

RETAIL OPPORTUNITY  
ON PRESTIGIOUS CORNER

Beverly Hills, CA

Canon Dr

VIDAL SASSOON

VIDAL SASSOON

VIDAL SASSOON

For Lease  
Up to 8,000 SF Available  
Devin Klein  
Greg Briest  
Houston Mahboudi  
310.716.3621

469

469

**N CANON DR.**

Up to 9,200

SF

US.JLL.COM/RETAIL



# PROPERTY FEATURES.

469 N. CANON DR.

**SIZE:** Up to 9,200 RSF  
**RENT:** Available Upon Request  
**CEILING HEIGHT:** 15 ft

**469 N CANON DR - 1,016 SF**-Potential Flagship Corner  
**9403 SANTA MONICA BLVD - 1,128 SF-1ST FLOOR; 1,499 SF-2ND FLOOR**-Retail  
**9405 SANTA MONICA BLVD - 473 SF**- Second Generation Restaurant Space  
**9407 SANTA MONICA BLVD - 1,200 SF - 1ST FLOOR; 1,608 SF- 2ND FLOOR**- Retail  
**9409 SANTA MONICA BLVD - 526 SF**-Retail  
**9411 SANTA MONICA BLVD - 1,261 SF GROUND; 560 SF MEZZANINE**-Retail

- Located in the heart of the Beverly Hills at the intersection of N. Canon Dr. & S. Santa Monica Blvd.
- Corner & inline spaces available
- Great opportunity for a restaurant, art gallery, salon, showroom, furniture store, appliance store, wellness/spa, vitamin store or wedding gowns.
- Strong neighboring tenancy including Heritage Fine Wines, Portofino Beverly Hills, Winnie Couture, Plum, Alfred Coffee, Drybar Beverly Hills, Il Tramezzino, Edelweiss Chocolates, Chroma Makeup Studio, Crate & Barrel



## MARKET OVERVIEW.

Beverly Hills boasts one of the most revered and coveted locales in, not only the United States, but the world. There are very few locations like it across the globe. The strength of the real estate in Beverly Hills and its access to the world's most affluent consumers, living both locally and abroad, ensures that N Canon Drive & Santa Monica Blvd. should be seen by the highest quality professionals and related occupiers.

## Notable STREETS.

N. Rodeo Drive • Brighton Way • N. Beverly Drive • Two Rodeo Drive • Dayton Way • Wilshire Blvd. • S. Santa Monica Blvd. • N. Camden Drive

# Features OF BEVERLY HILLS.

**Cheval Blanc Hotel by LVMH** will replace The Paley Center on N. Beverly Dr. & S Santa Monica Blvd. LVMH, the French conglomerate which owns Louis Vuitton, has announced its plans to develop a luxury hotel in Beverly Hills.



**Massimo Bottura's** Michelin-Starred **Gucci Osteria** opens in Beverly Hills on the top floor of Gucci's redesigned store. It will reflect a more American flavor profile, using ingredients from California but with an "Italian touch." It will also serve vegetarian dishes and more seafood than the Florence original.

**The GoldenTriangle** block after block simply exudes affluence: imposing celebrity mansions and global luxury brand stores seem to call out to you as you meander over the storied roads. Even commonplace accents like street lamps and sidewalks have an upscale feel as pedestrians traipse past the bistros and emporiums.





