

# FOR SALE

Investor, owner-user or development opportunity



419 S. Robertson Boulevard

Beverly Hills, CA

## For More Information:

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### **WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S. Sepulveda Boulevard, Los Angeles, CA 90025  
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# Executive Summary

WESTMAC Commercial Brokerage Company is pleased to present 419 S. Robertson Boulevard, a premier acquisition opportunity for an investor, owner user, or developer in the City of Beverly Hills. The property is ideally located just off the signalized intersection of S. Robertson Boulevard and W. Olympic Boulevard.

The offering consists of an approximately 7,074 square foot building situated on a generous 18,845 square foot lot. The property is currently improved as a school childcare facility.

This irreplaceable location offers exceptional potential for a variety of uses. It is well suited for an owner user, particularly an educational or institutional operator, while also presenting strong redevelopment potential. The site is zoned C 3 with a Mixed Use Overlay, providing flexibility for a developer to explore higher and better uses.

Positioned in one of the most affluent and supply constrained markets in the country, the property benefits from proximity to both Beverly Hills and the vibrant Pico Robertson commercial corridor. Major retail and lifestyle destinations, including The Grove, Beverly Center, and Rodeo Drive, are all within minutes.

The property also offers outstanding visibility, located just one parcel from a signalized corner with traffic counts exceeding 50,000 vehicles per day. 419 S. Robertson Boulevard represents a rare opportunity to acquire a highly visible, well located asset with multiple paths to value in one of Los Angeles' most sought after submarkets.



