

# 450 N. CANON DRIVE

BEVERLY HILLS, CA 90210



**JAY LUCHS**  
**CARLY GELLER**  
**NEWMARK**  
PACIFIC

Vice Chairman  
Director-Jay Luchs Group  
**JAYLUCHS.COM**

310-407-6585  
310-593-0760

[jay.luchs@nrmk.com](mailto:jay.luchs@nrmk.com)  
[carly.geller@nrmk.com](mailto:carly.geller@nrmk.com)

CA RE Lic. #01260345  
CA RE Lic. #02153582

jayluchs.com  
**For Lease**  
**310 407 6585**  
**Jay Luchs**  
Los Angeles

**450 N. CANON DRIVE**  
BEVERLY HILLS, CA 90210

**ADDRESS**

450 N. Canon Drive  
Beverly Hills, CA 90210

**USE**

Retail

**SIZE**

±1,187 SF

**RENT**

Available upon Request

**POSSESSION**

Arranged

**HIGHLIGHTS**

- Located next to retail and restaurants in Beverly Hills' Golden Triangle
- Brick wall interior
- Polished concrete flooring
- Contemporary light fixtures and recessed lighting



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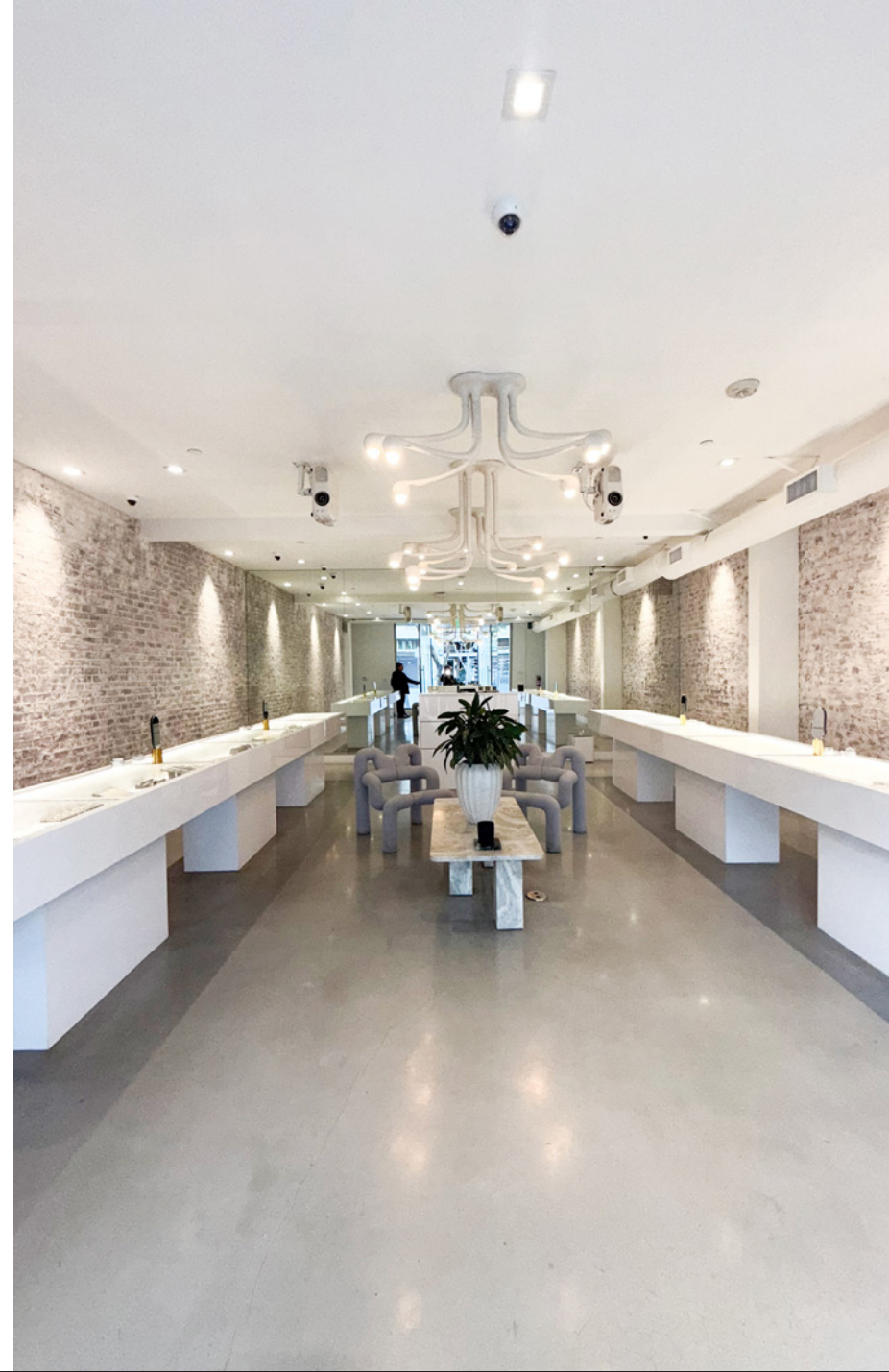
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# CO-TENANCY



