

# 238 N CANON DRIVE

# FOR LEASE

BEVERLY HILLS, CA 90210

±2,067 SF  
ROOFTOP  
OPPORTUNITY

**NEWMARK**  
PACIFIC **CBRE**

## FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY

### BEVERLY HILLS GOLDEN TRIANGLE

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# NORTH CANON DRIVE

**SIZE**  
± 8,477 SF  
±2,067 SF Rooftop

**RATE**  
Upon Request

**NNN**  
\$1.00 PSF/MO







## ONE-OF-A-KIND-FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY

In the heart of the Golden Triangle on Canon Drive and directly across the way from the Maybourne Hotel and Beverly Gardens.

Neighboring tenants include Mastros, Nusr-Et, Spago, Sugarfish, Julien's Auction House, The Palm, Via Alloro, Il Pastaio, La Scala, Mirame, TATEL, and many more!





# HIGHLIGHTS

**238 N CANON DRIVE**



**SIZE:** ±8,477 SF  
±2,067 SF Rooftop

**RATE:** Upon Request

**NNN:** ±\$1.00 PSF/MO



Beverly Hills City parking lot directly across the street to subject property (two hours free before 6pm) & multiple city parking lots within close walking distance



Tremendous frontage along N. Canon Drive and facing the Maybourne Hotel



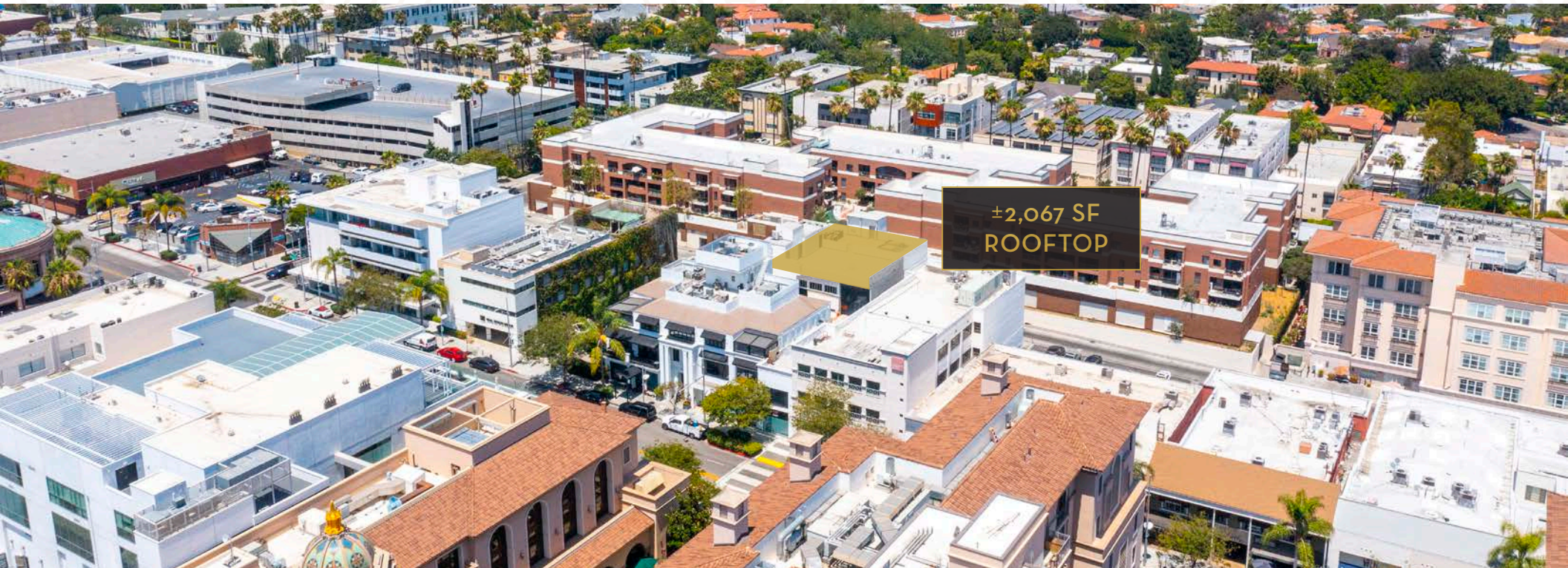
Rare, Beverly Hills flagship location with great parking



