

Junior Anchor & Shop Space Opportunities in Whole Foods Market Anchored Project
SEC Pico Boulevard & Beverwil Drive



Join Whole Foods Market at
THE BEVERWIL

Our Location



By the Numbers

(1-MILE)



AVERAGE HH INCOME
\$227,005



POPULATION
35,873



RETAIL EXPENDITURE
\$947.07M



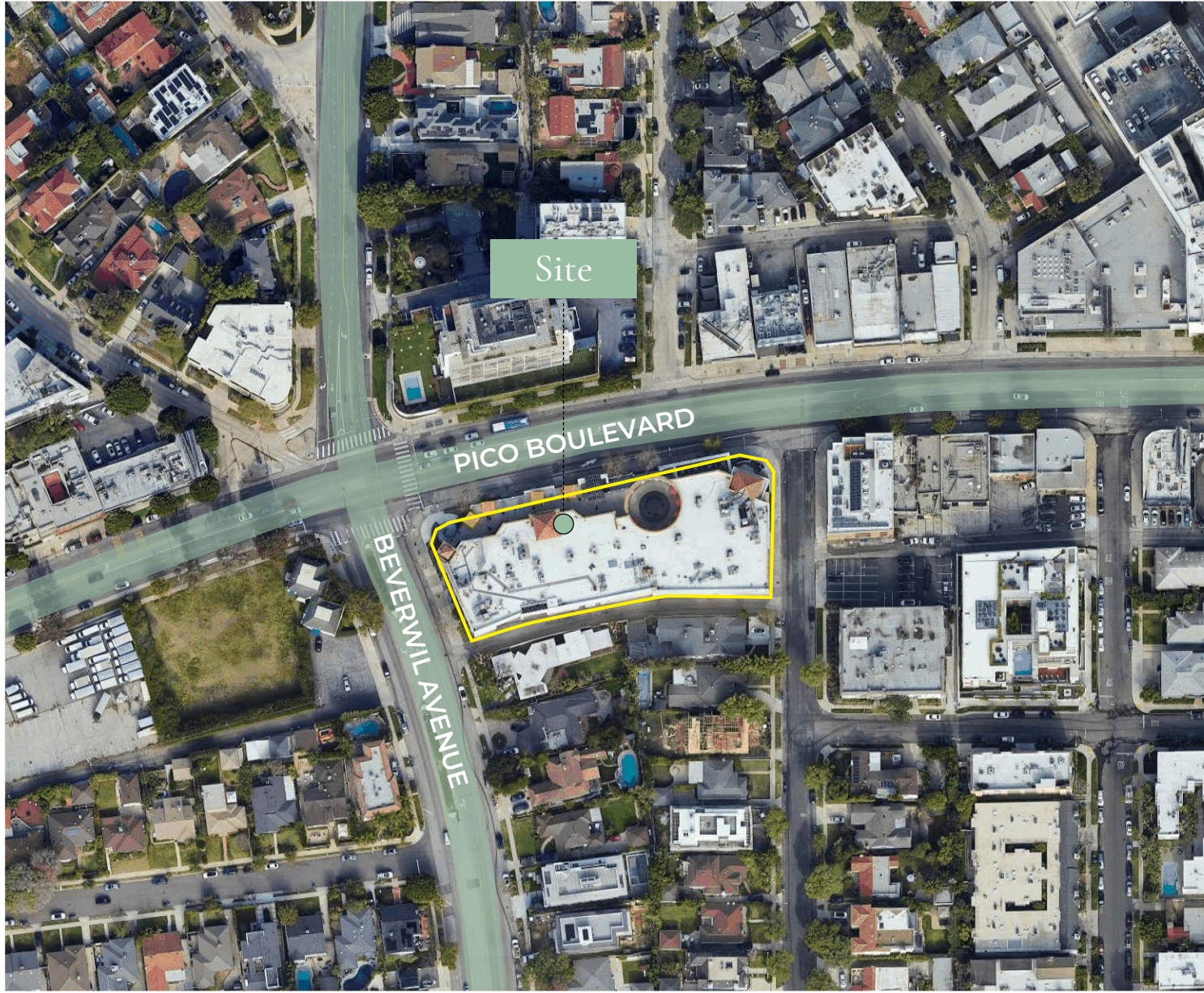
Welcome to *Beverlywood*

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 \$227K average household income in a 1-mile radius).
- Primarily a residential area with an urban-suburban mixed feel, and a median home value of more than \$2.07M (in a 1-mile radius)—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.



