

MATTHEWS™



239 S La Cienega Blvd

BEVERLY HILLS, CA 90211

LEASING BROCHURE

RETAIL / MEDICAL SPACES AVAILABLE
FOR LEASE

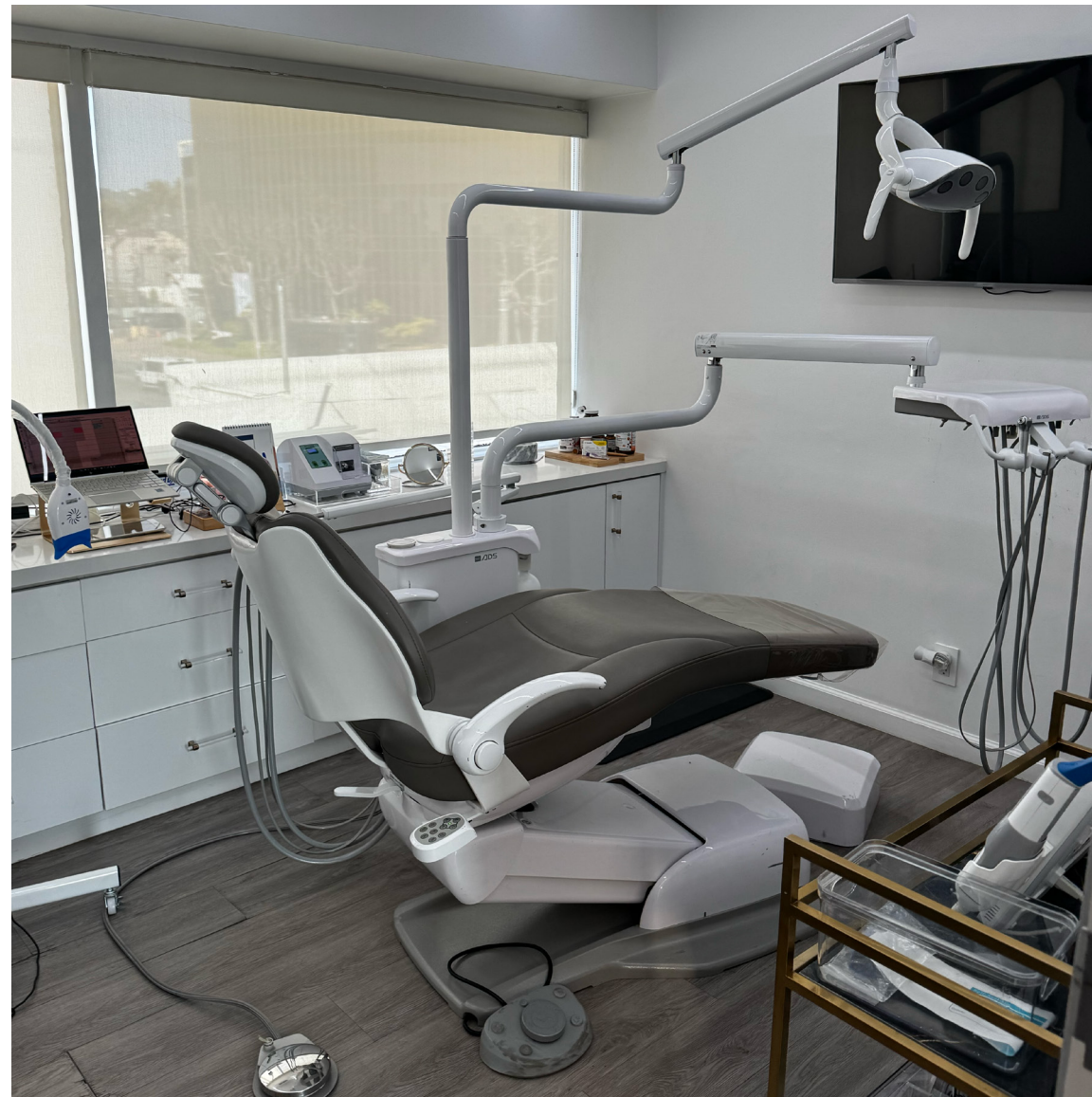
Available Units

UNIT 100 - SECOND-GEN MEDICAL
±1,100 SF

**UNIT 203 - SECOND GEN
CHIROPRACTIC SPACE**
±1,100 SF

UNIT 300 - EXISTING DENTAL
±3,000 SF

UNIT 210 - SECOND GEN DENTAL
±1,100 SF





SECOND-GEN MEDICAL SPACE



±2,700 SF SPACE AVAILABLE

This is a second-generation medical space perfect for a med spa, dentist, vet, urgent care and more. ±2,700 SF of prime ground floor space down the street from the Beverly Center and Beverly Center, Beverly Connection & La Cienega Park. Additionally two ±1,100 SF medical spaces on the second floor. This opportunity is right off of two major arteries Beverly Hills totaling in at over 108,000 VPD.