Direct deal through landlord



Very high ceilings! (12"-25")



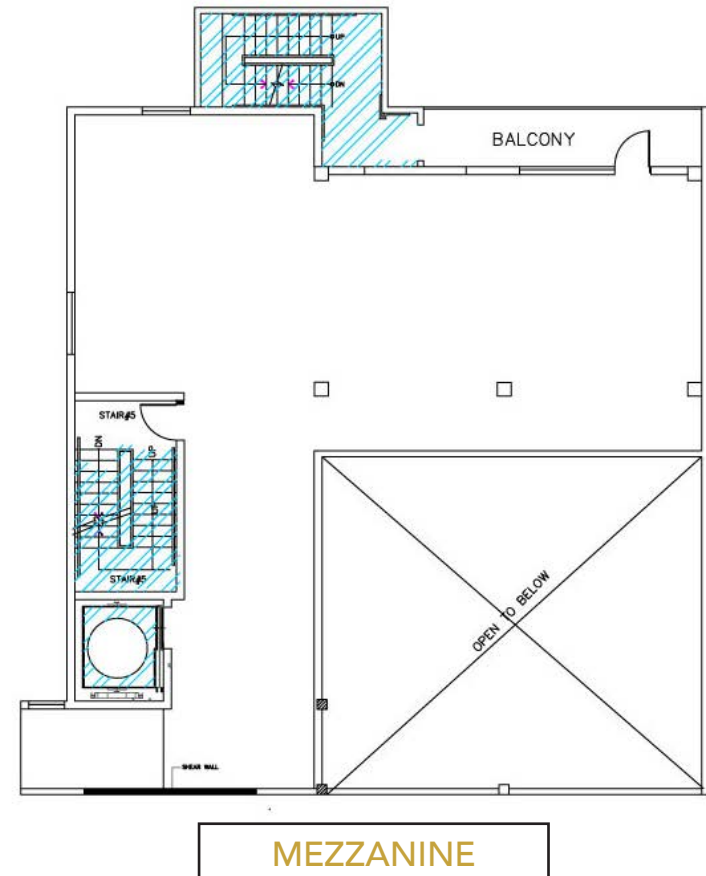
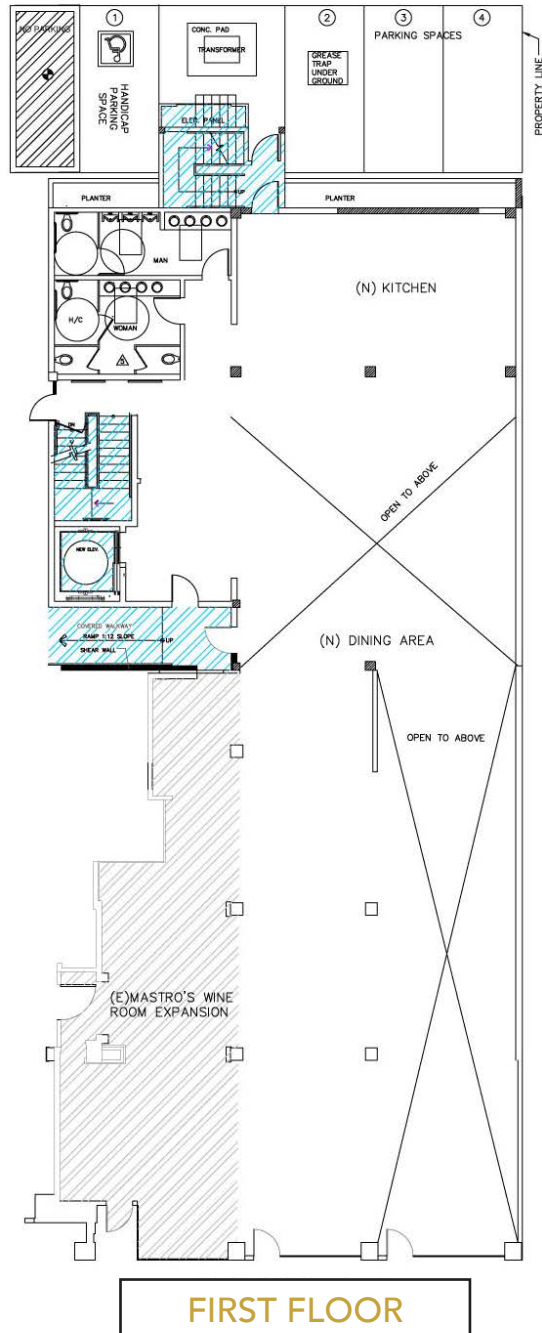
±2,067 SF  
ROOFTOP



