



# 80 N LA CIENEGA BLVD

Beverly Hills, California 90211



Jones Lang LaSalle Brokerage, Inc.  
RE lic. #01856260



## PROPERTY FEATURES

SIZE: SUITE 120 - 11,000 SF  
RENT: AVAILABLE UPON REQUEST

- Located in the heart of Downtown Beverly Hills
- Currently built out as a restaurant, but ideal for multiple uses
- Street parking available as well as on-site parking garage
- Neighboring Tenants: Lawry's The Prime Rib, Fogo de Chao, Gyu-Kaku, Genwa, Lamborghini Beverly Hills, Bentley Beverly Hills, EDEN by Eden Sassoon Pilates, Cedars
- Sinai Medical, SLS Hotel



# 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 Beverly Hills 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 La Cienega Blvd should be seen by the highest quality professionals and related occupiers.

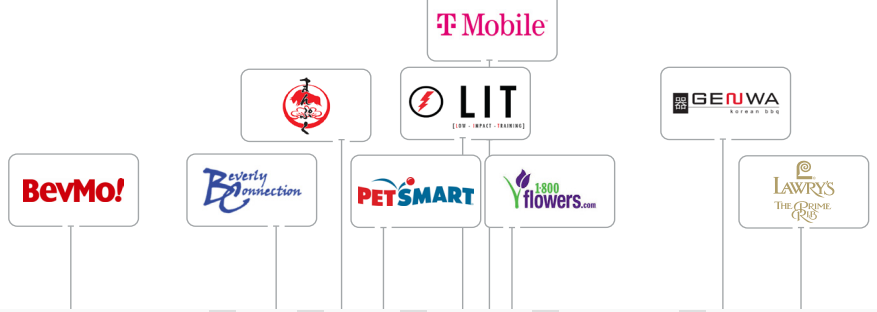
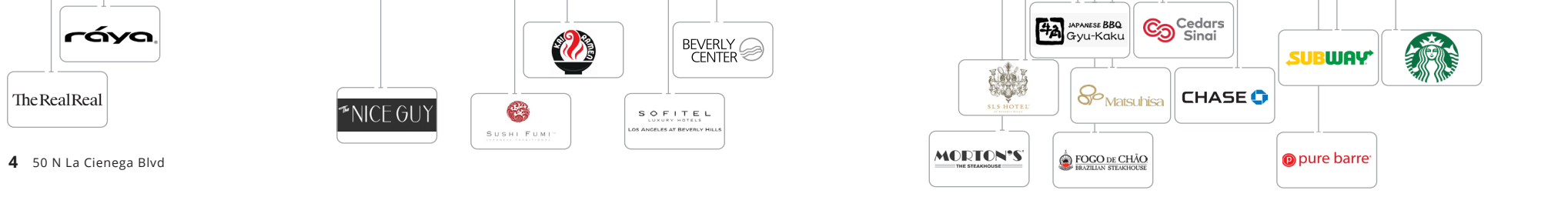


