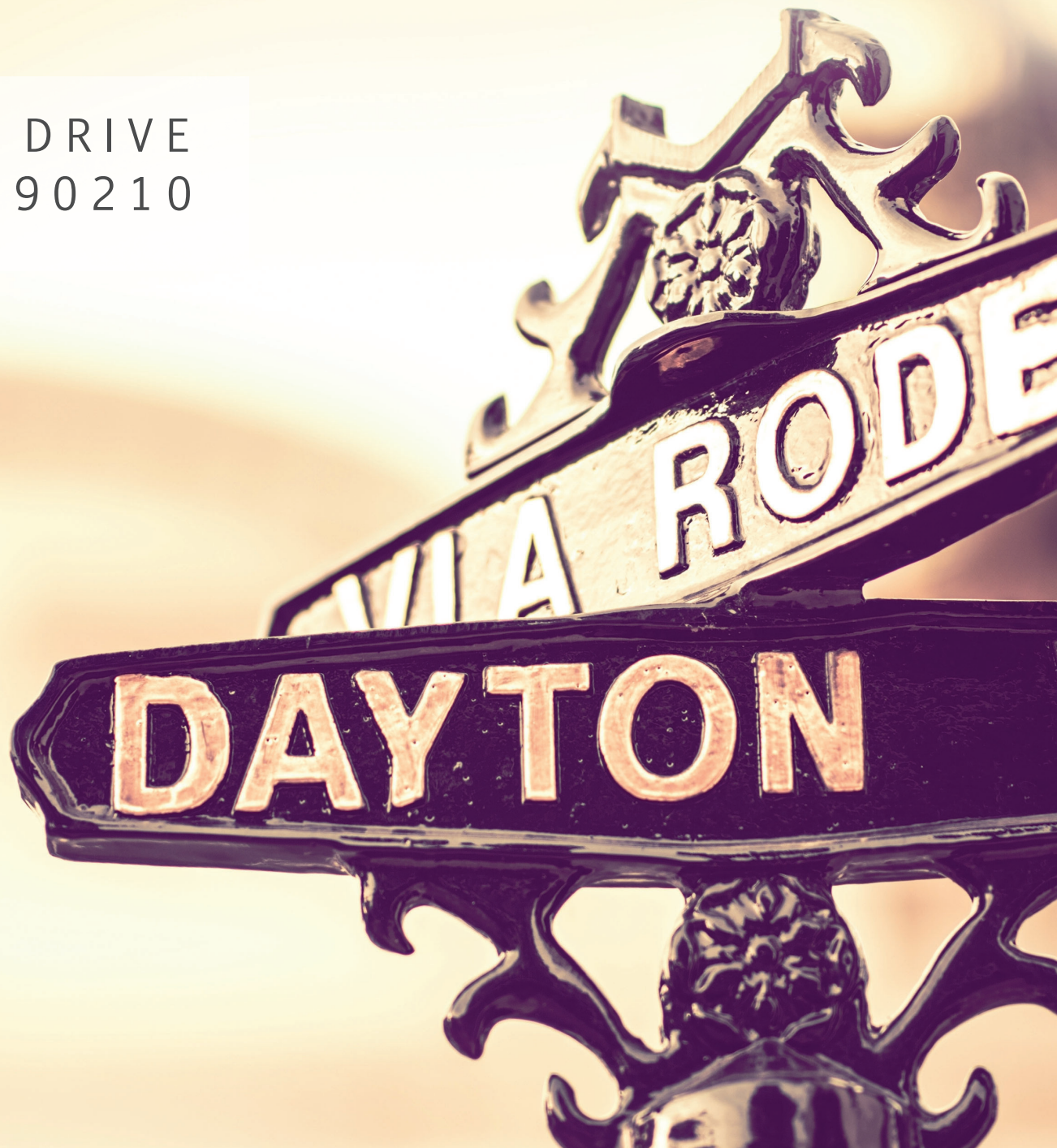


449 NORTH CANON DRIVE
BEVERLY HILLS, CA 90210

CLICK FOR INTERACTIVE
MATTERPORT SPACE TOUR



EXCLUSIVE RETAIL FOR LEASE

LISTING OVERVIEW

ADDRESS: 449 North Canon Drive
Beverly Hills, California, 90210

LISTING TYPE: Retail, Office, or Medical Service/Spa Use

AVAILABLE: 6,965 SF

SIZE/RENTAL RATE: \$40,000/month

LEASE TYPE: NNN

LEASE TERMS: 5 years+

PARKING: One onsite space available at \$150/mo.

