

7301 BEVERLY BOULEVARD

LOS ANGELES, CA 90036



conroy



TAMARACK
REAL ESTATE SERVICES

CORNER RETAIL BUILDING FOR SALE OR LEASE



Property Summary

SALE OR LEASE

<input type="checkbox"/> SALE PRICE	CALL FOR DETAILS
<input type="checkbox"/> LEASE RATE	\$4.99/SF \$5.50
<input type="checkbox"/> TYPE	NNN
<input type="checkbox"/> YEAR BUILT	1990
<input type="checkbox"/> APN	5526-036-029

THE ASSET

TOTAL UNITS	▪ 1
BUILDING SF	▪ ±6,826 SF
LOT SF	▪ 8,397 SF
PARKING	▪ 13 SUBTERRANEAN
ZONING	▪ LAC2

PROPERTY HIGHLIGHTS

A rare opportunity to lease or purchase a freestanding corner retail building at the highly visible, signalized intersection of Beverly Boulevard and Poinsettia Place in the heart of Beverly Grove. The property consists of approximately 6,826 SF on an 8,397 SF lot, featuring 86 feet of frontage on Beverly Boulevard, subterranean parking, and exceptional branding potential with wraparound visibility. This is a true flagship-style opportunity in one of Los Angeles' most coveted retail corridors. Strategically located between La Brea Avenue and Fairfax Avenue, the site benefits from strong daily traffic counts of approximately 51,125 cars per day and is surrounded by dense, affluent residential neighborhoods and high-performing retail and dining destinations. Nearby anchors and retailers include The Grove, Beverly Center, Cedars-Sinai, Erewhon, Starbucks, Coffee Bean & Tea Leaf, Angelini Osteria, El Coyote, and Pan Pacific Park, driving consistent foot traffic and consumer demand.

