

852

S. ROBERTSON BLVD
LOS ANGELES, CA 90035

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LONGEVITY CENTER BEVERLY HILLS
Unlock your path to longevity

- Red Light Therapy
- Lymphatic Massage
- Hyperbaric Oxygen Therapy
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conroy 
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TURNKEY MEDICAL OFFICE BUILD-OUT



Lease Summary

THE LEASE

| | |
|-----------------|--|
| SPACE AVAILABLE | ±1,805 SF |
| SPACE TYPE | Medical Office Build-out |
| LEASE RATE | \$4.50 \$5.00/SF + NNN (\$1.10/SF) (total approx \$10,100/mo) (total approx. \$11,025/mo) |
| YEAR BUILT | 1964 |
| APN | 4333-015-022 |

THE ASSET

| | |
|-------------|-------------|
| TOTAL UNITS | ▪ 1 |
| BUILDING SF | ▪ ±1,805 SF |
| LOT SF | ▪ 3,000 SF |
| PARKING | ▪ 4 Tandem |
| ZONING | ▪ LAC2 |



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PROPERTY HIGHLIGHTS

Turnkey medical office build-out

Prominent Robertson Blvd location

Newly remodeled reception area and patient waiting room

Beverly Hills-adjacent address

5 examination rooms, lab and sonogram room

Strong daytime foot and vehicle traffic

Efficient corridor layout for patient flow

Close proximity to Cedars-Sinai Medical Center

2 ADA-compliant restrooms

Surrounded by retail, dining, and neighborhood amenities

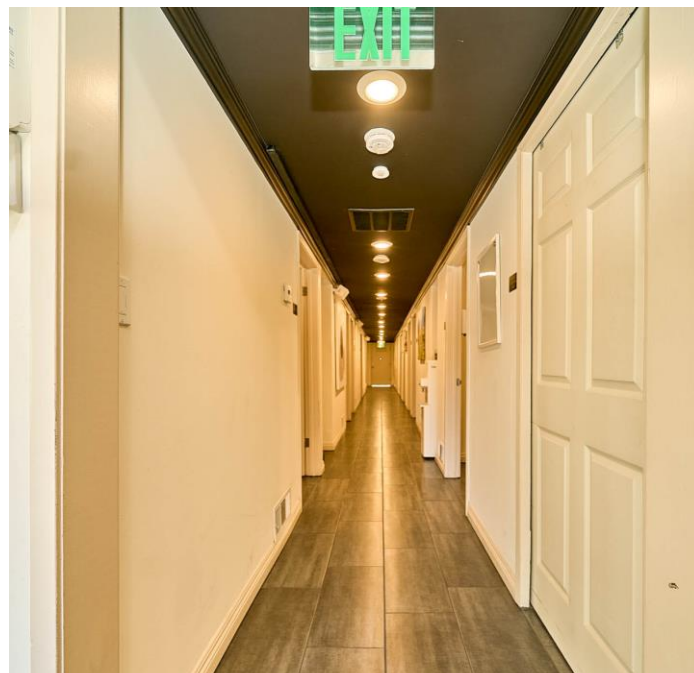
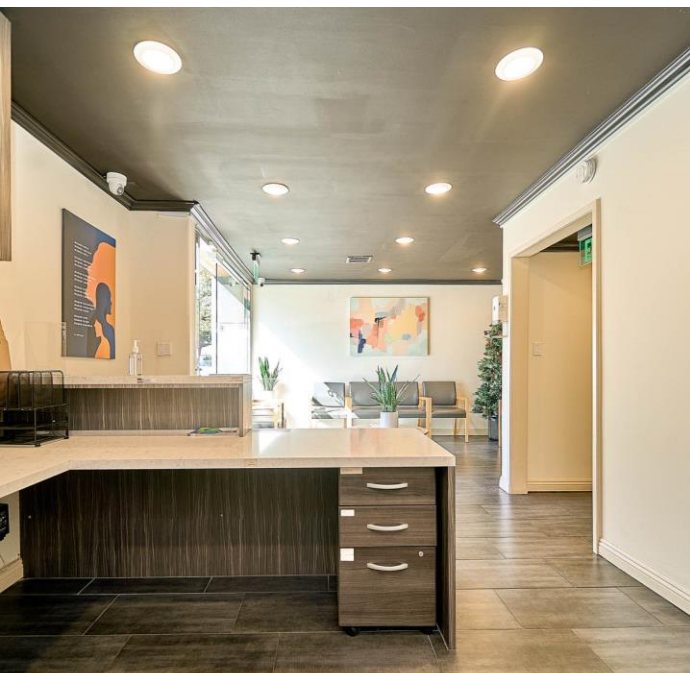
Kitchenette