CURRENT PROJECT



Highlights



PROPERTY TYPE
**Multi level
retail project**



SQUARE FEET
82,959



TRAFFIC COUNTS
(PICO BLVD & BEVERWIL AVE)
45,119 VPD









WALK SCORE
91

Source: Regis Sites USA, 2026

Redevelopment Project Details:

Multi-million dollar redevelopment to include:

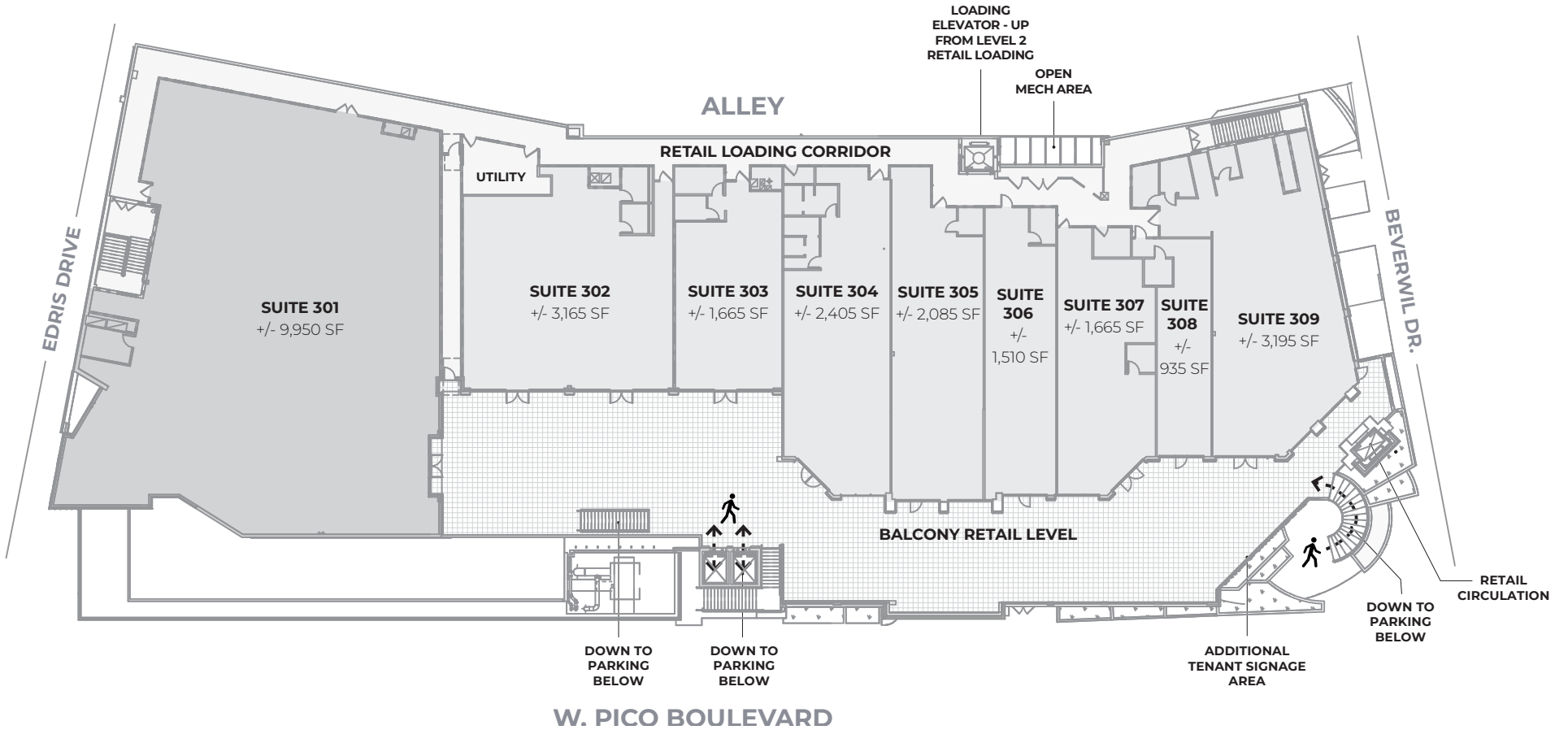
-  New and convenient vertical transportation throughout project.
-  State of the Art 45,000 sf Whole Foods Market.
-  New parking layout and improved flow – 4/1000 ratio.
-  Façade upgrades with entirely new façade for Whole Foods Market. Enhanced façade throughout balance of the center.
-  Redesign of the junior anchor space to accommodate a new, premier tenant and improved shop space experience.
-  Timing: Break Ground Q4 2026 with Project remodel to be completed by 2028. Whole Foods opening projected for 2028.



