

Rare "Trophy"
Acquisition Opportunity

First Time on Market in
over 27 Years

8737 BEVERLY BOULEVARD



conroy



TAMARACK
REAL ESTATE SERVICES

PRIME MEDICAL OFFICE ASSET | WEST HOLLYWOOD, CA 900048

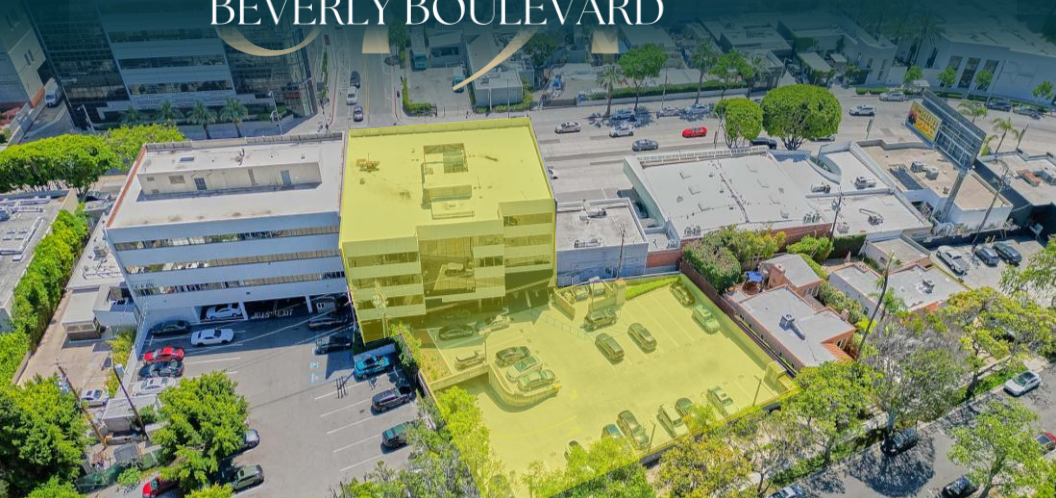


Property Summary

PROPERTY SUMMARY

This rare trophy medical office opportunity marks the first time the property has been offered in 27 years. Located in the heart of the West Hollywood/Beverly Grove medical corridor directly across the street from Cedars-Sinai Medical Center, the asset features strong institutional tenancy, recent long-term lease extensions, and approximately 31% vacancy that provides significant lease-up and value-add potential. The property also benefits from a de-risked operating structure with direct utility pass-throughs and strong long-term positioning within one of Los Angeles' premier healthcare submarkets.

8737
BEVERLY BOULEVARD



ASKING PRICE	\$19,500,000
YEAR BUILT	1980
APN	4336-001-036
CURRENT OCCUPANCY	69%
BUILDING SF	28,080 SF
PRICE / SF	\$694
LOT SF	24,330 SF
NUMBER OF STORIES	4
PARKING SPACES	115
PARKING TYPE	Surface and Subterranean
CONSTRUCTION TYPE	Tilt-Up (Pre-Cast Concrete)
ROOF TYPE	Flat
ZONING	WDC2A

Prime Location

AVE OF THE STARS

SEARCHLIGHT PICTURES FOX SPORTS
 FOX | STUDIO LOT
 GRACIE FILMS FX

CENTURY CITY

WATT COMPANIES HYATT SEARCHLIGHT PICTURES
 CAA CENTURY CITY MEDICAL PLAZA IRVINE COMPANY
 Westfield THEATRES AMC EQUINOX bloomingdales NORDSTROM

The Beverly Hills Hotel and Bungalows

WALDORF ASTORIA BEVERLY HILLS

the BEVERLY HILTON

RODEO DRIVE

Dior PRADA MILANO GUCCI
 BALenciAGA SAINT LAURENT PARIS LACOSTE

THE MAYBOURNE BEVERLY HILLS aka.
 TWO RODEO® FOUR SEASONS
 EREWHON

L'ERMITAGE BEVERLY HILLS

PACIFIC DESIGN CENTER

PDC wework pluto TV

BEVERLY CONNECTION

Beverly Connection ROSS DRESS FOR LESS NORDSTROM rack
 TJ-maxx Target

Cedars Sinai

8737 Beverly Blvd

TRADER JOE'S

BEVERLY CENTER

AX MONACO apm BALenciAGA COACH NEW YORK
 MICHAEL KORS PRADA SAINT LAURENT PARIS GUCCI

Investment Highlights

Rare "Trophy" Acquisition Opportunity

- ❖ **Generational Ownership:** This prime medical office asset is being offered for the first time in 27 years, representing a rare opportunity to acquire a staple of the West Hollywood medical corridor.
- ❖ **Irreplaceable Location:** Situated at the heart of the Beverly Grove/West Hollywood medical district with an exceptional Walk Score of 93, described as a "Walker's Paradise."
- ❖ **Direct Hospital Synergy:** Located in the immediate "mission-critical" orbit of Cedars-Sinai Medical Center, providing an unparalleled location for top-tier medical practices and rounding physicians.

