



NEW CONSTRUCTION • RETAIL / RESTAURANT / OFFICE FOR LEASE

315-319

N. BEVERLY
DRIVE

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NEWMARK
PACIFIC

PROPERTY DETAILS



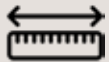
USE

Ground Retail, Office or
Restaurant Upper Levels



CEILING HEIGHT

14' – 15.5'



FRONTAGE

38' on Beverly Drive



NEW CONSTRUCTION

Completed



PARKING

Carousel Parking System
with 12 Spaces



BUILDING RENDERING

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**CUSHMAN &
WAKEFIELD**

HIGHLIGHTS

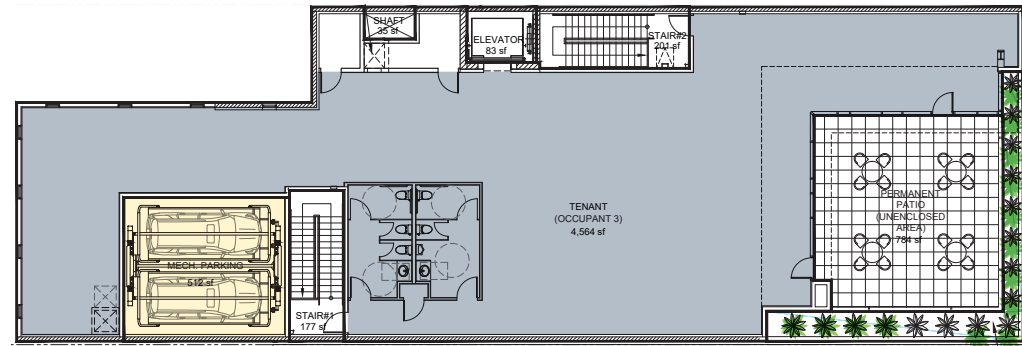
Positioned on North Beverly Drive within the luxurious Beverly Hills Golden Triangle, 317 N. Beverly Drive offers prime exposure to retailers and restaurants in a highly coveted and rarely available shopping destination.

This new construction offers a fresh face on the street that will be ideal for retail, restaurant or office.

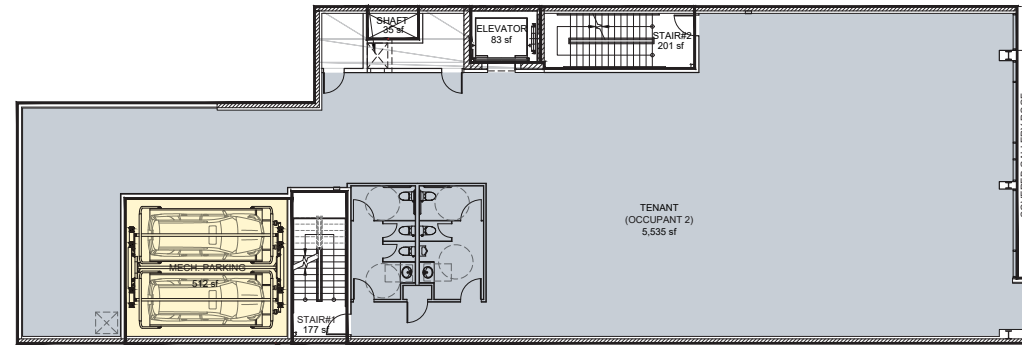
Neighboring tenants include: Aesop, Guess, Lululemon, IRO, Diptyque, Sandro, COS, Sam Edelman, ARI, Reformation, Sephora, Erewon and Wilson.

Level 1	± 3,552 RSF
Level 2	± 5,535 RSF
Penthouse	± 4,564 RSF
Roof Terrace	± 784 RSF
Total Square Feet	± 14,435 RSF

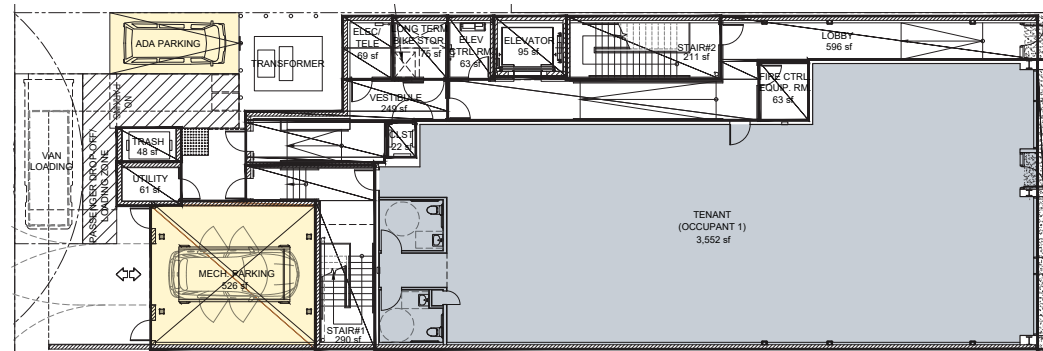
PENTHOUSE



LEVEL 2



LEVEL 1



N. BEVERLY DRIVE

DEMOGRAPHICS



POPULATION

30,199	284,843	702,270
1 MILE	3 MILES	5 MILES



MEDIAN AGE

45.4	38.1	38.2
1 MILE	3 MILES	5 MILES



HOUSING UNITS

16,552	147,29	351,287
1 MILE	3 MILES	5 MILES



AVERAGE HOUSEHOLD INCOME

\$185,058	\$160,236	\$143,305
1 MILE	3 MILES	5 MILES



RESTAURANT RENDERING

An aerial photograph of Beverly Hills, California, showing a dense urban landscape with numerous skyscrapers and residential buildings. The sky is blue with scattered white clouds. In the foreground, N. BEVERLY DRIVE runs diagonally across the frame. A red outline highlights a specific building complex in the center-left area. Numerous labels for luxury brands and retailers are placed throughout the image, connected by thin lines to their respective locations. These include Burberry, Dior, Loewe, Prada, Gucci, Ferragamo, Cartier, Chanel, Balenciaga, Givenchy, Saint Laurent, Bottega Veneta, Valentino, Rolex, Harry Winston, Van Cleef & Arpels, IWC, Tod's, David Yurman, Tom Ford, Moncler, Ari, Iro, Erewhon, Gearys, Zadig & Voltaire, L'Agence, Reformation, Club Monaco, Veronica Beard, Jennifer Fisher, Simkhai, Optometry, Taschen, Mo'Nique, Cristophe, Joe's, Monday Swimwear, Asru, Low Bottom, Monnalisa, Scandia, Wilson, Guess, Pronovias, Anine Bing, Diptyque, Sandro, Diula, Sephora, Sweetgreen, and Tags. The background shows more city buildings and distant hills under a clear sky.



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