The Beverwil Site Plan

LEVEL 3
DELIVERY Q4 2027

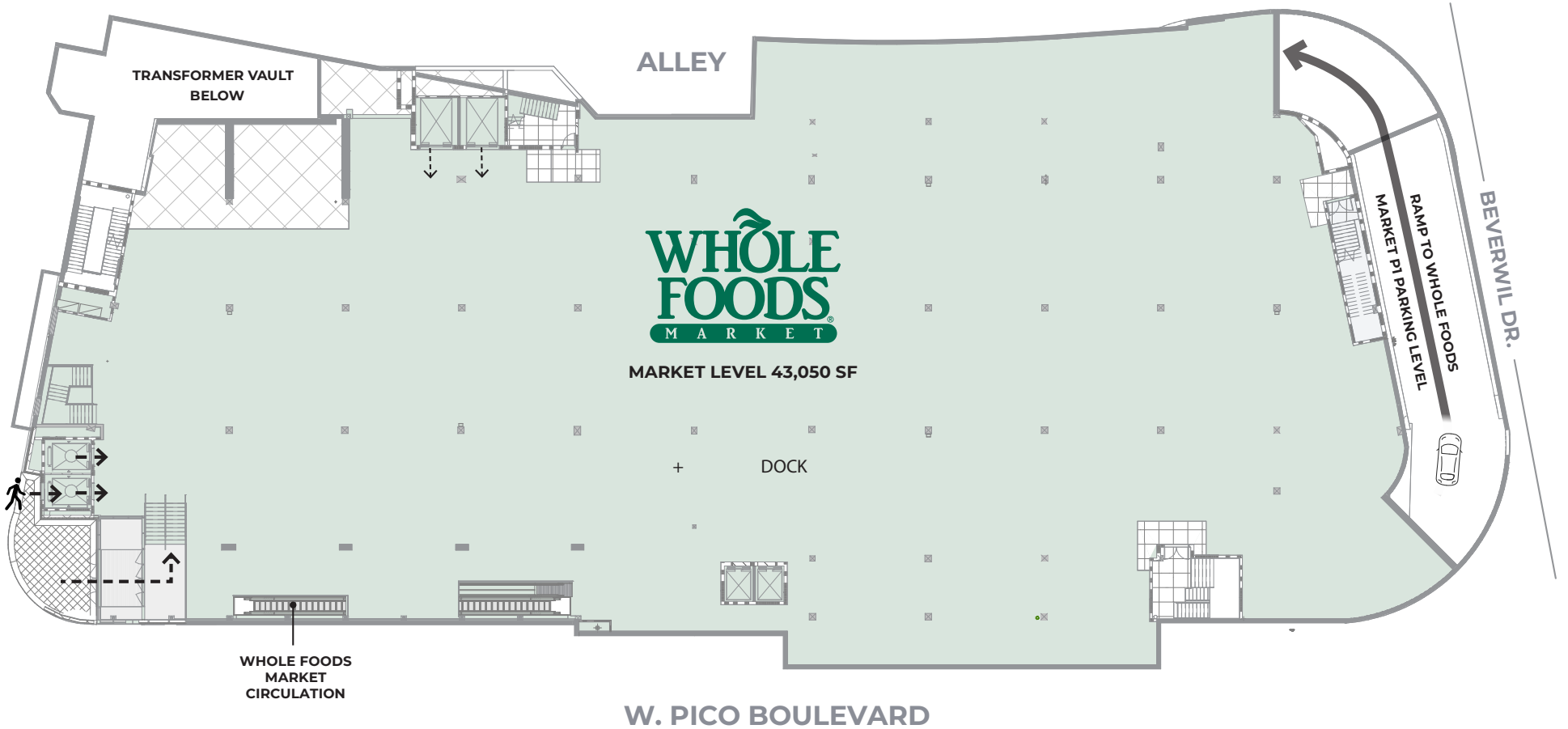
- ➔ VEHICULAR ROUTE ➔➔ PEDESTRIAN ROUTE □ RETAIL
- RETAIL CIRCULATION □ PARKING □ WHOLE FOODS



