

FOR SALE

WESTMAC
Commercial Brokerage Company

OWNER-USER OR DEVELOPMENT OPPORTUNITY IN

BEVERLY HILLS

±27,495 SF OFFICE BUILDING



9441 W Olympic Boulevard
BEVERLY HILLS, 90212

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is thrilled to present the opportunity to acquire 9441 W Olympic Boulevard, an owner-user or development opportunity in Beverly Hills, on the corner of S Beverly and W Olympic, a half mile from the Golden Triangle.

The subject property is comprised of ±27,495 square feet of building on ±14,739 square feet of Beverly Hills zoned C3 land. The building is three (3) stories with multiple office spaces and conference rooms, in addition to a top-floor patio. The first floor is equipped with open-air office space, as well as private offices and a kitchen. The second floor mezzanine is open to the first floor on one side, and includes more offices and an additional kitchen. There are four (4) parking spaces plus one handicap behind the building, and there is a covenant with the next door lot at 350 S Beverly that includes sixty (60) spaces. An owner-user could occupy the entire space, or lease a portion for an additional income.

The location of this property is excellent—within five minutes of Beverly Hills' Golden Triangle and Westfield Century City Mall. Multiple restaurants are within walking distance, including Urth Caffè, Factor's Deli, Chipotle, California Pizza Kitchen, Cafe Istanbul, and South Beverly Grill. Pavilions Market is located across the street.

Beverly Hills is a world-famous, highly affluent neighborhood known for its high-end restaurants and luxury shopping. The epicenter of shopping in Beverly Hills is Rodeo Drive, a four-minute drive or 16-minute walk from the subject property. Within a 1-mile radius of 9441 W Olympic, the average income is \$141,776 and the median home value is \$1,003,425.

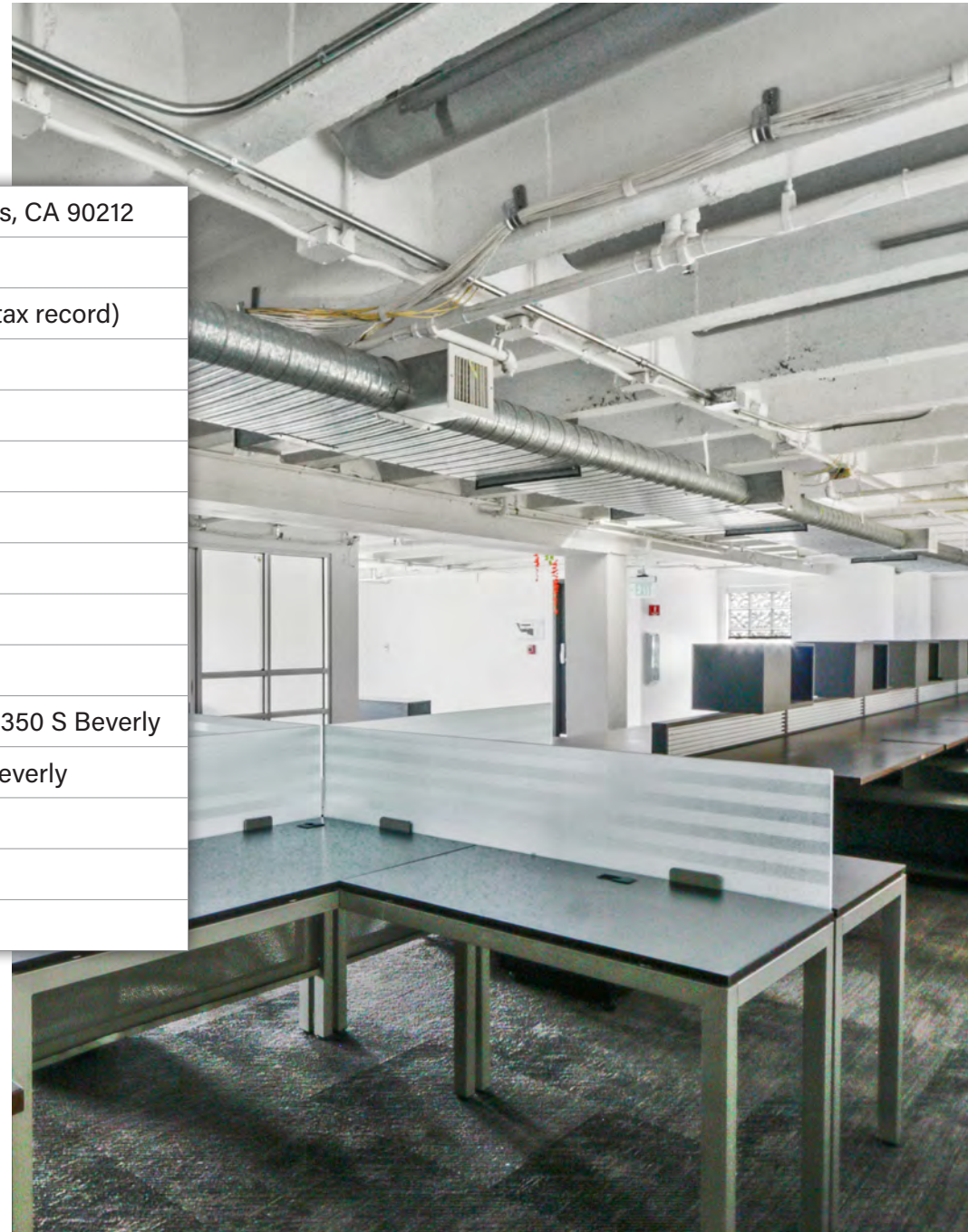
The subject property has excellent visibility given its prime location on a signalized intersection of two major thoroughfares that sees a traffic volume of over 50,000 cars per day. An owner-user can take advantage of the perfect opportunity for signage and make their mark in the heart of Beverly Hills.

