



\*For Inspirational Purposes

Restaurant & Retail Opportunity For Lease in Beverly Hills

425 N. Canon Dr., Beverly Hills, CA



## Site Description

**Address:** 425 N. Canon Dr., Beverly Hills, CA

**Size:** 1st Floor: ±6,000 SF

2nd Floor: ±1,800 SF

Total ±7,800 SF

**Asking Rent:** Upon Request

**NNN:** \$5.77 PSF Per Annum

**Frontage:** 50' of frontage on N. Canon Dr.

## Property Highlights

- Best block within Beverly Hills Triangle adjacent to Wally's, Il Pastaio, La Scala, James Perse, Alo Yoga, Funke, Negroni (coming soon), Crate and Barrel, and Jennifer Fisher
- Immediately adjacent to the largest City owned public parking garage with egress to both Beverly and Canon Drives with over 1,000 parking stalls
- Former retailer spent \$1.5M in improvements including all new electrical, plumbing, ADA compliant elevator, and new roof
- Highly visible location with tremendous pedestrian day time and evening traffic
- 18' ceiling height clearance throughout 2/3 of the premises, the mezzanine covers 1/3
- Four on-site surface parking spaces at rear of property

SUSHI BAR  
**NEGRONI**  
CAFE · BISTRO  
COMING SOON

425 N. Canon Dr.,  
Beverly Hills, CA

**REFINE**

*Wally's*

*PortaVia*  
CALABASAS

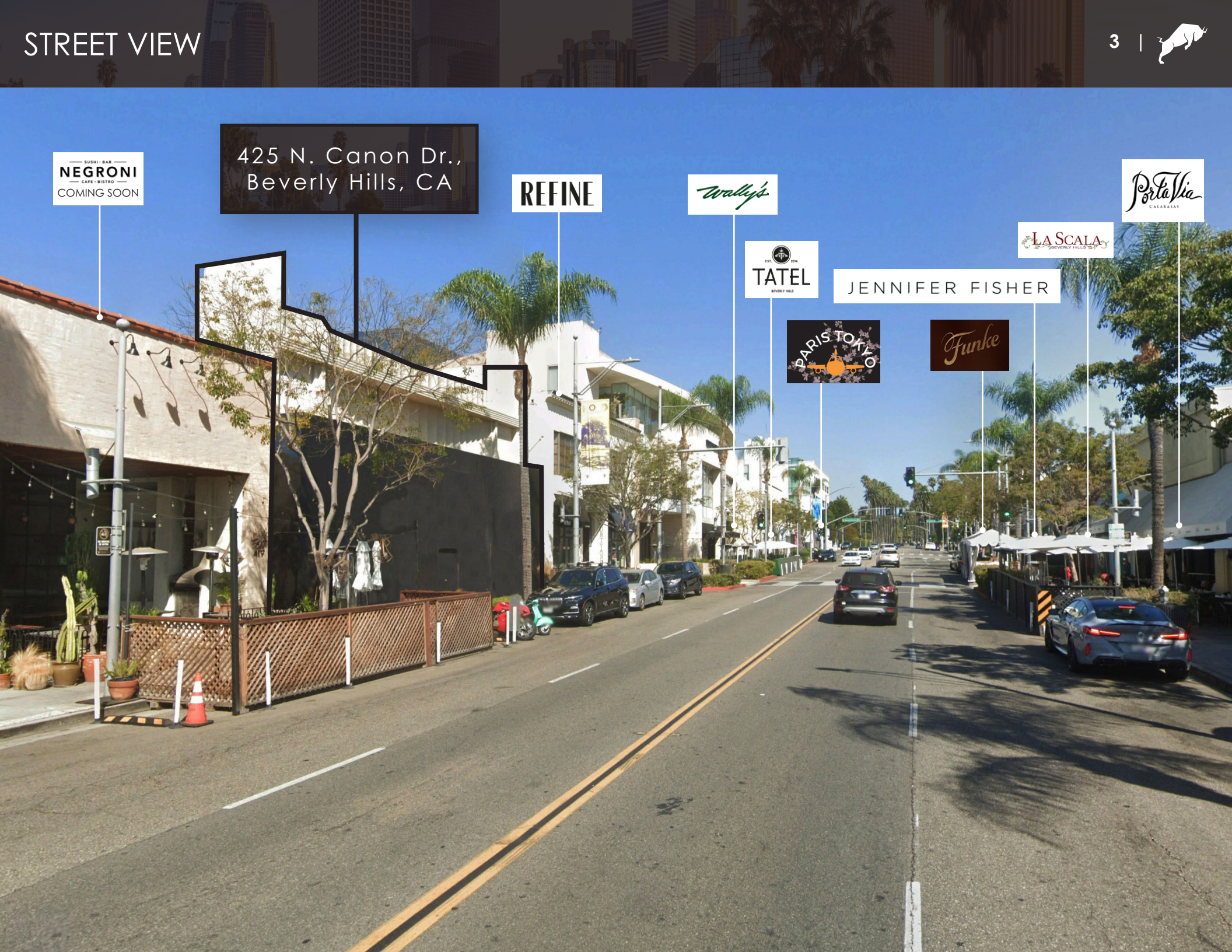
EST. 1978  
**TATEL**  
BEVERLY HILLS

**LA SCALA**  
BEVERLY HILLS, CA

JENNIFER FISHER

PARIS TOKYO

*Funke*



425 N. Canon Dr.,  
Beverly Hills, CA

*il Pastaio*  
SINCE 1993

alo  
yoga

JAMES PERSE

MASTRO'S  
STEAKHOUSE  
M

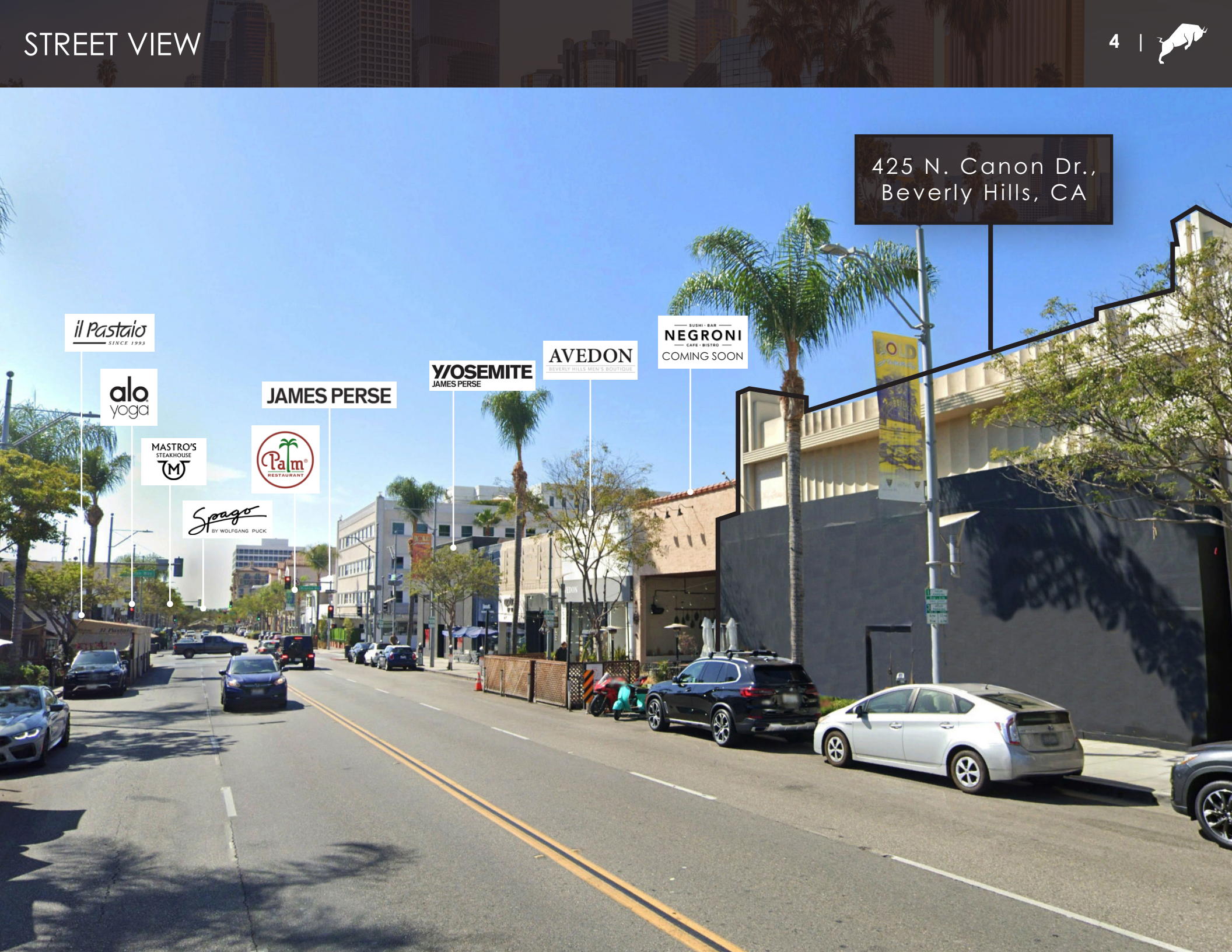
Palm  
RESTAURANT

Spago  
BY WOLFGANG PUCK

Y/OSEMITE  
JAMES PERSE

AVEDON  
BEVERLY HILLS MEN'S BOUTIQUE

SUSHI BAR  
NEGRONI  
CAFE - BISTRO  
COMING SOON




# STREET MAP

N. SANTA MONICA BLVD.

460 Annenberg Performing Arts

S. SANTA MONICA BLVD.


469

 PARIS TOKYO

465 Eye Bar

461 Nail Sunny

459 Hiroshi Hair Design (Upstairs)

457 Formerly Thibiant 

453 Restaurant (Coming Soon)

449 Carroll Custom

447 **REFINE**

443 Available

447 **NEGRONI** i (Coming Soon)


443 **AVEDON**

441 Shale

409 Optics by Victor

401 Harcourts

**YOSEMITE**  
JAMES PERSE

 TATEL  
BEVERLY HILLS

460  Frankie