FIRST FLOOR SPACE

CURRENT CONDITION
SECOND-GEN MEDICAL / PARTIALLY BUILT OUT
POTENTIAL USES
MED SPA, DENTIST, VET, URGENT CARE, ETC.
AVAILABLE
NOW

ASKING RENT
\$6.00 PSF
SPACE AVAILABLE
±2,700 SF OR CAN BE COMBINED TO ±3,300 SF
PARKING
ONSITE SPACES + VALET



MED SPA



MED SPA



MED SPA

SECOND FLOOR SPACES

UNIT 203 - SECOND GEN
CHIROPRACTIC SPACE

±1,100 SF

UNIT 210 - SECOND
GEN DENTAL

±900 SF

ASKING RENT
\$4.60 PSF



PENTHOUSE SPACE

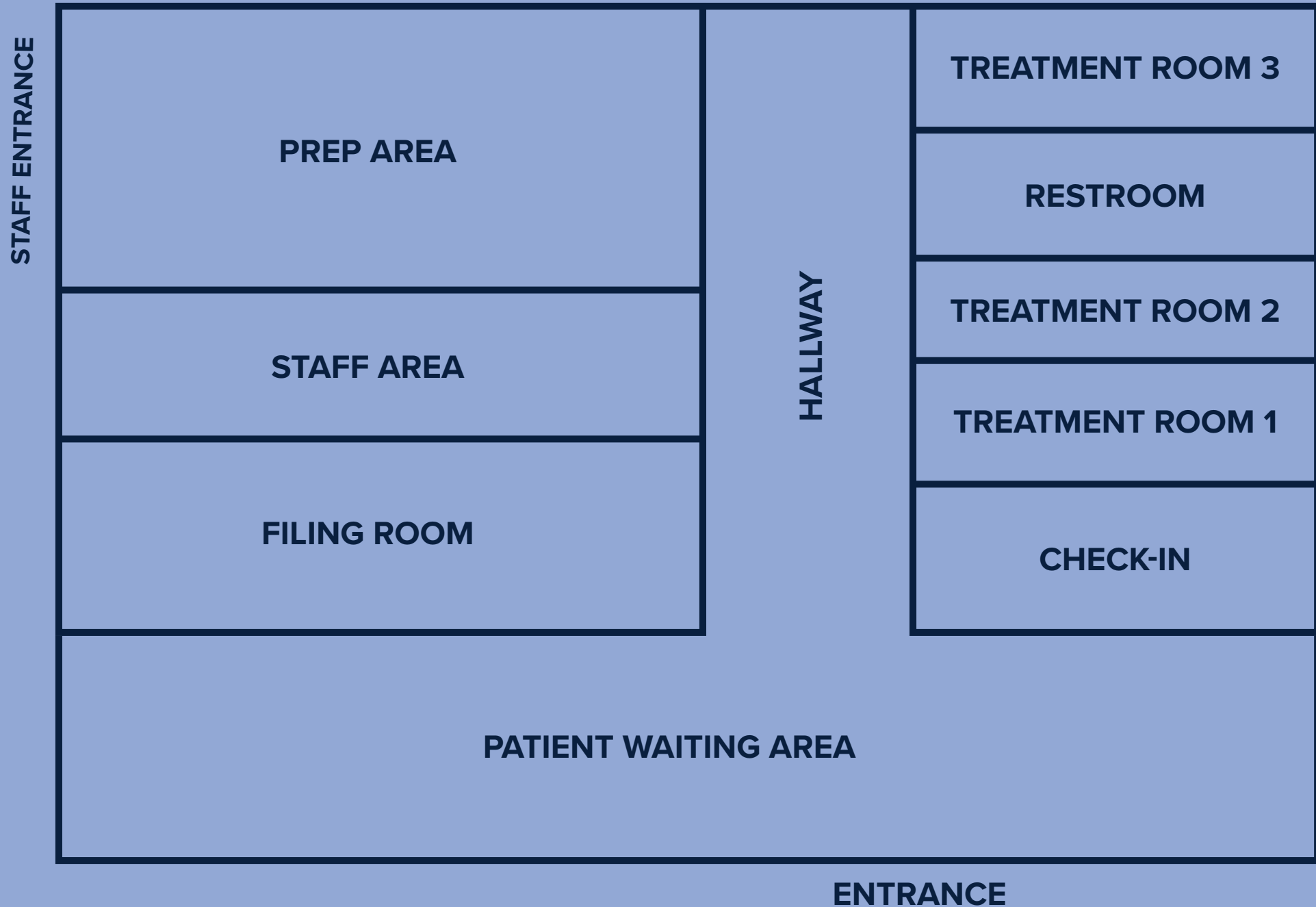
UNIT 300 - EXISTING DENTAL

±3,000 SF

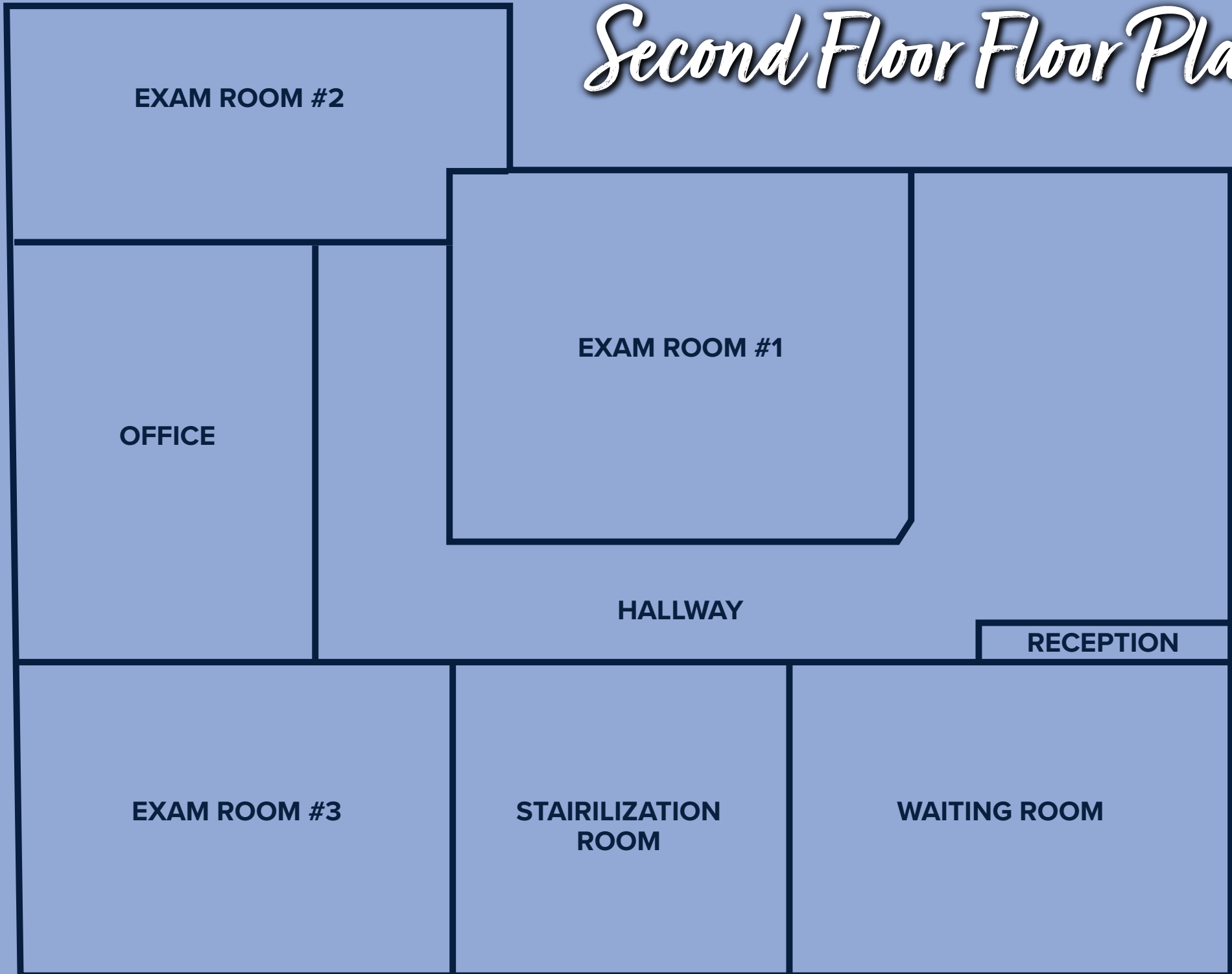
ASKING RENT

CONTACT BROKER

First Floor Floor Plan



Second Floor Floor Plan



EXAM ROOM #2

EXAM ROOM #1

OFFICE

HALLWAY

RECEPTION

EXAM ROOM #3

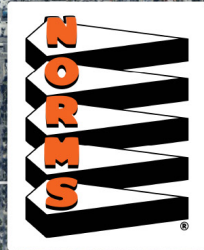
STAIRILIZATION
ROOM

WAITING ROOM



Pacific Design Center
Business Center

 **Fairfax High School**
±1,524 Students



The Grove



± 60,420 VPD

Beverly Center




Beverly Connection



2



 **Park La Brea Apartments**
±4,248 Units

 **Horace Mann Elementary**
±700 Students



Wilshire Blvd ± 36,562 VPD


Saban Theatre
Performing Arts Theater



Subject Property

SERIES A COFFEE
Cafe

La Cienega Tennis Center

 **La Cienega Park**
±0.2 Miles Away

 **Beverly Vista Middle School**
±660 Students

 **Wilshire Embassy Apartments**
±58 Units

La Cienega Blvd ± 41,537 VPD