Exceptional Tenant Credit & Stability

- ❖ **Institutional Anchors:** The building features a prestigious tenant mix, including Cedars-Sinai Medical Care Foundation (jointly and severally liable on Suite 302-303) and high-volume practices like Synergy Hematology-Oncology.
- ❖ **Recent Long-Term Commitments:** High-value anchor tenants have recently signed extensions, securing significant building footprints through 2030 and 2031.

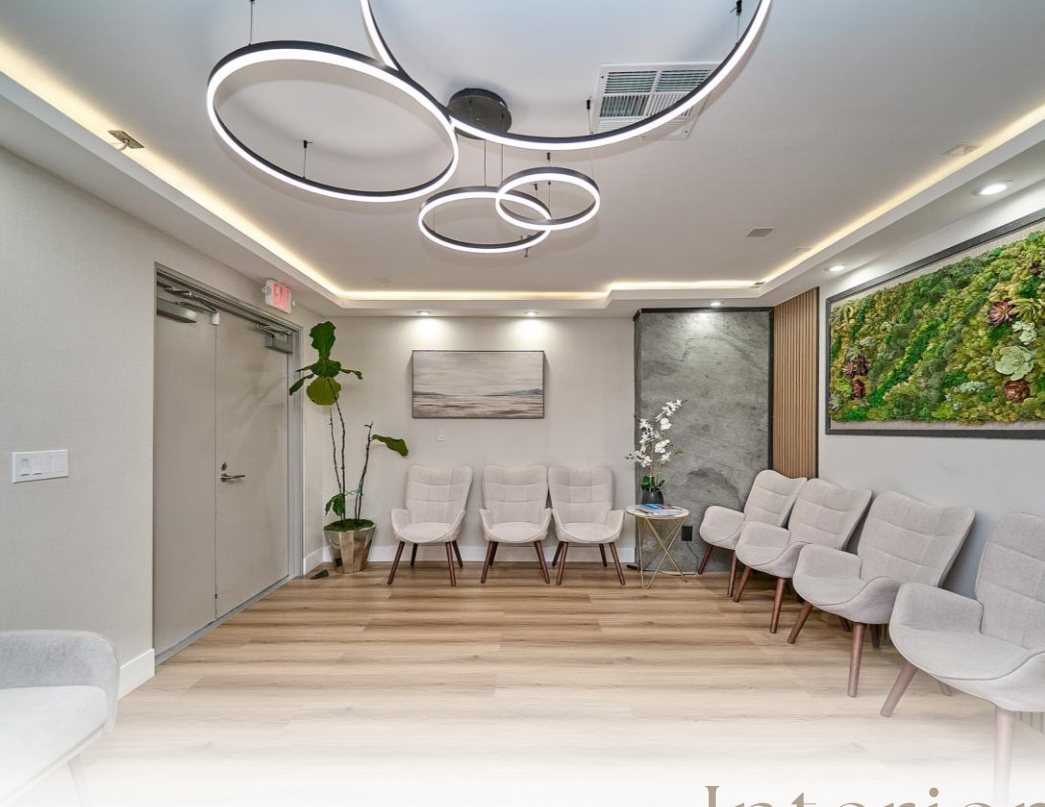
Significant Upside & Stabilization Potential

- ❖ **Immediate Lease-Up Opportunity:** Approximately 31% of the building is currently vacant, providing a massive value-add opportunity to stabilize the asset with medical users at current market-leading rates.
- ❖ **Potential Owner-User Opportunity:** Lease expirations may enable medical buyer to access SBA or other favorable owner-user financing."