50,000+  
CARS  
PER DAY

30,000+  
CARS  
PER DAY

W OLYMPIC BLVD

S ROBERTSON BLVD

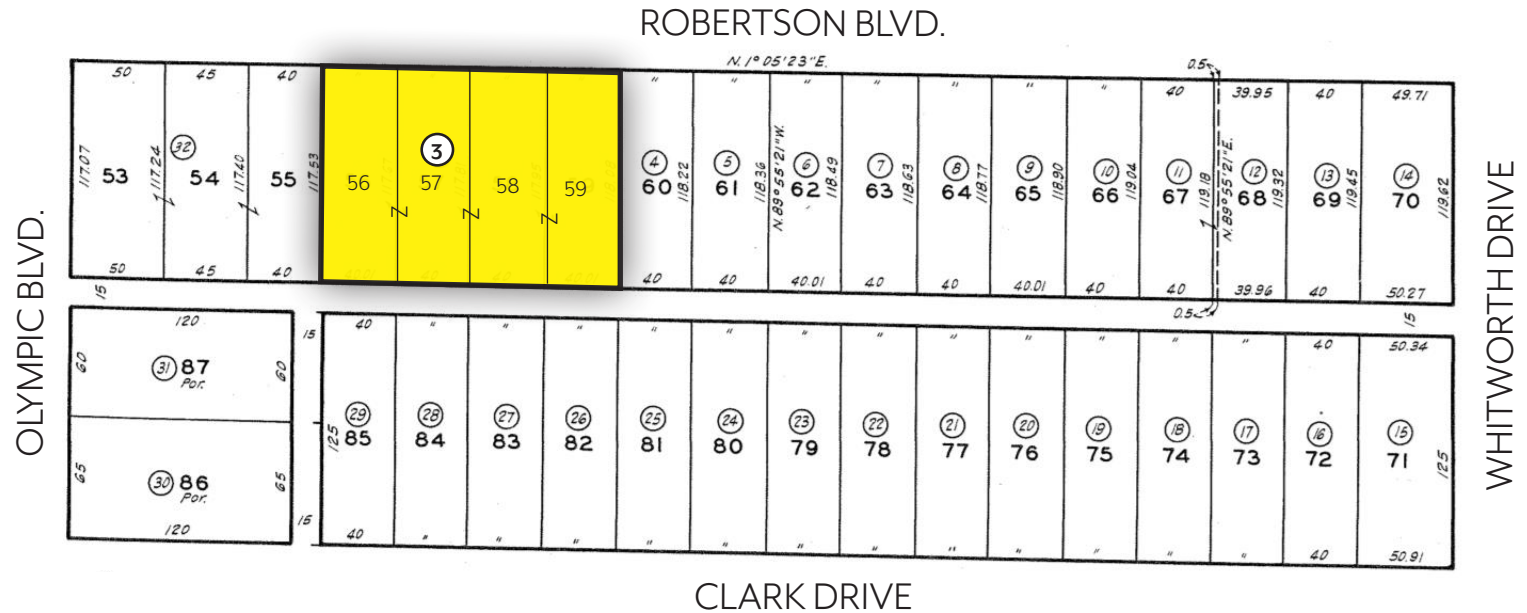
# Property Profile

