



214 & 216 S. Hamilton Dr. Beverly Hills, CA 90211

Builder's Remedy Approval for 90 Units in Beverly Hills
8 Floor Design of Studios steps to La Cienega Park & the New Metro Station

PARTNERSCRE
SVIDLER | PETITO



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DARIO SVIDLER
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

JORDAN PETITO
Senior Vice President

310. 497. 4362
jordan@petitocre.com
partnerscrela.com
DRE 02023714

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214 & 216 S. Hamilton Dr., BH 90211

Property Overview

PartnersCRE is proud to present a rare, entitled high-density development opportunity located at **214 & 216 S Hamilton Drive, Beverly Hills, CA 90211**.

Positioned immediately south of Wilshire Boulevard and two doors from the historic Saban Theatre, this **10,400 square foot** site offers developers the unprecedented opportunity to deliver a best-in-class mixed-income residential project with **36,281 SF of Livable SF** in one of the most supply-constrained and desirable multifamily markets in the greater Los Angeles area, with one of the most exclusive addresses around.

The property has been entitled utilizing the state Housing Accountability Act Builder's Remedy provisions, securing approvals for an **8-story, 90-unit multifamily development** consisting entirely of stacked highly efficient **studio units**.

With **72 market-rate studios**, the remaining 20% of the units will be dedicated for affordable tenants. All units will feature balconies and washer/dryer closets.

Designed by **Ottinger Architects**, the project features a modern urban infill concept with an activated ground floor that includes a spacious **Lobby**, dedicated **Office**, **Package Room** and a **sizeable Community Room** totaling **2,293 SF**. The design will take advantage of the unique height of the structure with a sprawling **1,887-square-foot rooftop deck** that will have **expansive views**. This shared amenity space enhances the overall resident experience and aligns with current market expectations for lifestyle-driven multifamily products. The plans include a **total gross building area of 73,490 square feet**, consisting of **63,717 square feet of at and above-grade gross area** and **9,773 square feet of subterranean parking area**, accommodating **13 parking spaces**.

With the Builder's Remedy approval in place, this offering provides a rare opportunity to bypass the arduous entitlement process in Beverly Hills, a municipality where securing discretionary approvals is notoriously difficult and housing supply is severely restricted.

The property benefits from exceptional connectivity, boasting a **Walker's Paradise** designation by WalkScore.

The property will also benefit from the just-opened **Subway Metro Station just 700 feet away!**

This **unparalleled transit proximity** already provides access to Hollywood and Downtown Los Angeles, and will soon offer tremendous access to additional **major employment hubs** like Century City and Santa Monica in the Westside!

Combined with its Beverly Hills address, historic surroundings, and **already-entitled status**, this project represents an **exceptional opportunity** to deliver **high-density housing** in a premier infill setting – an opportunity that will have lasting effects on the community at large while creating **trophy investment** that can become **your next generational asset!**

Builder's Remedy Opportunity

\$8,500,000
Price

90
Units in Project

36,281 SF
Project Liveable SF

73,490 SF
Gross Floor Area (inc. Garage)