Builder's Remedy plans have been submitted and approved for a 12-story mixed use building with 63 residential units (13 low income units), ground floor retail, and three levels of subterranean parking for 52 spaces. This is a rare opportunity to develop in the highly coveted neighborhood of Beverly Hills.



PROPERTY INFORMATION

Address	9441 W Olympic Boulevard, Beverly Hills, CA 90212
APN	4331-004-015
Building Size	±27,495 SF (BOMA) / ±23,389 SF (per tax record)
Lot Size	±14,739 SF (per tax record)
Zoning	BHC3*
Property Type	Office
Year Built/Renovated	1989/2012
Stories	Three (3)
Tenancy	Multi
Occupancy	Vacant
Parking	64 spaces; 4 behind building and 60 at 350 S Beverly
Frontage	114.75' along W Olympic; 108' along S Beverly
Walk Score	94
Sale Price	\$19,500,000 (\$709/SF)
Property Website	www.9441WOlympic.com





CLICK OR SCAN FOR AERIAL VIDEO





DEVELOPMENT SUMMARY

Total Lot Size	±14,739 square feet
Zoning	BHC3*
Building Type	Mixed-Use
Application Status	Pending
Stories	Twelve (12)
Residential Units	Sixty-Three (63)
Low Income Units	Thirteen (13)
First Floor	Retail & Residential Lobby
Parking	Fifty-Two (52) Spaces; Subterranean

A Builder's Remedy application has been submitted. Developers will be able to build a 12-story multi-family property with ground floor retail. Beverly Hills remains a market with some of the highest rental rates in the greater Los Angeles area, offering developers an excellent opportunity for growth for years to come.



OFFERING HIGHLIGHTS

OWNER-USER OPPORTUNITY

The subject property boasts 27,495 square feet of available office space for a company to make their mark in the heart of Beverly Hills. Each floor boasts its own kitchen, along with multiple office spaces and conference rooms.

DEVELOPMENT OPPORTUNITY

Applications have been submitted for a 12-story mixed-use development consisting of 63 residential units (13 units proposed for low income), first floor retail and residential lobby, and three levels of subterranean parking for 52 parking spaces.

6-WAY SIGNALIZED CORNER

The subject property is located at one of the highest traffic count corners in the city, W Olympic and S Beverly. There are over 50,000 cars that pass by the property each day.