# beverly hills, CA PROFILE.



**33,599**  
Population



**\$2.03B+**  
Consumer Spending  
on Apparel, Food &  
Services



**\$2.08M**  
Avg Household  
Net Worth

**12,374**  
Local Businesses

**\$939.22M**  
Total Retail  
Expenditure



## DEMOGRAPHICS

1 Mile

**25,098**  
Population

**43.1**  
Median Age

**\$206,775**  
Avg. Household Income

**\$1.95 M**  
Median Home Value

2 Miles

**105,395**  
Population

**41.9**  
Median Age

**\$169,259**  
Avg. Household Income

**\$1.5 M**  
Median Home Value

3 Miles

**264,842**  
Population

**38.3**  
Median Age

**\$151,830**  
Avg. Household Income

**\$1.37 M**  
Median Home Value



# the triangle



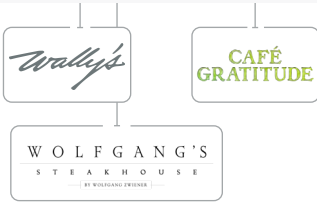
# Street MAP

**SUBJECT PROPERTY** →

Restaurant Coming Soon 499  
Vacant 469  
& 9603-9411 Santa Monica Blvd

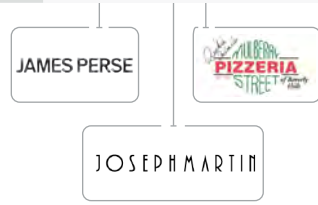
Santa Monica Blvd

Heritage Fine Wines 467  
Helen Ficalora 461  
Chromis 459  
Restaurant 457  
Redone 453  
Hiroshi Hair Design 451  
Thibiant Beverly Hills 449  
Wally's Beverly Hills 447  
Vacant 445  
Gilt City, Keller William's Realty 439  
Vacant 427  
Brooks Brothers 425  
Gratitude 419  
Avedon 417  
Louis Michael Salon 413  
Optics By Victor 411  
Harcourts 409  
James Perse Yosemite 401



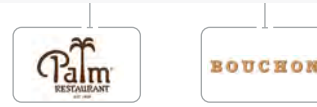
Brighton Way

E Baldi 375  
James Perse 357  
Nelson Shelton & Associates 355  
Vacant 351  
Mulberry Street Pizzeria 347  
RWall Paint Lounge 345  
Under Development\* 339  
Jackmond 333  
Le Mervetty 319  
Coldwell Banker 301  
260 Sample Sale 301  
Via Allora Restaurant 301



Dayton Way

Blown USA 275  
Nest Seekers 271  
The Palm 267  
Hilton & Highland Real Estate 257  
BH City Parking 245  
Vacant 235  
Beverly Canon Gardens  
The Montage Beverly Hills 225



Clifton Way

Bank of the West 9401  
Citibank 9401  
Momentum Talent Agency 9401

Wilshire Blvd

9390 The Wallis Annenberg Center for  
the Performing Arts

**drybar**

**La Scala**

460 Valerie Salon\*  
454 Il Tramezzino  
452 Drybar Beverly Hills  
450 Jennifer Fisher Jewelry  
444 Edelweiss Chocolates  
442 Selfish  
440 Vacant  
434 La Scala  
432 Leggiadro of Beverly Hills  
430 Vacant  
424 The Bar Room  
424 Porta Via  
416 Umberto Salon  
410 Shiki Beverly Hills  
400 Il Pastaio

**alo yoga**

**PHYSIQUE**

**HILTON & HIGHLAND**  
RESTAURANT

**MASTRO'S STEAKHOUSE**

**SUGARFISH**  
BY NISHI SUZUKI

**Spago**  
WOLFGANG PUCK

**COLDWELL BANKER**  
RESIDENTIAL BROKERAGE

370 Alo Yoga  
366 Bella + Canvas  
362 Xi'an  
350 The Royals  
350 Caffè Roma  
350 Versai Fine Linens & Home  
350 Giuseppe Franco Hair Salon  
344 Art Gallery  
342 Nail Sunny  
340 Estiatorio Louka  
338 Salon 90210  
300 Rite Aid  
320 Physique 57

270 OBAGI  
250 CORE Real Estate Group  
246 Mastro's Steakhouse  
238 Vacant Restaurant  
228 Miniluxe  
224 Luxuriator by Franco  
220a WH Clothing  
220 Super Care Drugs BH  
218 West Coast Escrow  
216 Euphoria Nail Spa  
214 Canale  
212 Sugarfish  
210 Westside Estate Agency  
202 Rodeo Realty