The Beverwil Site Plan

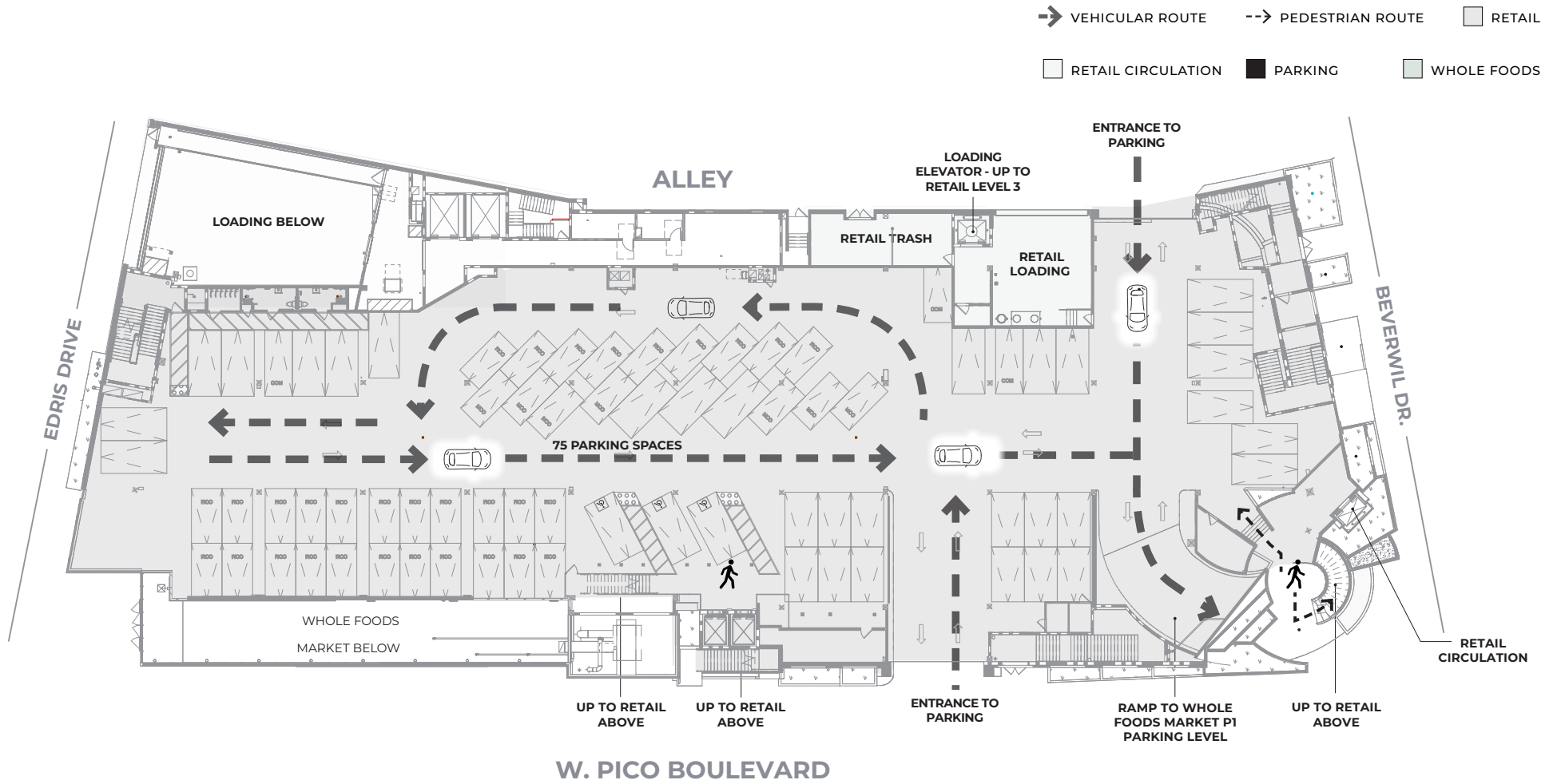
WHOLE FOODS MARKET LEVEL

- VEHICULAR ROUTE
- > PEDESTRIAN ROUTE
- RETAIL
- RETAIL CIRCULATION
