

FOR SALE

446 - 448

S. CANON DRIVE
BEVERLY HILLS



Two-Story Commercial Opportunity in the Heart of Beverly Hills

Lee & Associates – Los Angeles West is pleased to present 446–448 S. Canon Drive, a distinctive two-story commercial building offering an opportunity to acquire an architecturally striking asset in the core of Beverly Hills. Totalling ±7,841 square feet across two floors, the property sits within steps of Rodeo Drive and the Golden Triangle. Featuring a dramatic modern façade with floor-to-ceiling glass storefronts, exposed brick detailing, and a set back upper level, the building commands immediate presence.

The property benefits from BH C3 zoning, allowing for a wide range of high-value commercial uses including boutique retail, showroom, gallery, professional office, creative studio, and luxury service-oriented concepts. With its exceptional street visibility, and Canon Drive address, 446–448 S. Canon Drive represents an opportunity to own a trophy commercial asset in one of the world's most recognized luxury destinations.



PROPERTY OVERVIEW

Property Type:	Office
Building Area:	±7,841 SF
	First Floor: ± 3,748 SF
	Second Floor: ± 3,895 SF
	Basement: ± 198 SF
Lot Size:	± 6,098 SF
APN:	4204-006-165
Price:	\$9,213,000 or \$1,175/SF
Parking:	4 Spaces

FEATURES

- Stand Alone Office Building
- Mid-Century Design
- Single or Multi Tenant
- Abundant Natural Light
- High Ceilings
- Skylights
- Large Balcony and Patio
- Uses: Office, Medical Spa, Medical (2nd Floor only)
- *It is the sole responsibility of the prospective buyer to confirm zoning allows for their use*