192 Opus Bank  
184 Vacant  
176 Spago  
166 Coldwell Banker Residential Brokerage

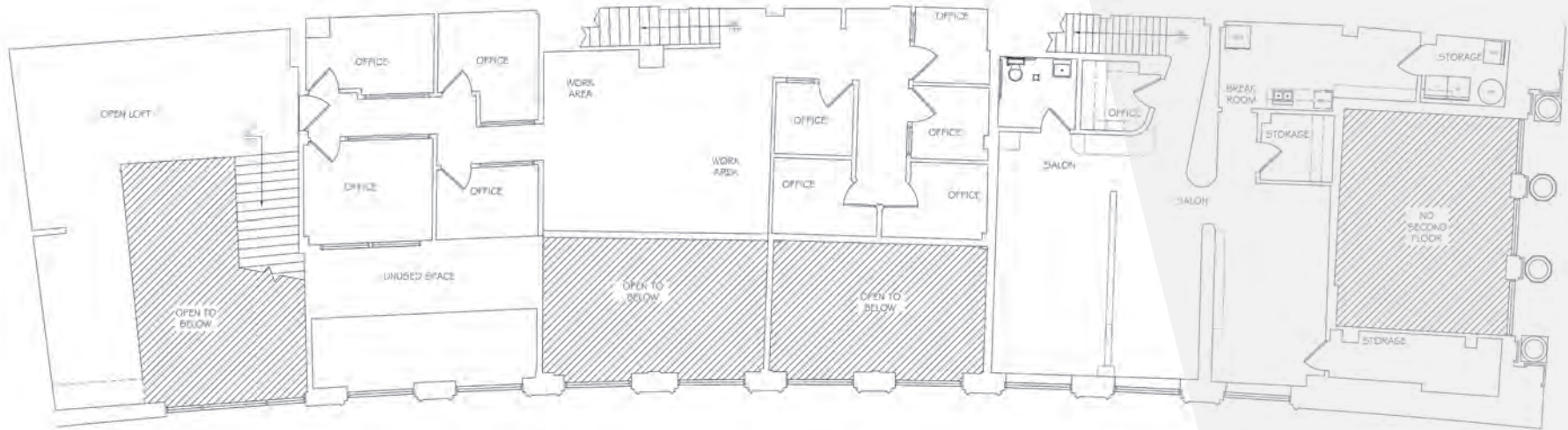
# GROUND FLOOR



# FLOOR PLAN



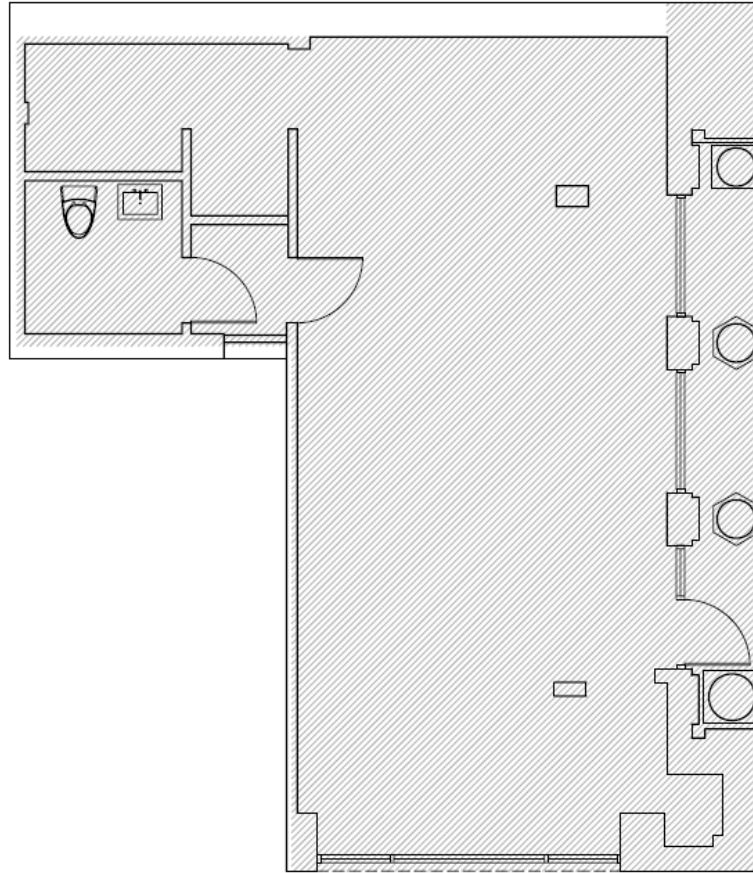
# SECOND FLOOR



2nd FLOOR

