

# 195

**S BEVERLY DRIVE**  
BEVERLY HILLS, CA 90212

**HIGH STREET RETAIL & OFFICE FOR LEASE**

MINUTES TO THE GOLDEN TRIANGLE



Specialty Dessert Coming Soon!

**MATTHEWS™**

# JUST MINUTES AWAY FROM THE GOLDEN TRIANGLE



Golden Triangle

Wilshire Blvd ± 46,000 VPD

Subject Property

S Beverly Dr ± 32,000 VPD

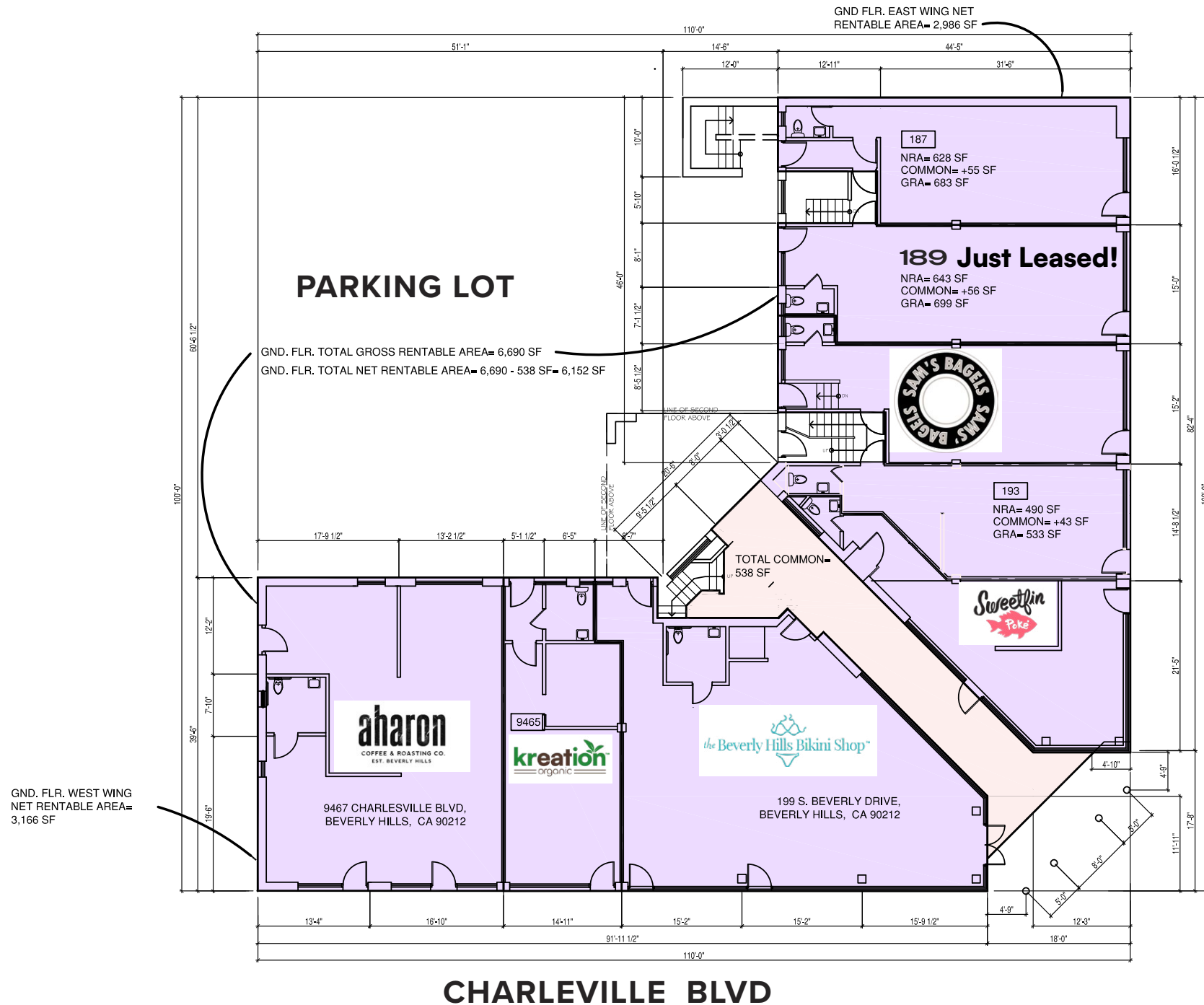
## PRIME VISIBILITY

## HIGH FOOT TRAFFIC

## PRESTIGE & BRAND IMAGE

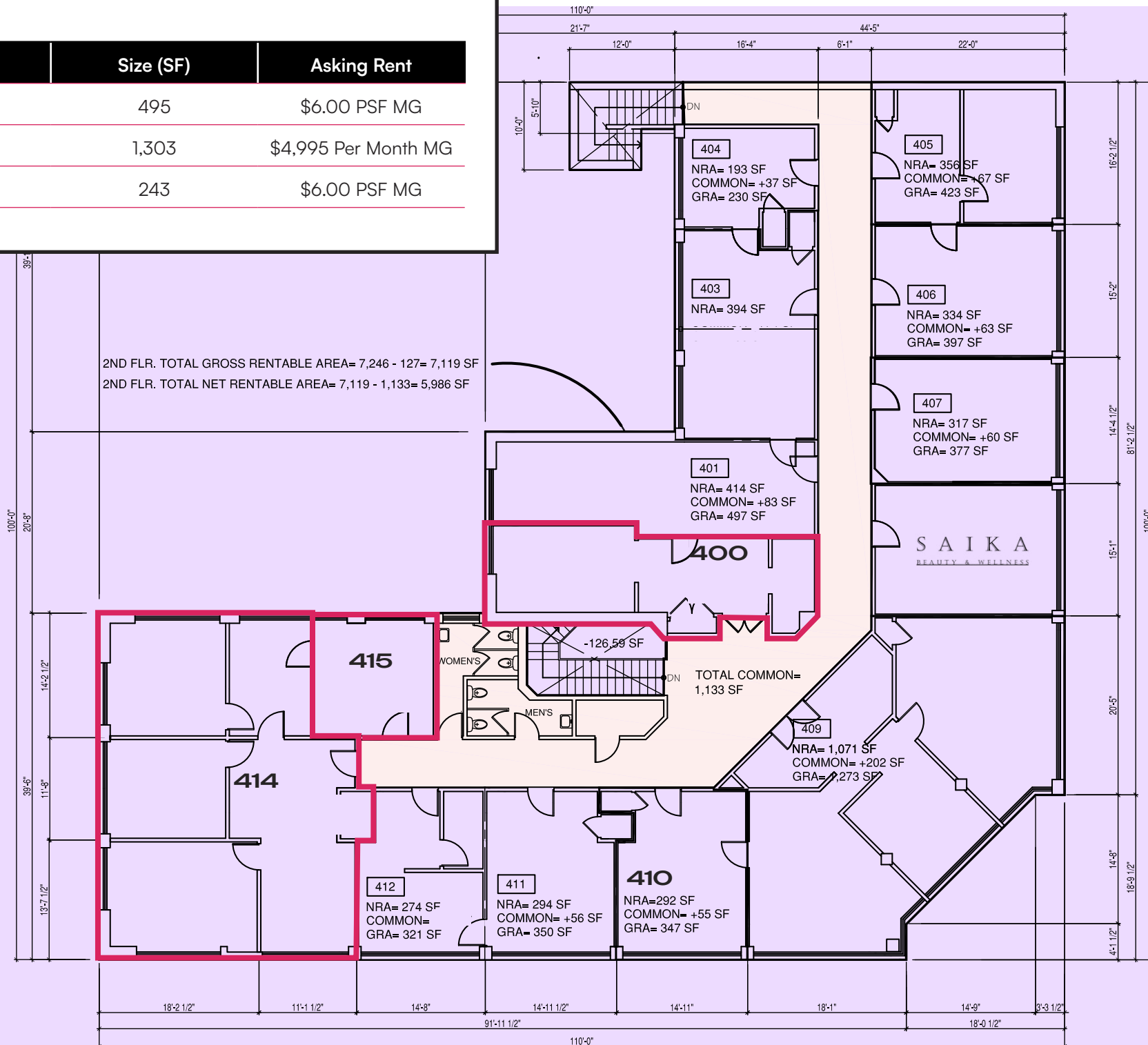
The Beverly Hills Golden Triangle is bounded by Santa Monica Boulevard, Wilshire Boulevard, and Canon Drive, with Rodeo Drive at its heart. This area is globally recognized as one of the most prestigious luxury shopping districts. Retailers here benefit from a geographic footprint that's instantly associated 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     | \$4,995 Per Month MG |
| 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



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