Ideal for medical, wellness, or professional office users

Modern interior finishes and built-in cabinetry

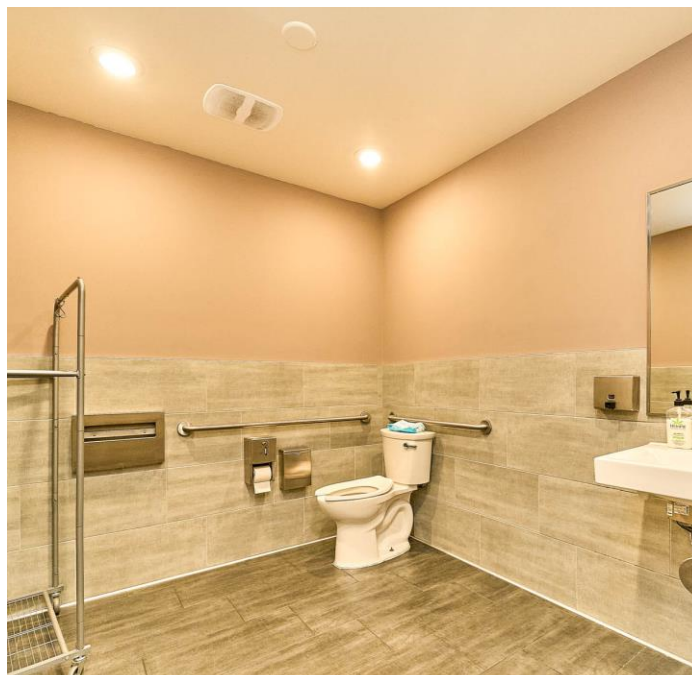


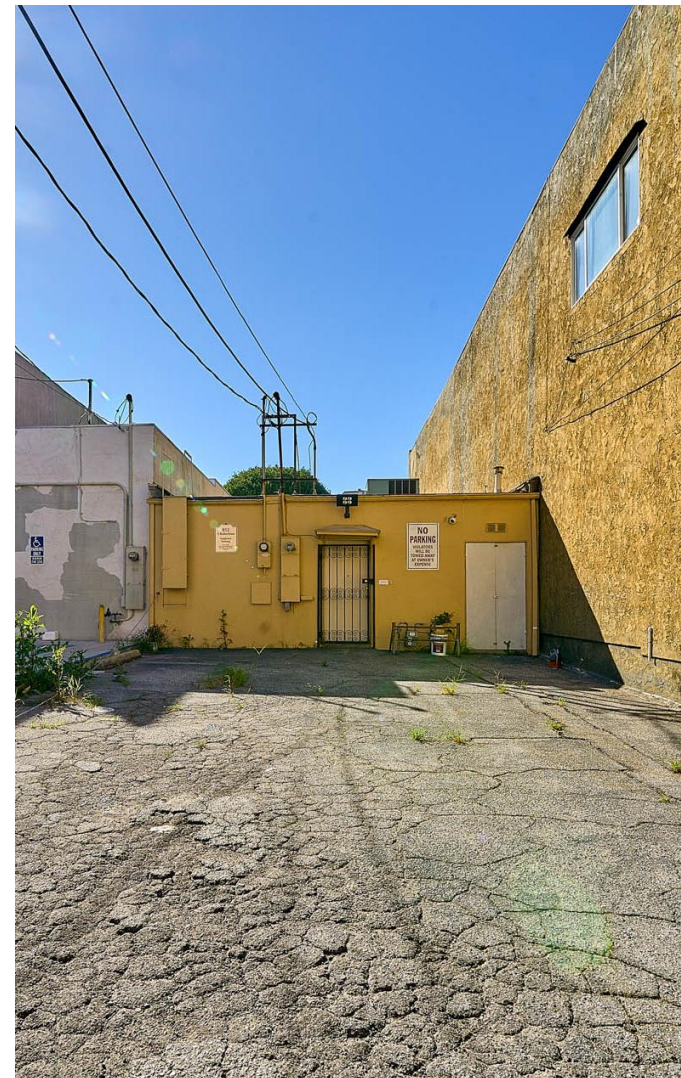
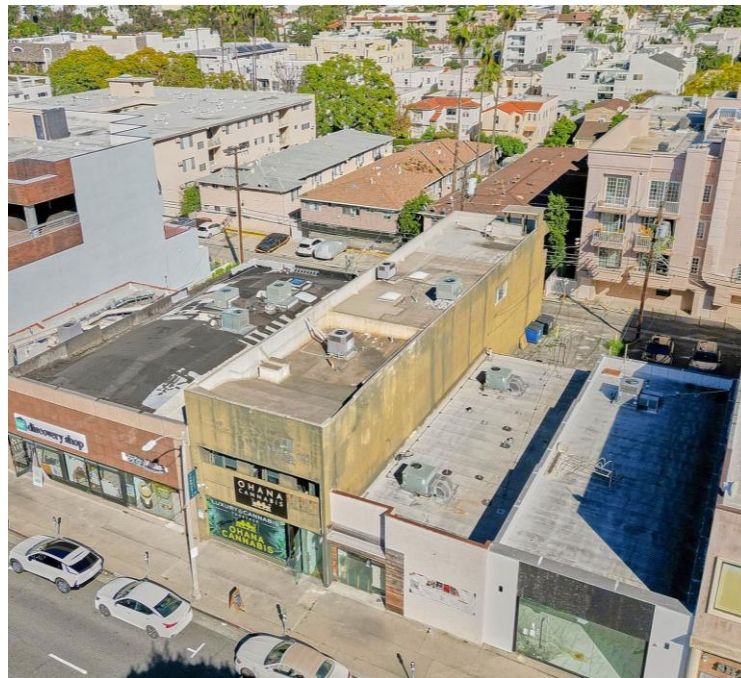
Interior Gallery



