

414 N. BEVERLY DRIVE



*Potential rendering

RETAIL SPACE
AVAILABLE FOR
LEASE IN BEVERLY
HILLS TRIANGLE

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NEWMARK
PACIFIC

BRANDON COHAN
REAL ESTATE

PROPERTY HIGHLIGHTS

- Prime Golden Triangle address with excellent visibility and constant pedestrian activity
- The building will be expanded, feature a new modern storefront, and be delivered in Q3 2027 in vanilla shell condition
- Highly desirable co-tenancy surrounded by luxury retail, dining, and hospitality
- Outstanding area demographics and strong daytime population from nearby offices and hotels
- Near multiple Beverly Hills municipal parking structures for convenient customer access
- Ideal for luxury and contemporary retail, gallery, or experiential concepts
- Prominent signage and branding opportunities along a marquee Beverly Hills block
- Easy access to Wilshire Blvd and Santa Monica Blvd; steps from Rodeo Drive



OVERVIEW

ADDRESS

414 N. Beverly Drive
Beverly Hills, CA 90210

SIZE

Approximately 5,933 SF
- 7,400 SF

FRONTAGE

Approximately 48' on
Beverly Drive

USE

Retail/Showroom

RENT

Available upon Request

AVAILABLE

Q3 2027

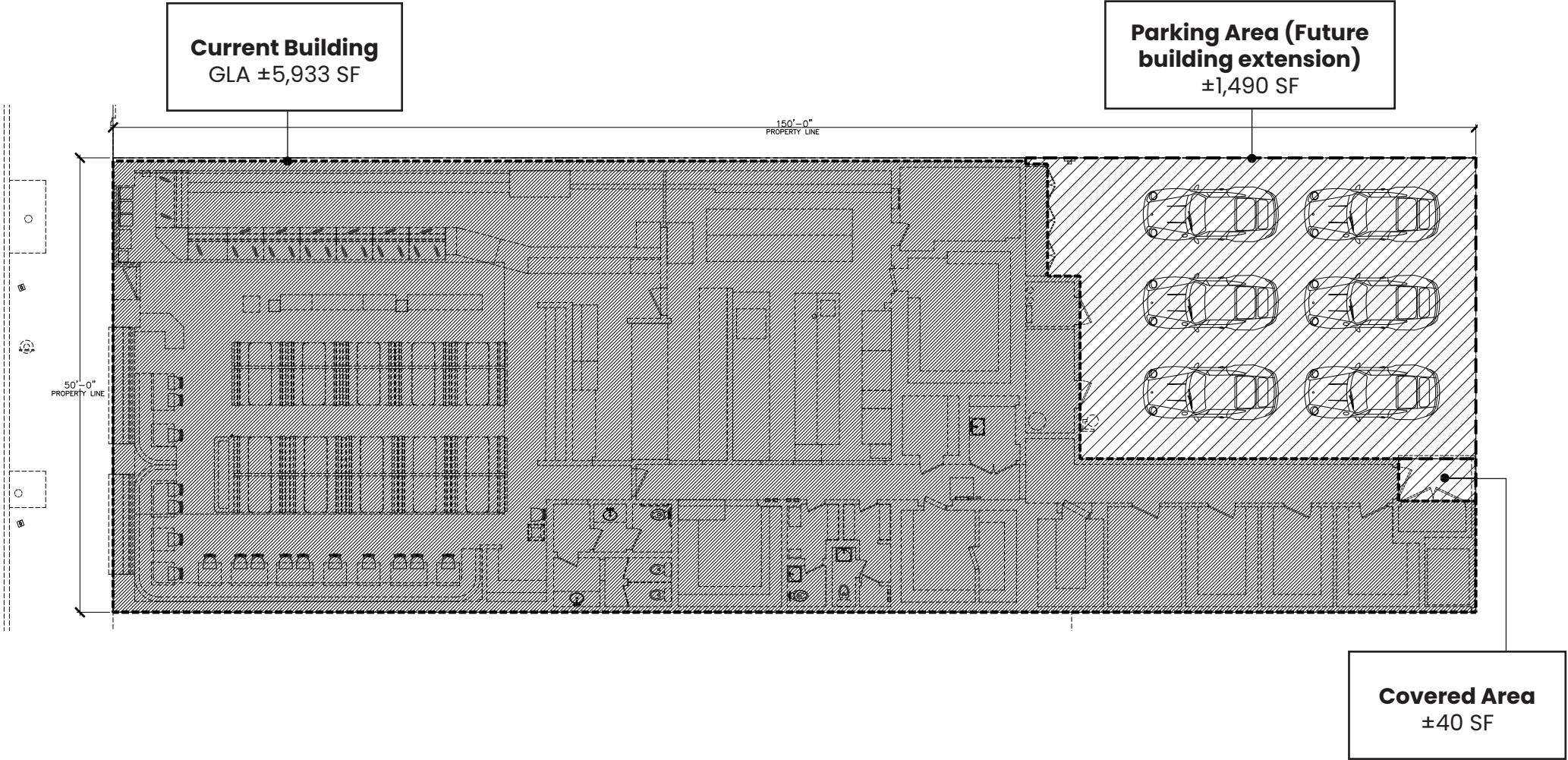
EXISTING BUILDING



FLOOR PLAN

GROUND FLOOR

N. BEVERLY DRIVE



NORTH BEVERLY DRIVE

S SANTA MONICA BOULEVARD

468	Bank of America
460	PNC Mortgage
438	Crate & Barrel

CITY OF BEVERLY HILLS PARKING STRUCTURE

428	Starbucks
422	All Saints
420	Kitson
SITE - 414 N. BEVERLY DRIVE	
410	Alice & Olivia
408	Nespresso
404	Ba&sh
400	Club Monaco

BRIGHTON WAY

370	H&M
364	Cheesecake Factory
358	Sanctuary
356	Sunglass Hut
354	Taschen Books
352	A.L.C.
350	Maje
348	Christophe Salon
346	Joe's Jeans
344	Monday Swimwear
342	Sam Edelman
340	ASRV Sportswear
338	Monnalisa
334	Lululemon Athletica
332	Scandia Home, Future Lululemon expansion
330	Anta
330	Wilson
320	Guess
316	Pronovias Wedding Dresses
314	Anine Bing, Future Salomon
312	Diptyque
310	Sandro
308	Future Cinq a Sept
300	Future Blue Elephant

DAYTON WAY

270	Sephora
266	Uniquities Consignment House
264	Beverly Hills Perfumery
262	Arthur Murray
260	Modern Bread & Bagel
