810 S. Robertson Blvd.

LOS ANGELES, CA

OFFERING MEMORANDUM

* Digitally altered image, see disclaimer.

NEWMARK | PACIFIC

PETER SPRAGG
Senior Managing Director
t 213-298-3594 | peter.spragg@nmrk.com
CA RE Lic. #01485613

810 S Robertson Blvd.
Los Angeles, CA 90035
Address

3,168 SF
Building Size

0.07 Acres
Land Area

1952
Year Built

4333-015-005
APN

$3,250,000
Offering Price

C-2
Zoning

The Offering

Newmark Pacific is pleased to present the opportunity to acquire 810 S. Robertson Blvd., a two-story, ±3,168 square foot boutique commercial building located along one of Los Angeles' most active and recognizable corridors. The property features on-site parking situated at the rear of the building and a private rooftop deck at the back, offering rare outdoor activation potential in a highly coveted infill location.

Positioned on S. Robertson Blvd., the asset benefits from strong visibility, steady daytime population, and proximity to Beverly Hills and the Pico-Robertson neighborhoods and employment centers. The flexible two-story layout, coupled with convenient rear parking and an outdoor roof deck, supports a variety of owner-user or investment strategies.

The property was previously used as a high-end retail boutique with ownership maintaining the upmost care of the building in order to appeal to their upscale clientele. The showroom is broken into two separate areas with the larger section including a welcoming wet bar. The back portion of the ground floor contains a small office, back storage/work area and breakroom with functioning oven, sink and washer/dryer. Two bathrooms are located on the ground floor – one for clientele and one for employees. The upstairs contains two additional offices along with a bedroom and two full bathrooms plus an exclusive outdoor rooftop deck.

Investment Highlights

FAVORABLE LOCATION
Situated across the street from Beverly Hills, the asset gets similar street prominence while also benefiting from its location within the city of Los Angeles.

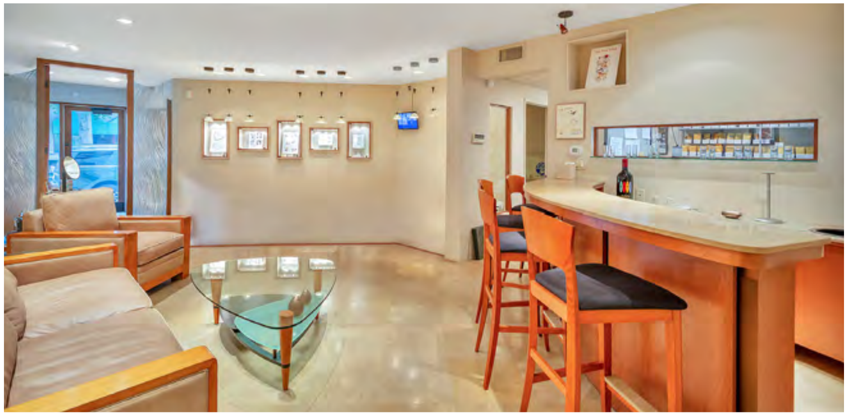
STRONG CORRIDOR
Located along Robertson Blvd. between Olympic Blvd. & Wilshire Blvd., the property is close to well-known destinations such as The Beverly Center, The Grove, Cedars-Sinai, and the Beverly Hills Golden Triangle retail district.

AFFLUENT, INFILL TRADE AREA
The asset is located at one of the premier areas of Los Angeles with over 300K people with an average household income of over $173K living within 3 miles of the property.

RARE OFFERING
Along the roughly two-mile stretch of S Robertson Blvd., there have only been eight assets sold within the last 3 years with no other similar buildings currently on the market within this highly desirable retail corridor.

PRIDE OF OWNERSHIP
810 S. Robertson Blvd. was immaculately maintained by the current owner, including both the presentation to the upscale customer base but also for the employees. The property also is tightly secured with security cameras and a metal door behind the welcoming storefront.


N
GREGORY WY.
ROBERTSON BLVD.
CLARK DR.



Beverly Hills

Beverly Hills is a city in Los Angeles County, California, United States. It is located southwest of the Hollywood Hills, approximately 12.2 miles northwest of downtown Los Angeles. The city's land area totals 5.71 square miles and (together with the neighboring smaller city of West Hollywood to the east) is entirely surrounded by the city of Los Angeles. The city has an estimated population of 32,116.