BEVERLY HILLS LOCATION

The subject property is centrally located in Beverly Hills, adjacent to Century City, West Los Angeles, and West Hollywood. Beverly Hills is a premier global destination for unrivaled shopping, extraordinary restaurants, amazing art, and cultural attractions.

DENSE RESIDENTIAL AREA & AFFLUENT DEMOGRAPHICS

The area within a 1-mile radius of the subject property has a population of 31,250 and an average household income estimated at \$141,776.

PURPLE LINE EXPANSION

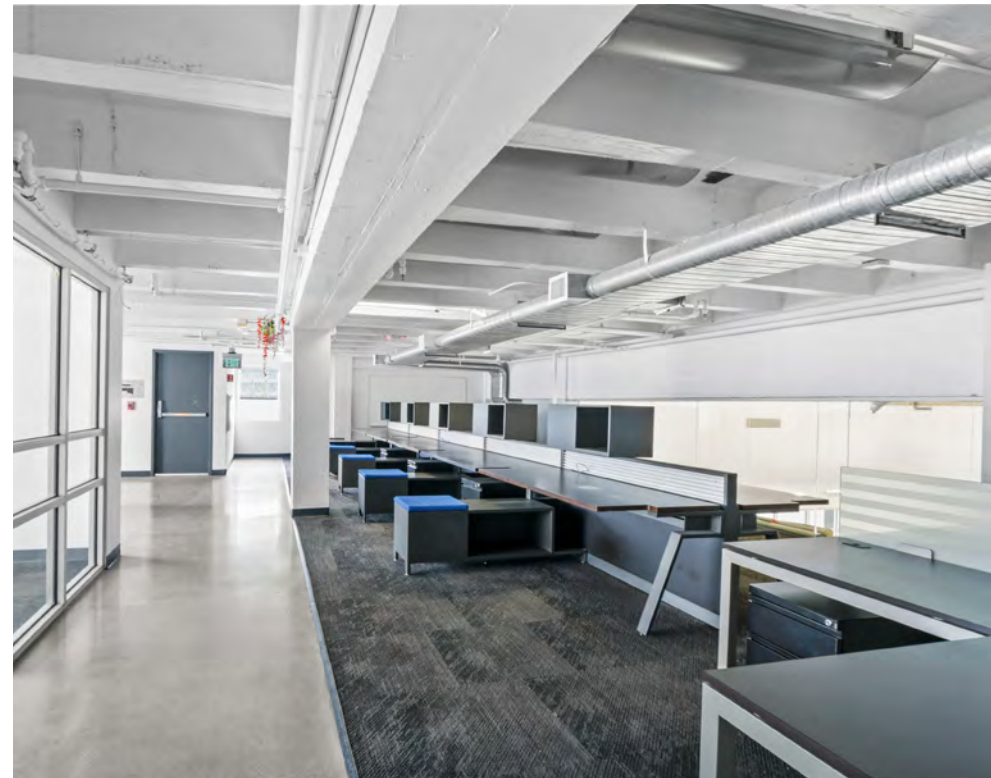
As the Los Angeles Metro continues its expansion of the Purple Line, a new station will be opening at Wilshire and Rodeo in 2026, offering connectivity to Downtown LA and Union Station.