10,400 SF Lot
80 x 130 Lot Dimensions

4333-029-021 & -022
APN

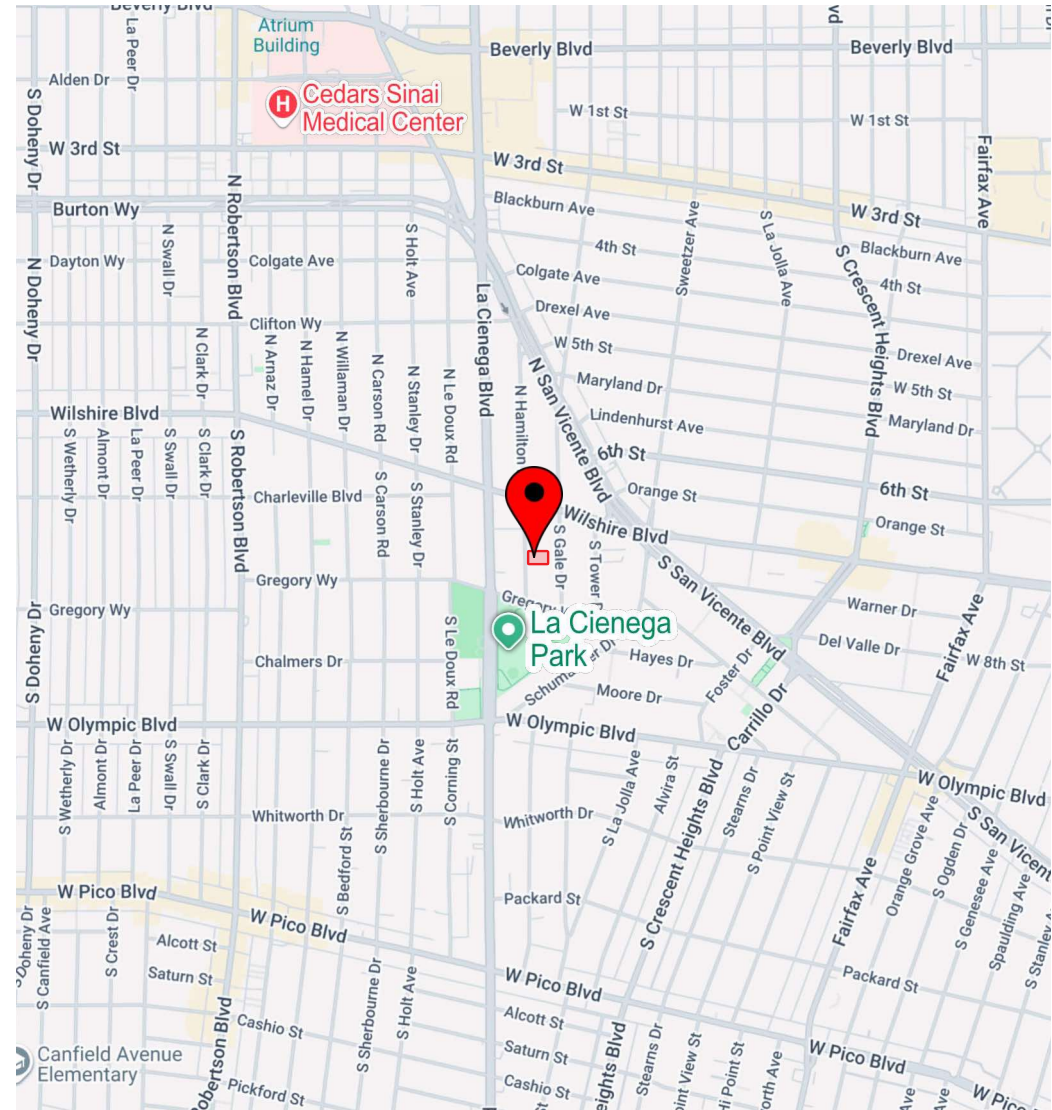
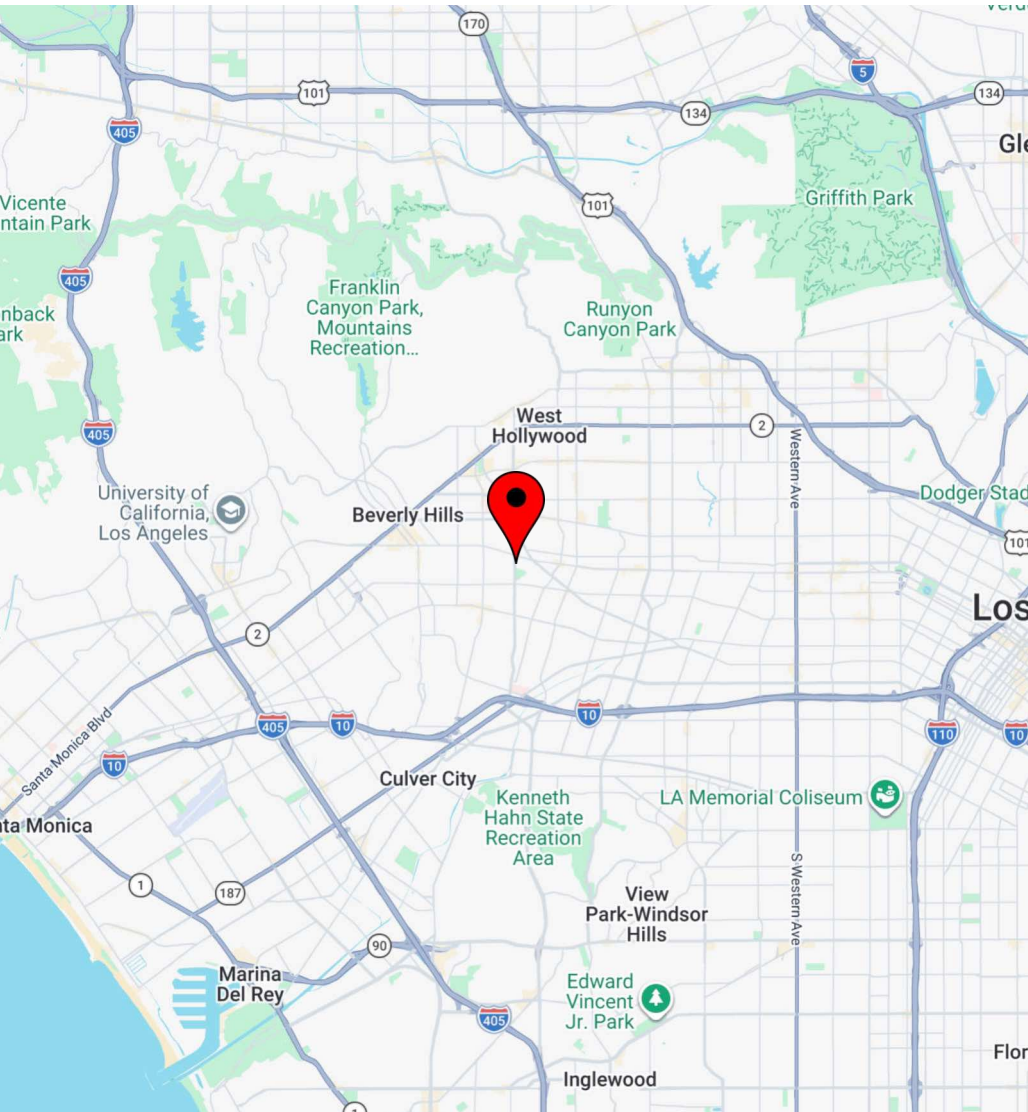
Highlights