Key Facts

LOCATION
Situated in the heart of Southern California, northwest of downtown Los Angeles and adjacent to the Hollywood Hills.

"PLATINUM TRIANGLE"
Forms part of the exclusive "Platinum Triangle" along with Bel Air and Holmby Hills.

RODEO DRIVE
A world-famous, high-end shopping district.

THE BEVERLY HILLS HOTEL
Known for its pink facade and popular, historic bungalows.

CIVIC CENTER
Includes the City Hall, designed in the Spanish Revival style.

PARKS
Features numerous parks, including Beverly Cañon Gardens and Beverly Gardens Park.

INDUSTRY
Tourism, high-end retail, and entertainment-related businesses drive the economy.

Demographics

Population

45,596	309,831	841,458
1 Mile	3 Miles	5 Miles

Employees

57,659	262,308	557,523
1 Mile	3 Miles	5 Miles

Average Household Income

$168,956	$173,297	$149,482
1 Mile	3 Miles	5 Miles

Households

22,823	153,132	389,131
1 Mile	3 Miles	5 Miles

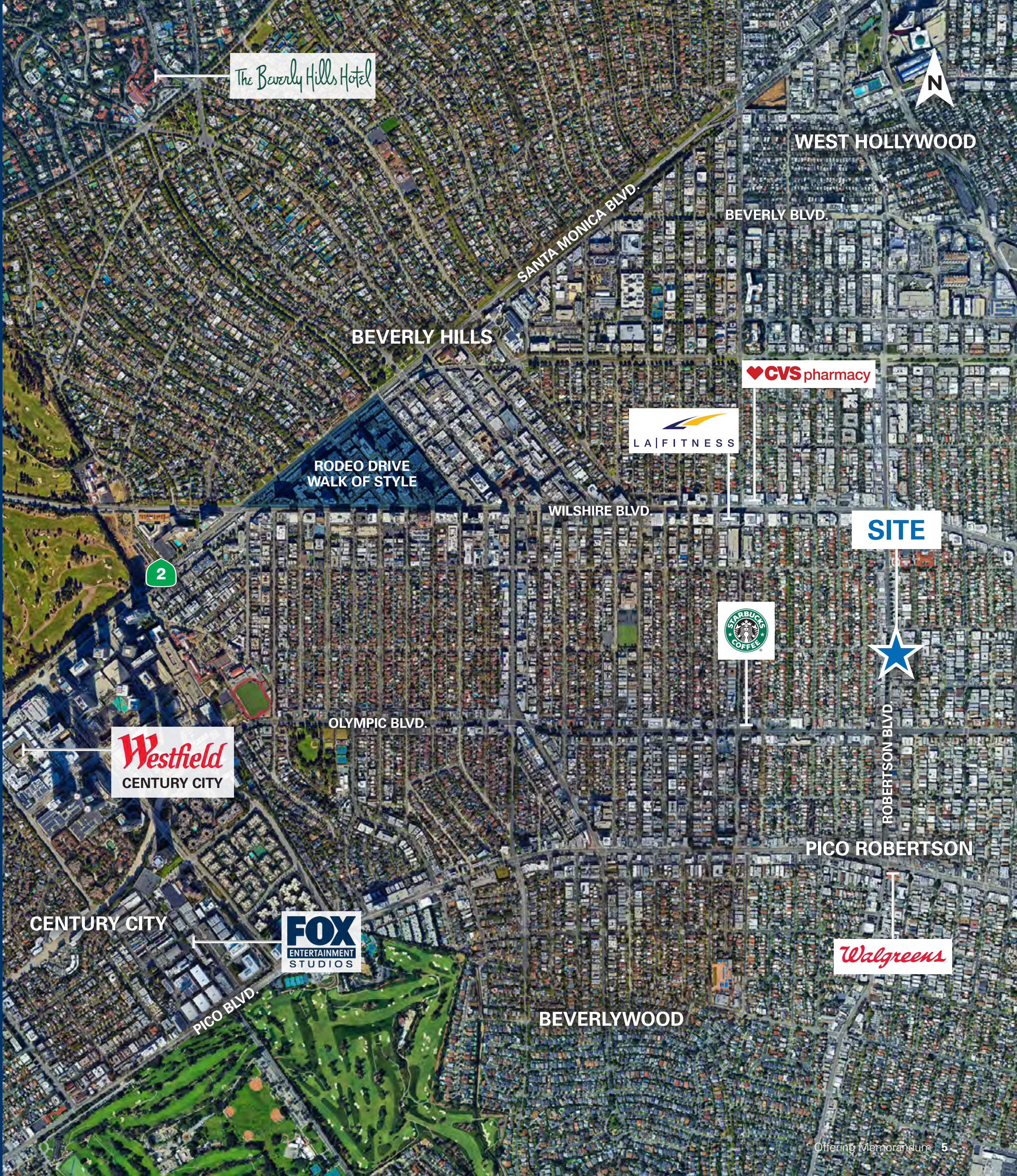
Traffic Counts

Olympic Blvd.

52,200 cars per day

Robertson Blvd.

28,200 cars per day



GRANVILLE
Michael Aram
RH Modern
James Perse
The Henry
Blue Bottle Coffee
The Ivy
Sushi Tama
Lauren Moshi
Coup D'Etat
Sofitel
Blue Bottle Coffee
Nic's on Beverly
BEVERLY BLVD
Cedars-Sinai Medical Center
Beverly Center
Beverly Connection
KITSON
bulthaup
W 3RD ST
Mama Por Dios
Alfred Coffee
A.O.C
Locanda Veneta
Birkenstock
SAN VINCENTE BLVD
Toca Madera
Le Labo
Toast Bakery Cafe
The Little Door
Beverly Hills City Hall
Four Seasons Hotel
L'Ermitage
BURTON WY
Il Cielo
Emilia
Trader Joe's
Funke
La Scala
Wally's
Porta Via
MIRAME