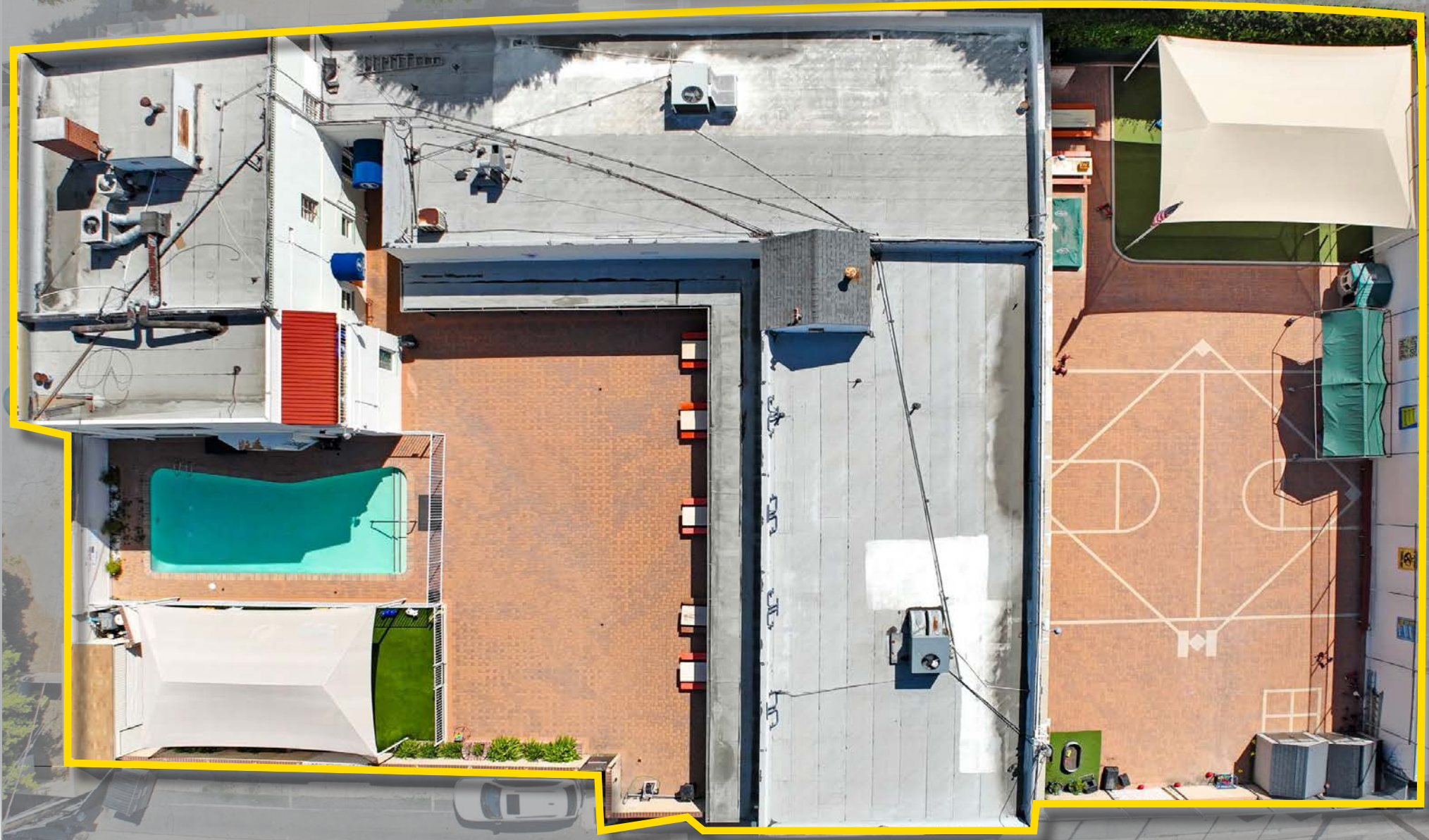
Address	419 S. Robertson Boulevard, Beverly Hills, CA 90211
APN	4332-013-003
Building Size	± 7,074 SF
Land Size	± 18,845 SF