# INTERIOR



# FLOOR PLAN





# ROOFTOP







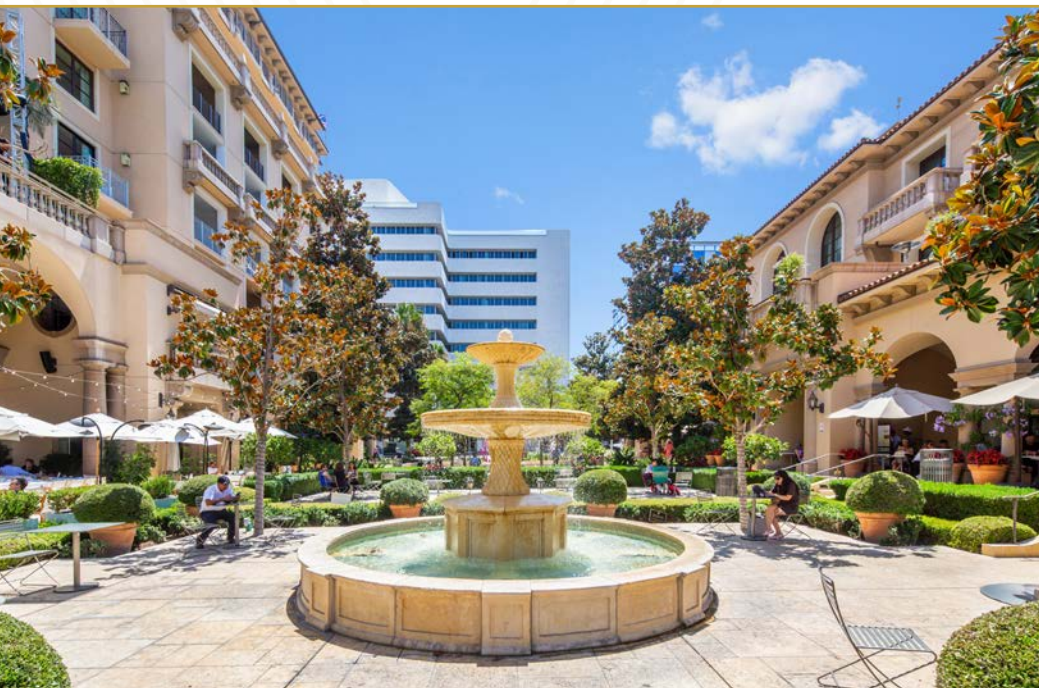


# THE MAYBOURNE HOTEL





# BEVERLY GARDENS





# BEVERLY HILLS

35,848  
RESIDENTS



44.8  
MEDIAN AGE



53.6%  
RENT



38.9%  
OWN



**\$2.7BN**

YEARLY TOTAL SPENDING IN  
CITY OF BEVERLY HILLS

**\$161K**

AVERAGE HOUSEHOLD  
INCOME

**7.4MM**

YEARLY VISITORS TO  
CITY OF BEVERLY HILLS





BEVERLY WILSHIRE HOTEL

AVRA  
MAPLE & ASH (COMING SOON)

JAMES PERSE

E BALDI

YOSEMITE

ALO YOGA

IL PASTAIO

2-HOUR FREE  
PUBLIC PARKING

TATEL

FUTURE LVMH SITE

RODEO DRIVE

CENTURY CITY

PUBLIC PARKING

N BEVERLY DRIVE

CANON DRIVE

SANTA MONICA BLVD



# DEMOGRAPHICS



## 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

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

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

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

2021 Businesses	10,076	19,549	34,238
2021 Employees	87,404	171,696	374,414





# NEIGHBORS



## AUTOMOTIVE

Beverly Hills Audi	O'Gara Beverly Hills
Jim Falk Lexus of Beverly Hills	Bentley
Ferrari Beverly Hills	Bugatti
Cadillac of Beverly Hills	Aston Martin
Pagani	Lamborghini
LUCID Motors	McLaren
	Rolls Royce



