

195

S BEVERLY DRIVE
BEVERLY HILLS, CA 90212

HIGH STREET RETAIL & OFFICE FOR LEASE

MINUTES TO THE GOLDEN TRIANGLE



MATTHEWS™

JUST MINUTES AWAY FROM THE GOLDEN TRIANGLE



Golden Triangle

Wilshire Blvd ± 46,000 VPD

Subject Property

S Beverly Dr ± 32,000 VPD

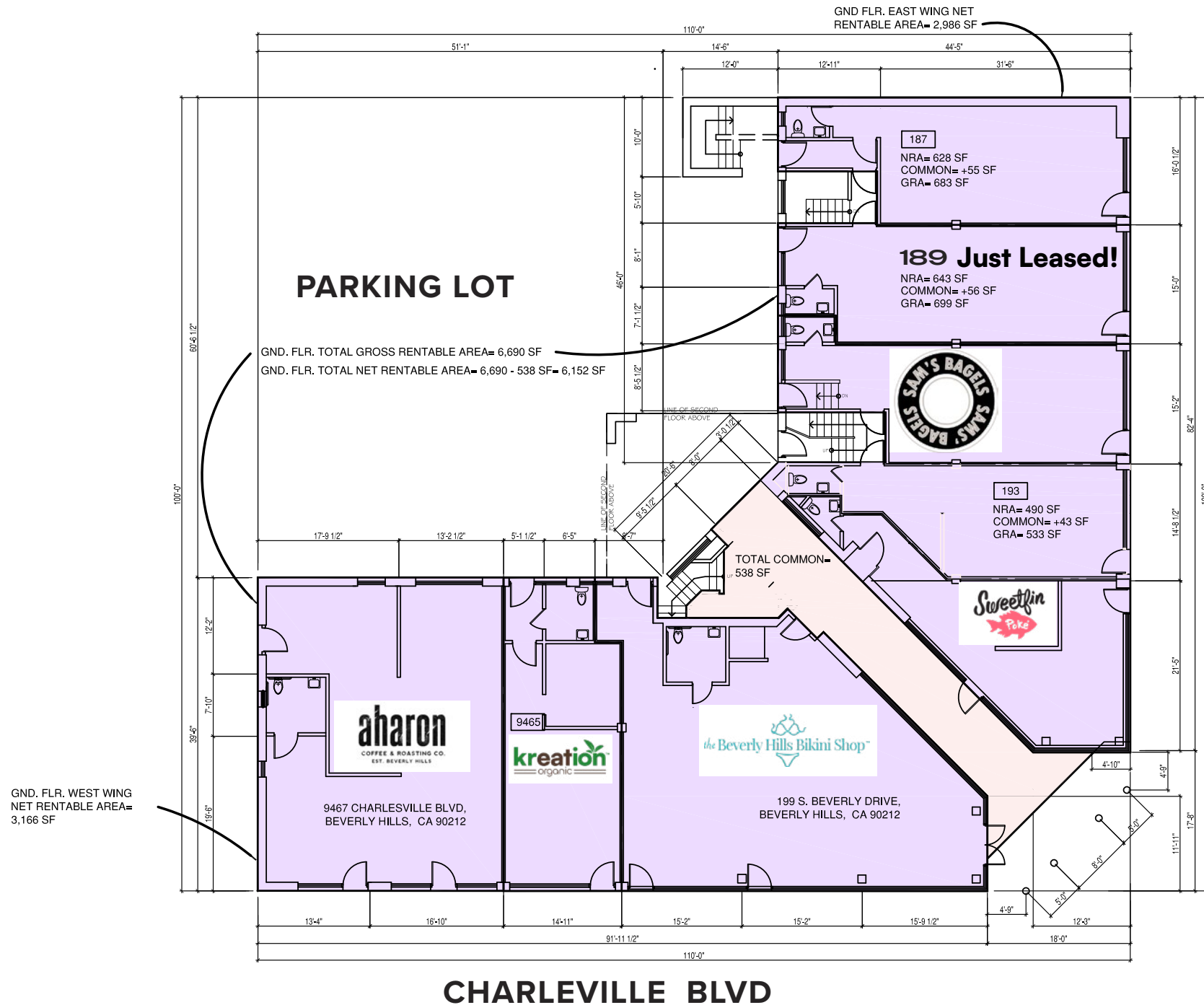
PRIME VISIBILITY

HIGH FOOT TRAFFIC

PRESTIGE & BRAND IMAGE

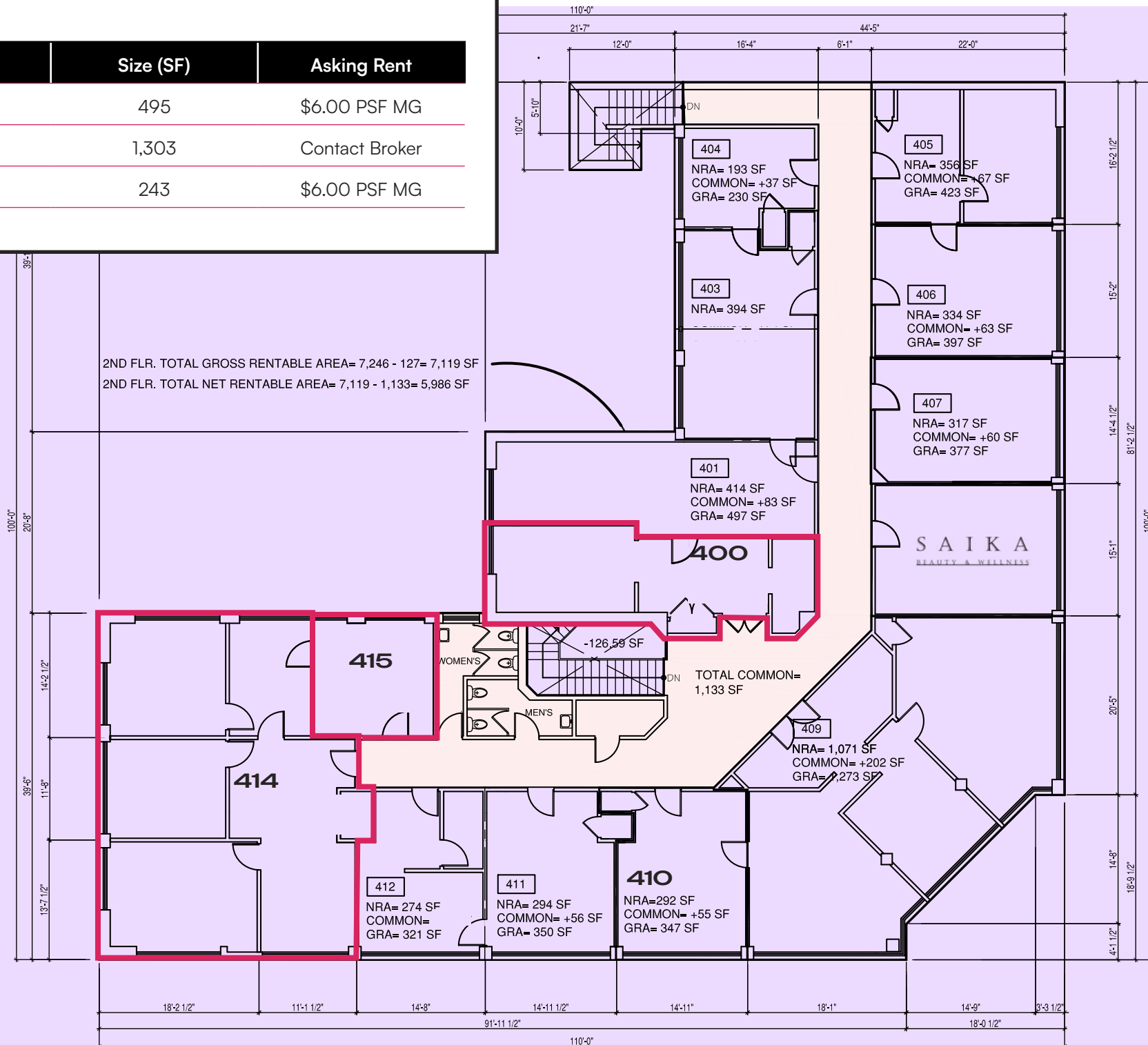
The Beverly Hills Golden Triangle is bounded by Santa Monica Boulevard, Wilshire Boulevard, and Canon Drive, with Rodeo Drive at its heart. This area is globally recognized as one of the most prestigious luxury shopping districts. Retailers here benefit from a geographic footprint that's instantly associated with exclusivity, wealth, and celebrity culture.

GROUND FLOOR RETAIL



SECOND FLOOR OFFICE 3 SUITES AVAILABLE

Suite	Size (SF)	Asking Rent
400	495	\$6.00 PSF MG
414	1,303	Contact Broker
415	243	\$6.00 PSF MG



Second Floor Office

Interior Photos

Central Air Conditioning

Abundant Natural Light

Spacious Open-Plan Layout

Elegant Hardwood Floors

**Scenic Views overlooking
South Beverly Drive**



INSIDE BEVERLY HILLS' PRESTIGIOUS GOLDEN TRIANGLE



BEVERLY HILLS & THE GOLDEN TRIANGLE

Beverly Hills is recognized worldwide as a symbol of prestige, refinement, and enduring value. Its reputation as one of the most exclusive addresses in Los Angeles is built on a combination of architectural beauty, exceptional amenities, and a thriving cultural scene. The city's carefully maintained environment, iconic palm-lined streets, and