# FLOOR PLAN

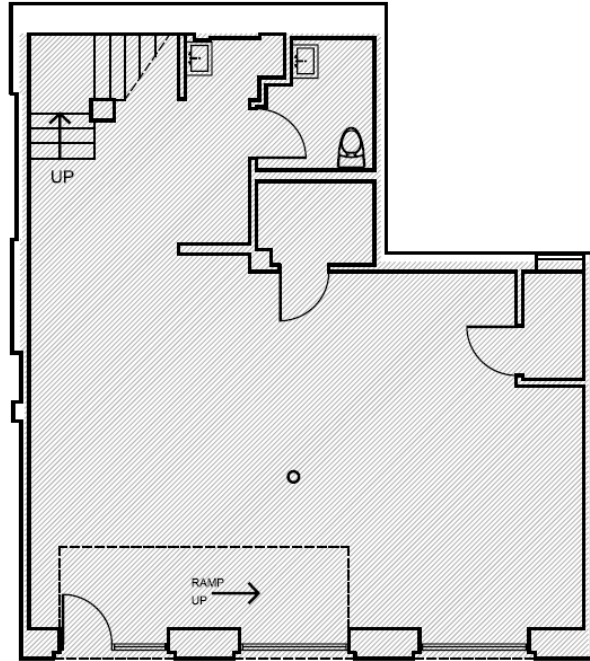
1,016 SF



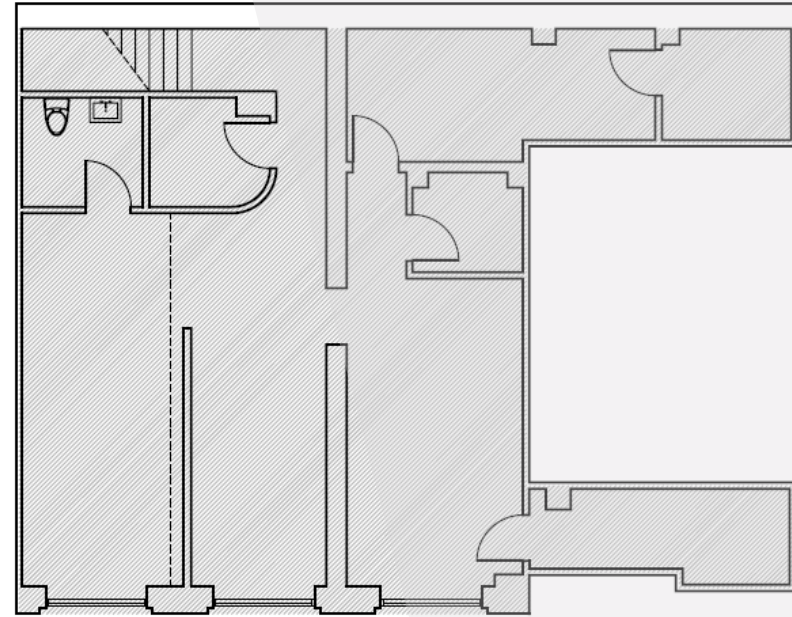
469

n canon dr.

1ST FLOOR-1,128 SF

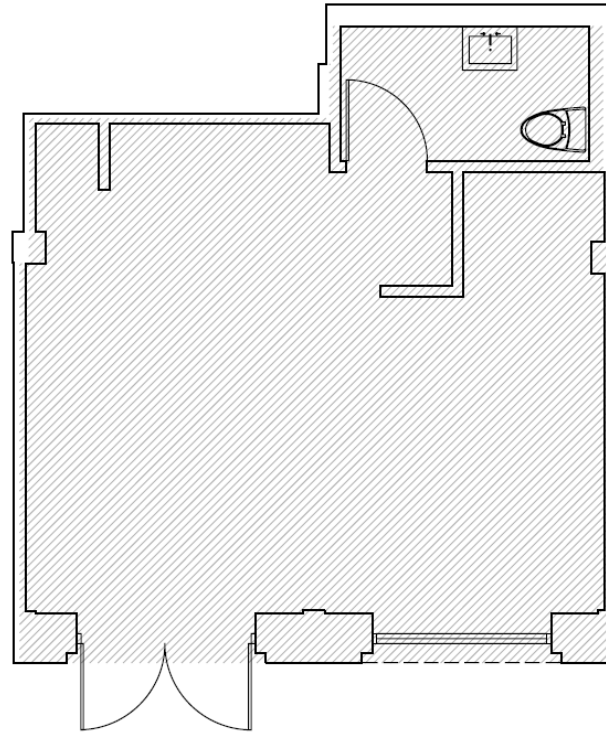


2ND FLOOR-1,499 SF



9403  
santa monica blvd.