454  Tramezzino  
Union Cafes

452 **In Lease**

450 **JENNIFER FISHER**


444 Selfish

440 Anne Sisteeron

434 **LA SCALA**  
BEVERLY HILLS

432 **LEGGHINO**

430 Dan Deutsch

424-28  Portavia  
CALABASAS

416 **Tesoro**

416 **UMBERTO**  
BEVERLY HILLS

410 **il Pastaio**  
SINCE 1993

400  Edelweiss  
BEVERLY HILLS 1942

BRIGHTON WAY


375 Garfield Pharmacy

375 e. baldi

357 **JAMES PERSE**

355 Nelson Shelton (Upstairs)

351 ChaViv Hair

347  MULBERRY STREET  
of Beverly Hills

345 Modern Esthetics

341 Beverly Art Boutique


339 Society Hounds

333 Hotfile + Lord

319 260 Sample Sale

301 Previews

301 Coldwell Banker

 VIA ALLORO  
RESTAURANT | PATIO | LOUNGE

CANON DR.

370  alo  
yoga

366 Available

362 Xian


350 AHIC Concept

350 Versai

350 **GIUSEPPE FRANCO SALON**

350 Tzuri

342 Nail Sunny

340  Louka  
Beverly Hills

338 Salon 90210


320 Rite Aid

320 Core Power Yoga

DAYTON WAY

275 No 275 Salon

271 Nest Seekers

267  Palm  
RESTAURANT


257 **NOVIKOV**  
RESTAURANT & BAR  
(Coming Soon)

235 Sur le Vert Wine Bar

(Beverly Canon Gardens)