Interior Layout





Interior Layout



Location Synergy

BEVERLY
CENTER

Beverly
Connection

Cedars
Sinai

8737
BEVERLY BOULEVARD





8737 MEDICAL CENTER

8737 CEDARMAK
COMPOUNDING
PHARMACY

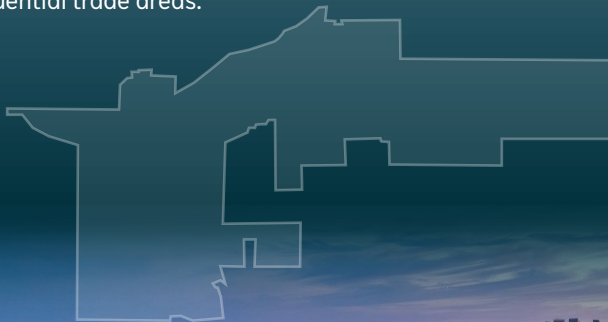


Rent Roll

Unit	SqFt	Tenant	Monthly Rent	Rent PSF (Monthly)	Annual Rent	Move In	Lease Expiration	Options
Parking	-	Curbstand, Inc.	\$10,000	N/A	\$120,000	03/01/2025	02/28/2026	
101	2,867	Phillip Fleshner MD	\$20,069	\$7.00	\$240,828	01/01/2005	05/31/2031	One 5-year FMV
102-103	1,701	Cedarmak Pharmacy / JAVA (sublease)	\$8,516	\$5.01	\$102,189	01/01/2001	03/31/2029	One 5-year FMV
201	1,707	VACANT	\$0	\$0.00	\$0			
202-203	5,329	Synergy Medical Association	\$36,571	\$6.50	\$438,852	01/01/2014	12/31/2030	One 5-year FMV
301	1,830	Noble Physicians Medical Group Inc.	\$9,425	\$5.15	\$113,094	12/01/2024	01/31/2032	
302-303	5,428	Robert Klapper MD	\$29,963	\$5.52	\$359,551	01/01/1999	06/30/2027	One 5-year 95% FMV
401	1,707	VACANT	\$0	\$0.00	\$0			
402	4,220	VACANT	\$0	\$0.00	\$0			
403	948	Ramin Gabbai MD	\$5,502	\$5.80	\$66,024	06/01/2021	05/31/2028	N/A
TOTAL	26,353		\$120,045		\$1,440,537			

West Hollywood CALIFORNIA

West Hollywood is one of Los Angeles' most established urban retail corridors, driven by a dense population base, affluent consumers, tourism, nightlife, and global brand visibility. Positioned between Beverly Hills, Hollywood, and Fairfax, the city benefits from continuous pedestrian and vehicular traffic along major corridors including Sunset Boulevard, Santa Monica Boulevard, Melrose Avenue, and La Cienega Boulevard. The market attracts a mix of luxury retailers, fashion flagships, experiential concepts, wellness operators, restaurants, and entertainment-driven tenants seeking exposure within one of Southern California's most trend-influential trade areas.



Nearby Attractions & Hot Spots:

- Melrose Place – Alfred Coffee, Catch Steak, Nobu, The Row, CASSELLA, Violet Grey, Cucina Alba, Drake's, Craig's
- West Hollywood Design District – luxury showrooms, flagship fashion houses, art galleries
- The Grove & Original Farmers Market
- Beverly Center & Beverly Connection
- Sunset Strip – iconic hotels, entertainment venues, premier nightlife
- Cedars-Sinai Medical Center - Ranked #1 Hospital in California