Fully Built-Out as Standard Retail Space

Space in Excellent Condition

High Ceilings

Retail building on a signalized corner

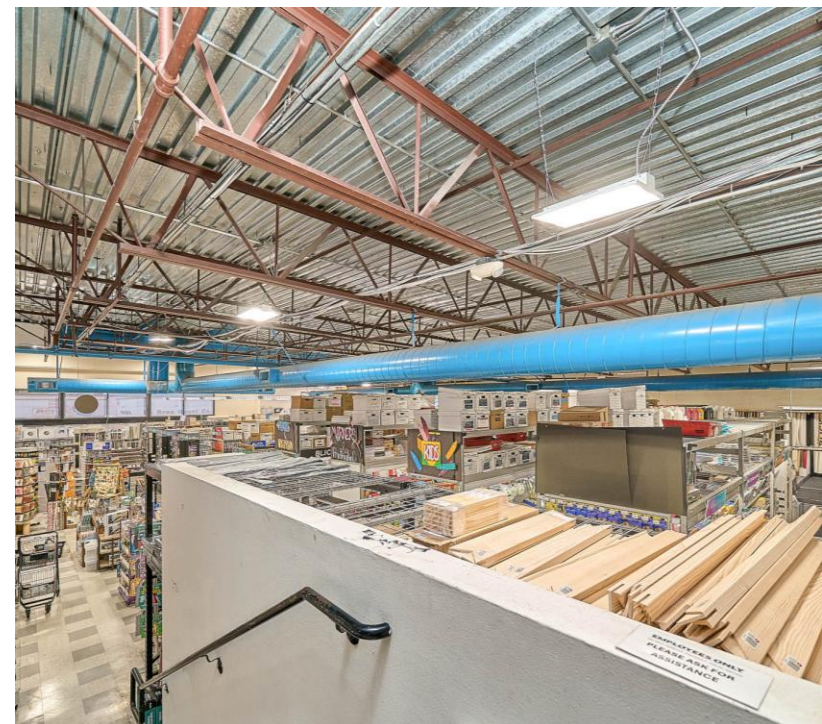
Subterranean parking

High-density, affluent Beverly Grove

Excellent access to The Grove, Cedars Sinai



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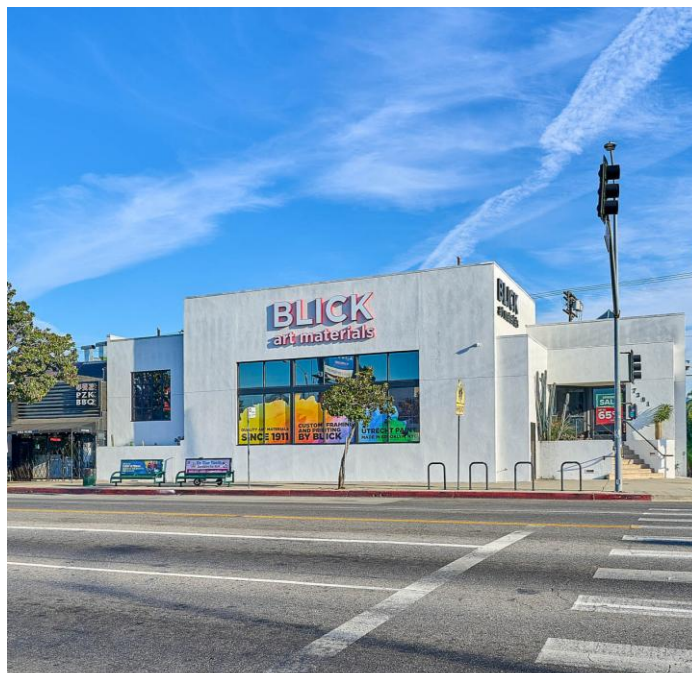
CORNER RETAIL BUILDING FOR SALE OR LEASE



Property Layout



7301 BEVERLY BOULEVARD



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CORNER RETAIL BUILDING FOR SALE OR LEASE

BEVERLY CENTER

BEVERLY CENTER GUCCI AX macy's
 COACH bloomingdales BALENCIAGA

PACIFIC DESIGN CENTER

PDC wework pluto

PACIFIC DESIGN CENTER

EDITION ANDAZ MONDRIAN

THE GROVE

AMC THEATRES APPLE
 NORDSTROM
 THE GROVE lululemon athletica



EL COYOTE

hello82 LA

Angelini Osteria

PZK BBQ

7301 BEVERLY BLVD

51,125 VPD

ALLEY ACCESS

SIGNALIZED CORNER

BEVERLY BOULEVARD

N. POINSETTIA PL

Beverly Grove

Beverly Grove is an affluent neighborhood located in the central region of Los Angeles, California. It is bordered by Beverly Hills to the west, West Hollywood to the north, Fairfax to the east, and Mid-City to the south. The neighborhood is primarily residential, with a mix of single-family homes and apartment buildings.



39,875
POPULATION



95.4%
WHITE COLLAR JOBS



\$134,478
AVG HH INCOME



Central LOCATION

The subject is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue. The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.

Beverly Grove

Fairfax

Miracle Mile



BEVERLY HILLS GOLDEN TRIANGLE		
PRADA MILANO	LACOSTE	Dior
LV	BB BALENCIAGA	GIORGIO ARMANI
Buoni	SAINT LAURENT PARIS	GUCCI

BEVERLY CENTER		
AX pram	BB BALENCIAGA	COACH
LV	macy's	GIORGIO ARMANI
PRADA	SAINT LAURENT PARIS	GUCCI

THE GROVE		
COACH	NORDSTROM	AMC THEATRES
NIKE	lululemon	athletica
Brandy Melville	BARNES & NOBLE	APL