AREA AMENITIES

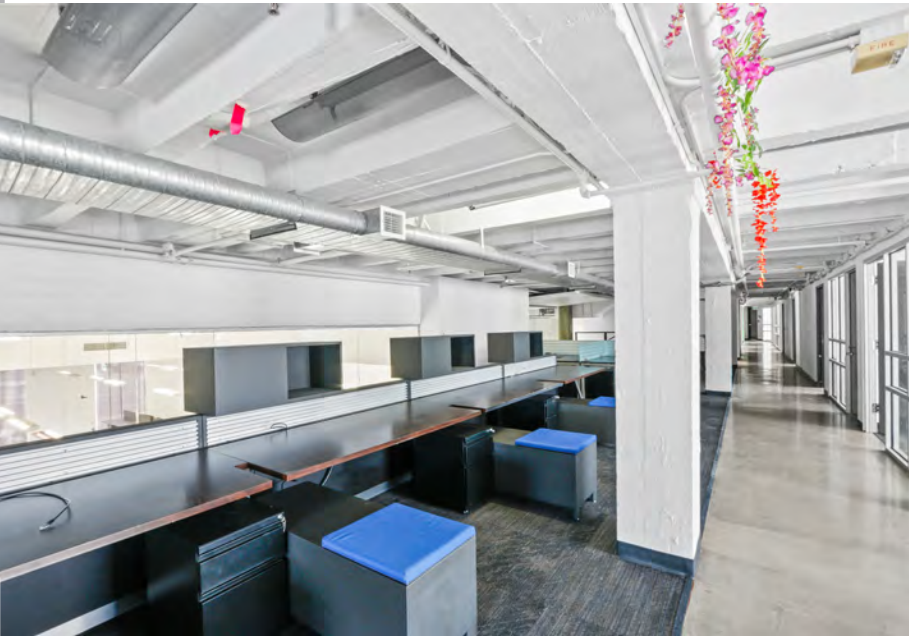
The subject property is adjacent to a number of amenities including restaurants, coffee shops, banks, medical offices, and a Pavilions grocery store across the street. Within two miles of the subject property are Rodeo Drive, The Los Angeles Country Club, Rancho Park Golf Course, and Westfield Century City Mall.



PROPERTY PHOTOS



PROPERTY PHOTOS



AREA SUMMARY

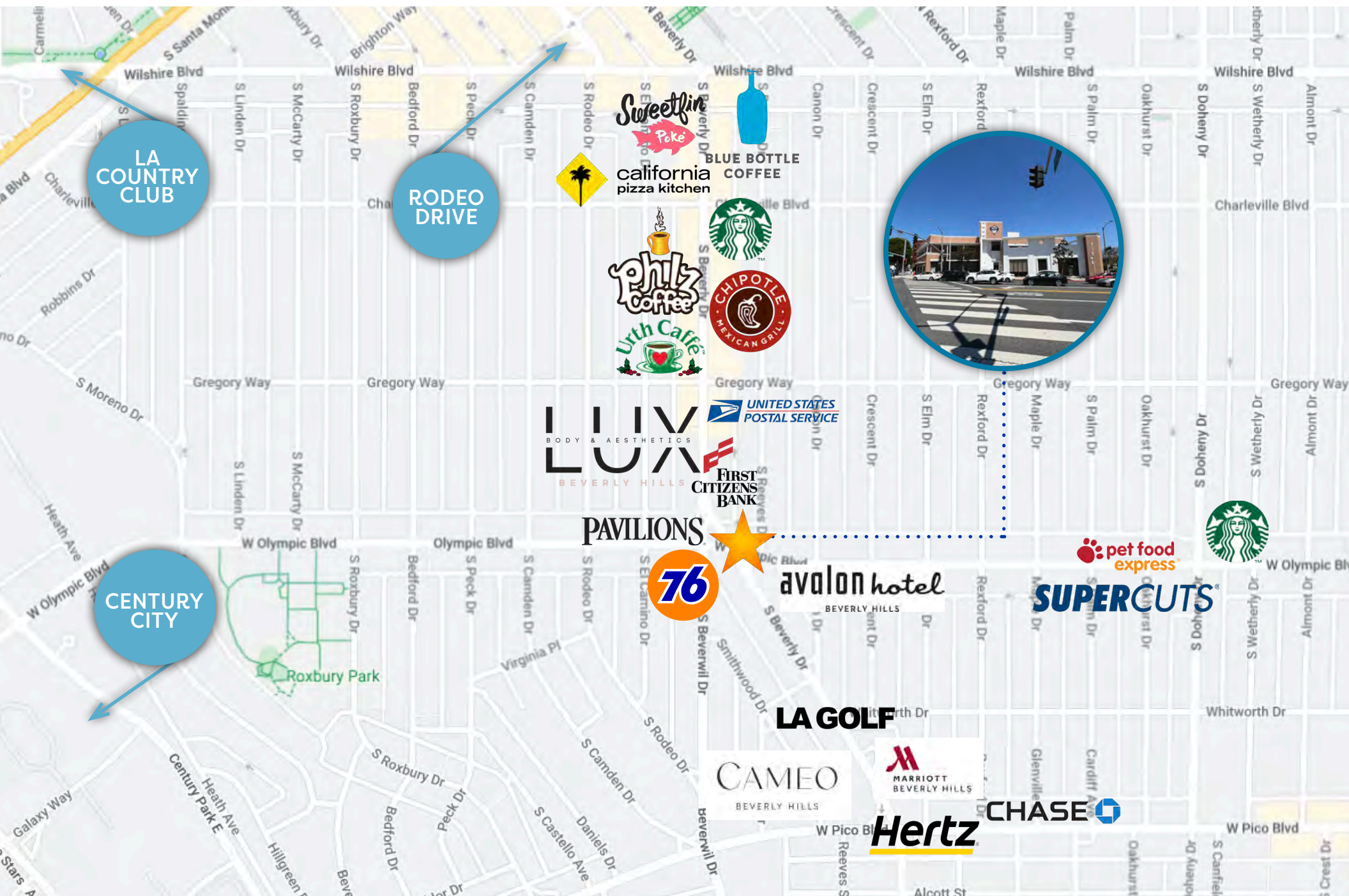
Beverly Hills, incorporated in 1914, is a symbol of luxury and sophistication, spanning 5.71 square miles and housing 33,792 residents. Nestled between the trendy West Hollywood and the opulent Bel Air, this city is synonymous with glamour and elegance. It is renowned globally for its celebrity allure and as a premier retail destination, particularly highlighted by the prestigious Beverly Hills Golden Triangle. This area, just a block from the iconic Rodeo Drive, is a hub for luxury stores and upscale dining, situated in one of the most affluent corridors of Beverly Hills where the average household income is \$189,236 and home values average \$3,662,557.

