



9970 SOUTH SANTA MONICA BOULEVARD
BEVERLY HILLS | CALIFORNIA

[VIEW ON MAP](#)

Generational
LEASING OPPORTUNITY
DIRECTLY ACROSS FROM
One Beverly Hills
A \$5 BILLION PROJECT



9970

SOUTH SANTA MONICA BOULEVARD

BEVERLY HILLS | CALIFORNIA

The iconic and glamorous **9970 S Santa Monica Boulevard** building in Beverly Hills, home for many years to Maison Margiela and more recently Jil Sander – *two iconic brands in their own right* – is ready to receive its next tenant custodian.

This particular pocket of Beverly Hills is its own microclimate, perfectly located just outside of the Golden Triangle, adjacent to the strongest office market in the entire country – Century City – as well being located across the street from the most highly anticipated development in the history of the City, One Beverly Hills.

A ± 4,200 square foot, freestanding, bow & truss masonry building with a dedicated and private ± 25 stall parking lot is quite simply a unicorn within Beverly Hills.

Look no further for your brand's Beverly Hills flagship showroom, gallery, or headquarters.

[VIEW ON MAP](#) →

± **4,200** SF

S SANTA MONICA BLVD

± **25** SURFACE SPACES



GORGEOUS
Interior Buildout

FEATURING:
VOLUMINOUS BOW & TRUSS ARCHITECTURE
& A CHARMING ORIGINAL MASONRY
BUILDING ENVELOPE

POTENTIAL FOR
Flagship Space

BEST SUITED FOR:
SHOWROOM, GALLERY, HEADQUARTERS, ETC.

UNIQUE
Dedicated & Private
PARKING LOT

± 25 SURFACE SPACES

± 4,200 SF

ONE OF BEVERLY HILLS'
Iconic & Glamorous
BUILDINGS

S SANTA MONICA BLVD

9970

CENTURY CITY



ONE BEVERLY HILLS

MASTER DEVELOPMENT
17.5 AC Mixed-Use Development

[VIEW PROJECT →](#)

AMAN

Future Aman Beverly Hills

[VIEW THE AMAN WEBSITE →](#)



WALDORF ASTORIA
BEVERLY HILLS

the
BEVERLY HILTON

SCHOOL



1,178 STUDENTS

ROSEWOOD
RESIDENCES

BEVERLY HILLS
17 LUXURY CONDOS

FORTHCOMING
PEDESTRIAN CROSSWALK
Connecting One Beverly Hills
to South Santa Monica

THE PENINSULA

BEVERLY HILLS

S SANTA MONICA BLVD

SANTA MONICA BLVD

the
BEVERLY HILTON

W
WALDORF ASTORIA
BEVERLY HILLS

alo
HEADQUARTERS

THE PENINSULA
BEVERLY HILLS

BW
BEVERLY WILSHIRE
Beverly Hills
A FOUR SEASONS HOTEL

RODEO DRIVE

Saks Fifth Avenue

Neiman Marcus

FORTHCOMING
PEDESTRIAN CROSSWALK
Connecting One Beverly Hills
to South Santa Monica

ROSEWOOD
RESIDENCES
BEVERLY HILLS
17 LUXURY CONDOS

9970

nerano

TEN THOUSAND
A CRESCENT HEIGHTS® RESIDENCE
LUXURY RESIDENCES



ONE BEVERLY HILLS

MASTER DEVELOPMENT

17.5 AC Mixed-Use | 10 AC of Lush Open Space
Blending Beverly Hilton & Waldorf Astoria
with an addition of Aman Beverly Hills

[VIEW PROJECT →](#)

AMAN

Future Aman Beverly Hills

[VIEW THE AMAN WEBSITE →](#)

S SANTA MONICA BLVD
SANTA MONICA BLVD

S MORENO DR

CENTURY CITY

310.556.0001 | LIVETENTHOUSAND



RENDERING | 9970 SANTA MONICA BLVD | BEVERLY HILLS, CALIFORNIA



INTERIOR SPACE | FORMER JIL SANDER INTERIOR

9970



Site Plan

9970

9970

**FORTHCOMING
PEDESTRIAN CROSSWALK**
Connecting One Beverly Hills
to South Santa Monica



ONE BEVERLY HILLS



THERE'S ONLY *One Beverly Hills*

Masterplan development transforming 17.5 acres into a mixed-use destination centered around 10 acres of lush, sustainable open space designed by RIOS. The plan integrates the Beverly Hilton and Waldorf Astoria into a unified site, with upgrades to the Hilton and the addition of an Aman Hotel, branded residences, and a private members club. The project emphasizes sustainability by using harvested rainwater and recycled greywater to achieve full irrigation self-sufficiency.

[VISIT ONE BEVERLY HILLS SITE](#) > | [VISIT RIOS SITE](#) >



AMAN

RENDERING | AMAN BEVERLY HILLS



RW

Rosewood Residences
PRIVATE RESIDENCES IN THE HEART OF
Beverly Hills

Intimate collection of residences sets a new standard for luxury in Southern California. With architecture and design by the internationally renowned Thomas Juul-Hansen, this boutique collection consists of just 17 homes. Ranging from 3,000 to over 7,000 square feet, each residence features bespoke interiors with exquisite finishes, including private elevator access, panoramic views of the city, and generous proportions.

[VISIT THE ROSEWOOD HOTELS SITE →](#)



CITY OF
Beverly Hills
SIGNIFICANT
LUXURY DEVELOPMENT

Recent changes to the zoning code for the South Santa Monica Boulevard corridor, west of Wilshire Boulevard, are anticipated to bring significant luxury multi-story development to the immediate area surrounding the subject property, similar to the Rosewood Residences.

[VIEW THE BEVERLY HILLS MIXED USE OVERLAY ZONE GUIDE →](#)

RENDERING | ROSEWOOD RESIDENCES



Santa Monica Blvd

BEVERLY
HILLS

Moreno Dr
200 S

9970

BEGIN
Bike Route
N Santa Monica Blvd
Beverly Hills

Beverly Hills

Internationally recognized for its luxury lifestyle, premier shopping, and high-profile residents, Beverly Hills is one of the most iconic and affluent communities in Los Angeles. With a population of approximately 30,000 and some of the highest household incomes in Southern California, the city attracts a sophisticated, high-spending consumer base that includes local residents, business professionals, and global visitors. Its central Westside location places it in close proximity to West Hollywood, Century City, and Holmby Hills, creating strong connectivity to both dense employment centers and some of the wealthiest neighborhoods in the region.

The area is anchored by the world-renowned Golden Triangle, including Rodeo Drive, Wilshire Boulevard, and Santa Monica Boulevard, which collectively form one of the most prestigious retail districts in the country. This corridor is home to flagship stores for leading luxury brands such as Chanel, Louis Vuitton, Gucci, and Cartier, along with high-end dining concepts and boutique retailers. The surrounding streets feature a curated mix of fashion, beauty, wellness, and lifestyle tenants that cater to both everyday luxury consumers and destination shoppers, driving consistent foot traffic throughout the week.



9970

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