- Builder's Remedy Opportunity in the City of Beverly Hills
- Entitled Project at Sub-\$100k per Buildable Door
- 90 Unit Project - with 72 Market Rate Units
- 8 Residential Floors - Stacked Design for Max Efficiency
- All Studio Design - All Units with Balconies
- Rooftop Communal Deck with Premium Views
- 13 Parking Spaces, 2 Elevators, 2 Staircases
- 700 Feet to the New **D** Line Metro Subway Station
- Half a Block to La Cienega Park & Community Center
- Two Doors to the Historic Saban Theatre
- Surrounded by Luxury Retail, Dining, and Hotels

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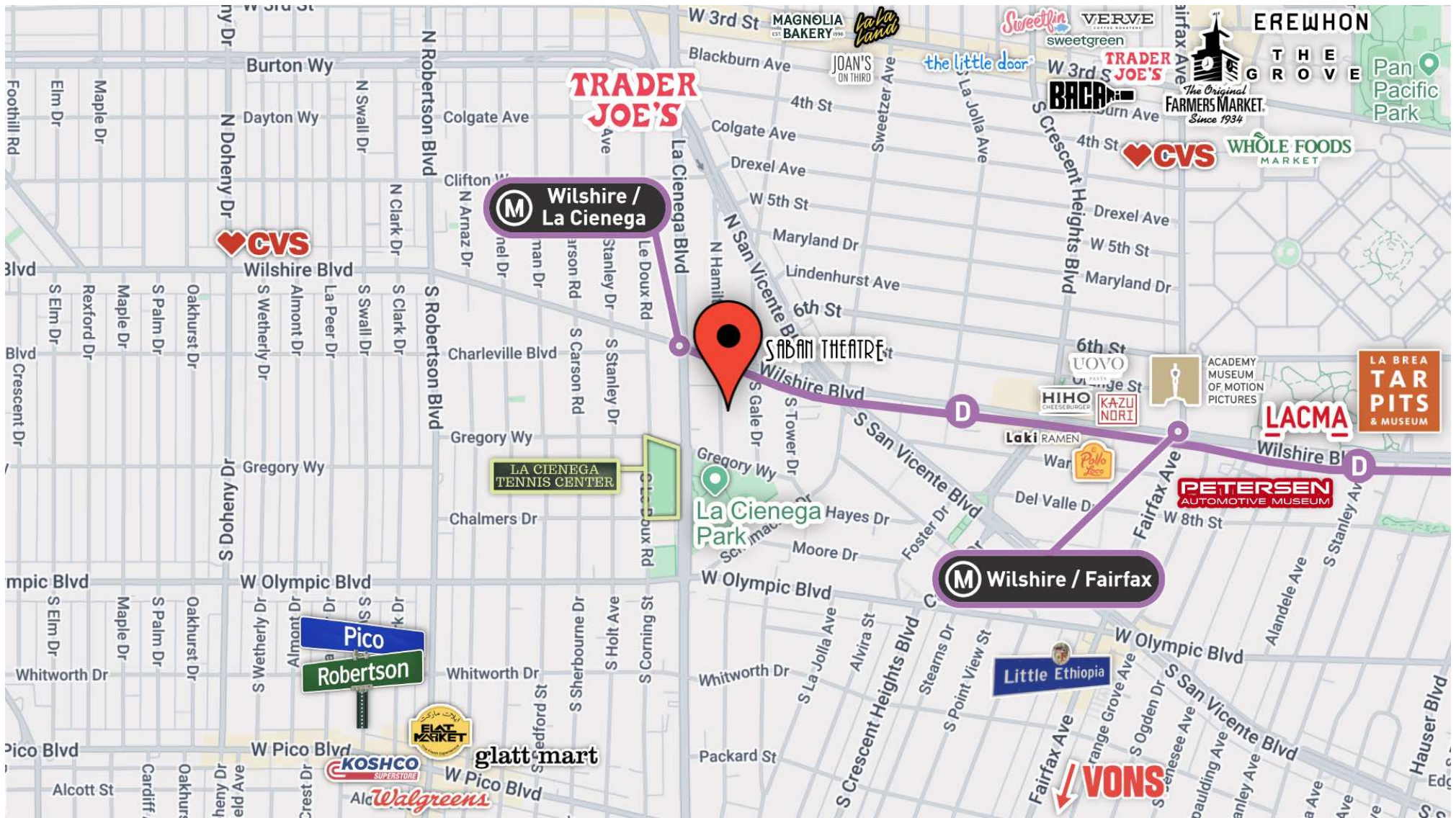
Maps



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Area Map



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Walk Score



Walker's Paradise

Daily errands do not require a car.



