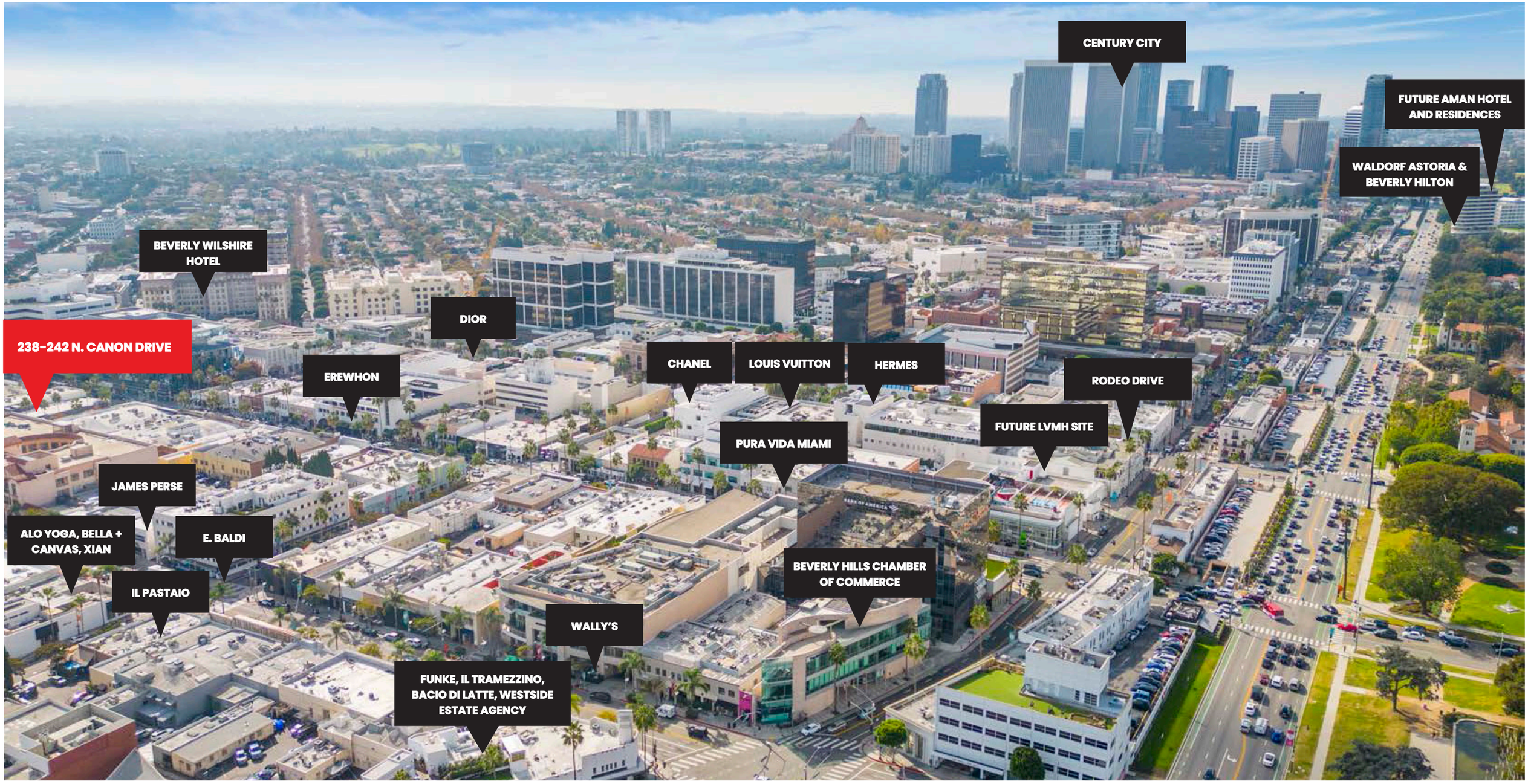


BEVERLY GARDENS