## FOOD

Avra Beverly Hills	Il Pastaio	Nate'n Al	Spago
Caulfield's Bar & Dining Room	Jon & Vinny's	Nespresso	Sprinkles
Cipriani	La Colombe Coffee	Novakov	Starbucks (3)
Comoncy	La Scala	Nozawa Bar	Sugarfish
CPK	Laduree	Nusr-Et	The Form of Beverly Hills
Crustacean	Mastro's	Ocean Prime	The Palm
Beverly Hills CUT	Mirame	Porta Via	Via Alloro
E Baldi	Mr Chow	Pressed Juicery	Wally's Beverly Hills
Il Fornaio	Mulberry Pizza	Shake Shack	Yazawa



## HOTELS

The Beverly Hills Hotel	Maybourne Beverly Hills
The Beverly Hilton	SIRTAJ Hotel Beverly Hills
Beverly Wilshire Four Seasons	The Peninsula Beverly Hills
Crescent Hotel Beverly Hills	Viceroy L'Ermitage
Hotel Beverly Terrace	Waldorf Astoria



## FASHION & HOME

& Other Stories	Club Monaco	Gucci	Pottery Barn
AG Jeans	COS	Harry Winston	Prada
Alice and Olivia	Crate & Barrel	Hermès	Sephora
AllSaints	David Yurman	James Perse	Sotheby's
BVLGARI	Dior	Loro Piana	Tiffany
Burberry	Dolce & Gabbana	Louis Vuitton	Tom Ford
Céline	Fendi	Lululemon	Valentino
Chanel	Gagosian Gallery	Moncler	Yves Saint Laurent



## FITNESS & BEAUTY

Alo Yoga	Obagi Skin
Anastasia Beverly Hills	Rite Aid
Christophe	SKN Bar
Equinox	The Spa on Rodeo
José Eber	Umberto Salon





# THE AREA



BEVERLY WILSHIRE HOTEL

RITE-AID  
COREPOWER YOGA  
NEST SEEKERS  
LUXURY REAL ESTATE

MULBERRY PIZZA  
CAVCAS

JAMES PERSE

E BALDI

YOSEMITE

ALO YOGA  
BELLA + CANVAS  
XIAN

UMBERTO

IL PASTAIO

ANNE SISTERON  
LA SCALA  
LEGGAIADRO  
HONORINE

PORTA VIA

2-HOUR FREE  
PUBLIC PARKING

TATEL

EDDELWEISS CHOCOLATES  
SELFISH

KELLER WILLIAMS  
REALTY  
BEVERLY HILLS

HARCOURTS  
OPTICS BY VICTOR  
SOLE  
AVEDON

RODEO DRIVE

CENTURY CITY

WALDORF ASTORIA  
& BEVERLY HILTON

LITTLE SANTA MONICA

SANTA MONICA BLVD

BEVERLY HILLS  
CHAMBER OF COMMERCE

FUNKE  
IL TREMEZZINO  
JENNIFER FISHER  
WESTSIDE ESTATE AGENCY



## CANON DRIVE EATERIES

- MASTRO'S STEAKHOUSE
- NEGRONI (COMING SOON)
- IL PASTAIO
- LA SCALA
- PORTA VIA
- IL TRAMEZZINO
- TATEL
- CAVCAS (COMING SOON)
- VIA ALLORO
- SUGARFISH
- SPAGO
- NUSR-ET
- NOVAKOV





# THE AREA

WEST HOLLYWOOD

FOUR SEASONS DOHENY

DOWNTOWN LOS ANGELES

POTTERY BARN  
DJULA  
SANDRO  
DIPTYQUE  
SCHUTZ  
PRONOVAS  
GUESS?  
LULULEMON  
MONA LISA

ASRV  
FAVORITE DAUGHTER  
SAM EDELMAN  
CRISTOPHE  
MAJE  
ALC (COMING SOON)  
SUNGLASS HUT  
THE CHEESECAKE FACTORY  
& OTHER STORES

INTERMIX  
BA&SH  
NESPRESSO  
ALICE & OLIVIA  
NATE N' ALS

KITSON  
ALLSAINTS  
STARBUCKS  
CRATE & BARREL

2-HOUR FREE  
PUBLIC PARKING

EREWHON



# FUTURE POSSIBILITIES





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