# STREET MAP

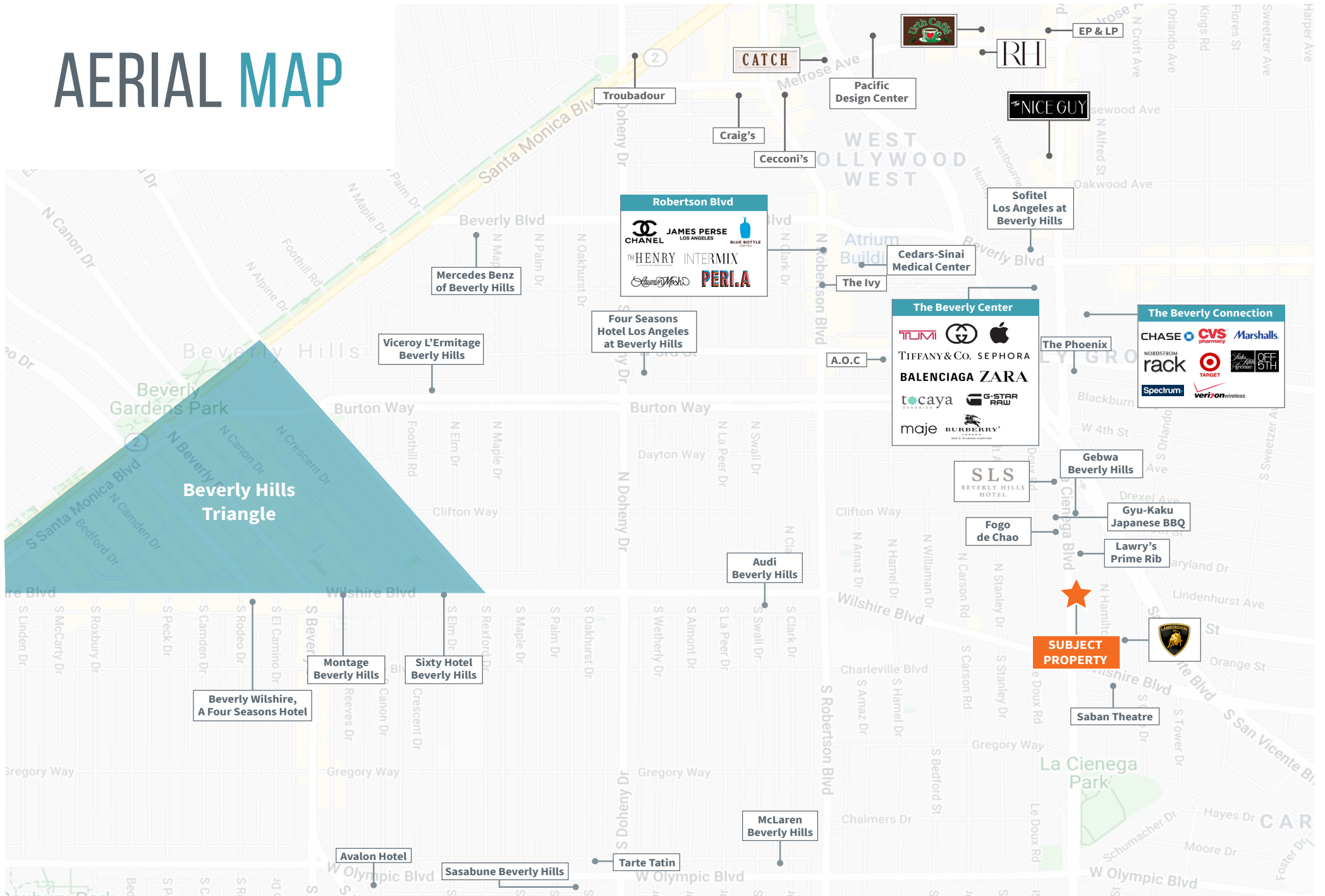
<b>Melrose Avenue</b>	563 The Center for Early Education 534 Crystalarium 510 West-End Salon 500 Kreiss Home Furnishings
<b>Rosewood Avenue</b>	470 Nomms 446 Cadillac Corner Inc 444.5 Pizaaoki 442 La Cienega Alterations 438 JJ Massage 436 Rosewood Barber 434 Hair Are Us 430 AEA Properties 428 Beverly Hills Motorcycles 414 Real Food Daily 410 Vresh 408 Kochi 406 Emerson's Locksmith Co 402 Trashy Lingerie
<b>Oakwood Avenue</b>	366 Lago at the Coronet 360 AdShare 348 Angie's Pooch Pawlor 342 Alterations Express 330 Bevmo 328 Vinita's Beauty Studio 322 Oriental & Persian Rug Cleaning 320 Sherman McNulty Custom Framing
<b>Beverly Boulevard</b>	8489 Beverly Center Mobil
<b>W 3rd Street</b>	84890 CVS 100 Beverly Connection
<b>Blackburn Avenue</b>	8466 Manpuku Japanese Yakiniku 330 Barrfield Pet Hospital 330 PetSmart 352 Exotic Car Collection 358 LIT Method 364 T Mobile 374 1-800-Flowers
<b>W 4th Street</b>	400 Beverly Plaza Center 200 Beverly Hills Auto Body Group
<b>Clifton Way</b>	170 Genwa Beverly Hills 138 Shan Social House 100 Lawry's Prime Rib <b>50 SUBJECT PROPERTY</b>
<b>Wilshire Boulevard</b>	8484 Cort Furniture Rental 8484 Offices 240 Beverly Hills Digestive Care 250 Beverly Hills Surgical Center 256 Sculpt Sure Center 264 Sixt Rent a Car 264 Pinnacle Funding 270 Boss Sushi 272 Blasteran 278 Harmony Spa 292 Offices 330 PetsHotel
<b>Gregory Way</b>	8400 La Cienega Park
<b>W Olympic Boulevard</b>	

