





## By the Numbers

(1-MILE)

WALK SCORE

**76**

MEDIAN AGE

**42**

EDUCATIONAL  
ATTAINMENT

**71%**

AVERAGE HH INCOME

**\$190,572**

POPULATION

**34,916**

TOTAL GLA OWNED (SF)

**71,174**



## Welcome to *Beverlywood*

Beautiful homes, tall trees, and laidback upscale living come together in Beverlywood, a close-knit neighborhood in LA's culturally rich Westside.

- Split off from Beverly Hills in 1940, Beverlywood is an affluent Los Angeles community located just south of its ritzy namesake neighbor
- Overall A Niche rating, scoring high on commute, weather, health & fitness, good for families, and outdoor activities
- Rates highly in both population density (over 10K per square mile) and affluence (over \$190K average household income)
- Primarily a residential area with an urban-suburban mixed feel, and a median home value of nearly \$1.8M—more than 670% above the national figure
- Retail amenities in this cozy neighborhood are concentrated along Pico Blvd to the north and S Robertson Blvd to the east, offering a mix of local cafés, boutiques, restaurants, and service providers
- With its central location within the Los Angeles Westside, Beverlywood enjoys convenient access to nearby parks, art museums, beaches, downtown, LAX, and the Santa Monica Mountains



# Our Location





THE BALCONY AT BEVERWIL



# The Balcony at Beverwil Site Plan

9616-9618 W PICO BLVD

■ AVAILABLE    □ LEASED    ▨ PATIO

## GROUND

LOWER LEVEL PARKING  
262 SPACES



PICO BLVD

BEVERWIL DR

EDRIS DR

## BALCONY

UNIT 508B 900 SF    UNIT 507 1,500 SF

UNIT 509  
2,989 SF

FISH GRILL



UNIT 505  
2,356 SF



PICO BLVD

BEVERWIL DR

EDRIS DR





## *Get In Touch*



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