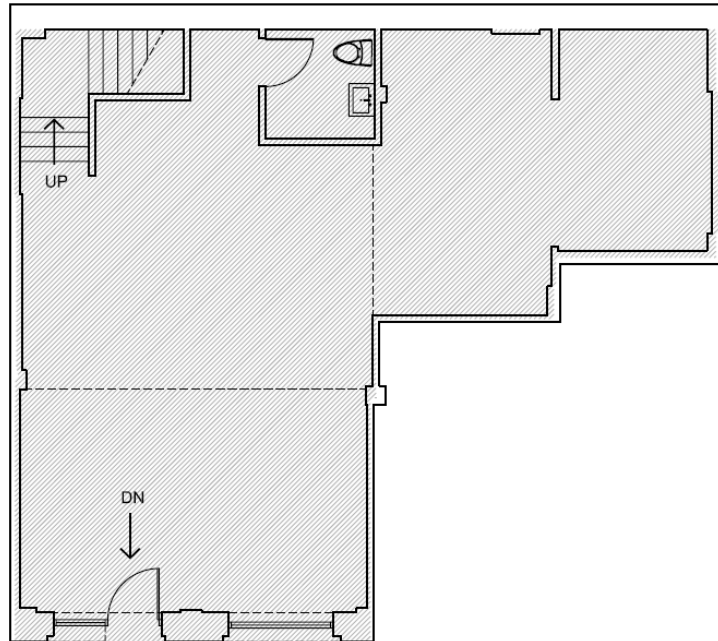
473 SF



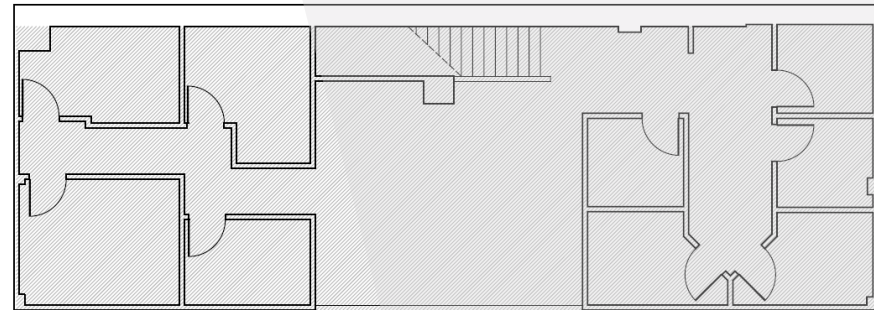
9405

santa monica blvd.

1ST FLOOR-1,200 SF

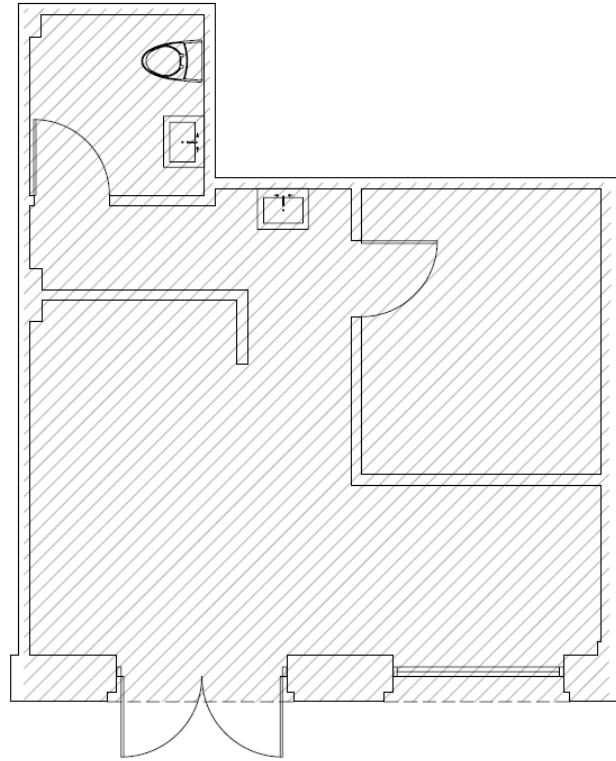


2ND FLOOR-1,608 SF



9407  
santa monica blvd.

