



BEVERLY WILSHIRE
Beverly Hills
A FOUR SEASONS HOTEL

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BLVD.

LUXURY/
RETAIL



PROPERTY OVERVIEW

- Front desk in the Beverly Wing (retail) - 186 SF
- Front desk Wilshire wing (retail) - 312 SF
- The Spatique in the Beverly Wing - 363 SF
- Current Business Center - 6,800 SF
- Vitrines - Multiple available

ABOUT THE PROPERTY:

Beverly Wilshire, A Four Seasons Hotel is a landmark of history and glamour located in the heart of Beverly Hills with designer shopping, fine dining, and world renowned views. Constructed by real estate developer Walter G. McCarthy in 1928, this legendary property has been the preferred address for celebrities, royalty, and the international elite.

JLL is pleased to present multiple retail and office opportunities for lease inside the Beverly Wilshire today. Contact us today for more information.

01.

02.

available spaces
for lease



9500 Wilshire Boulevard | Beverly Hills

Beverly Wilshire Hotel

04.



MULTIPLE
VITRINES
THROUGHOUT
THE HOTEL

05.



BUSINESS CENTER
APPROX 6,800 SF

06.



FRONT DESK WILSHIRE
WING RETAIL
CONVERSION
APPROX 312 SF



FRONT DESK BEVERLY
WING RETAIL
CONVERSION
APPROX 186 SF



GIFT SHOP
APPROX 363 SF



ONSITE CO-TENANCY

FOOD/DINING:

CUT by Wolfgang Puck
CUT Lounge
The Blvd
The Blvd Lounge
Pool Bar & Café

AMENITIES:

The Spa at Beverly Wilshire
Fitness Center
Mediterranean Style Outdoor Pool
The Nail Bar
Business Center

08.

AREA PROFILE 09.

BEVERLY HILLS IS ONE OF THE MOST SOUGHT-AFTER RETAIL DESTINATIONS IN THE WORLD.

WITH OVER 7.5M ANNUAL VISITORS AND MORE THAN \$2.27B IN DIRECT SPENDING BY TOURISTS, THIS IS ONE OF THE MOST PROMINENT RETAIL HUBS ACROSS THE GLOBE.



DEMOGRAPHICS

1 mile ▾

33,012
TOTAL POPULATION

2 miles ▾

114,519
TOTAL POPULATION

2.0
AVG. HOUSEHOLD SIZE

1.9
AVG. HOUSEHOLD SIZE

185,295
AVG. HH INCOME

160,443
AVG. HH INCOME

1.56M
MEDIAN HOME VALUE

1.41M
MEDIAN HOME VALUE

Houman Mahboubi

Executive Vice President, Retail



Current Responsibilities

Houman is celebrated among colleagues and clients for his integrity, loyalty and expertise in the Los Angeles commercial real estate market. With over 15 years of experience, Houman is a leading authority on sales, purchases, management and leasing. He has closed multimillion-dollar transactions with some of the world's most prestigious commercial real-estate clients. Houman's focus is on transactions, acquisitions, administration and leasing of commercial real estate. With his experience, local market savvy, and outstanding network of business partners, Houman is an advisor leading a dedicated group of over 20 leasing agents and brokers.

Experience

Houman has developed his business portfolio with a characteristic personal touch to every deal, meeting and transaction. Houman's professional trademark is illustrated by the principles he advocates in his business practice: Integrity, Diligence, Commitment and Collaboration. Houman has received media features for his accomplishments—including in press outlets like Bloomberg TV, LA Business Weekly TV, Blog Talk Radio, Realty Times and Entrepreneur's

Network. Based in Beverly Hills, Houman has a keen understanding of the local and commercial real-estate trends and developments. With local geographic specialization, he has attained and sold topnotch income properties to some of Southern California's most prestigious clients. As a client-loyal specialist, Houman has tracked top trends and guided with assurance certain forecasts about sales, purchases, management and leasing of commercial real estate. His personable approach, marketing savvy, intimate community knowledge and perception have expedited deals and endeared him to his peers and clients alike.

Education and Affiliations

Houman is a member of the Beverly Hills Rotary Club, Chamber of Commerce, Economic Development Committee (EDC), Rodeo Drive Committee and The Maple Counseling Center. A proud husband and father, Houman is based in Beverly Hills; an area that is home to his community and business alike. Houman holds a Bachelor's Degree in Business Administration from the University of Southern California.



Siva Selvan

Global Hospitality Real Estate Consultant

Current Responsibilities

Siva brings more than 27 years of global hospitality experience to the Commercial Division, focusing on ultra-luxury properties. Backed by Long & Foster's global affiliations and local expertise, Siva provides a single point of contact for those looking to leverage their holdings for maximum profitability by creating value for all stakeholders.

Experience

Long & Foster | Christie's is one of the largest luxury real estate bands in the country, with unmatched expertise in the Northeast and Mid-Atlantic markets with a network of 10,000+ agents in 230+ offices. Our footprint extends from North Carolina to the New Jersey Shore, encompassing coastal resort regions, center of commerce, and the U.S. Capital Region. Buyers, sellers, owners, and investors have depended on Long & Foster's guidance since 1968. The Long & Foster Companies are prepared to oversee the transformation of your hospitality property from short-term occupancy to long-term luxury lifestyle solution, to meet the changing needs of your clientele - and even

attract a new audience. Our team will analyze your holdings and deliver the best options, using bespoke market research and our vast array of resources.

Education and Affiliations

Siva is an active member of the International Luxury Hotel Association. He has earned certificates in Hotel Real Estate Asset management and Strategic Leadership from Cornell University.



LUXURY/ RETAIL

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Global Hospitality Real Estate Consultant
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