Price: \$7,500,000

PSF on Land	\$1,060/SF
Zoning	C-3A Commercial Zone
Built	1947
Tenancy	Multi
Parking	Three (3) spaces

# Parcel Map





# Aerial Map

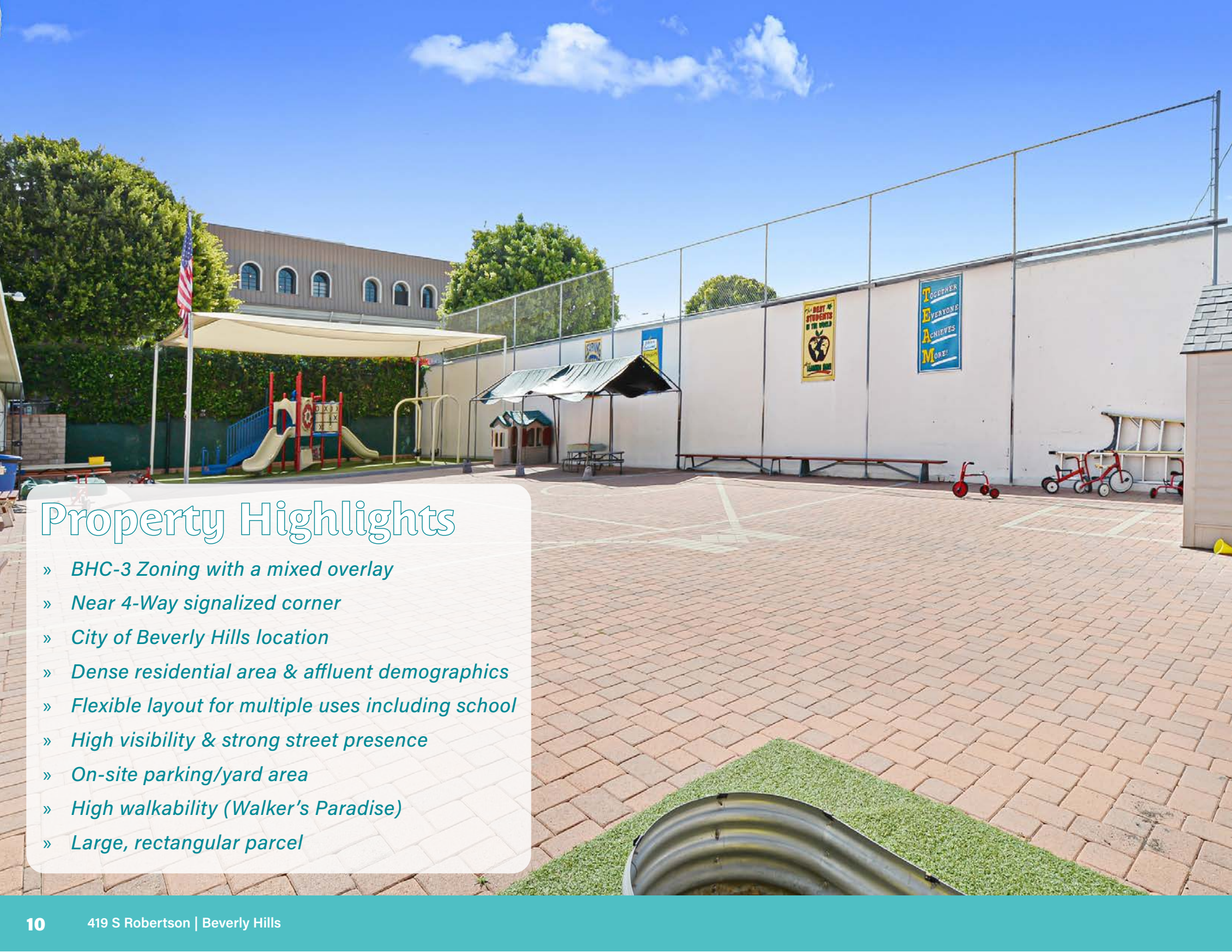
CLICK OR SCAN FOR **AERIAL VIDEO**



# Development Summary



<b>Total Lot Size</b>	18,845 square feet	<p><b>Notes:</b></p> <p>Pursuant to the State of California Density Bonus Law, a developer may be able to increase the allowable residential density. Based on preliminary analysis, the site could potentially accommodate approximately 50–75 units, depending on unit size, design efficiency, and applicable incentives. Building height may be increased to approximately 4–5 stories, subject to City approval.</p> <p>To achieve maximum density and applicable incentives, a developer would typically be required to designate a portion of the base units (generally around 15%) as deed-restricted affordable housing, consistent with State guidelines. The Mixed-Use Overlay Zone also requires commercial/retail use along portions of the ground floor frontage.</p> <p>All development potential is subject to verification with the City of Beverly Hills and other applicable governmental agencies.</p>
<b>Zoning</b>	BHC3* with Mixed Use Overlay	
<b>FAR</b>	2.0	
<b>Medical</b>	Yes - on 2nd floor and above	
<b>Apartments</b>	No - must have C-3 use on ground floor with apartments/medical above	
<b>Height</b>	45 feet (Up to 3 stories)	
<b>Multifamily Units Allowed</b>	1/550 SF of land = 34 units*	



## Property Highlights

- » *BHC-3 Zoning with a mixed overlay*
- » *Near 4-Way signalized corner*
- » *City of Beverly Hills location*
- » *Dense residential area & affluent demographics*
- » *Flexible layout for multiple uses including school*
- » *High visibility & strong street presence*
- » *On-site parking/yard area*
- » *High walkability (Walker's Paradise)*
- » *Large, rectangular parcel*



MIRACLE MILE

MID-WILSHIRE

PICO-UNION

W OLYMPIC BLVD.

419 S. ROBERTSON BLVD.

S. ROBERTSON BLVD.



# Aerial Photos





## Area Summary

419 S Robertson Boulevard is located in the highly sought after neighborhood of Beverly Hills. The area is world renowned for having high-end shopping, dining, and entertainment on offer.

The City of Beverly Hills is 5.7-square miles in the western region of Los Angeles County and is surrounded by the cities of Los Angeles, Santa Monica, West Hollywood, and Culver City. Part of The Golden Triangle it is adjacent to neighborhoods Bel Air and Holmby Hills, which are regarded as some of the most affluent neighborhoods in all of Los Angeles.

The little city is a world class destination which attracts tourists from around the world annually. The tourists visit the high-end stores, boutiques, and restaurants rubbing shoulders with some of Hollywood's elite. Living up to its reputation, Beverly Hills has a fine selection of 5-star hotels. Among the most famous are: The Beverly Hills Hotel & Bungalows, The Beverly Hilton, Beverly Wilshire, L'Ermitage, The Peninsula, Sunset Marquis Hotels and Villas, the Montage Beverly Hills and the new Waldorf Astoria Beverly Hills.