Good Transit

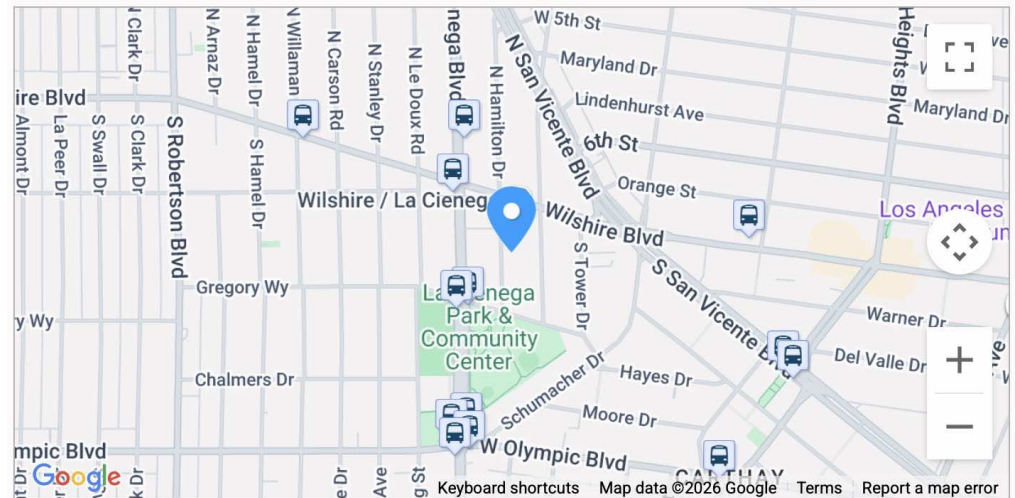
Many nearby public transportation options.

* Score pre-dates opening of the Metro D Line



Very Bikeable

Biking is convenient for most trips.



Bus lines:

105 Metro Local Line	0.1 mi	28 Metro Local Line	0.3 mi
20 Metro Local Line	0.4 mi	720 Metro Rapid Line	0.4 mi

About this Location

214 & 216 South Hamilton Drive have a Walk Score of **95 out of 100**. This location is a **Walker's Paradise** so daily errands do not require a car.

This location is in Los Angeles. Nearby parks include La Cienega Park, Oakhurst Park and Price Playground.



<https://www.walkscore.com/score/214-s-hamilton-dr-beverly-hills-ca-90211>

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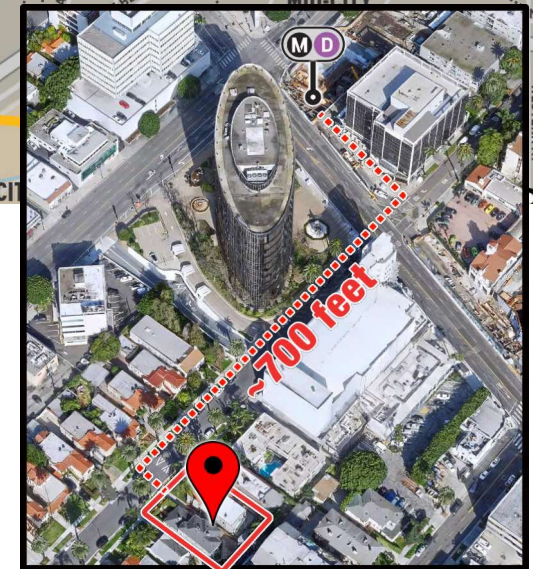
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New Metro Station & Line Extension

Located **around 700 feet** from the brand-new **Wilshire/La Cienega Metro D Line Station**, which opened May 8, 2026 as the western terminus of Section 1 of the long-awaited **D Line Extension**, this site represents one of the most compelling transit-oriented development opportunities in Los Angeles.

The station places future residents within a **short walk** of direct subway access to **Koreatown, Miracle Mile, and Downtown Los Angeles**, with a travel time of just under 20 minutes to Downtown's **Union Station**.

Critically, this is only the beginning: **Sections 2 and 3** of the D Line Extension are already under construction and expected to **open in 2027**, adding stops at **Rodeo Drive, Century City, Wilshire/Westwood**, and the **West LA Veteran's Affairs Campus**, ultimately transforming this corridor into the spine of Westside transit.



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Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population:						
2030 Projection	29,899		265,152		752,968	
2025 Estimate	29,658		264,967		749,173	
2020 Census	28,495		263,107		729,806	
Growth 2025-2030	0.81%		0.07%		0.51%	
Growth 2020-2025	4.08%		0.71%		2.65%	
2025 Population	29,658		264,967		749,173	
Households:						
2030 Projection	15,412		128,550		340,692	
2025 Estimate	15,299		128,727		339,462	
2020 Census	14,747		128,926		332,689	
Growth 2025-2030	0.74%		-0.14%		0.36%	
Growth 2020-2025	3.74%		-0.15%		2.04%	
Owner Occupied	5,193	33.94%	42,324	32.88%	99,150	29.21%
Renter Occupied	10,106	66.06%	86,403	67.12%	240,312	70.79%
2025 Average Household Income	\$150,725		\$147,000		\$132,974	
2025 Median Household Income	\$115,140		\$111,968		\$97,522	