1.15M

ANNUAL VISITORS



\$1.09B

RETAIL SALES

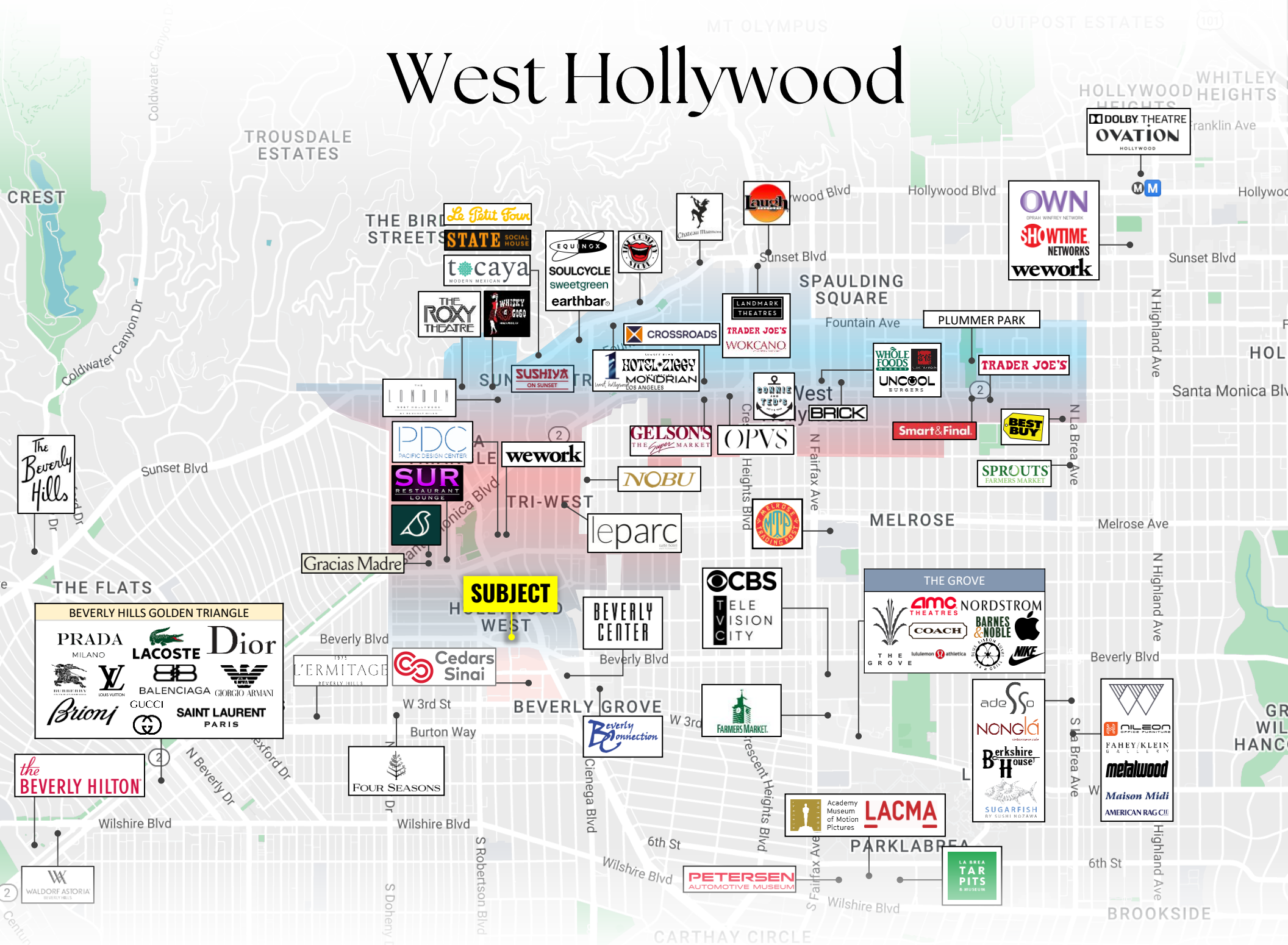


\$102,000

AVG HH INCOME

West Hollywood stands among the most desirable and consistently high-performing submarkets in all of Los Angeles County. Ideally positioned on the Westside, the area benefits from exceptional connectivity, lifestyle amenities, and enduring renter demand. The submarket is defined by its affluent demographic profile, anchored by an impressive average household income of approximately \$102,000, and a dense population of young professionals, creatives, and long-term residents who value convenience, walkability, and access to premier retail and dining. Beyond its strong economic fundamentals, West Hollywood offers a vibrant mix of cultural destinations, boutique shopping corridors, and nationally recognized nightlife venues—strengthening overall resident appeal and supporting robust rental performance. Its limited supply of multifamily inventory, paired with consistently low vacancy rates, has positioned West Hollywood as one of the most resilient and sought-after investment markets on the Westside.

West Hollywood



BEVERLY HILLS GOLDEN TRIANGLE

PRADA MILANO LACOSTE Dior
BALENCIAGA GUCCI SAINT LAURENT PARIS
Bionji

the BEVERLY HILTON

WALDORF ASTORIA

L'HERMITAGE BEVERLY HILLS

FOUR SEASONS

Cedars Sinai

SUBJECT

BEVERLY CENTER

Beverly Connection

OCBS TELEVISION CITY

FARMERS MARKET

Academy Museum of Motion Pictures LACMA

PETERSEN AUTOMOTIVE MUSEUM

adeSSo NONGLA Berkshire House SUGARFISH BY SUSHI NOTAWA

LA BREA TAR PITS & MUSEUM

FAHEY/KLEIN metalwood Maison Midi AMERICAN RAG CO.