DETAILS: The space is built out as a day spa however can be utilized by any upscale retail, office, service or medical office use*.

*Uses subject to city codes. The suite is modern + bright on the interior and is vacant and available for lease now.



HEART OF THE GOLDEN TRIANGLE

Retail Flagship Location For Lease

Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles, California 90045

449 NORTH CANON DRIVE, BEVERLY HILLS, CA OPPORTUNITY HIGHLIGHTS



MEI Real Estate Services is pleased to offer a rare opportunity to occupy a streetfront retail suite located on Canon Drive in The Golden Triangle of Beverly Hills, California. The Golden Triangle is the city's premiere shopping and dining district and includes the world famous Rodeo Drive. Artistically designed with original building details, this property boasts stunning features including modern design and contemporary architecture on the exterior.

On the market is unique space in the heart of one of the top performing blocks in the Golden Triangle. The space was formerly used and is fully built out as a day spa however can be utilized by any upscale retail, office, service or medical office use. The suite is modern and bright on the interior and is vacant and available for lease now.

The building is surrounded by ample public parking structures in addition to the onsite parking available in the building rear. The property is highly visible and retail tenants will have signage on the extended height facade exterior fronting Canon Drive.

Ideally located in the Beverly Hills Golden Triangle where world-class restaurants, high-end retailers and a unique creative culture thrive, this exclusive opportunity poses as the perfect space for an upscale retail, office, medical office use or luxury service use to call home. Please call agent for more information.

NEIGHBORS:

- | | | |
|--------------------|-----------------|--------------------|
| - TATEL | - James Perse | - Theory |
| - DryBar | - Alice & Oliva | - Wolfgang's Steak |
| - Wally's Wine Bar | - Olive & June | - Intermix |

*PLEASE DO NOT DISTURB BUILDING TENANTS | CALL TO TOUR



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS RETAIL
DINING, HOTELS, MEDIA, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles,



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS RETAIL DINING, HOTELS, MEDIA, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles,