7301 BEVERLY BLVD

CULVER CITY



5670 WILSHIRE

6300 WILSHIRE

6500 WILSHIRE

FAIRCREST HEIGHTS

CATHAY SQUARE

BEVERLYWOOD

PICO ROBERTSON

PICFAIR VILLAGE

WILSHIRE VISTA

PARK LA BREA

LACMA

THE GROVE

CBS

FAIRFAX HIGH SCHOOL

Target

TRADER JOE'S

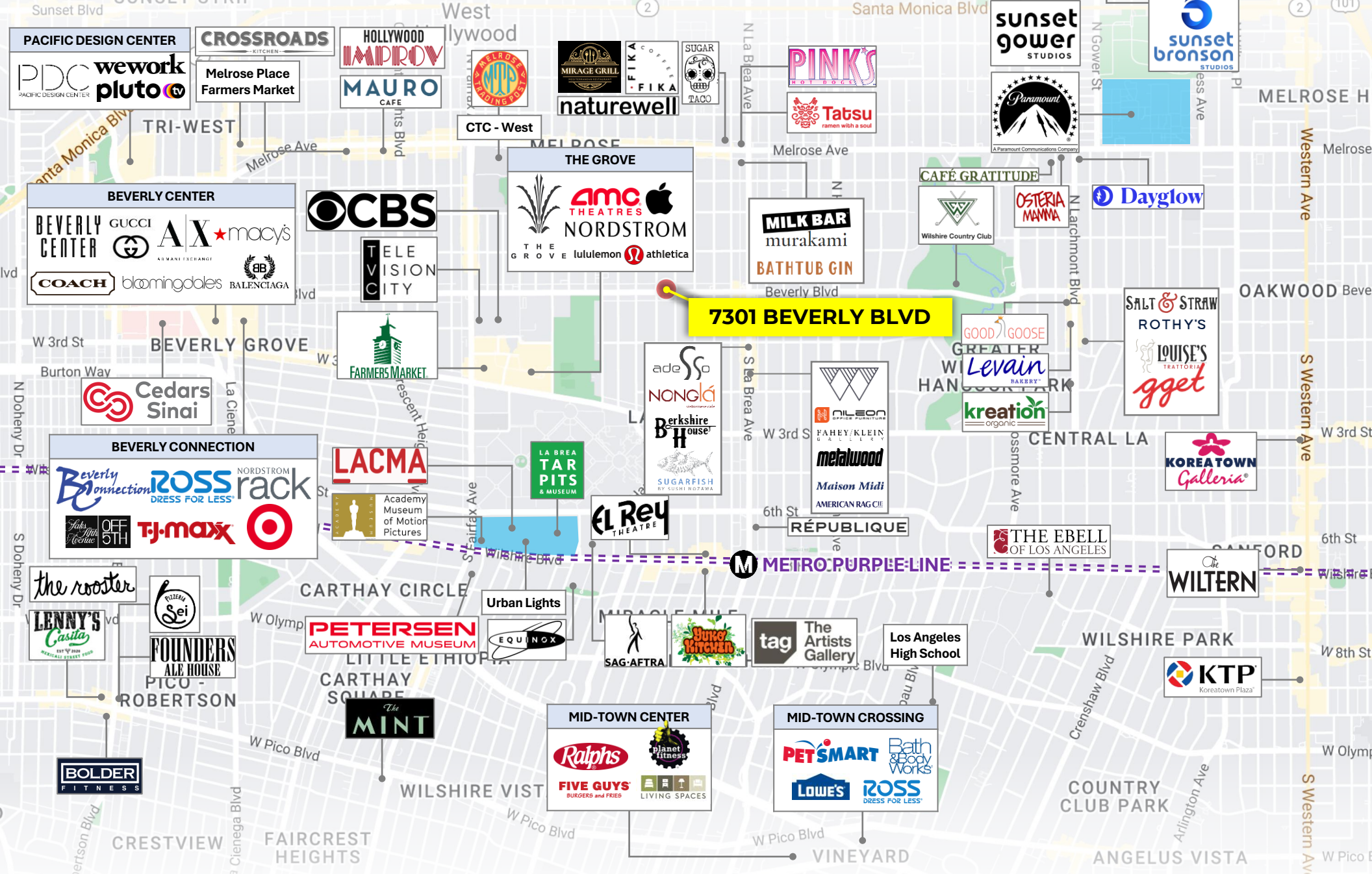
Ralphs petco

PETTYCASH

BLEU CLOTHING

CC Cakes

LOCATION AMENITIES





**Cedars
Sinai**

Proximity to World-Renowned Cedars-Sinai Medical Center

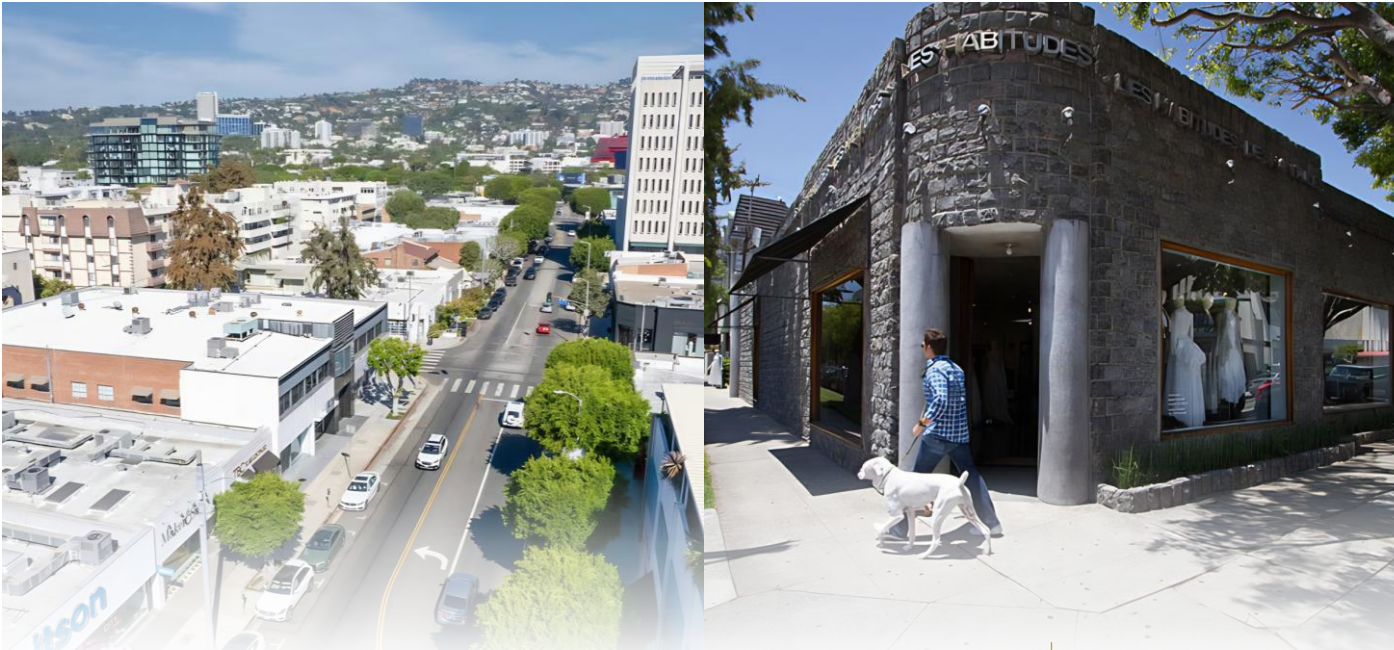
Cedars-Sinai Medical Center is internationally recognized as one of the top hospitals in the United States, renowned for its excellence in patient care, cutting-edge research, and world-class physicians. Proximity to such a highly respected institution elevates both the lifestyle appeal of the location and the long-term desirability of surrounding real estate. Cedars-Sinai consistently ranks among the nation's leading medical centers, attracting top physicians, specialists, and researchers from around the world. Its reputation for advanced care, innovation, and medical leadership makes it a cornerstone institution not only for Los Angeles, but globally.

As a premier healthcare destination, Cedars-Sinai draws a highly educated, high-earning workforce that values convenience, quality, and proximity. Living near the hospital is especially attractive to doctors, nurses, researchers, and executives who seek housing that matches the caliber of their workplace. Cedars-Sinai is a destination hospital for patients traveling nationally