



# The Burton Way Collection

9012-9020 Burton Way, Beverly Hills, California 90211

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

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**For Sale**  
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# Portfolio Summary

9012-9020 Burton Way represents a rare opportunity to acquire a multi-building asset in a highly desirable Beverly Hills location, just steps from premier hospitality, retail, and medical anchors.

The property consists of three low-rise buildings totaling approximately 6,451 SF on a combined lot of approximately 11,381 SF, originally constructed in the 1940s.

# Portfolio Summary



## 9012 - 9014 Burton Way

### *Two-story office building*

100% Occupied by 3 tenants

**Building Size:** Approximately 3,293 SF

**Land Size:** Approximately 6,600 SF



## 9018 Burton Way

### *Restaurant*

100% occupied by Il Cielo restaurant

**Building Size:** Approximately 1,436 SF

**Land Size:** Approximately 4,781 SF



## 9020 Burton Way

### *Two-story retail/office building*

100% occupied by Il Cielo restaurant

**Building Size:** Approximately 1,722 SF

Price Available upon Request



Burton Way



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# Property Highlights

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## Use

Office

## Building Size

±3,293 SF

## Land Size

±6,600 SF

## Frontage

Approximately 35' on Burton Way

## Zoning

BHR4YY

## Parcel #

4335-018-003

## Year Built

1980

## Tenancy

Multi-tenancy

## Parking

4 spots available in rear garage

# 9012 - 9014 Burton Way

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# 9012 - 9014 Burton Way



Charming, classic Beverly Hills office spaces in a 2-story, brick, ivy-clad building featuring 4 private offices which consist of bathrooms, kitchens, storage areas and individual workspace. Newly renovated with beautiful flooring and crown molding, the space is filled with natural light and offers seamless indoor-outdoor flow with a gated front yard, and a private enclosed backyard allowing for hosting, dining, and fresh air. Included in the property is garage space accommodating 4 cars, accessible via the alley or backyard. Currently occupied by a Physical Therapist office, a law firm and a talent agency, this space is ideal for creative offices, writers, attorneys, production companies, and beauty services.



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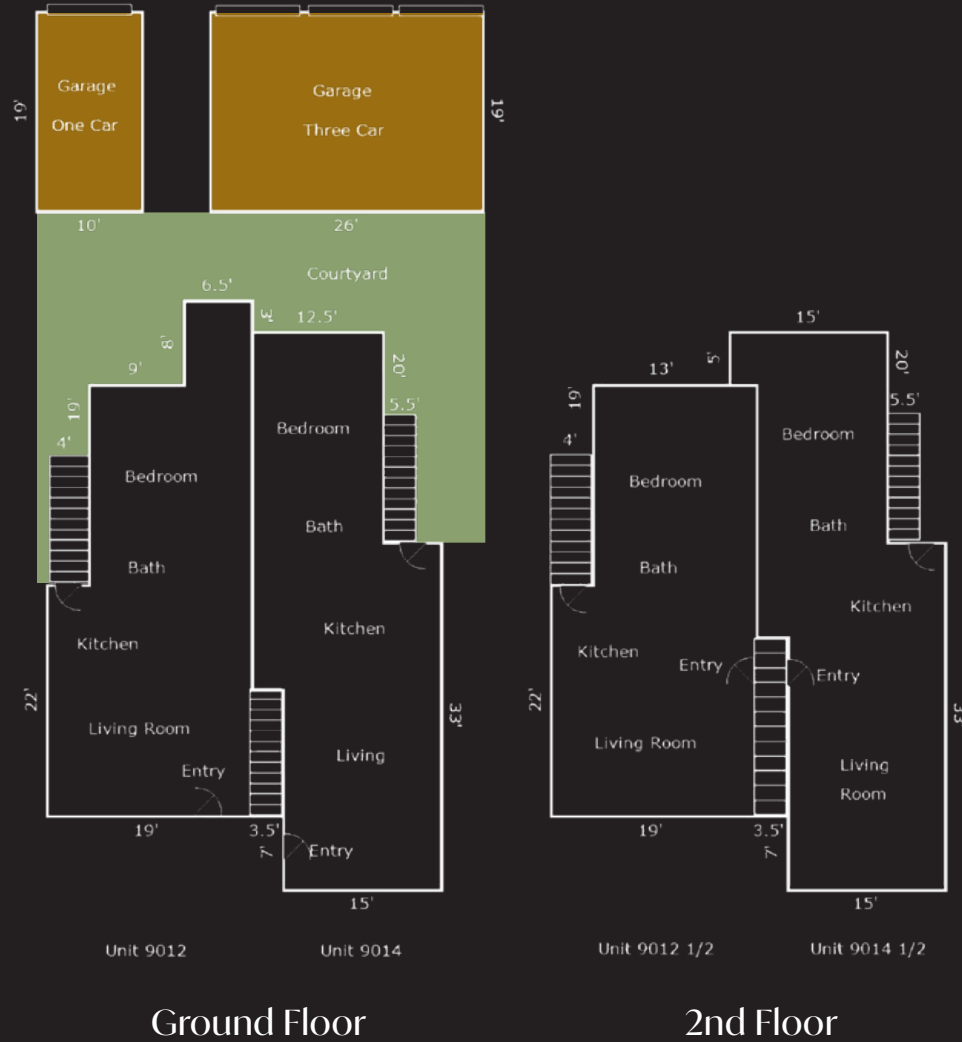
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# 9012 - 9014 Burton Way Site Plan