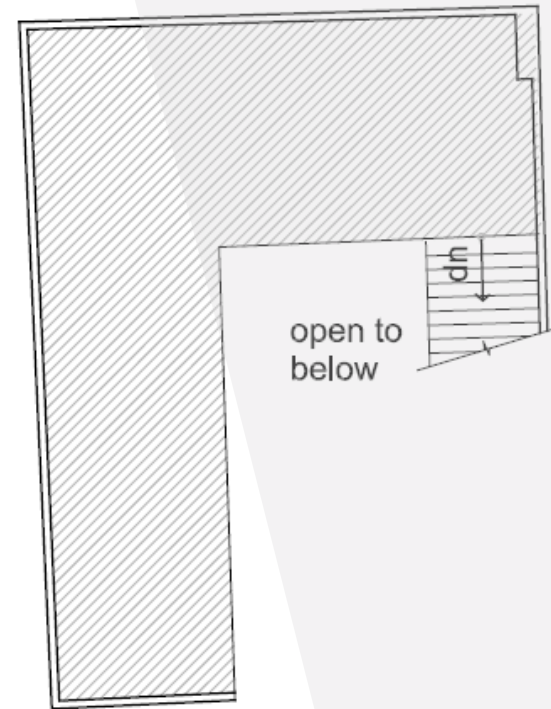
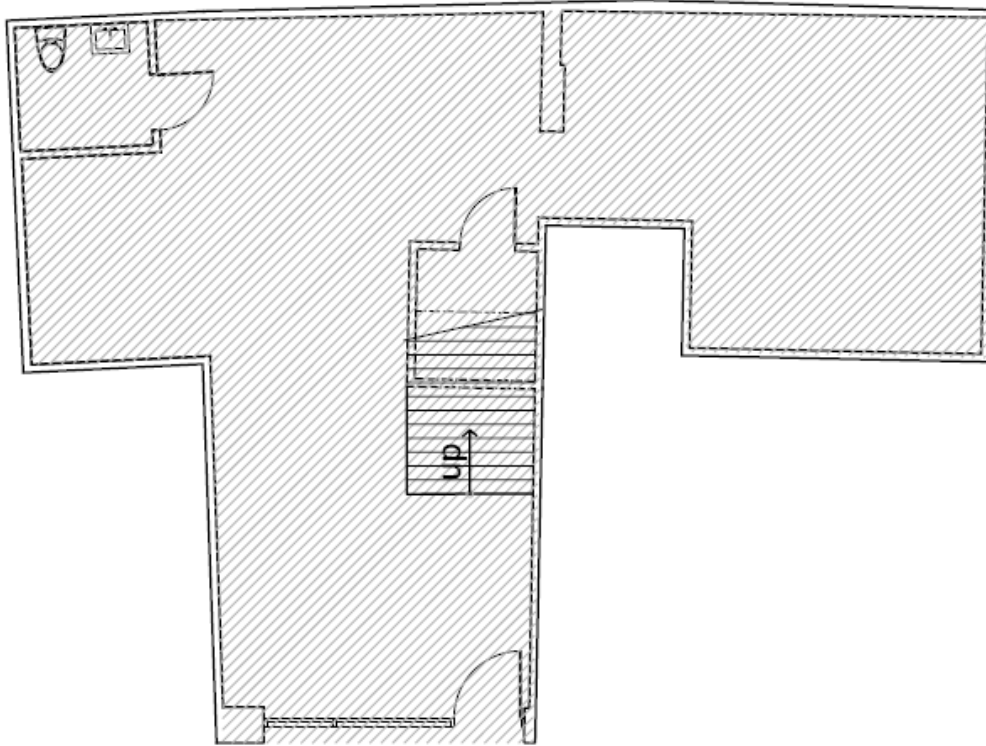
526 SF



9409

santa monica blvd.

GROUND- 1,261 SF  
MEZZANINE-560 SF



9411

**santa monica blvd.**



# N CANON DR.

Beverly Hills, CA

For more information, please contact:

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