proximity to major entertainment and business hubs make it a sought-after destination for global investors and high-net-worth individuals alike. From landmark hotels and fine dining to its blend of commerce and creativity, Beverly Hills offers a level of sophistication and stability that continues to attract those seeking both luxury and long-term opportunity.

At the heart of this renowned city lies the **Golden Triangle**, a premier district defined by Wilshire Boulevard, Santa Monica Boulevard, and Canon Drive. This area serves as the commercial and social core of Beverly Hills, home to internationally recognized fashion houses, flagship retail stores, and some of the city's most celebrated restaurants. Rodeo Drive anchors the district, drawing visitors and luxury brands from across the globe. For property owners, the Golden Triangle represents more than a prime location—it embodies visibility, prestige, and lasting demand in one of the most valuable retail and real estate markets in the world.

DEMOGRAPHIC HIGHLIGHTS WITHIN 3 MILES

Average Income
\$129,557

Consumer Spending
\$4.8 Billion

PRIME LOCATION IN BEVERLY HILLS' ELITE RETAIL DISTRICT



EXCLUSIVE LEASING AGENTS



MICHAEL PAKRAVAN

SENIOR VP & NATIONAL DIRECTOR, LEASING

+1 (310) 919-5737

michael.pakravan@matthews.com

License No. 01706065 (CA)



KYLE PARI

SENIOR ASSOCIATE, LEASING

+1 (310) 499-8123

kyle.pari@matthews.com

License No. 02084773 (CA)

DAVID HARRINGTON

BROKER OF RECORD

License No. 02168060 (CA)

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