258	Anto Distinctive Shirtmaker
256	The Ice Brothers
252	Cantina Frida
242	Future Mercedes (1 year pop up) Maybourne Hotel
210	The Wine Merchant
202	Ohana Realty

WILSHIRE BOULEVARD

S SANTA MONICA BOULEVARD

465	Future Louis Vuitton Flagship
453	Future Louis Vuitton Flagship
451	Future Louis Vuitton Flagship
447	Pop's Bagels
443	Jeni's Ice Cream
439	Pura Vida Miami
437	Tom's Toys
433	Guest in Residence
427	Favorite Daughter
423	Veronica Beard

PARKING STRUCTURE

419	All' Antico Vinaio
417	Rene Mancini
415	Offices (Upstairs)
409	Reformation
401	Future Chanel

BRIGHTON WAY

375	Optometrix
371	L'Agence
367	Zadig & Voltaire
365	Jonathan Simhakai
363	Jennifer Fisher
357	Future Geary's temp store
351	Geary's
339	Erewhon

CITY OF BEVERLY HILLS PARKING STRUCTURE

329	Brilliant Earth
327	ARI
325	Me + Em
323	Gallery
321	Aesop
313	Art Gallery
311	Future Amouge
309	Morgenthal Fredrics
301	Future Sant Ambroeus

DAYTON WAY

253	Tags
251	Sweetgreen
245	MGM
233	Avra
231	Office Building
229	Aroma360
225	Valley Bank Chase Bank

WILSHIRE BOULEVARD

LOUIS VUITTON RODEO DRIVE EXPERIENTIAL FLAGSHIP



Beverly Hills' famed Golden Triangle is entering a new era, anchored by LVMH's landmark Louis Vuitton flagship now underway just a short walk from this property. Spanning four assembled parcels between Rodeo Drive and Beverly Drive, the Frank Gehry-designed complex will bring nearly 105,000 square feet of experiential retail, dining, and museum-caliber exhibition space to the neighborhood — including a rooftop garden, a fine-dining restaurant, and an exhibition celebrating Louis Vuitton's 170-year heritage. Approved unanimously by the Beverly Hills Planning Commission, construction is set to break ground in 2026 with completion targeted for 2029, cementing this stretch of Rodeo and Beverly Drive as one of the most sought-after luxury destinations in the world. For retailers and investors alike, proximity to this level of brand investment signals sustained foot traffic, prestige, and long-term value in the heart of Beverly Hills.



*Digitally altered image



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