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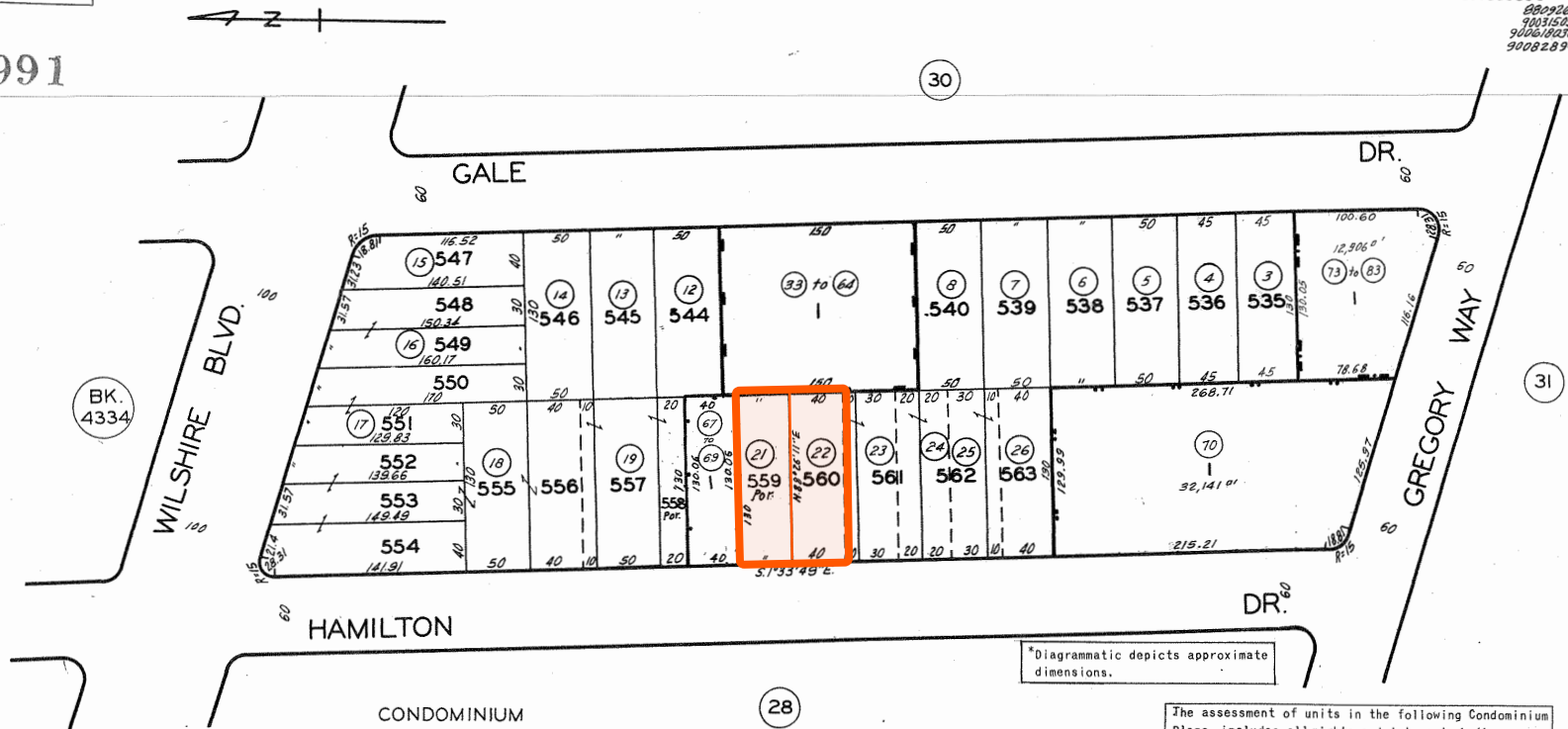
214 & 216 S. Hamilton Dr., BH 90211

Parcel Map

4333 | 29
SHEET 1
SCALE 1" = 80'

141120402
810409102
820108009
821005803
88092641004001
90031525001001-07
90061803002001-07
90082894003001-07

1991



CONDOMINIUM
TRACT NO. 46302
M. B. 1156 - 3 - 4
TRACT NO. 4988
M.B. 54-98-99

CONDOMINIUM
TRACT NO. 45260
M. B. 1112-53-54

CONDOMINIUM
TRACT NO. 31602
M. B. 844-87-88

CONDOMINIUM
PARCEL MAP
P.M. 144-21-22

CODE
2410

FOR PREV. ASSM'T SEE:
5088-3

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.				
Condominium Plan Reference	Tract No.	Units	Subdivision of Airspace	
O.R. M4770-408 #3262 8-22-74	31602	1	--	Shts. 2, 3, & 4
#216918 3-2-82	P.M. 144-21-22	1	--	Sheet 4
#941626*5-24-90	46302	1	--	SHEETS 5&6

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Survey



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Resolution, Plans, and Commission Report Links & Project Renderings

Resolution	Click Here for Resolution
BH City Link - Planning Commission Report	Click Here for Report
BH City Link - Planning Submittal	Click Here for Plans
BH Builder's Remedy Information	Click Here for BH Site

The Project has not been submitted to Building and Safety for review.