Beverly Hills is not only a residential haven but also a vibrant city thriving with cultural activities and economic prosperity. Top employers include notable names like Kennedy Wilson, MGM Studios, Live Nation Entertainment, Hillstone Restaurant Group, William Morris Endeavor, the City of Beverly Hills, and The Gores Group. The city's rich history and dynamic atmosphere make it a charming place to live and a magnet for visitors worldwide. From museum exhibits and art shows to concerts and film festivals, Beverly Hills offers a lively environment where both residents and businesses thrive.

As one of the world's most prestigious and vibrant luxury retail districts, Beverly Hills hosts over 100 luxury brands, drawing celebrities, influencers, residents, and tourists to shop and be seen on Rodeo Drive. This famed street, often ranking at the top for global brands, collectively generates over \$2.3 billion in annual sales. Prestigious brands such as Chanel, Cartier, Gucci, Dior, Hermes, and more have invested significantly in renovating and updating their stores, maintaining the area's allure. The City of Beverly Hills has also invested approximately \$40 million in redesigning the streetscapes of Rodeo Drive to ensure it remains a world-class pedestrian and shopping destination.

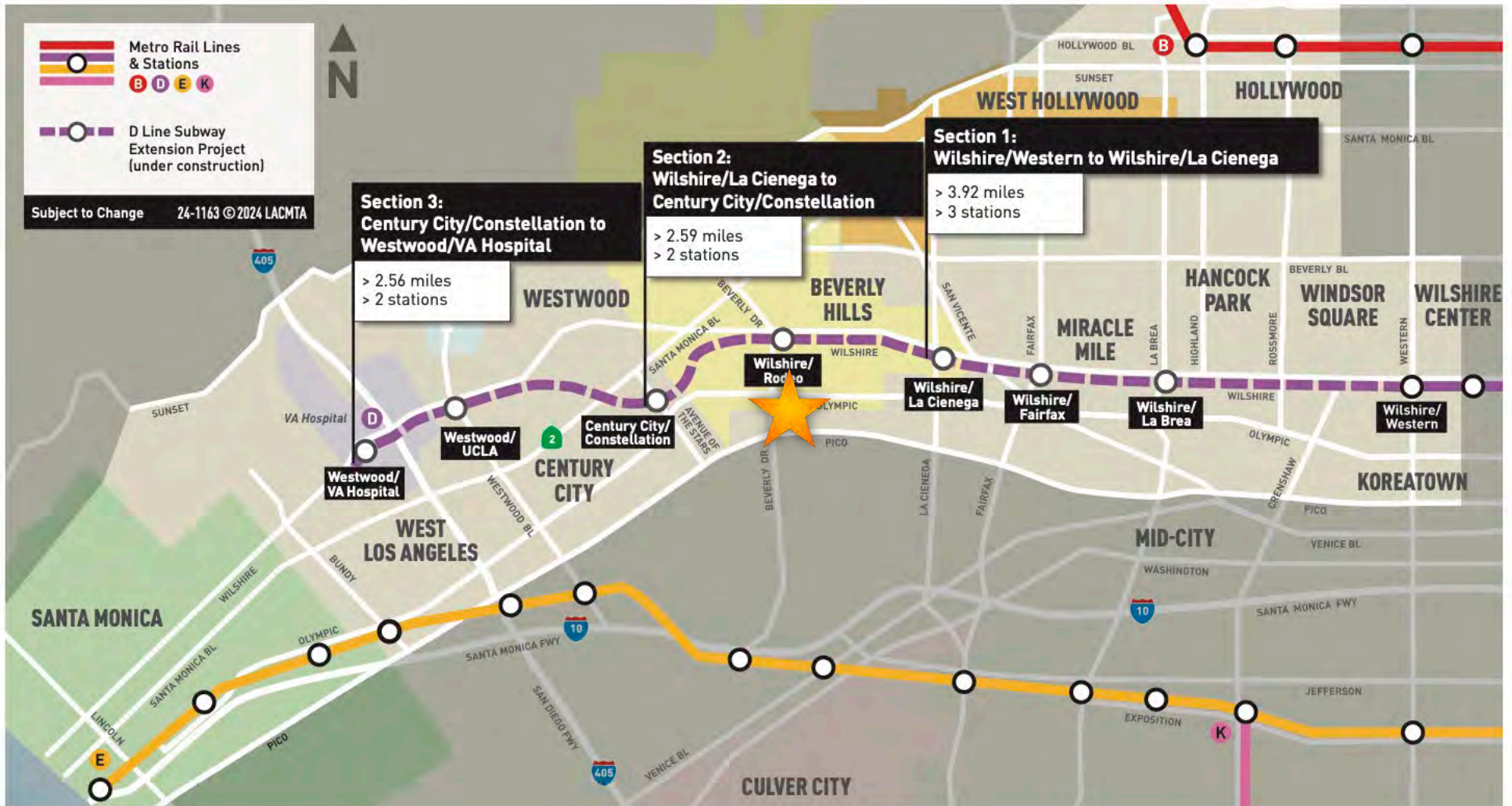
Beverly Hills is renowned for its high-end shopping, dining, and entertainment, attracting tourists from around the globe who wish to experience its unique blend of luxury and celebrity culture. The city is surrounded by Los Angeles, Santa Monica, West Hollywood, and Culver City, boasting some of the highest income levels and property values in Los Angeles County. Visitors and residents alike can enjoy a fine selection of 5-star hotels, including The Beverly Hills Hotel & Bungalows, The Beverly Hilton, Beverly Wilshire, L'Ermitage, The Peninsula, Sunset Marquis Hotels and Villas, the Montage Beverly Hills, and the Waldorf Astoria Beverly Hills. This confluence of opulence, culture, and history solidifies Beverly Hills as a world-class destination and a quintessential example of luxury living.