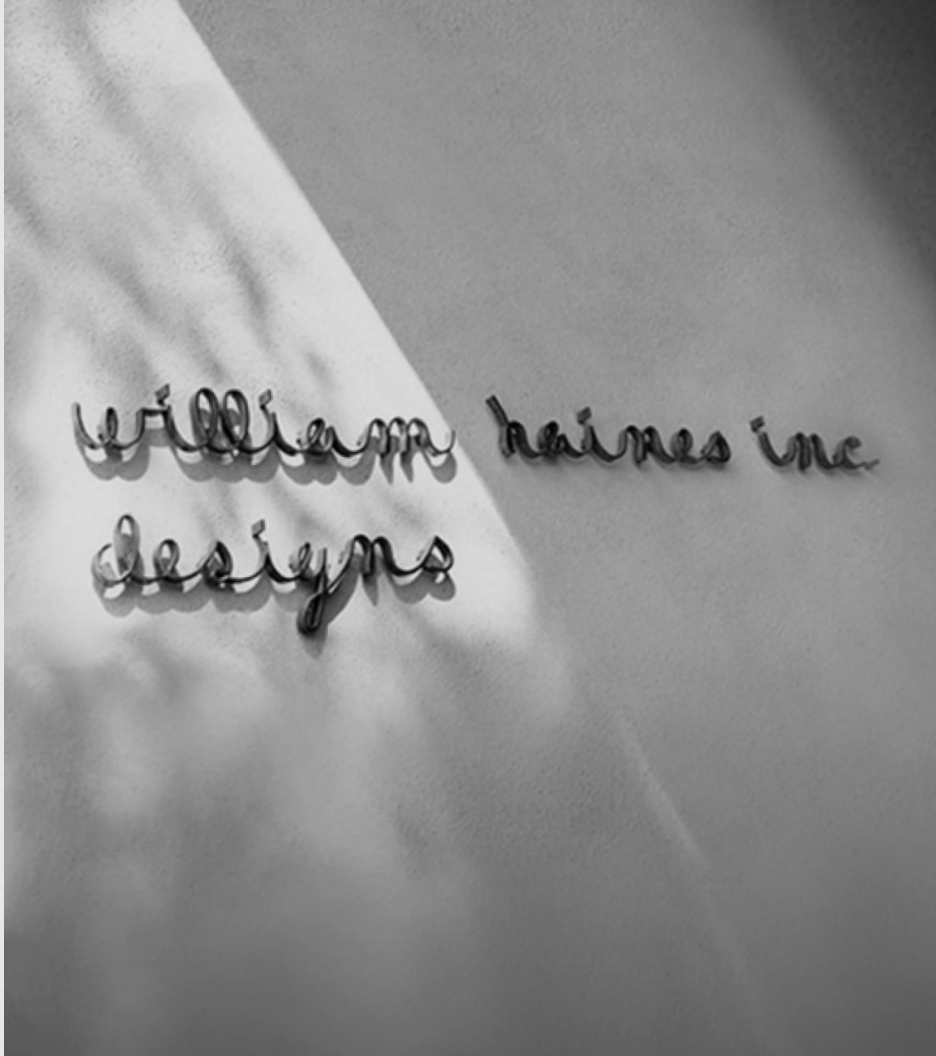
The History

Few commercial buildings in Beverly Hills carry the cultural weight of 446–448 S. Canon Drive. In 1949, one of Hollywood's most celebrated interior designers, William "Billy" Haines, relocated his studio and showroom to this address.

Haines arrived at Canon Drive as the undisputed tastemaker of Hollywood's golden era, having decorated the homes of Joan Crawford, Jack L. Warner, Betsy Bloomingdale, and Frank Sinatra, among many others. The building itself was designed in collaboration with architect William F. Cody, constructed primarily of brick and glass around an irregular footprint with small interior garden courtyards that brought natural light deep into each room.

His Canon Drive studio quickly became the talk of the design world. It was here that Haines made his full transition from the classical grandeur that had defined his earlier work into a bold, streamlined modernism — the style that would come to be known as Hollywood Regency. The showroom's polished brass fireplace, Lucite furnishings, and unmistakable sense of refinement set a standard that influenced an entire generation of American interior design.

Today, 446–448 S. Canon Drive stands as one of the few remaining physical connections to that remarkable chapter of Los Angeles history — a building where great taste was not just practiced, but defined.



MAJOR TENANTS IN THE AREA

Healthcare

Proximity to Cedars-Sinai and UCLA
Health fuels strong demand for medical and wellness space

Media & Entertainment

Home to major firms in production, talent, and post-production

Professional Services

Legal, financial, and private wealth offices thrive in close proximity to clientele