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Project Square Footage Summary

Category	Square Footage	% of Total	Notes
Livable	36,281	48.1%	Residential Unit Interior SF — includes both market and affordable units
Non-Residential Amenity	2,293	3.0%	Community Room, Lobby, Package Room, Office — all on 1st floor
Circulation / Service	16,494	21.9%	Corridors, Stairs, Elevators, Trash, Utility/IDF, Mech/Electric Rooms
Balcony	8,651	11.5%	Private Individual-Unit Balconies
Parking	9,773	13.0%	Level P1 — Subterranean Parking
Amenity / Open Space	1,867	2.5%	Roof Deck / Common Open Space
Total	75,359	100.0%	

Construction Type	Square Footage	% of Total	Floors
Type S2 (Subterranean)	9,773	13.0%	Level P1 — Subterranean Parking
Type I-A (Podium / Concrete)	23,894	31.7%	Floors 1-3 — includes circulation, balconies and 30 units
Type III-A (Wood-Frame)	41,692	55.3%	Floors 4-8 + Roof — includes circulation, balconies and 60 units
Total	75,359	100.0%	

Note: Category / Construction Type totals above (75,359 SF) include the 1,867 SF roof deck, which sits on top of the 8th floor and is NOT counted toward the official 73,489 SF Gross Floor Area (roof decks are typically excluded from FAR/GFA under code).

Key Building Metrics		
Total Units	90	72 Market-Rate Studios (avg. 402 SF) + 18 Affordable Studios (avg. 407 SF)
Total Livable SF	36,281	Sum of Unit Interiors, including all 90 Units
Total Building SF (incl. parking + balconies)	73,489	Original Entitlement Gross Floor Area of 73,490 SF
Total Parking SF	9,773	13 spaces, Level P1 subterranean
Total Balcony SF	8,651	Private Individual-Unit Balconies
Lot Size	10,400 SF	80' x 130'

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Project Unit Mix and Floor Plans - 1st Floor



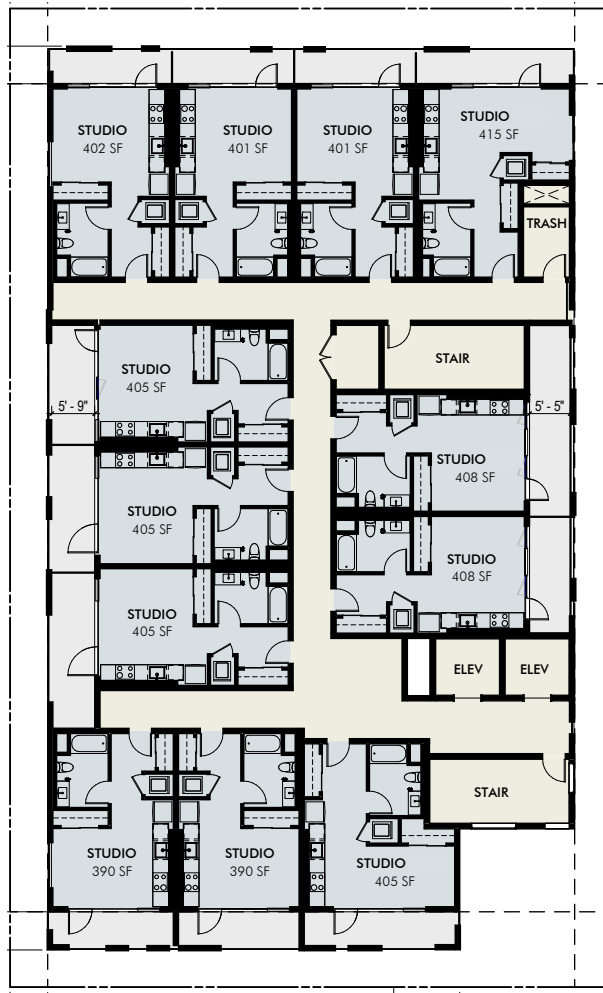
	Unit Number	Unit Type	SF
1 st Floor	101	0 + 1	402
	102	0 + 1	401
	103	0 + 1	402
	104	0 + 1	415
	105	0 + 1	403
	106	0 + 1	413
	Total Residential		2,436
	Community Room		1,070
	Lobby		665
	Package Room		283
	Office		275
	Total Non-Residential		2,293
	Total 1 st Floor		4,729



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Project Unit Mix and Floor Plans - 2nd through 8th Floors



2nd through 8th Floors

Floor Plan shown is representative of Floors 2 through 8.
Floor Layouts are Stacked.