- PARKING
- WHOLE FOODS



The Beverwil Site Plan

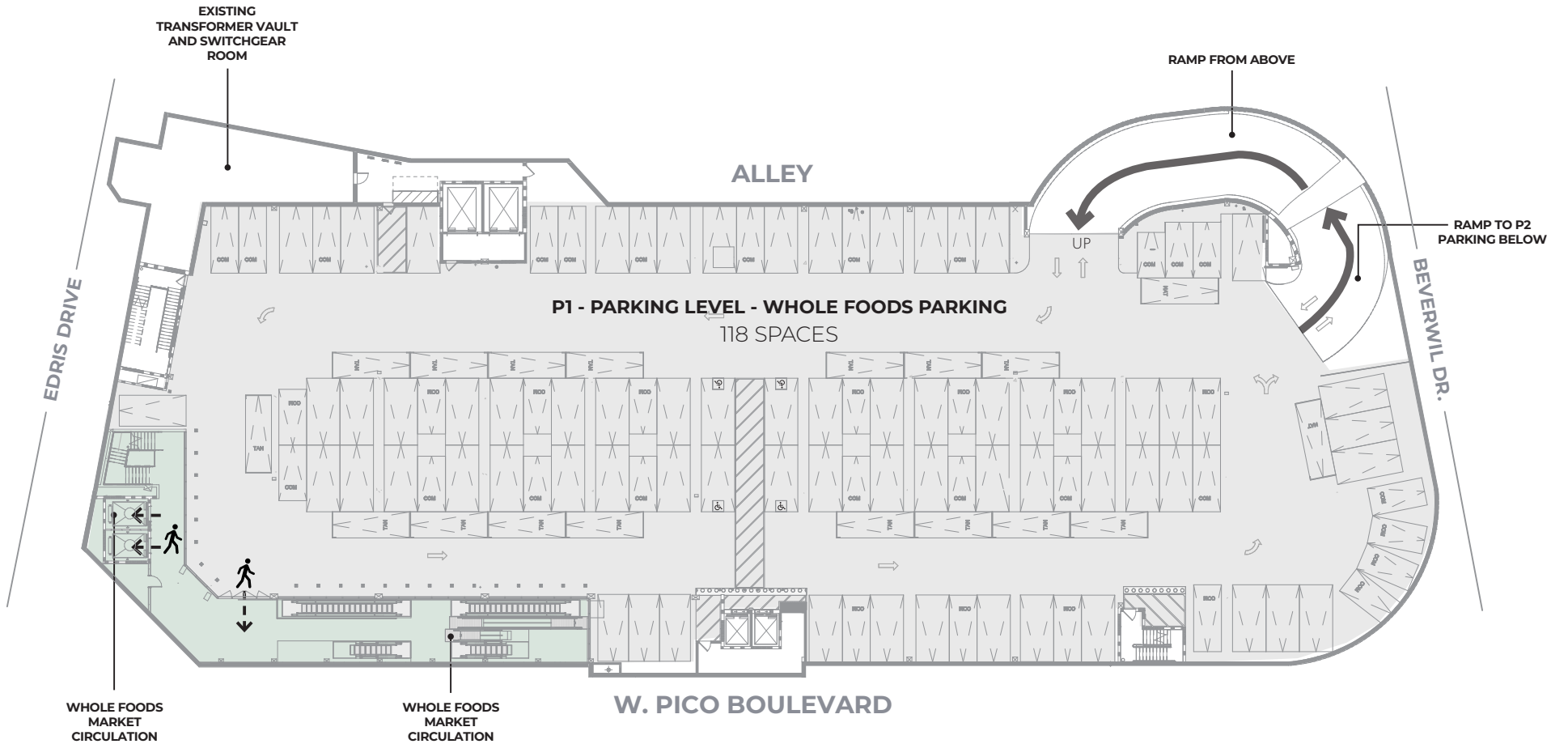
LEVEL 2 RETAIL PARKING



The Beverwil Site Plan