Talent & Capital

Access to top-tier labor, education, and global investment markets

WALKABLE AMENITIES

MARU
ESPRESSO BAR



EREWON

CAMEO
BEVERLY HILLS



goopkitchen

STELLA COFFEE
LOS ANGELES

sweetgreen



THE
MAYBOURNE
BEVERLY HILLS

Dr. Sandwich
MEDITERRANEAN EATS

il Pastaio
SINCE 1993

Cha Cha
MATCHA



JAMES PERSE

THE PENINSULA
BEVERLY HILLS

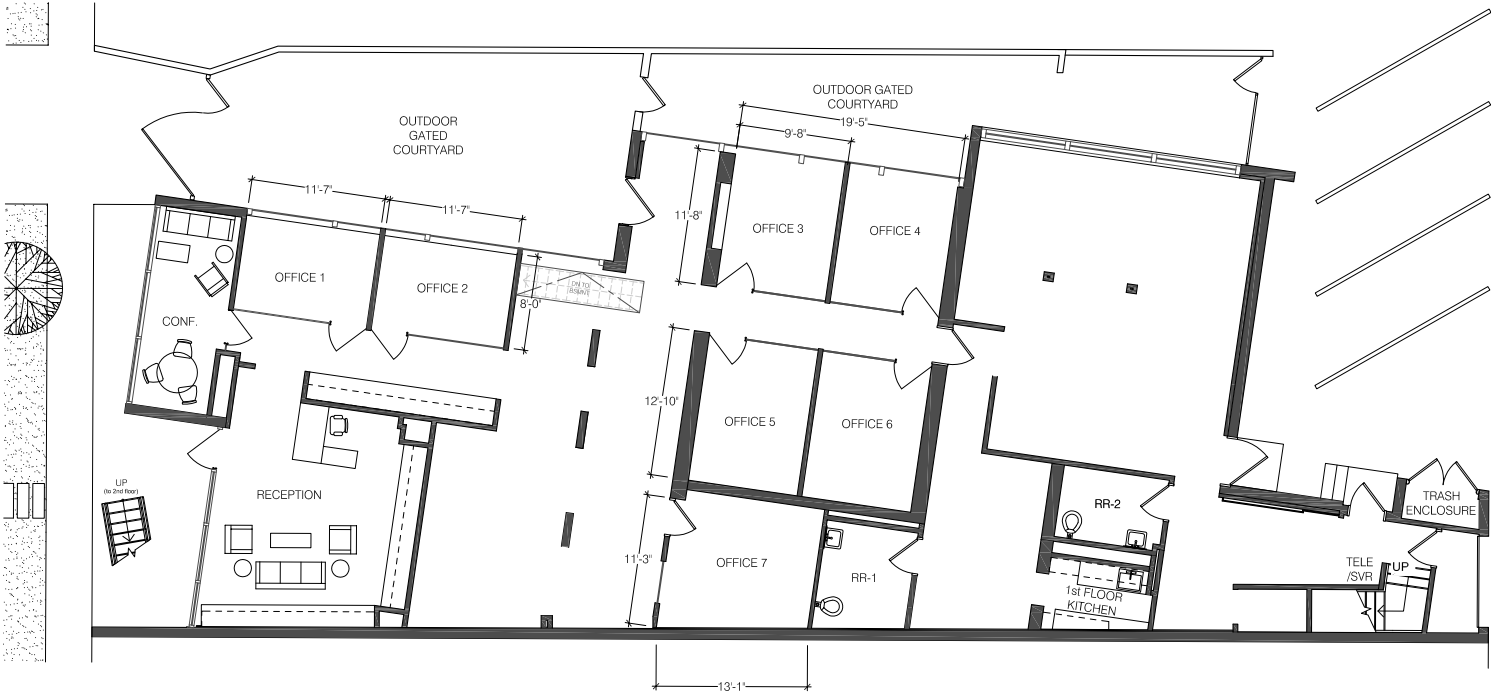
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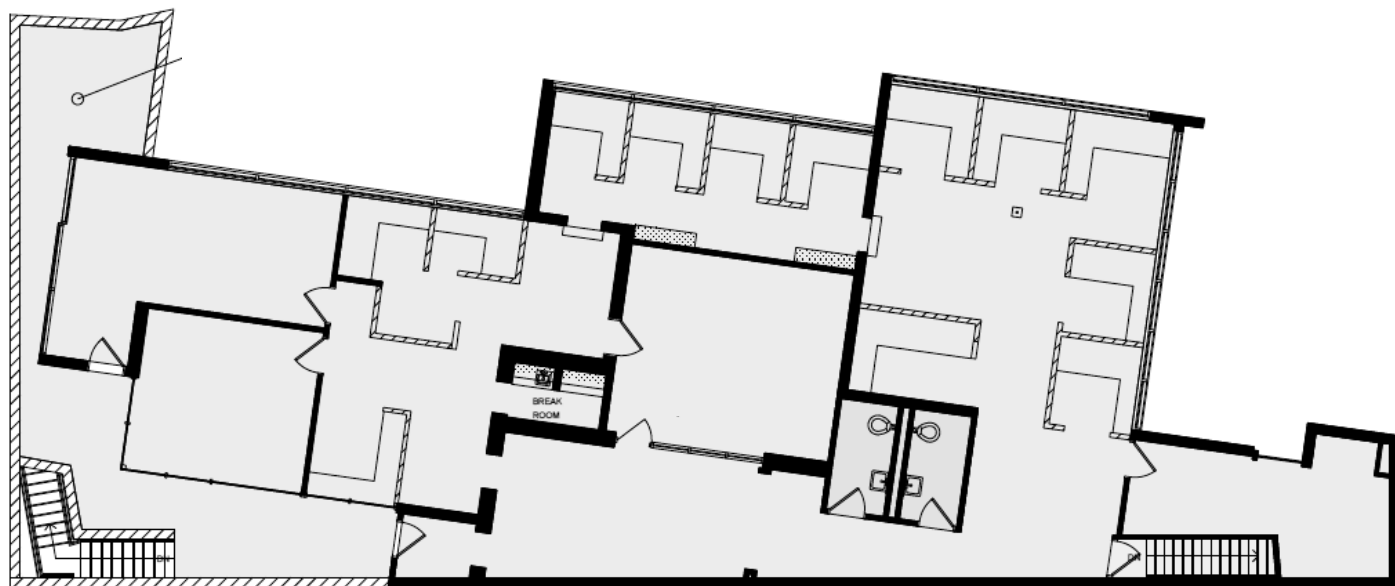