## LA CIENEGA BOULEVARD

<b>Melrose Avenue</b>	The Real Real 8500 Mehraban Rugs 545 Rth Shop 537 Raja Skin Care Salon 533 Circa Lighting 525 Aburiya Raku 521 Lee Madison Artistry 519 Baxter Finley Barber Shop 525 Macey Lipman Art 511 Tufenkian Carpets Los Angeles 501
<b>Rosewood Avenue</b>	MIKEY'S CAR WASH 431 The Nice Guy 401 Cienega Med Spa 375 Fiona Apartments 375
<b>Oakwood Avenue</b>	Ponsonby Road Café 361 Sushi Fumi 359 Cryomachines Inc 355 Cryohealthcare 351 Kai Ramen 349 Mattress Stop 339 Rodeo Nail and Spa 337 Fast Signs 335 Gindi Maimonides Academy 8511
<b>Beverly Pl</b>	Sofitel Los Angeles 8555
<b>Beverly Boulevard</b>	The Beverly Center 8500
<b>W 3rd Street</b>	Plaza Cienega 301
<b>Clifton Way</b>	Morton's Steakhouse 435 SLS Hotel 465 Gyu Kaku Japanese BBQ 163 Fogo de Chao 133 Matsuhisa 129 Kazan 111 EDEN by Eden Sassoon Pilates 109 Cedars Sinai Department of Dermatology 99 The Striking Rose 55 OMIX Therapies 8501
<b>Wilshire Boulevard</b>	Chase Bank 8500 Works Entertainment 215 Cush Salon 215 Wright Salon 225 Nail Spa Lounge 227 Pure Barre 231 Subway 233 Tutt' A Post Trattoria 235 Smile Boutique 239 Starbucks 257 Gem & Loan of Beverly Hills 292 Grayson Luxury 275 Offices 292
<b>Gregory Way</b>	Beverly Hills Tennis Center 325 Margaret Herrick Library 333 Frank Fenton Field at La Cienega 8511



# AERIAL MAP



# BEVERLY HILLS

## PROFILE & DEMOGRAPHICS



**23,516**  
Population



**106,553**  
Population



**267,980**  
Population



**43.2**  
Median age



**41.3**  
Median age



**37.6**  
Median age



**\$212,374**  
Avg. household income



**\$165,198**  
Avg. household income



**\$140,466**  
Avg. household income



**\$1.76M**  
Median home value



**\$1.44M**  
Median home value



**\$1.32M**  
Median home value



# GROWING AREA

The long-awaited metro  
**PURPLE LINE**  
**SUBWAY EXTENSION**  
 is now under construction.

One of Metro’s priority projects, the Purple Line extension is a critically important rail project that will provide a high-capacity, high-speed and, dependable alternative for commuters to travel between downtown Los Angeles, the Miracle Mile District, Beverly Hills and Westwood.

The project is being built in three sections. The first section between Wilshire/Western and Wilshire/La Cienega is now under construction and

is scheduled for completion in 2023. Section 2 of the Purple Line Extension Project will extend the subway to downtown Beverly Hills and Century City. Section 3 will then extend the project to two stations in Westwood. Construction for section 2 began in 2019 and the Metro has secured federal funds for the last section of the Purple Line Extension Project.

Section 2 of the Purple Line Extension Transit Project includes 2.59 miles of

additional tracks to Metro’s Rail system and two new stations at Wilshire/Rodeo and Century City/Constellation. The project received full Federal funding from the U.S. Department of Transportation in January 2017 and is scheduled for completion in 2025.

The extension is expected to begin operations by 2025 and will continue the Purple Line from Miracle Mile through Beverly Hills and into Century City.

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