P1 WHOLE FOODS MARKET PARKING

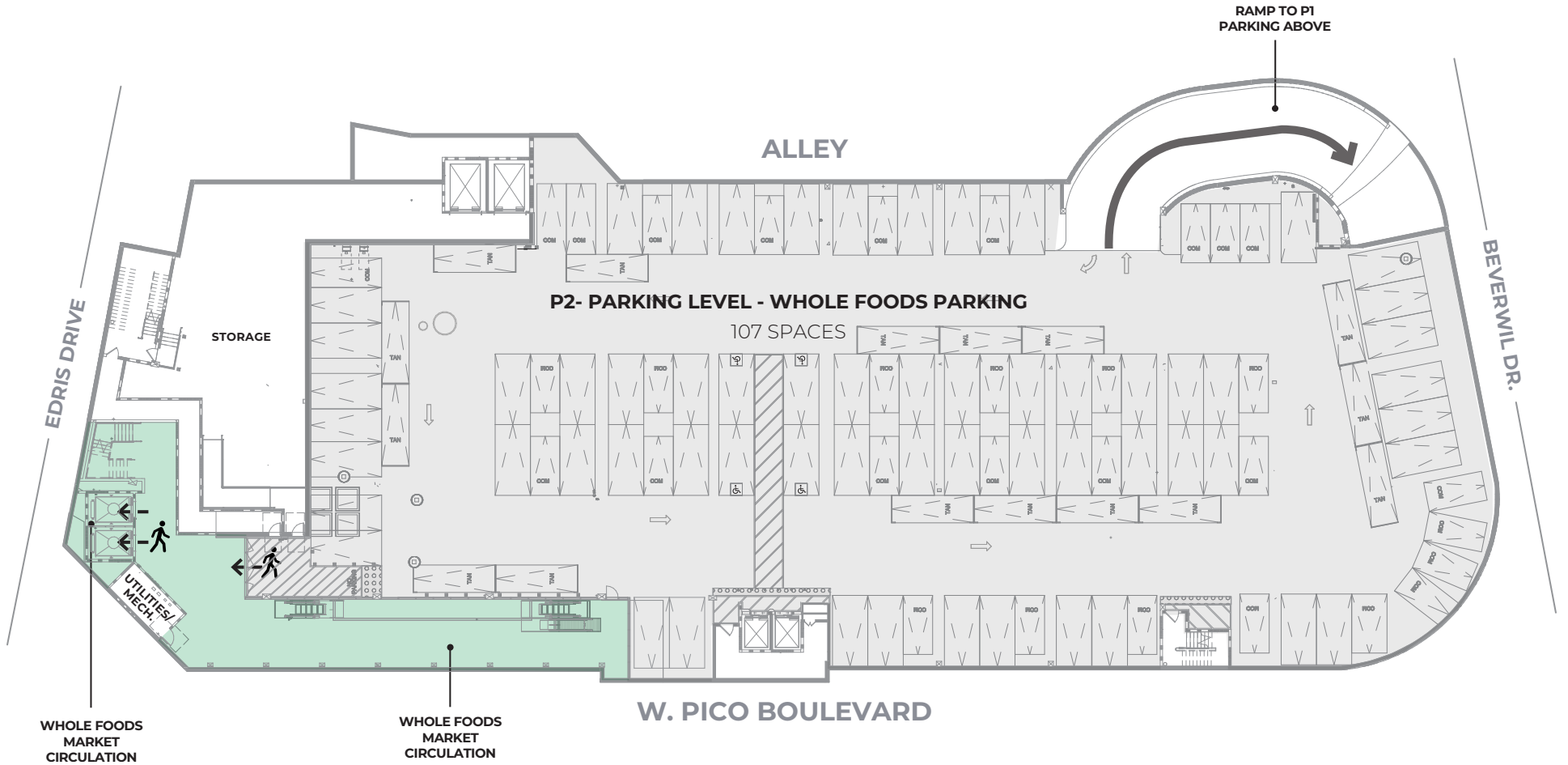
- ➔ VEHICULAR ROUTE --➔ PEDESTRIAN ROUTE □ RETAIL
- RETAIL CIRCULATION ■ PARKING □ WHOLE FOODS