AMENITIES MAP



D Line Subway Expansion Project

★ Subject Property





DEMOGRAPHICS

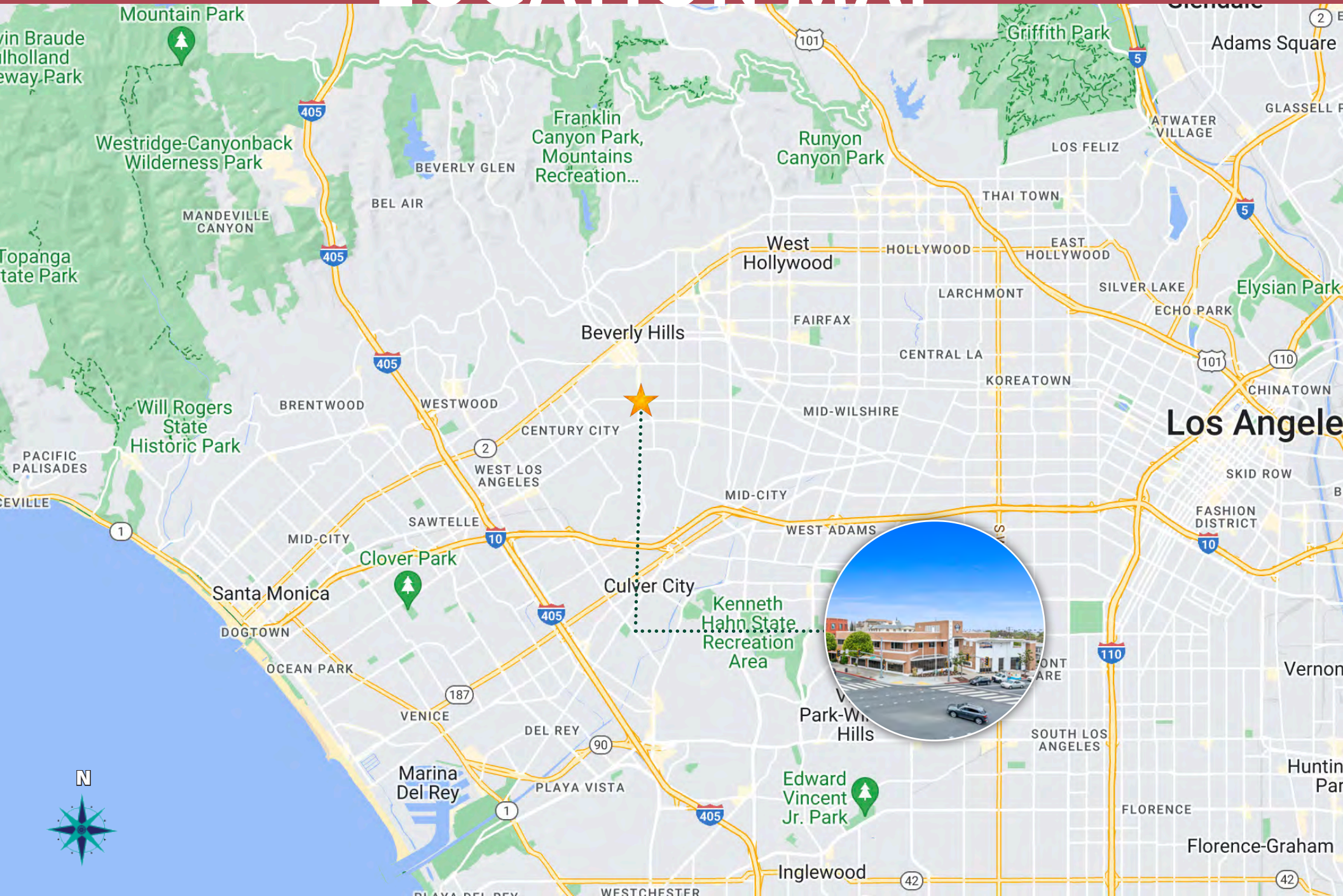
1-3-5 mile radius from subject property

POPULATION	1-Mile	3-Mile	5-Mile
2023 Population	31,250	308,977	730,105
Median Age	43.7	40.7	40.8

HOUSEHOLD	1-Mile	3-Mile	5-Mile
2023 Households	14,690	141,396	325,426
Median Home Value	\$1,006,223	\$1,013,249	\$1,012,895
Average Household Income	\$141,776	\$127,234	\$118,599

BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	11,365	43,658	70,297
Total Number of Employees	81,956	422,403	647,075
Total Consumer Spending	\$561.9M	\$5B	\$11.1B

LOCATION MAP



DISCLAIMER

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