

271 S BEVERLY
DRIVE

CBRE

271 S BEVERLY DRIVE

BEVERLY HILLS, CA 90212

275
BEVERLY DRIVE

M&D JEWELERS

BEVERLY
HILLS

POSTAL P

OPEN

FedEx

AUTHORIZED
SHIP CENTER
FOR ALL YOUR PACKING
AND SHIPPING NEEDS
WORLDWIDE

1,086 SF
FOR LEASE



PROPERTY OVERVIEW

Situated on the corner of South Beverly Drive and Gregory Way, this is an opportunity to be on one of Beverly Hills' most highly foot trafficked streets. This ground floor retail space is situated below nine office spaces with excellent visibility and signage and is located only a short walk away from the city public parking lot.

Join immediate co-tenants including Burger Lounge, Jersey Mike's, Optometric Cafe, and Postal Place. Nearby tenants include Philz Coffee, Layla Bagels, Urth Caffe, Sugared + Bronzed, JustDesi Jewelry, XIV Karats, and many more!

URTH CAFE



PROPERTY HIGHLIGHTS

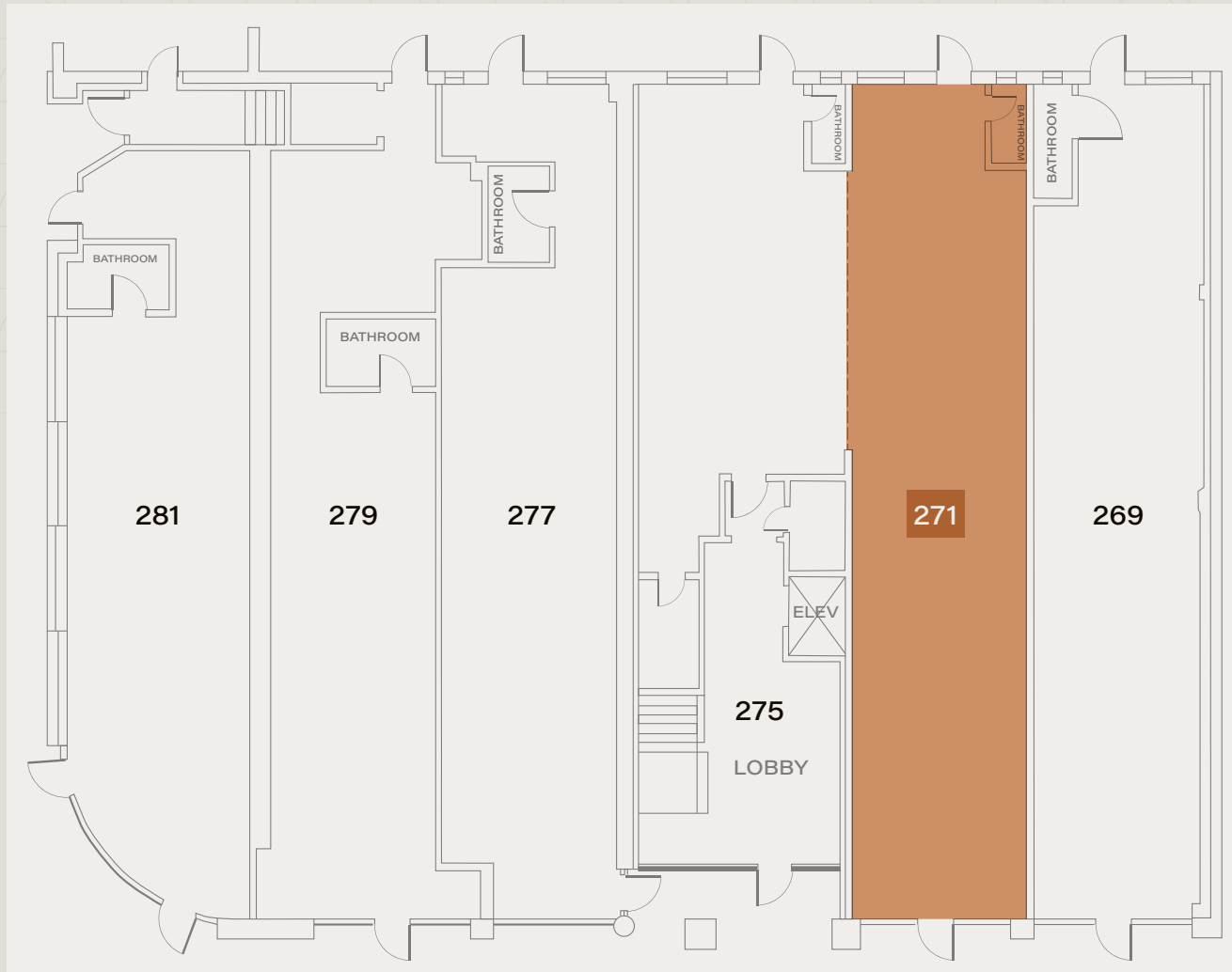
- + **1,086 SF**
Ground Floor Retail Space
- + **\$10,860/MO.**
Modified Gross
- + **FRONTAGE**
Prominent Frontage along S Beverly Dr
- + **PARKING**
Rear Parking, Plentiful Street-Metered Parking and nearby the City Public Lot
- + **SIGNAGE**
Tremendous Signage Opportunity on S Beverly Dr
- + **CO-TENANCY**
Co-tenants include Burger Lounge, Jersey Mikes, Optometric Cafe, and Postal Place