ADJACENT TO WORLD-CLASS
RETAIL, SERVICES & DINING IN
THE GOLDEN TRIANGLE



PHOTOS-BUILDING EXTERIOR & AREA

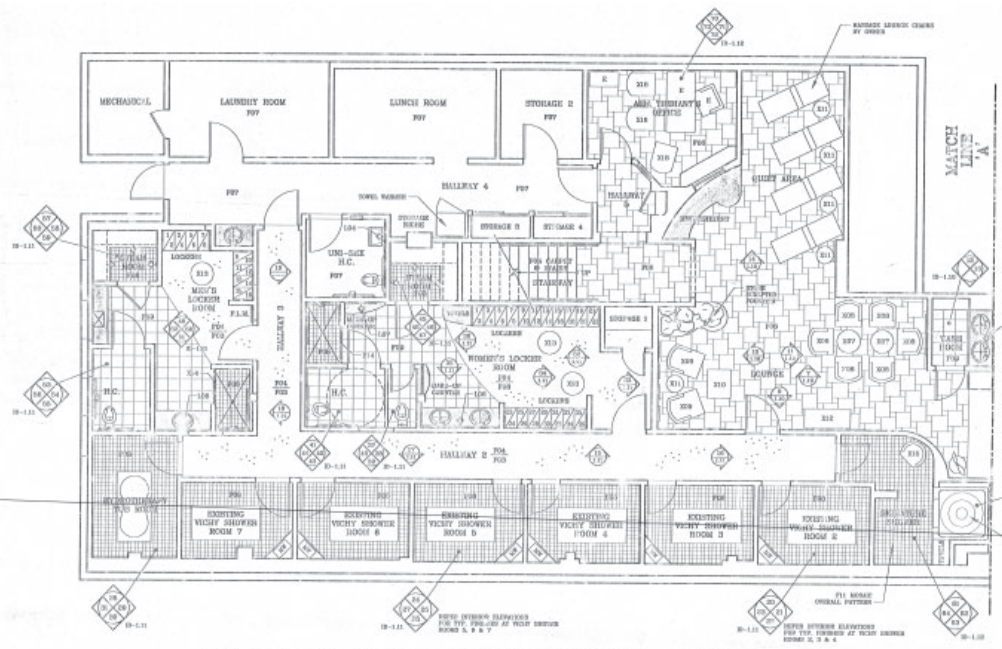


PHOTOS-SUITE INTERIOR



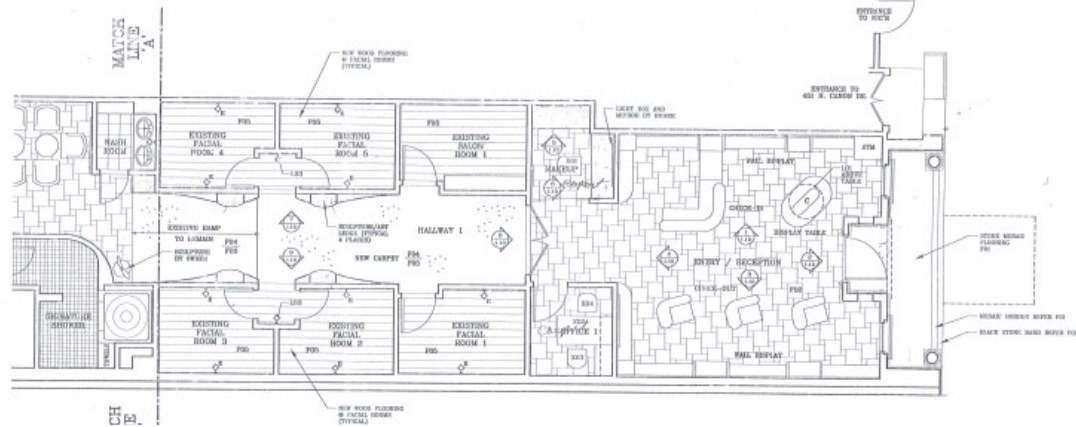
PHOTOS-SUITE INTERIOR

FLOOR PLANS- FIRST FLOOR



PARTIAL FIRST FLOOR FURNITURE/POWER PLAN - WEST

SCALE 1/4" = 1'-0"



THIBIAINT DAY SPA
BEVERLY HILLS, CALIFORNIA

THE TAG STUDIO
210 N. WASHINGTON STREET
LEWISTON, VT 05461
(804) 647-3530
FAX (804) 647-3529



DESIGN STUDIO
INTERIORS
INTERIOR DESIGN
6085 BERKSHIRE PLACE
CASTLE ROCK, CO 80510
(303) 688-8850
FAX (303) 688-8878

LIST OF INTERIOR DRAWINGS

- ID-1.01 THIBIAINT SPA FIRST FLOOR / FURNITURE / POWER PLAN
- ID-1.02 THIBIAINT SPA SECOND FLOOR / FURNITURE / POWER PLAN
- ID-1.10 INTERIOR ELEVATIONS
- ID-1.11 INTERIOR ELEVATIONS
- ID-1.12 INTERIOR ELEVATIONS
- ID-1.20 MATERIAL AND FINISH SCHEDULE
- ID-1.21 MATERIAL AND FINISH SCHEDULE