**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.



WEHO DISTRICTS

DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

SUNSET STRIP DISTRICTS

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

RAINBOW DISTRICT

On the Westside of West Hollywood from La Cienega to Doheny is an inspiring walking exploration of Los Angeles culture, featuring a vibrant LGBT community, lively cafes and restaurants. Larger-than-life public art exhibits line the boulevard as you head to the award winning West Hollywood Library and West Hollywood Park.

HIP HOTELS

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs.

LEGENDARY ATTRACTIONS

West Hollywood is not only a city unto itself, it's a 1.9-square-mile universe. It's where L.A. gets very hip—think Whisky a Go Go, launching rock careers on the Sunset Strip for five decades now. And it's where some of L.A.'s hottest dance clubs, bars, and lounges are generously sprinkled along main thoroughfares like Santa Monica Boulevard, so bar-hopping and scene-shifting are an easy and festive matter.

It's also where L.A. gets very stylish—along Melrose Avenue, Beverly Boulevard, and Robertson Boulevard, one can find the West Hollywood Design District, where art, fashion, and design converge. Stella McCartney, Maxfield, Balenciaga, and Alberta Ferretti, along with many other top fashion names, are all within the Design District. Along Sunset Boulevard is Sunset Plaza, a buzzing haven of restaurants and shops, including Café Med, Le Petit Four, Armani A/X, Nicole Miller, Ole Henriksen Face/Body Spa, Philip Press, and Oliver Peoples.

PACIFIC DESIGN CENTER

The award-winning, 1.6 million sq. ft. Pacific Design Center is a premier, multi-use facility located in the heart of West Hollywood. The two-acre outdoor area features lush garden landscaping, fountains and can accommodate up to 2,500 guests. It's also home to two restaurants (Red Seven & WP Restaurant) operated by world-renowned chef and restaurateur Wolfgang Puck.