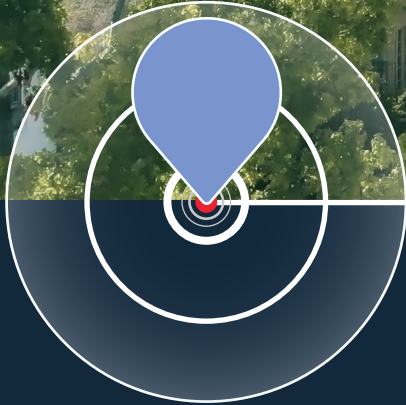
RELAX,
RECHARGE, AND EXPLORE

La Cienega Corridor in Beverly Hills

Situated along the La Cienega corridor, 239 S La Cienega Blvd occupies a highly desirable pocket at the southern gateway of Beverly Hills—an area known for its polished streetscape, high visibility, and upscale commercial energy. The immediate surroundings feature an established blend of luxury apartment buildings, boutique retailers, curated salons, and everyday service providers, all within a walkable streetscape that appeals to both residents and professionals. Just north of the property lies the iconic Beverly Hills “Restaurant Row,” home to world-class dining institutions that attract a steady flow of locals, tourists, and business clientele year-round. This portion of La Cienega maintains a balance of metropolitan vibrancy and Beverly Hills refinement, offering an environment that feels dynamic yet consistently well-kept, with tree-lined medians, broad sidewalks, and a strong business presence.

The broader area around 239 S. La Cienega Blvd benefits from exceptional regional connectivity, making it one of the most strategically placed corridors in the Westside. La Cienega Boulevard acts as a major north–south artery, granting quick access to West Hollywood, Mid-City, Culver