Il Tramezzino is an Italian cafe and has been a local favorite since it opened its doors in 1991. Il Tramezzino is known for their delicious salads, pasta, desserts, and our famous "Paninis"



Bacio di Latte was established in 2011 by Edoardo and Luigi to share their passion for gelato, inspired by traditional Italian recipes and quality ingredients discovered during their travels in Italy. They create fresh gelato on-site, maintaining the authentic traditions of Italian gelato-making.

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±1,187 SF



Chef Evan Funke of Felix and Mother Wolf fame teamed up with real estate mogul Kurt Rappaport to create Funke, a three-story, 180-seat restaurant serving regional Italian dishes and roof top bar.



Westside Estate Agency is a boutique real estate brokerage founded by Stephen Shapiro and Kurt Rappaport that specializes in the high-end residential market.



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450 N. CANON DRIVE  
 ±1,187 SF  
 AVAILABLE

±46,736  
 CARS PER DAY

Traffic Count: Costar, TrafficMetrix 2022

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N. SANTA MONICA BOULEVARD

CASA  
BLANCA

S. SANTA MONICA BOULEVARD

Eyebars  
NAIL-SUNNY

Offices

PARKING STRUCTURE

Wallis

Keller Williams  
The Courtyard  
Refine Luxury Goods

NEGRONI  
AVEDON  
Shole

Rodeo Realty  
G/FORE

BRIGHTON WAY

Garfield Pharmacy

LaBelli  
JAMES PERSE

PIZZERIA  
SHEET

R/Wall Paint Lounge  
future Modern Esthetics

Med spa  
future Bow  
JACKMOND  
LE MERVETTY  
260 Sample Sale LA

Village on Canon

VIA  
ALLORO

DAYTON WAY

No. 275

Nest Seekers  
future Bad Religion  
Hilton & Hyland  
NOVIKOV  
BEVERLY HILLS

PARKING STRUCTURE

Sweet  
SUGAR FISH

Georgie

MAYBOURNE  
HOTEL GROUP

BANK OF THE WEST  
BNP PARIBAS



WILSHIRE BOULEVARD

N. SANTA MONICA BOULEVARD

The Wallis  
Wallis Annenberg Center for the Performing Arts

S. SANTA MONICA BOULEVARD

Trudie

Real Estate Office

il  
Tramezzing  
PASTRY CRAFT

future BACCIO di LATTE

Edelweiss Chocolates  
Selffish

ANNESISTERON

JEAN LEON'S  
LaSalle

PASCH  
OPTICAL OUTLOOK

Porto Vie  
BEVERLY HILLS

Umberto Salon

VAPATSUMI  
RESTAURANT & BAR

il Pastaio  
RESTAURANT & BAR

BRIGHTON WAY

alo



Florie Couture  
Versai

GIUSEPPE FRANCO SALON

Mishka  
TZUR  
RESTAURANT & BAR

Nazareth's Fine Cigars

ESTIATORIO

Louka

FilmOn.tv/Salon 90210

RITE  
AID

corepower YOGA

DAYTON WAY

Obagi

Core Real Estate Group

MASTRO'S  
STEAKHOUSE



Sands & Associates

MiniLuxe

LUXURIATOR

Barnes International Realty (offices)

Super Care Drugs

CANALÉ



Westside Estate Agency

Rodeo Realty

CLIFTON WAY

Pacific Premier Bank

Fred Hayman Building



Spago  
PRIVE

Coldwell Banker

New Pacific

WILSHIRE BOULEVARD

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Vice Chairman  
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Corporate RE Lic. #01796698

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