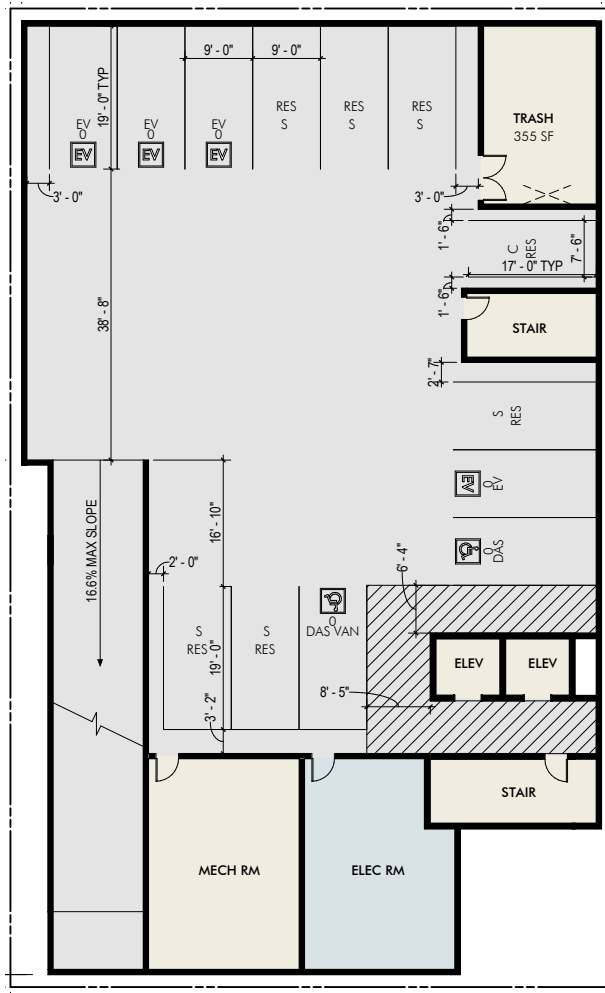
	Unit Number	Unit Type	SF
2 nd through 8 th Floors	201	0 + 1	402
	202	0 + 1	401
	203	0 + 1	401
	204	0 + 1	415
	205	0 + 1	408
	206	0 + 1	408
	207	0 + 1	405
	208	0 + 1	390
	209	0 + 1	390
	210	0 + 1	405
	211	0 + 1	405
	212	0 + 1	405
	Total		4,835

Number of Units	Total Livable SF
90	36,281 SF
Liveable SF 1 st Floor	Non-Residential SF 1 st Floor
2,436 SF	2,293 SF
Liveable SF 2 nd through 8 th Floors	
4,835 SF	
All 0 + 1s	90 Total 72 Market-Rate + 18 Affordable Units

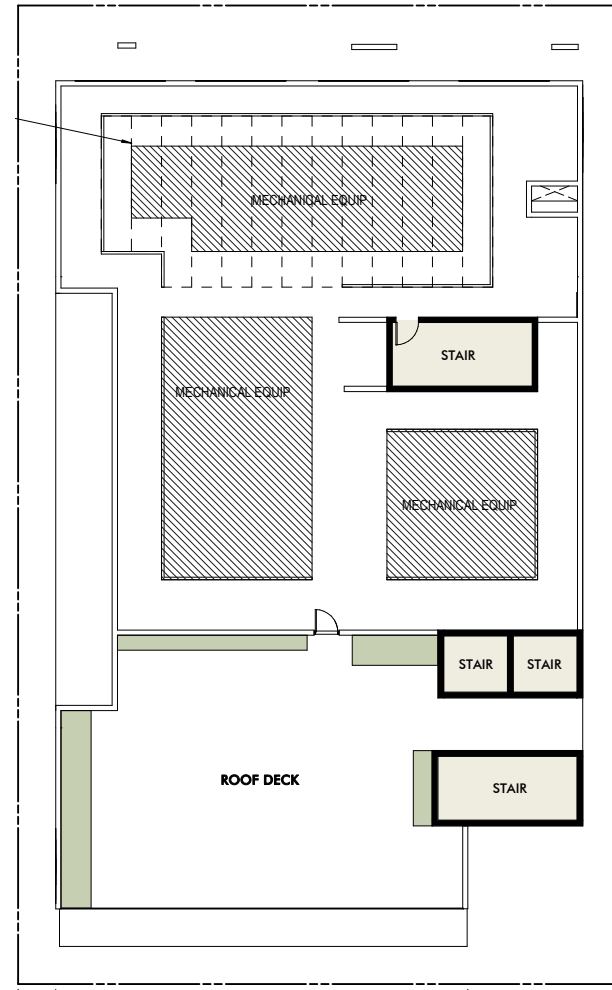
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Project Floor Plans - Level P1 & Roof



Level P1
(Subterranean)