First Floor - 3,748 SF (Hypothetical Floor Plan)

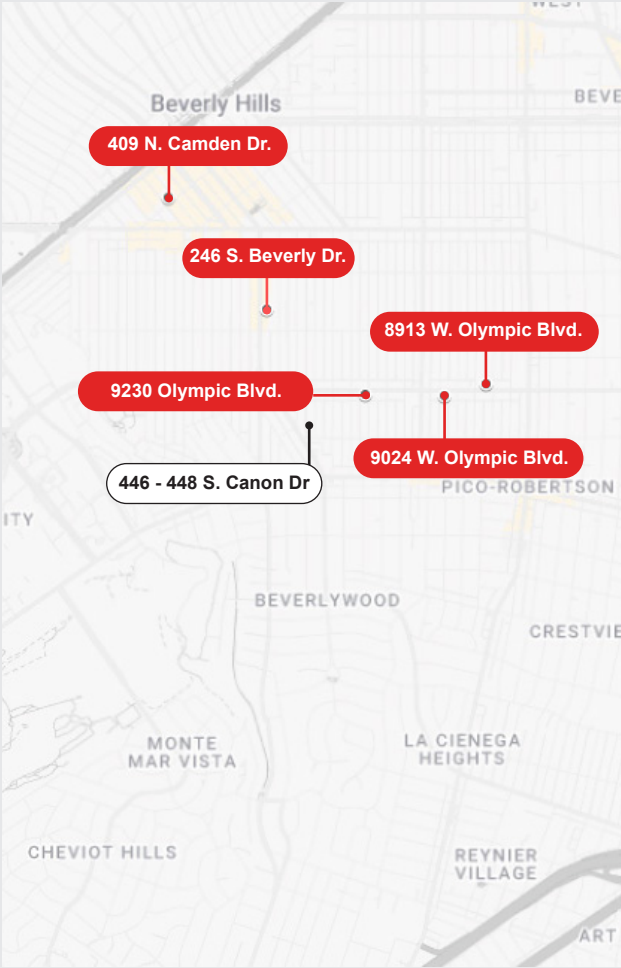


Second Floor - 3,895 SF



Sales
Comps

Address	Sale Price	SF	Price/SF	Sale Date
409 N. Camden Dr.	\$12,550,000	9,796 SF	\$1,281	01/05/26
9024 W. Olympic Blvd.	\$6,750,000	6,085 SF	\$1,115	10/23/25
9230 W. Olympic Blvd.	\$9,500,000	8,211 SF	\$1,157	01/26/24
246 S. Beverly Dr.	\$10,750,000	6,146 SF	\$1,749	07/25/23
8913 W. Olympic Blvd.	\$6,525,000	6,088 SF	\$1,072	04/20/23





Westfield
Century City

Golden Triangle

Cedars Sinai

Century City

FOX Studios

446 - 448 S. Canon Dr

BEVERLY HILLS

Located just steps from Rodeo Drive and the Beverly Hills Golden Triangle, 446–448 S. Canon Drive sits at the epicenter of one of the most coveted and supply-constrained commercial markets in the world. Canon Drive is one of Beverly Hills' most distinguished commercial streets. Quiet enough to attract discretionary, high-end clientele, yet deeply embedded within a neighborhood defined by global luxury brands, world-class hospitality, and some of the highest household incomes in the nation.

The surrounding area draws a constant daily flow of affluent residents, professional tenants, and high-profile visitors who patronize the boutiques, restaurants, hotels, and private offices that define the Golden Triangle. Just steps from the property, businesses benefit from proximity to the Peninsula Beverly Hills, Waldorf Astoria, and the flagship luxury retailers that make Rodeo Drive internationally synonymous with prestige and exclusivity.



446 - 448 S.Canon Dr

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