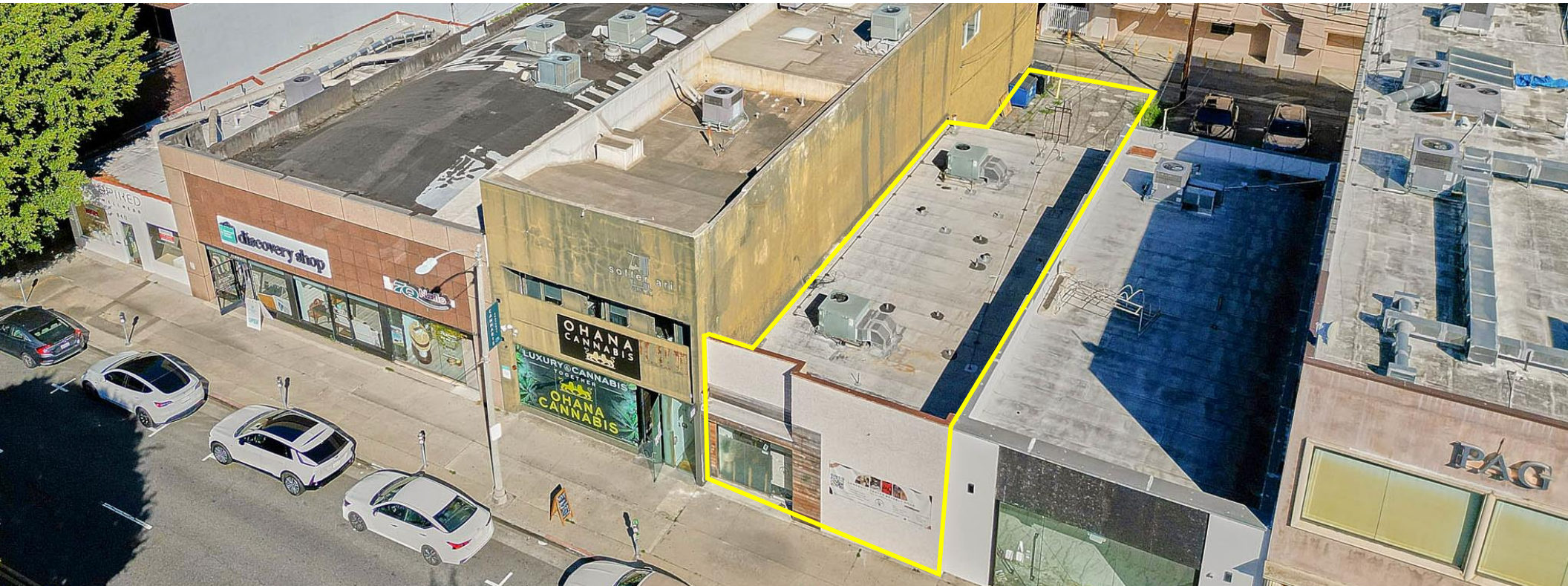


Interior Gallery





FLOOR PLANS



Beverly Hills

ADJACENT

Beverly Hills is one of the most celebrated and desired destinations in the world. A name long associated with sophistication, glamour, and elegance, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining, and services. Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.

GOLDEN TRIANGLE

Rodeo Drive At the center of the Golden Triangle is the world-renowned Rodeo Drive, whose three blocks are home to a dazzling array of haute couture boutiques and world-class jewelers. Bisecting the southern end of Rodeo Drive is Wilshire Boulevard, offering high-end department stores, including Barneys New York, two Saks Fifth Avenue stores (men's and women's) and Neiman Marcus. Additionally, Beverly Drive, Canon Drive, Bedford Drive, Brighton Way and Dayton Way contain an abundance of stores, high-end hair salons and both fine and casual dining restaurants.