The Beverwil Site Plan

P2 WHOLE FOODS MARKET PARKING

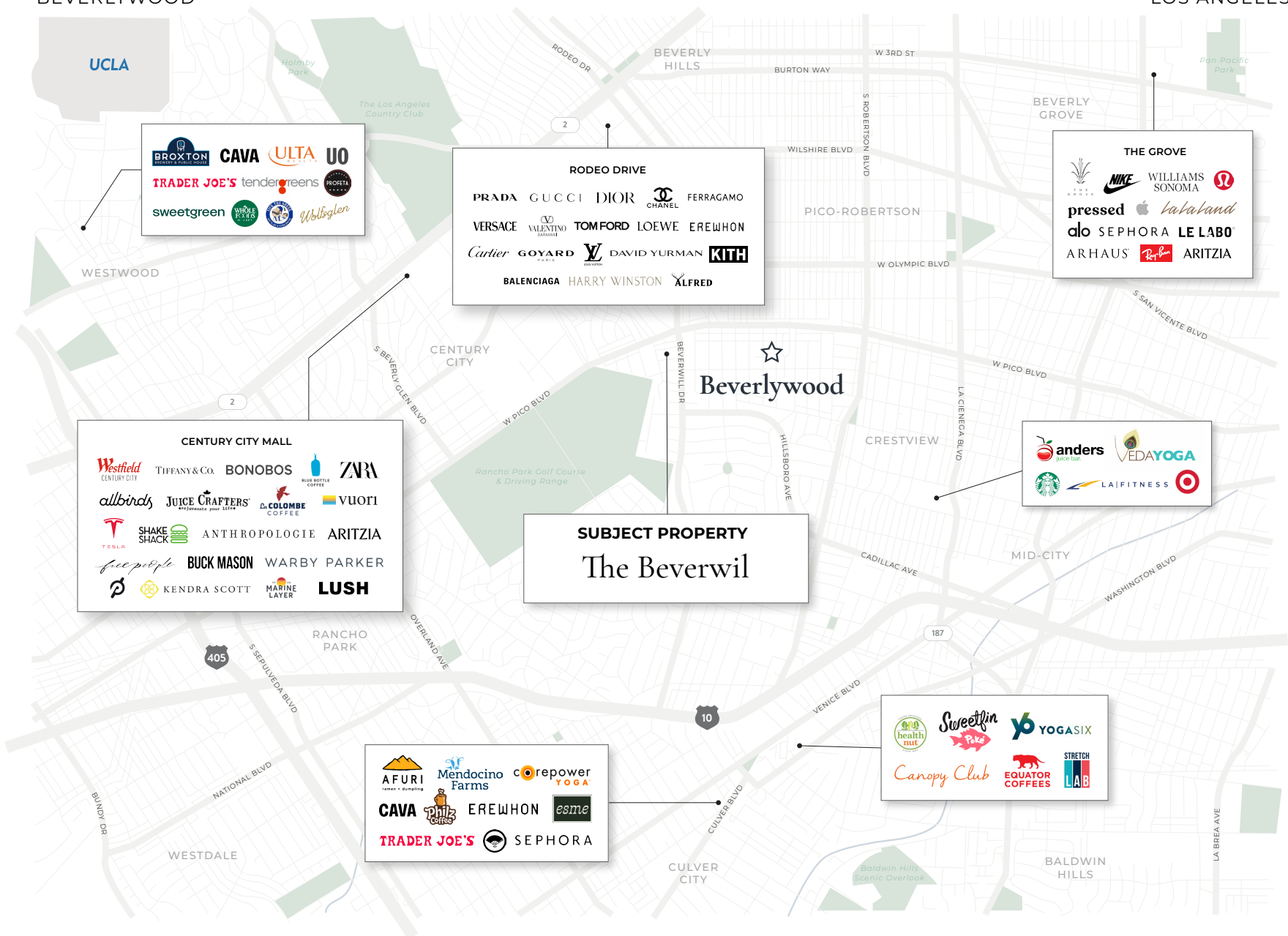
- ➔ VEHICULAR ROUTE ➔➔ PEDESTRIAN ROUTE □ RETAIL
- RETAIL CIRCULATION ■ PARKING □ WHOLE FOODS



Area Map

BEVERLYWOOD

LOS ANGELES



WESTWOOD

BROXTON CAVA ULTA UO
 TRADER JOE'S tendergreens PISCATAWAY
 sweetgreen WHOLE FOODS Market Wobegon

RODEO DRIVE

PRADA GUCCI DIOR CHANEL FERRAGAMO
 VERSACE VALENTINO TOMFORD LOEWE EREWHON
 Cartier GOYARD LV DAVID YURMAN KITH
 BALenciAGA HARRY WINSTON ALFRED

THE GROVE

NIKE WILLIAMS SONOMA
 pressed Apple lululemon
 alo SEPHORA LE LABO
 ARHAUS Puffin ARITZIA

CENTURY CITY MALL

Westfield CENTURY CITY TIFFANY & CO. BONOBOS BLUE BOTTLE COFFEE ZARA
 allbirds JUICE CRAFTERS D. COLOMBE COFFEE VUORI
 TESLA SHAKE SHACK ANTHROPOLOGIE ARITZIA
 free people BUCK MASON WARBY PARKER
 KENDRA SCOTT MARINE LAYER LUSH

SUBJECT PROPERTY
 The Beverwil

anderson VEDAYOGA
 Starbucks LAIFITNESS Target

AFURI Mendocino Farms corepower YOGA
 CAVA Erewhon esme
 TRADER JOE'S SEPHORA

Good health nut Sweetfin Pake YOGASIX
 Canopy Club EQUATOR COFFEES STRETCH LAB

THE BEVERWIL CURRENT PHOTOS



THE BEVERWIL RENDERINGS



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Get In Touch



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