THIBIAINT SPA

INTERIOR DESIGN GENERAL NOTES

1. REFER TO EXISTING DRAWINGS AND FIELD REV'S OR REVISED TO A-20 AND TO ALL FROM ALL DRAWINGS INDICATED BY OTHER REFERENCES.
2. REFER TO FINAL SPECIFICATION MANUAL ISSUED BY DESIGN STUDIO INTERIORS FOR SPECIFICATIONS OF EXISTING LIGHT FIXTURES, FURNITURE AND OTHER ITEMS REFERRED HEREIN.
3. REFER TO EXISTING DRAWINGS OF EXISTING MATERIALS AND FINISHES FOR MATERIALS, COLORS AND FINISHES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS AND WALL THICKNESS CONSTRUCTION.
5. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW SCHEDULES AND SPECIAL ROOMS FROM CONTRACTS.
6. FABRIC REVISIONS INTENDED TO PROVIDE NEW FABRIC REVISIONS INDICATED OVER EXISTING FABRIC OR WALL DRAWING IS AS INDICATED ON THE INTERIOR ELEVATIONS. MATERIAL TO BE 1" THICK FABRIC FINISHED TO BE IDENTICAL TO EXISTING AND INDICATED TO THE FABRIC VENDOR TO MATCH ALL FABRIC SAMPLES OF COLOR, WALL CORNER, WALL AND CASE INTERVENTIONS.
7. CONTRACTOR TO PROVIDE AND INSTALL REVISIONS CLASS AT 2007 7 REVISIONS FROM EXISTING AND NEW FROM ALL DRAWINGS OF DRAWING 1 AS INDICATED ON THE DRAWING TO BE FACTOR INTO, AS MANUFACTURED BY THE FABRIC VENDOR. FROM 1/2" TO 1/4" IN.
8. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS BY OTHER FOR ALL ELECTRICAL, MECHANICAL AND MECHANICAL INFORMATION.

*Office
B.S.
1/11*

REVISIONS

FIRST FLOOR FURNITURE/POWER PLAN



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS RETAIL DINING, HOTELS, MEDIA, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles, California 90045

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	76.2%	61.4%	63.8%
Median Household Income			
2020 Median Household Income	\$109,640	\$94,976	\$83,074
2025 Median Household Income	\$120,584	\$106,469	\$94,128
2020-2025 Annual Rate	1.92%	2.31%	2.53%
Average Household Income			
2020 Average Household Income	\$164,985	\$144,901	\$130,312
2025 Average Household Income	\$184,259	\$163,834	\$146,788
2020-2025 Annual Rate	2.23%	2.49%	2.41%
Per Capita Income			
2020 Per Capita Income	\$78,140	\$67,796	\$59,314
2025 Per Capita Income	\$86,896	\$76,273	\$66,567
2020-2025 Annual Rate	2.15%	2.38%	2.33%
Households			
2020 Wealth Index	176	146	129
2000 Households	12,415	121,200	298,227
2010 Households	12,235	121,915	299,339
2020 Total Households	12,444	124,197	309,708
2025 Total Households	12,463	125,300	318,209
2000-2010 Annual Rate	-0.15%	0.06%	0.04%
2010-2020 Annual Rate	0.17%	0.18%	0.33%
2020-2025 Annual Rate	0.03%	0.18%	0.54%
2020 Average Household Size	2.10	2.04	2.14



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS RETAIL
DINING, HOTELS, MEDIA, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles, California 90045

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	25,233	251,824	648,293
2010 Population	25,565	258,516	655,057
2020 Population	26,253	266,752	682,787
2025 Population	26,400	270,273	703,698
2000-2010 Annual Rate	0.13%	0.26%	0.10%
2010-2020 Annual Rate	0.26%	0.31%	0.41%
2020-2025 Annual Rate	0.11%	0.26%	0.61%
2020 Male Population	45.5%	48.9%	49.5%
2020 Female Population	54.5%	51.1%	50.5%
2020 Median Age	44.3	38.4	38.0

Median Age

The median age in this area is 44.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	79.8%	69.2%	60.2%
2020 Black Alone	2.3%	5.2%	8.9%
2020 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2020 Asian Alone	10.2%	15.0%	14.8%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	1.4%	4.7%	10.0%
2020 Two or More Races	6.0%	5.6%	5.5%
2020 Hispanic Origin (Any Race)	6.3%	12.3%	21.9%



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS RETAIL
DINING, HOTELS, MEDIA, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles, California 90045

449 NORTH CANON DRIVE
BEVERLY HILLS, CA 90210

EXCLUSIVE LISTING AGENTS

DENNIS DILLON

+1 310 258 0444 X 111

ddillon@meirealty.com

CHELSEA NOVELLI

+1 310 258 0444 X 119

cnovelli@meirealty.com

MEI Real Estate Services

5757 W. Century Blvd., Ste 605

Los Angeles CA 90045

t: +1 310 258 0444

f: +1 310 258 0444

DRE #01100993