\$172,903

Median Household Income



34,186

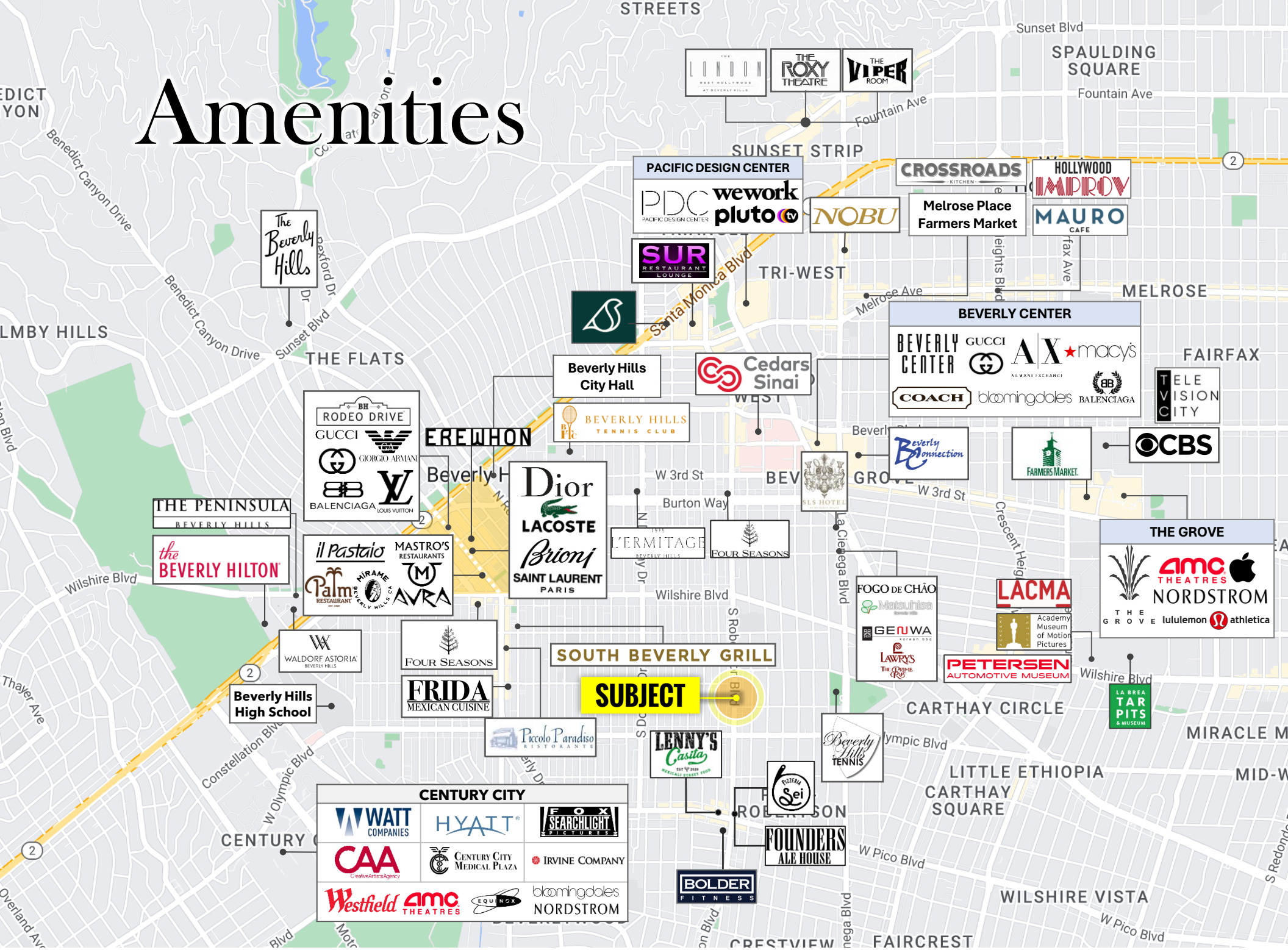
Population



\$2,650,000

Median Home Sale Price

Amenities



World-Class BRANDS



GUCCI



Dior

SAINT LAURENT
PARIS

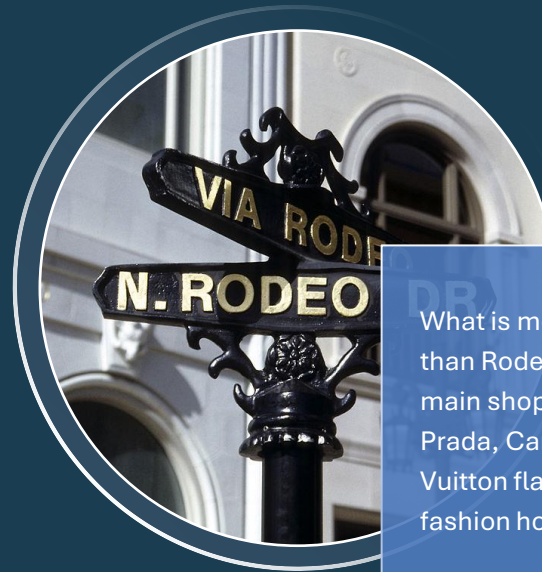
THE PENINSULA
BEVERLY HILLS

The
Beverly
Hills

the
BEVERLY HILTON®

W
WALDORF ASTORIA®
BEVERLY HILLS

Area Landmarks



Rodeo Drive

What is more synonymous with Beverly Hills than Rodeo Drive, the city's world-renowned main shopping district? House of Givenchy, Prada, Cartier, Chanel, Gucci and the Louis Vuitton flagship stores are just a few of the fashion houses in the easily walkable area

The City of Beverly Hills features 16 hotels with nearly 2,400 rooms in a variety of styles, price points, and options—from Five Star, Five Diamond fullservice suites to European-style boutique properties. Legendary hotels with star-studded histories provide an immersive Old Hollywood experience



Luxury Hotels



Employment Hubs



MAJOR INDUSTRIES

LUXURY
RETAIL



FINANCIAL
SERVICES



HEALTHCARE



HOSPITALITY &
TOURISM



INTERNATIONAL
TRADE



ENTERTAINMENT
MEDIA



REAL ESTATE



TECHNOLOGY



AREA HIGHLIGHTS

The City is deceptively dense with 5,800 persons per square mile, more than double Los Angeles County's rate of 2,400 persons per square mile. While Beverly Hills' palatial estates are situated above Sunset Boulevard, the area below Sunset (commonly known as "the Flats"), includes numerous multi-family properties and smaller single-family home lots.

- ❑ Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.
- ❑ One of California's wealthiest cities, Beverly Hills has an average annual household income of \$173,000, an astonishing 268% higher than the national average and a median household incomes.
- ❑ Business travelers and tourists spend on average over \$300 per day on hotel rooms, and more than \$600 in purchases at Beverly Hills stores and restaurants.
- ❑ The median home value for Beverly Hills is well in excess of a staggering \$2,000,000, more than five times the national average.

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Conroy Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Conroy Commercial has not verified, and will not verify, any of the information contained herein, nor has Conroy Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Conroy Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Conroy Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Conroy Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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