# Amenities Map

**BEVERLY HILLS TRIANGLE**  
*Less than one mile away*

## FOOD & DINING

- 1 Natalee Thai
- 2 Sushi 101
- 3 La Provence Patisserie & Cafe
- 4 Eliass Kosher Kabob
- 5 Lodge Bread Company
- 6 Si Laa Thai Dining
- 7 Minori
- 8 Fu's Palace
- 9 Shalom Pizza
- 10 Lieder's Pico
- 11 Lenny's Casita
- 12 Bibi's Bakery & Cafe
- 13 Pico Cafe
- 14 HATCH Kitchen
- 15 Meshuga Sushi
- 16 Mr. Shiloh's
- 17 Holy Grill
- 18 Corridor 18
- 19 Versailles Cuban



**★ SUBJECT PROPERTY**

**THINGS TO DO**

- 1 Maze Escape Rooms
- 2 Beverly Hills Playhouse
- 3 Bellavida Psychic
- 4 Chimney Sweep Masters
- 5 Miracle Acupuncture

WALK SCORE:  
**94**  
 WALKER'S PARADISE



# Demographics

1-3-5 mile radius from subject property

## POPULATION

	1-Mile	3-Mile	5-Mile
2025 Population	44,886	325,107	858,598
Median Age	40.1	40.8	39.5
Bachelor's Degree or Higher	58%	55%	49%

## HOUSEHOLD

	1-Mile	3-Mile	5-Mile
2025 Households	20,060	153,575	380,674
Median Home Value	\$1,113,365	\$101,140	\$1,090,259
Average Household Income	\$143,837	\$141,249	\$125,396

## BUSINESS

	1-Mile	3-Mile	5-Mile
Total Businesses	8,855	42,428	83,279
Total Number of Employees	47,116	298,513	602,689
Total Consumer Spending	\$692.7M	\$5.2B	\$12.3B



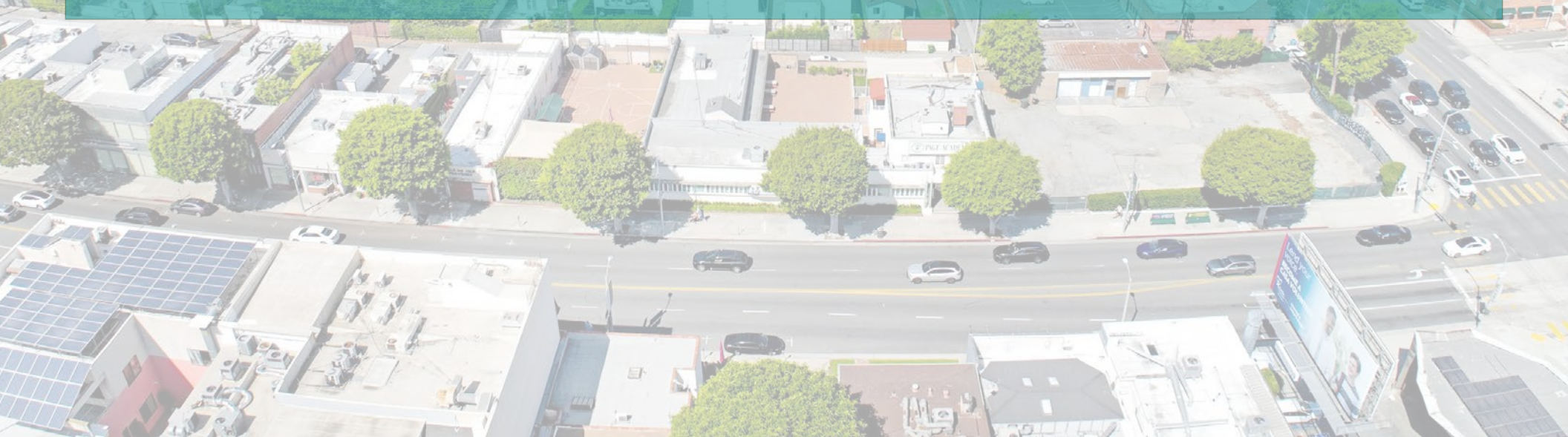


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