Il Pastaio
LVMH
G/Fore
Celine
James Perse
Hermes
Louis Vuitton Men's
Golden Triangle
Chanel
La La Land
RODEO DR
Future Tiffany & Co
Jon & Vinny's
Goyard
Go Greek Yogurt
Tom Ford
Mastro's
SUGARFISH
Gucci
Balenciaga
Bottega Veneta
Prada
Harry Winston
Dior
Pressed
Burberry
Jimmy Choo
The Maybourne
Spago
Comoncy
Fendi
Versace
RIMOWA
DOHENY DR
ROBERTSON BLVD
SLS Hotel
LA CIENEGA BLVD
La Paella
Genwa
Fogo de Chao Brazilian Steakhouse
Matsuhisa
Kazan
Lawry's The Prime Rib
Mama Lu's Dumpling
Spice Affair
LA Gondola
Prospect Gourmand
Tagine
Corks & Coffee
WILSHIRE BLVD
Saks Fifth Avenue Men's
Chanel
CUT by Wolfgang Puck
Beverly Wilshire
Honor Bar
South Beverly Grill
Levian Bakery
Blue Bottle Coffee
Asakuma
Lazy Daisy
Cassetta
Summer Fish & Rice
Pagani of Beverly Hills
Saban Theatre
Continental Kitchen
UOVO
KazuNori
SUGARED + BRONZED
Layla Bagels
Philz Coffee
Frida Mexican Cuisine
PinkBerry
Fresh Brothers Pizza
Urth Caffe
Burger Lounge
±28,200
CARS PER DAY
90
WALK SCORE
Toppings Yogurt
Sushi 101
Natalee Thai
OLYMPIC BLVD
Seabutter Sushi
Calrk Street Bakery
Dr. Sandwich
Starbucks
Bodhi
Sasabune
La Provence Patisserie & Cafe
The Carlyle Inn
The Rooster
Supa Coffee
Minori
Pizzeria Sei
Founders Ale House
Mr.C
Factor's Famous Deli
Pats
The Milky Way
Eilat Bakery
Jeff's Gourmet Sausage Factory
Bronzed Aussie
Le Petit Jardin
Lodge Bread Company
Versailles Cuban

810 S. Robertson Blvd.

LOS ANGELES, CA

OFFERING MEMORANDUM

*Digitally altered image, see disclaimer.

NEWMARK | PACIFIC

Corporate License #01796698

*Digitally altered images, view QR code for originals.