



The Burton Way Collection

9012-9020 Burton Way, Beverly Hills, California 90211

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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 building

100% Occupied by 3 office 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 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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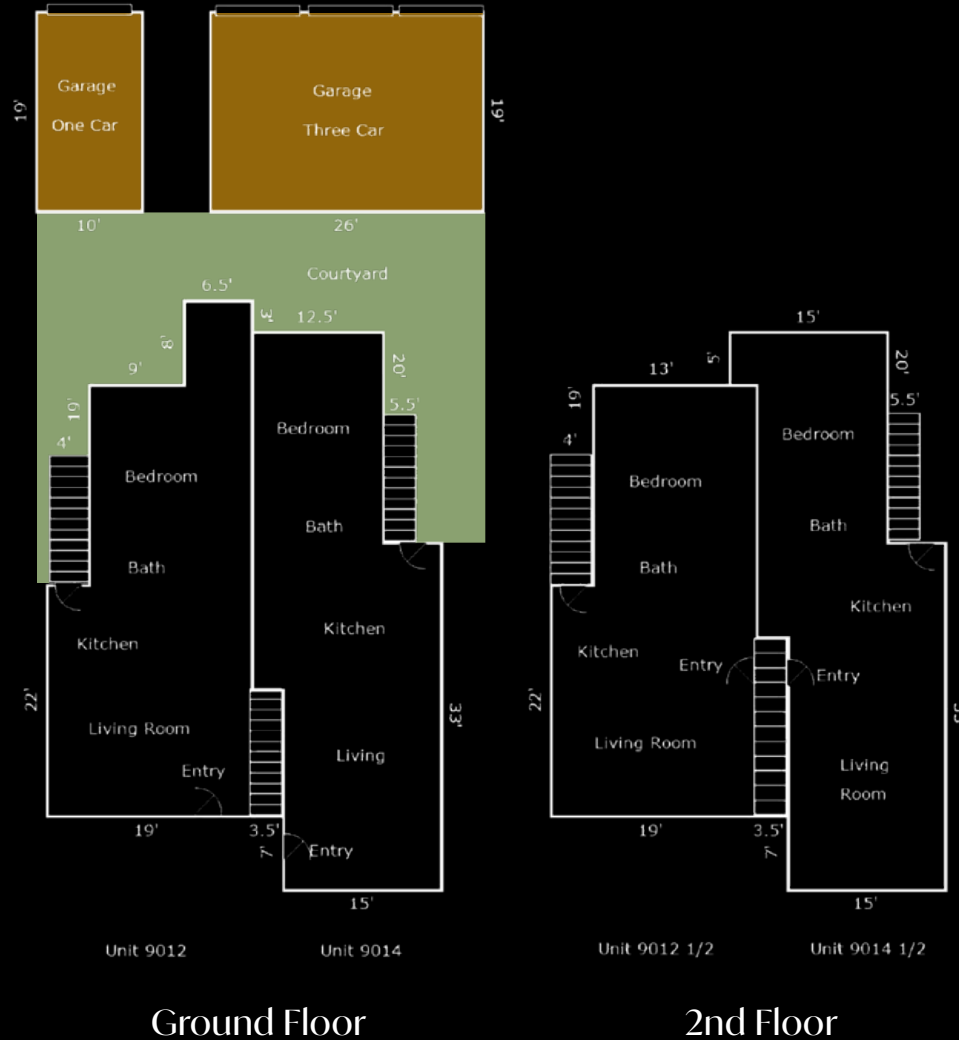
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9012 - 9014 Burton Way Site Plan



Garage and Parking



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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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60'

32'

25'

Grade Level Bar

2nd Floor Office

9'2"

36'

7'

7'

23'34"

23'34"

9.5'

1'

9'

9'

32'

22'

Kitchen

14'

14'

45'

45'

20.5'

36'

54'

110'

110'

60'



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.