INTERIOR



SITE PLAN



SUITE	TENANT NAME
281	Burger Lounge
279	Jersey Mike's
277	Optometric Cafe

SUITE	TENANT NAME
275	Lobby
271	Available
269	Postal Place

THE AREA



CENTURY CITY

BEVERLY HILLS
RESIDENTIAL

BEVERLY HILLS
COOKIES

271 S BEVERLY DR

BELLACURES

URTH
CAFFE

LAYLA BAGELS
PHILZ COFFEE
COLOR ME MINE

SUGARED +
BRONZED

MATU

PLANET
BEAUTY

FRESH BROTHER'S
PIZZA

THE BABYLIST

CPK

CHIPOTLE

LESWIM

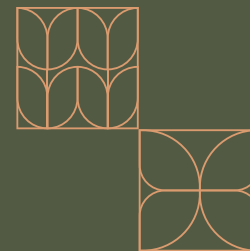
JUSTDESI
JEWELRY

PINKBERRY
MULBERRY STREET PIZZA
CALIFORNIA PITA & GRILL

CITY PUBLIC PARKING

PARAKEET CAFE
THE BVRLY

STARBUCKS
SWEET LADY JANE



DEMOGRAPHICS

WITHIN A 1 MILE RADIUS

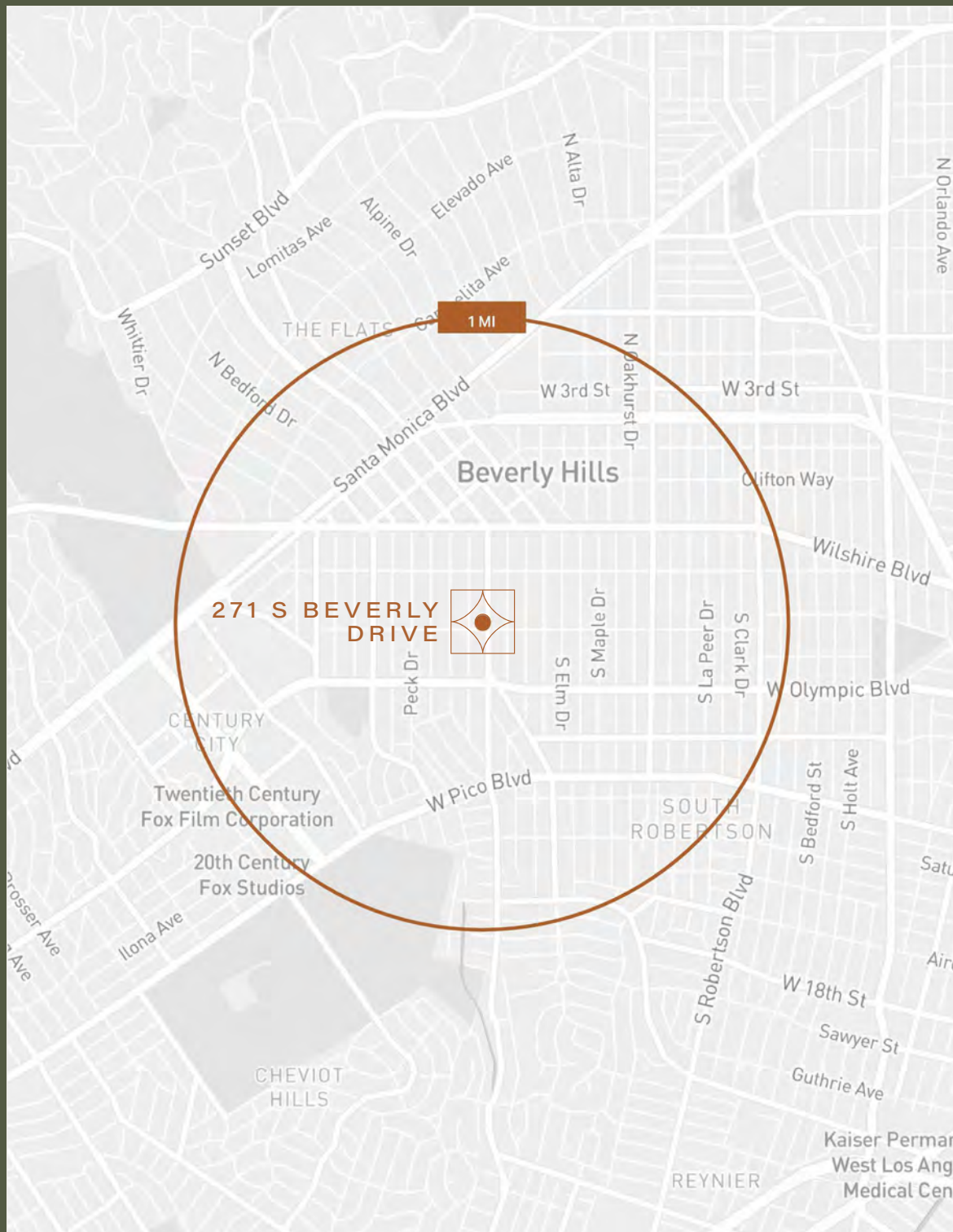
32,424
2025 population

\$204,237
average household income

104,876
daytime population

15,959
2025 households

12,345
median value of owner occ. housing units





FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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