# Garage and Parking



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# 9018 - 9020 Burton Way

## Use

Restaurant/Retail/Office

## Building Size

±3,158 SF

## Land Size

±4,781 SF

## Frontage

Approximately 60' on Burton Way

## Zoning

BHC3YY

## Parcel #

4335-018-003

## Year Built

1980

## Tenancy

Il Cielo restaurant and office

## Parking

Available in rear

# 9018 - 9020 Burton Way



Building with classic Beverly Hills charm consists of interior restaurant space, outdoor courtyard dining and upstairs office space. Originally built in 1947, the property presents character, romanticism and a warm ambiance. The buildings are 100% occupied by Il Cielo hosting elevated dining experiences and private events.

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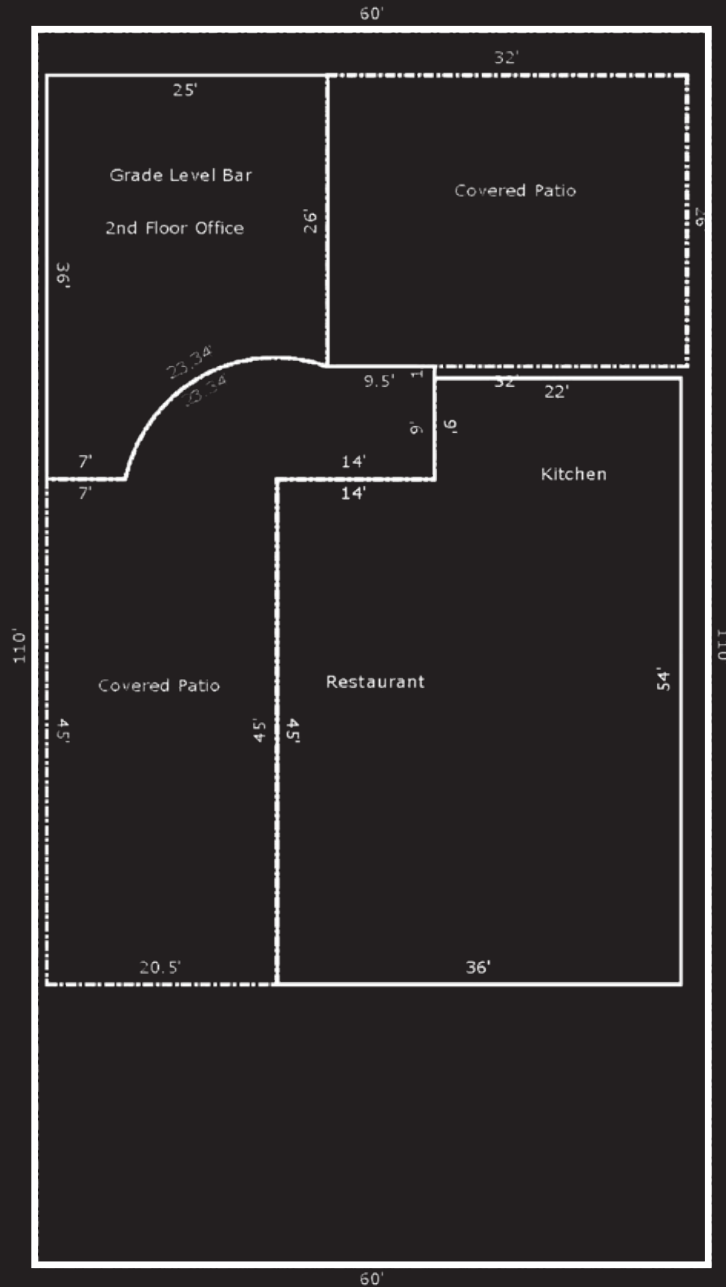
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# 9018 - 9020 Burton Way Site Plan