Metro Rail Lines & Stations
A B D E L

Metro Busway & Stations
J

Amtrak/Metrolink

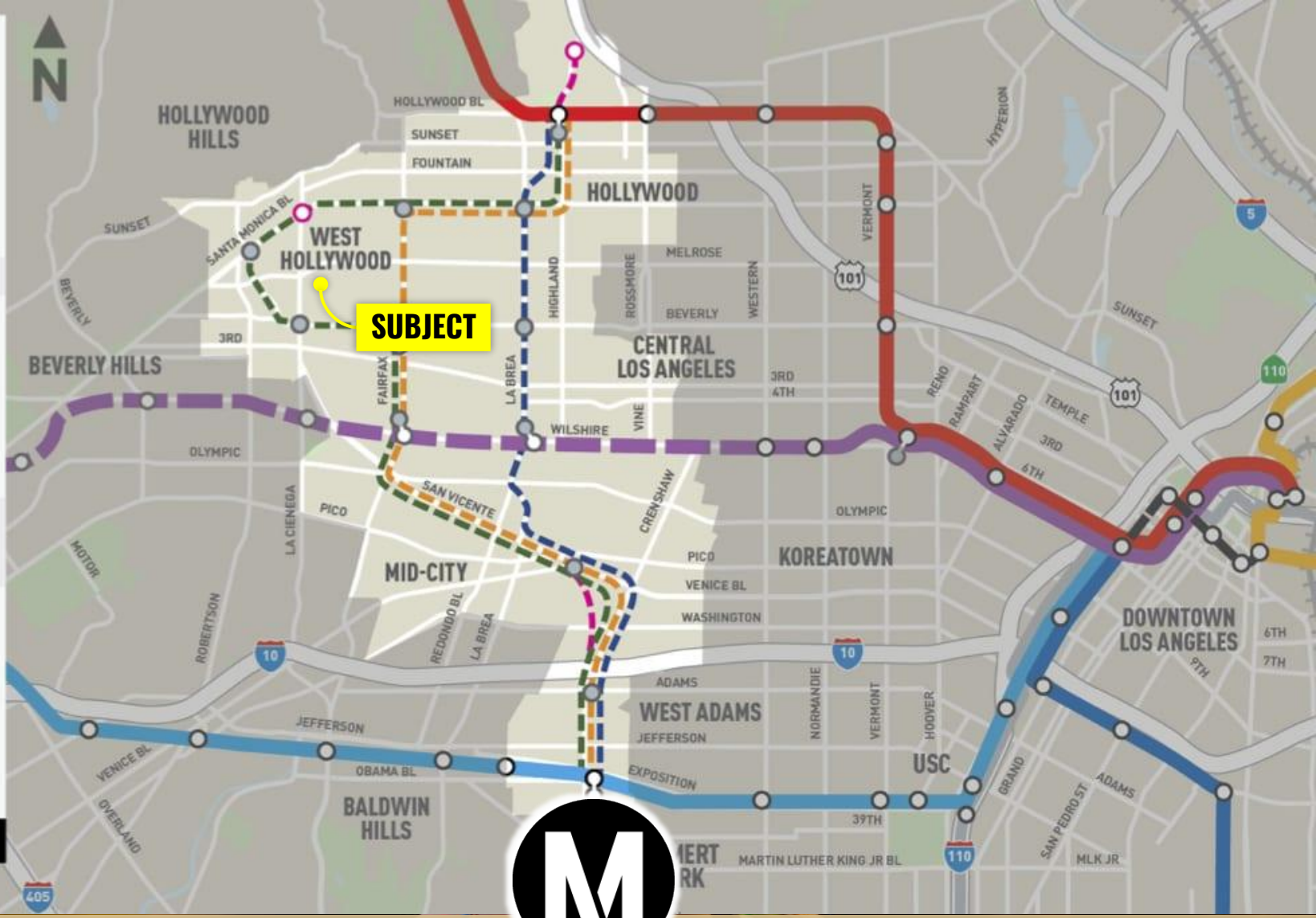
Under Construction

- Crenshaw/LAX Transit Project
- Purple (D Line) Extension Transit Project
- Regional Connector Transit Project

Proposed Crenshaw Northern Extension Project Alignment Alternatives and Stations

- La Brea
- Fairfax
- Fairfax-San Vicente (Hybrid)
- Optional Alignments & Stations

Subject to Change 21-2086 © 2021 LACMTA



Metro's Proposed Stations for the City of West Hollywood

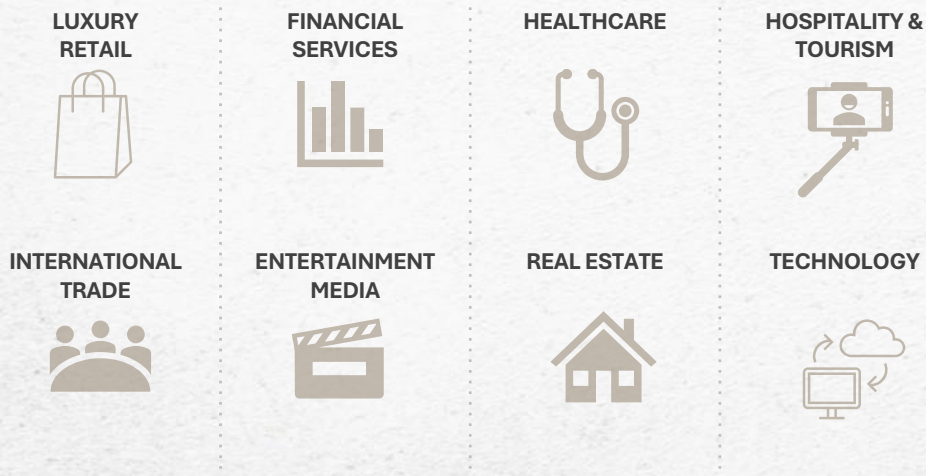
The Northern Extension of the Metro Crenshaw/LAX Line will create a new north-south connection from LAX and Inglewood through Mid City and West Hollywood to Hollywood where it will connect with the Metro Red Line (B)—and potentially even the Hollywood Bowl. By connecting five Metro rail lines from the South Bay to the San Fernando Valley, this key project will transform regional mobility in the most congested part of LA attracting more daily riders than any light rail line in the nation (over 90,000 daily boardings).

There are currently three different route options being studied by Metro, all of which travel through West Hollywood and major destinations across Central Los Angeles. This line will provide safe, reliable, and affordable rail transit to places like Cedars-Sinai, the Beverly Center, the Hollywood Bowl, the Grove, LACMA, and many more LA hotspots.

Employment Hubs



MAJOR INDUSTRIES



AREA HIGHLIGHTS

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

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