Roof

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Project Elevations



North Elevation

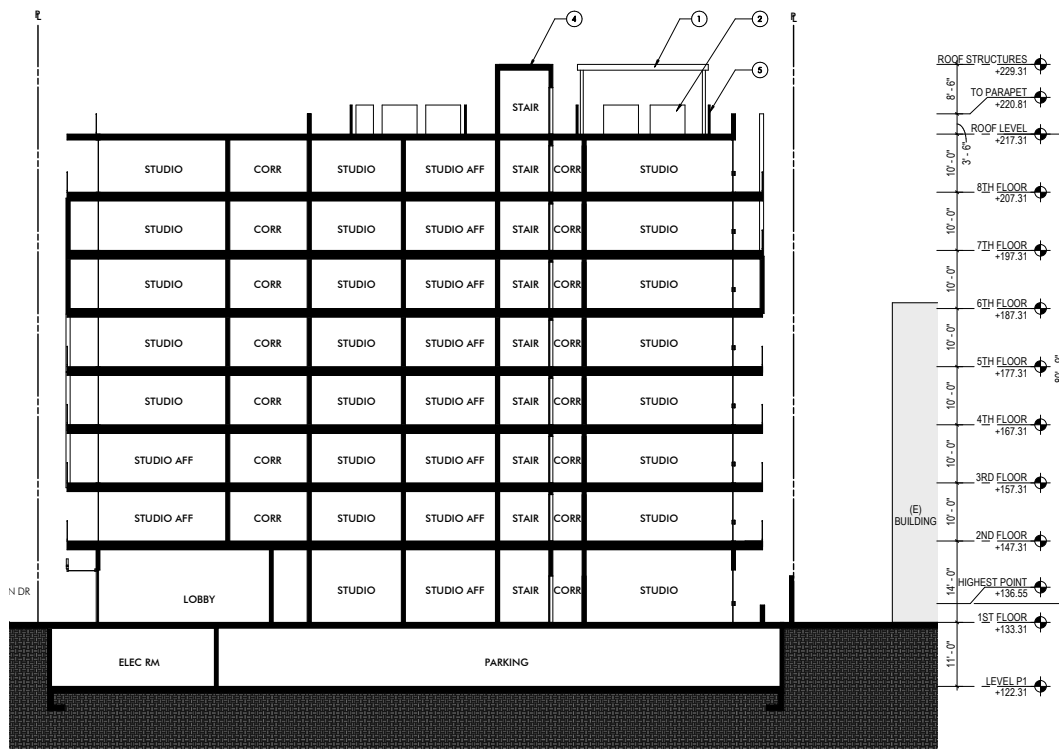


West Elevation

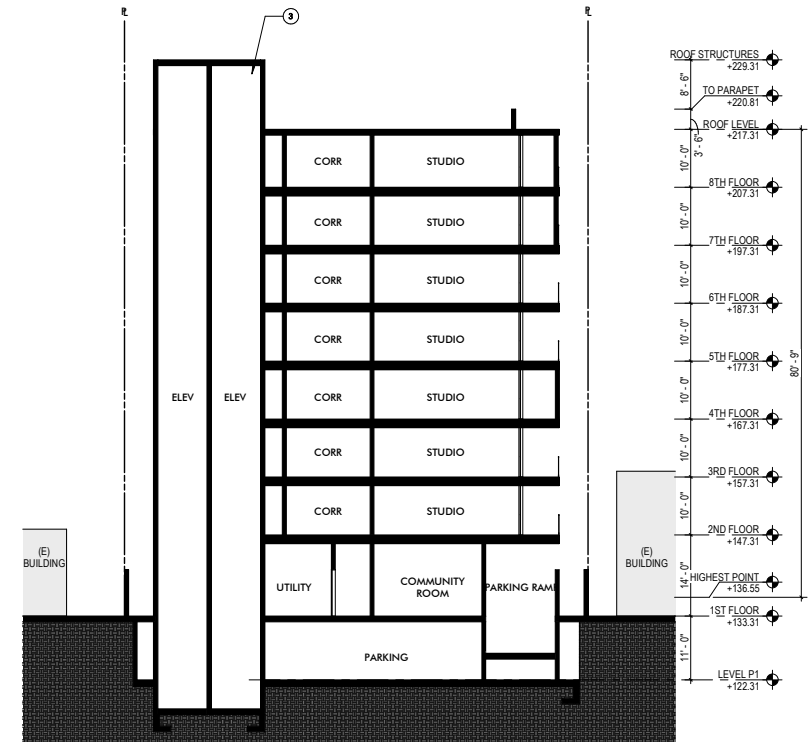
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Project Sections



Section 2



Section 4

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Existing Building

Address	Number of Units	Year Built	Living Area	Lot Size	Total Bedrooms	Total Bathrooms
214 S. Hamilton Dr.	2	1935	3,361 SF	5,202 SF	4	2
216 S. Hamilton Dr.	3	1941	2,993 SF	5,204 SF	4	2

Total Number of Units	5
Total Number of Tenants	1



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Existing Buildings - Photos





LA CIENEGA PARK
CITY OF BEVERLY HILLS

LA CIENEGA
TENNIS CENTER

GREGORY WAY

S GALE DR

HAMILTON DR









LA CIENEGA PARK
CITY OF BEVERLY HILLS

OLYMPIC BLVD

LA CIENEGA
TENNIS CENTER

GREGORY WAY

S LE DOUX RD

LA CIENEGA BLVD

HAMILTON DR

S GALE DR

SABAN THEATRE







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**For more information please contact
our exclusive sales agents:**

DARIO SVIDLER
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

JORDAN PETITO
Senior Vice President

310. 497. 4362
jordan@petitocrela.com
partnerscrela.com
DRE 02023714

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kW
BEVERLY HILLS