

# By the Numbers

(1-MILE)

WALK SCORE

76

MEDIAN AGE

42

EDUCATIONAL ATTAINMENT

71%

AVERAGE HH INCOME

\$190,572

**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.

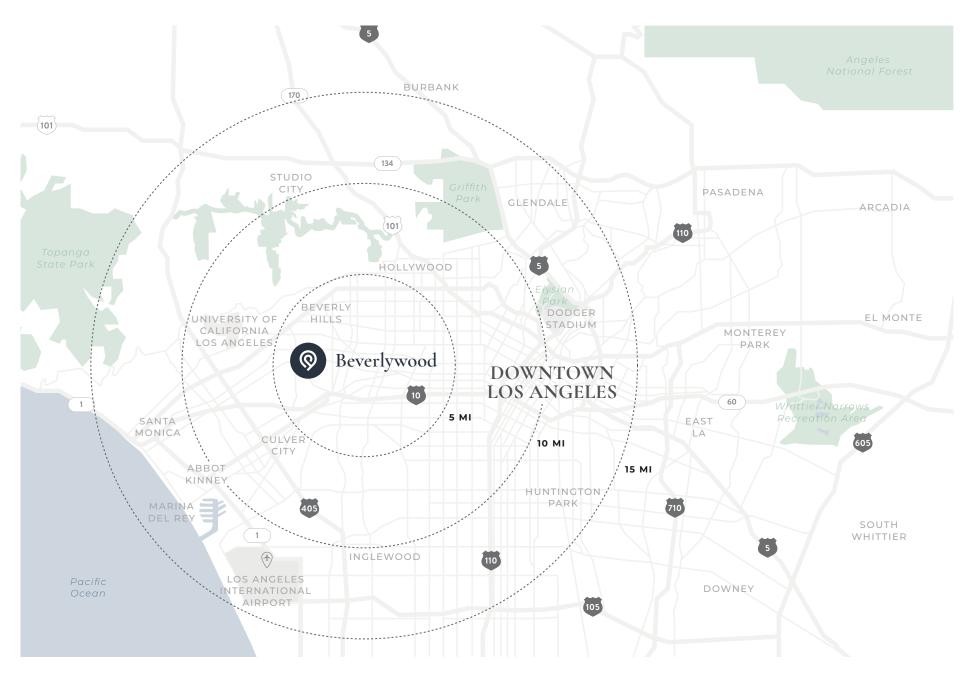
- Split off from Beverly Hills in 1940, Beverlywood is an affluent Los Angeles community located just south of its ritzy namesake neighbor
- Overall A Niche rating, scoring high on commute, weather, health & fitness, good for families, and outdoor activities
- Rates highly in both population density (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





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### Our Location



#### THE BALCONY AT BEVERWIL









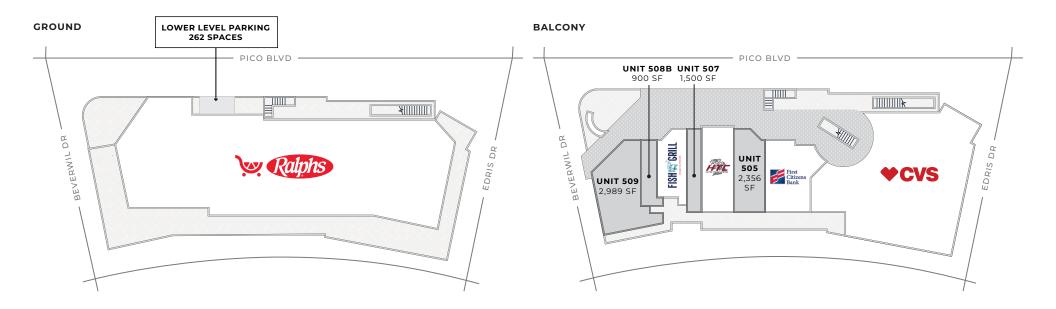


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# The Balcony at Beverwil Site Plan

9616-9618 W PICO BLVD







### Get In Touch



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