and internationally for specialized treatment. This constant influx of patients and visiting families reinforces the area's vitality and underscores the hospital's unmatched reputation for excellence. Living near a world-class hospital offers residents the confidence and convenience of immediate access to elite healthcare—an increasingly valuable lifestyle benefit that enhances the appeal of the location.



Robertson Boulevard

One of Los Angeles' Highest-Rent, Lifestyle-Driven Corridors



World Famous Destination: Robertson Boulevard is widely recognized as one of Los Angeles' most desirable and highest-rent retail and residential corridors, connecting Beverly Hills, Beverly Grove, and West Hollywood. Its unique blend of luxury shopping, dining, and walkable urban energy creates exceptional pricing power for nearby multifamily assets.

Proven High-Rent Environment: Properties located along and adjacent to Robertson Boulevard consistently command above-average rents due to unparalleled demand from affluent renters seeking proximity to luxury retail, dining, and entertainment. The corridor's reputation as a premier lifestyle destination supports strong rent premiums relative to surrounding neighborhoods.

Affluent, Style-Driven Renter Base: Robertson Boulevard attracts a high-income demographic drawn to upscale boutiques, destination restaurants, and fitness studios. This renter profile prioritizes location and convenience, allowing landlords to achieve top-of-market rents and maintain strong occupancy.