**THE MAYBOURNE**  
BEVERLY HILLS

225 Bank of the West

 Julien's  
AUCTIONS

270 **OBAGI**  
MEDICAL

250 Office - Core Real Estate Group

260 Parking

246 Available

238 Available

232 Office

228 Miniluxe

224 Luxuriator

222 St. John

220 Super Care Drugs

218 LIDO


216 Body Boutique


214 Canale

212 Available

210 Available

202 Rodeo Realty


 MASTRO'S  
STEAKHOUSE


 SUGARFISH  
BY SUSHI NOZAWA

CLIFTON WAY

192 Pacific Premier Bank

190 Fred Hayman

184  Nusr-Et

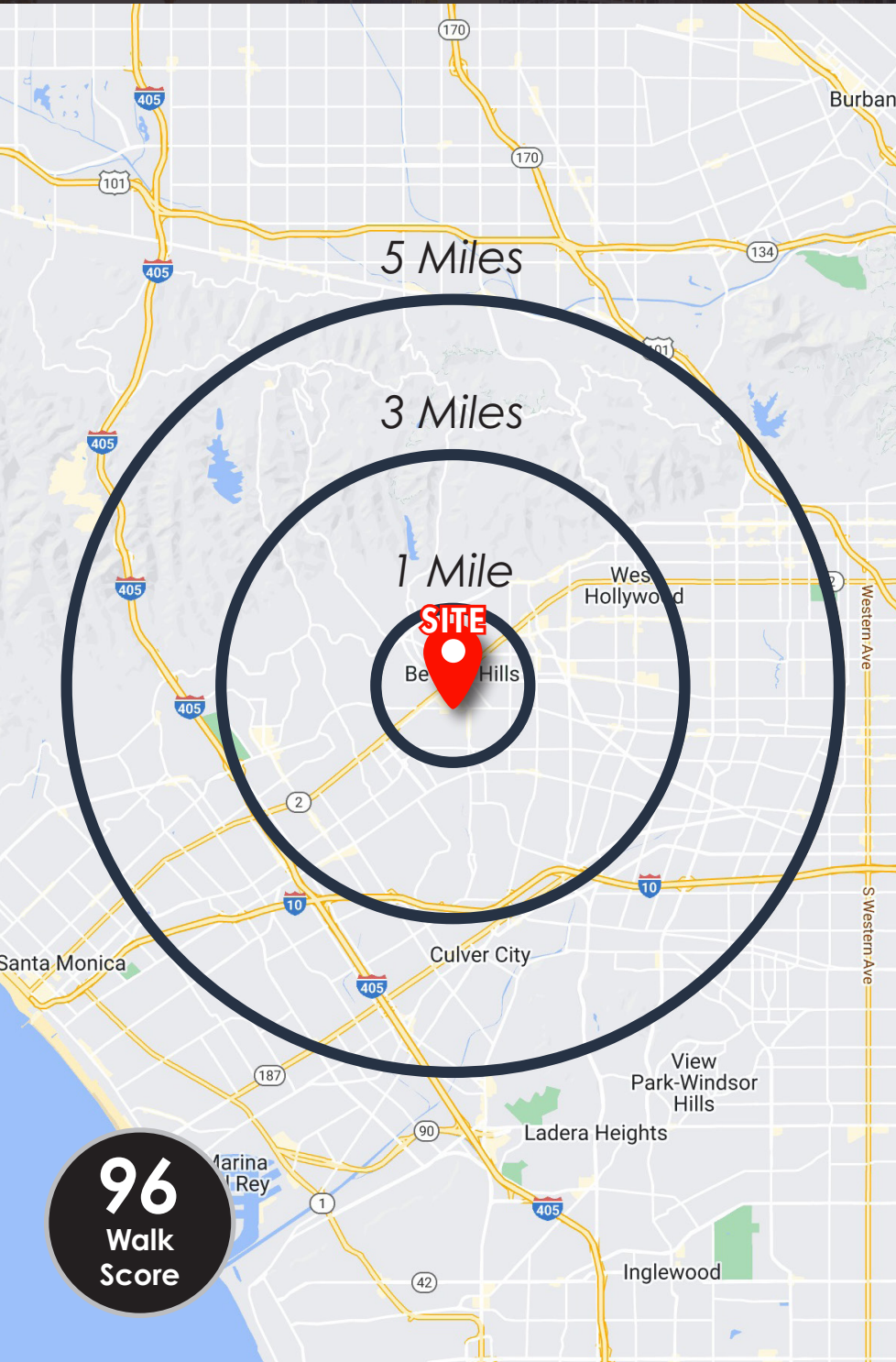
176  Spago  
BY WOLFANG PUCK

176 Prive

166 Available

160 MTA Purple Line Staging

WILSHIRE BLVD.



### POPULATION

	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	69,441	365,920	725,513
MALE POPULATION	11,805	127,073	328,483
FEMALE POPULATION	13,764	129,816	332,322
MEDIAN AGE	43.4	38.2	37.8



### HOUSEHOLDS

HOMEOWNERS	4,767	45,639	107,353
AVERAGE HOUSEHOLD INCOME	\$209,576	\$179,915	\$165,121
AVERAGE HOUSEHOLD NET WORTH	\$1.78 M	\$1.64 M	\$1.49 M



### RETAIL

TOTAL RETAIL EXPENDITURES	\$736.97 M	\$6.29 B	\$14.83 B
TOTAL FOOD & BEVERAGE EXPENDITURES	\$227.85 M	\$1.95 B	\$4.59 B



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