# Area and Market Overview

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# Beverly Hills

Beverly Hills is one of the most globally recognized and prestigious business addresses in the world, synonymous with luxury, affluence, and influence. Strategically located between West Los Angeles, Century City, and Hollywood, the city serves as a central hub for high-profile business activity across entertainment, finance, law, and luxury retail.

The market benefits from exceptional regional connectivity via Interstate 10, Interstate 405, and U.S. Route 101, providing seamless access to the broader Los Angeles basin. Its walkable, amenity-rich environment—anchored by Rodeo Drive, world-class hotels, and top-tier dining—creates a highly desirable live-work-play ecosystem that continues to attract elite tenants and investors.

Beverly Hills is widely regarded as a “trophy” submarket where image, branding, and proximity to wealth are critical drivers of tenant demand.



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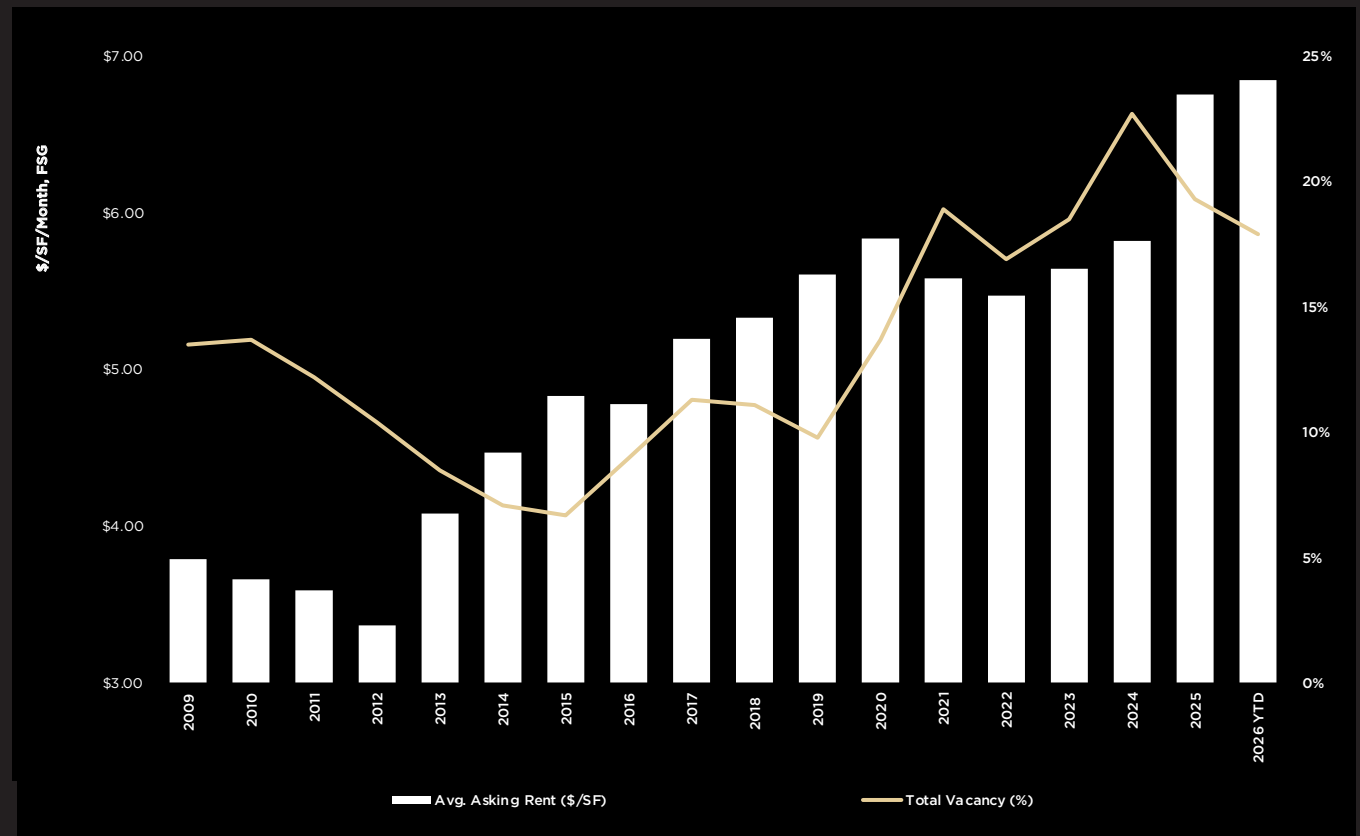
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# Beverly Hills Office Market