City, and the heart of Beverly Hills’ Golden Triangle retail and commercial district. The neighborhood is also supported by nearby transit options, major hotel brands, medical offices, and high-density residential developments, contributing to robust daytime and evening activity. Its location places it minutes from famed shopping destinations such as Rodeo Drive and Beverly Center, as well as cultural institutions and entertainment hubs along Wilshire and the Miracle Mile. Altogether, this section of La Cienega offers an exceptional blend of visibility, pedestrian traffic, accessibility, and prestige—making the area around 239 S. La Cienega Blvd a standout setting for commercial, residential, or mixed-use appeal.

BEVERLY HILLS Demographics



POPULATION 1-MILE

2025
ESTIMATE
44,878

POPULATION 3-MILE

2025
ESTIMATE
318,056

POPULATION 5-MILE

2025
ESTIMATE
915,327

HOUSEHOLDS 1-MILE

2025
ESTIMATE
21,518

HOUSEHOLDS 3-MILE

2025
ESTIMATE
150,287

HOUSEHOLDS 5-MILE

2025
ESTIMATE
401,352

CONSUMER SPENDING

WITHIN 5 MILES—2025
ESTIMATE
\$12.3 BILLION

TOTAL NUMBER OF BEVERLY HILLS VISITS

LAST 12 MONTHS
ESTIMATE
4.5+ MILLION

239 S La Cienega Blvd

BEVERLY HILLS, CA 90211

Exclusively Listed By:

BROKER OF RECORD

DAVID HARRINGTON

License No. 02168060 (CA)

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