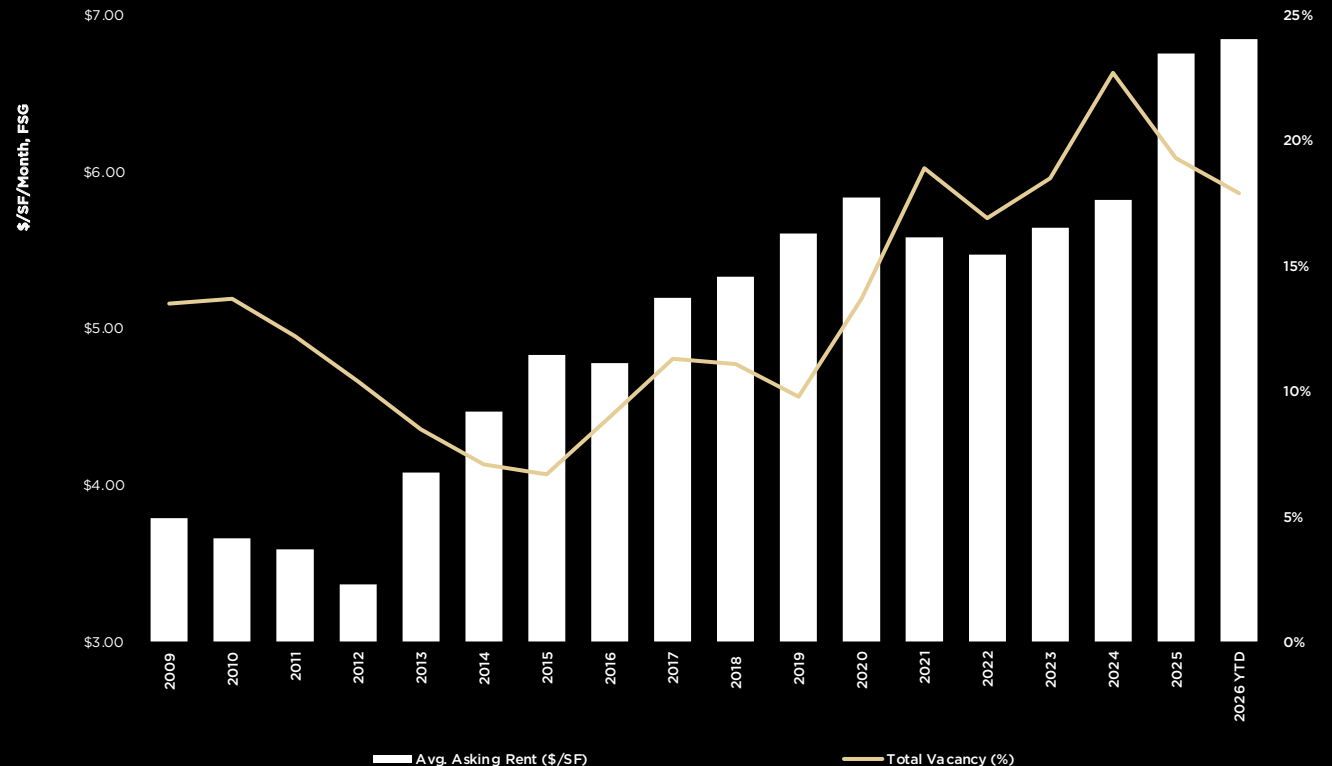


Beverly Hills Office Market

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

34,303	270,347	770,936
1 Mile	3 Miles	5 Miles

Total Daytime Population

114,381	408,317	995,489
1 Mile	3 Miles	5 Miles

Average Household Income

\$186,957	\$181,285	\$156,911
1 Mile	3 Miles	5 Miles

Median Age

42.6	40.1	38.0
1 Mile	3 Miles	5 Miles

Total Businesses

10,211	31,335	62,385
1 Mile	3 Miles	5 Miles

Total Employees

84,631	243,198	536,522
1 Mile	3 Miles	5 Miles

Employee/Population Ratio (per 100)

246.7	90.0	69.6
1 Mile	3 Miles	5 Miles

*Demographics: ESRI 2025





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