Beverly Hills is a blue-chip business address that appeals to image-conscious tenants—talent agencies, media companies, finance firms, and law practices—owing to its proximity to Los Angeles’ major employment hubs tapped by leading office occupiers such as UTA, WME, Live Nation, and Entertainment One. The city’s amenity base is unmatched, particularly within the Golden Triangle—bounded by Santa Monica Boulevard, Rexford Drive, and Wilshire Boulevard—home to Rodeo Drive, where retail rents have historically ranked among the nation’s highest. Regional connectivity will be further enhanced by forthcoming commuter rail service to Downtown Los Angeles targeted for 2026, with additional stations within the city anticipated in 2027.

## Office Market 1Q26

	Beverly Hills Micro-Market	West Los Angeles Submarket
Total Inventory	6,545,144 SF	69,436,175 SF
Total Vacancy Rate	17.9%	25.4%
Direct Avg. Asking Rent (All Classes)	\$6.85/SF FSG	\$5.67/SF FSG
Under Construction (Ground-Up)	0 SF	1,725,626 SF
YTD Construction Deliveries	0 SF	0 SF
YTD Net Absorption	20,194 SF	146,459 SF



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# Demographics

## Total Population

<b>34,303</b>	<b>270,347</b>	<b>770,936</b>
1 Mile	3 Miles	5 Miles

## Total Daytime Population

<b>114,381</b>	<b>408,317</b>	<b>995,489</b>
1 Mile	3 Miles	5 Miles

## Average Household Income

<b>\$186,957</b>	<b>\$181,285</b>	<b>\$156,911</b>
1 Mile	3 Miles	5 Miles

## Median Age

<b>42.6</b>	<b>40.1</b>	<b>38.0</b>
1 Mile	3 Miles	5 Miles

## Total Businesses

<b>10,211</b>	<b>31,335</b>	<b>62,385</b>
1 Mile	3 Miles	5 Miles

## Total Employees

<b>84,631</b>	<b>243,198</b>	<b>536,522</b>
1 Mile	3 Miles	5 Miles

## Employee/Population Ratio (per 100)

<b>246.7</b>	<b>90.0</b>	<b>69.6</b>
1 Mile	3 Miles	5 Miles



\*Demographics: ESRI 2025

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**Century City**  
2.5 Miles | 11 min

**the BEVERLY HILTON**

**WALDORF ASTORIA**  
HOTELS & RESORTS

**Beverly Hills City Hall**  
0.9 Miles | 4 min

**L'ERMITAGE**

**Beverly Hills Golden Triangle**  
1 Mile | 4 min

**±28,400**  
Cars Per Day

**FOUR SEASONS**  
HOTELS AND RESORTS

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\*Traffic Count: TrafficMetrix, Costar 2025

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