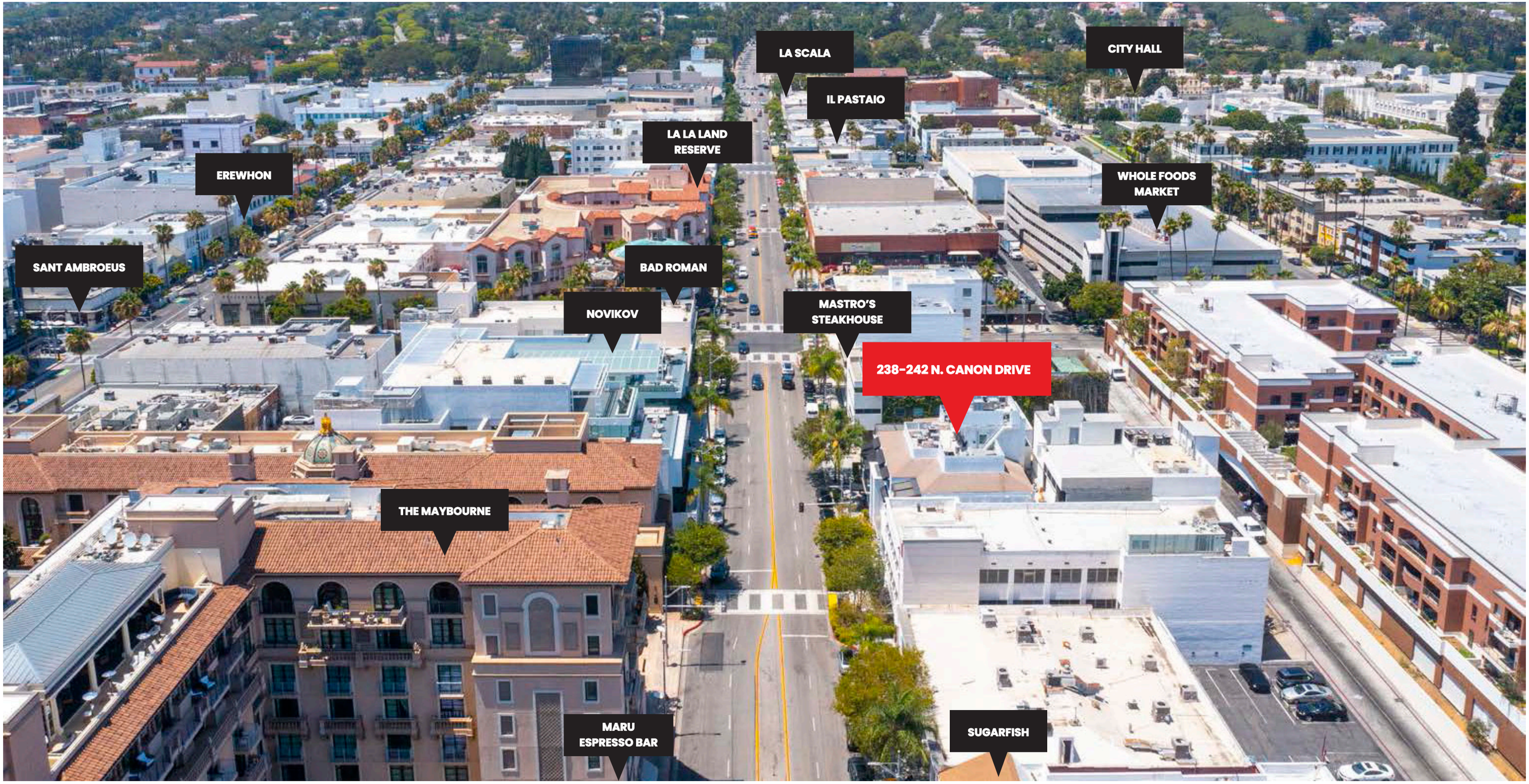




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