Walkability Drives Rent Premiums: With immediate access to shopping, dining, cafes, and daily conveniences, Robertson Boulevard offers a true walk-to-everything lifestyle. Walkability remains one of the strongest drivers of rental premiums in Los Angeles, directly supporting higher effective rents and reduced turnover.

Limited Residential Supply: The corridor is tightly built with minimal opportunity for new multifamily development. This constrained supply, paired with constant lifestyle-driven demand, creates sustained upward pressure on rents and long-term value.

Proximity to Beverly Hills & Major Employment: Located steps from the Beverly Hills border and near major employment hubs such as Cedars-Sinai Medical Center, Robertson Boulevard benefits from a continuous inflow of high-earning professionals. This convergence of employment and lifestyle further reinforces the area's rent growth durability.

PRIME LOCATION



CENTURY CITY – 2.4 MILES AWAY

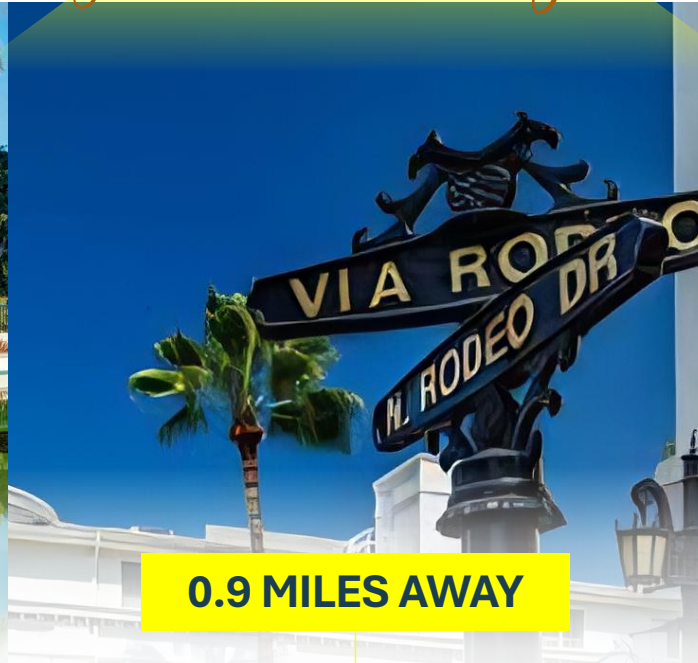
Century City is one of Los Angeles’ premier Class-A office, retail, and residential hubs, built around a highly walkable, master-planned district anchored by world-class commercial towers and lifestyle amenities. The neighborhood sits at the intersection of Santa Monica Blvd, Avenue of the Stars, and Olympic Blvd, offering seamless connectivity between Beverly Hills, Westwood, West LA, and the Westside’s major employment centers.

BEVERLY HILLS GOLDEN TRIANGLE – 0.9 MILES AWAY

The Golden Triangle represents the most prestigious and high-value commercial district in Beverly Hills, defined by the iconic retail and business corridors of Rodeo Drive, Wilshire Boulevard, and Beverly Drive. This globally recognized enclave functions as both a luxury shopping destination and a financial and professional services hub serving ultra-high-net-worth residents, international investors, and Fortune-level brands.

Beverly Hills

Golden Triangle



0.9 MILES AWAY

The City's Premier Commercial and Lifestyle District - Defined by Wilshire Boulevard, Santa Monica Boulevard, and Crescent Drive, the area serves as the core of Beverly Hills and remains one of the most desirable and established submarkets in Southern California.

Centrally Located - The district benefits from close proximity to Century City, West Hollywood, and the Westside, with easy access via Wilshire and Santa Monica Boulevards. This central location continues to attract high-income professionals across entertainment, finance, legal, and creative industries, driving sustained housing demand in nearby residential neighborhoods.

Impeccably Maintained - Well-kept streets, walkability, and a concentration of daily amenities contribute to the area's lasting appeal. The Golden Triangle remains a key location for investors seeking long-term value in a proven, high-barrier-to-entry market.

High Street Retail - The Golden Triangle is home to a dense mix of luxury retail, high-end dining, boutique hotels, and professional office space, drawing consistent activity from residents, visitors, and employees alike. Its international reputation and daily foot traffic support strong business performance and long-term demand throughout the surrounding area.

High Barrier-to-Entry Marketplace - New development within the Golden Triangle is extremely limited, with strict zoning and a built-out urban environment restricting additional supply. As a result, the area has historically shown strong market stability and resilience through economic cycles.

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