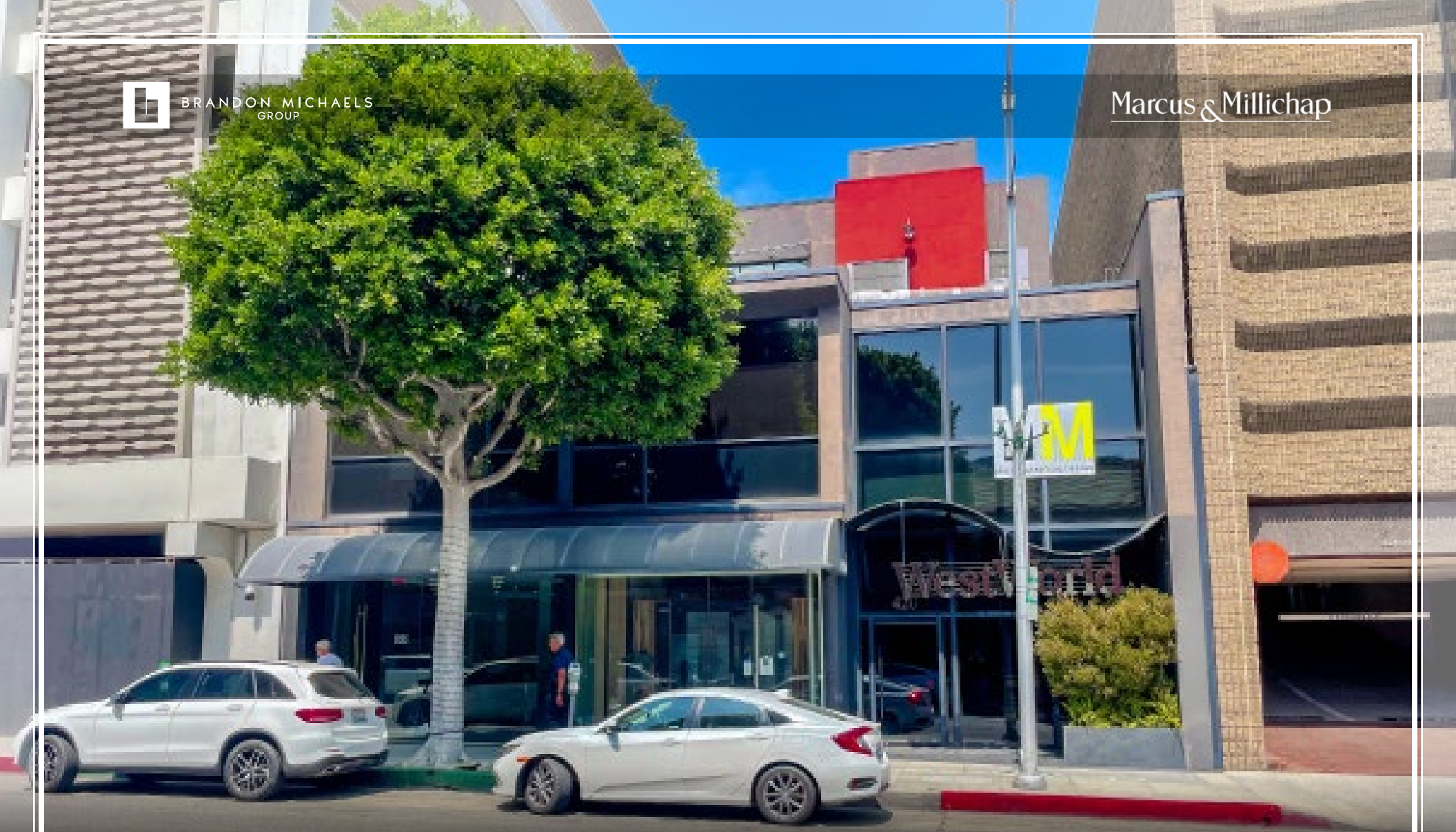




BRANDON MICHAELS
GROUP

Marcus & Millichap



422
N CAMDEN DR
BEVERLY HILLS, CA 90210

A 8,678 Square Foot Three-Story Vacant Mixed-Use Retail and Office Building Ideally Located in the Golden Triangle, one of Country's Premier High Street Retail and Office Destinations, in the Heart of Beverly Hills, CA

422

N CAMDEN DR

BEVERLY HILLS, CA 90210

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BEVERLY HILLS, CA 90210

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WILSHIRE VISTA

BALDWIN HILLS

BEVERLYWOOD

422
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- 1. Hermes
- 2. Vera wang
- 3. Louis Vuitton
- 4. MCM
- 5. Chanel
- 6. Cartier
- 7. Maison Goyard
- 8. KITH
- 9. Dior
- 10. Rolex
- 11. TOM FORD
- 12. BALENCIAGA
- 13. Moncler
- 14. Dolce & Gabbana
- 15. Stefano Ricci
- 16. Jimmy Choo
- 17. Versace
- 18. Tiffany & Co.
- 19. Richard Mille
- 20. Audemars Piguet
- 21. Gucci
- 22. Saks Fifth Avenue
- 23. Prada
- 24. COACH
- 25. Dior
- 26. Burberry
- 27. RIMOWA
- 28. Beverly Wilshire Hotel
- 29. Equinox
- 30. Erewhon
- 31. lululemon
- 32. GUESS
- 33. Pottery Barn
- 34. SEPHORA
- 35. sweetgreen
- 36. The Maybourne



422
N CAMDEN DR
BEVERLY HILLS, CA 90210

WORLD-RENOWNED BEVERLY HILLS 90210 GOLDEN TRIANGLE RETAIL & OFFICE JEWEL BOX

A 8,678 Square Foot Three-Story Vacant Mixed-Use Retail and Office Building Ideally Located in the Golden Triangle, One of the Country's Premier High Street Retail and Office Destinations, in the heart of Beverly Hills, CA.

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 422 N Camden Dr, a 8,678 square foot three story retail and office property situated on 0.17 acres of land (7,433 SF) located in the Golden Triangle, Beverly Hills's central business district.

sized executive suites combined into a larger 2,680 square foot unit and a spacious 1,052 square foot one bedroom, one bathroom apartment unit which can easily be converted into more office space. The newly constructed 777 square foot third floor space can be tailored alongside the 1,400 square foot rooftop patio to easily accommodate a variety of uses or be enjoyed independently.

422 N Camden is fully vacant allowing a Buyer the possibility to immediately reposition the space with market rate tenants or to occupy some or all of the property. The building benefits from an abundance of access points, including an elegantly designed main lobby area equipped with an elevator, allowing for a multitude of opportunities to divide and/or occupy the space. In its current state, the property's ground floor is comprised of one 1,304 square foot unit beside a larger 2,500 square foot unit, both with excellent street front visibility and entrance. The second floor is made up of nine variously

422 N Camden Dr benefits from excellent visibility along Camden Dr, with more than 50' of frontage. The site offers 12 surface parking spaces in the rear, a parking ratio of 1.38 per 1,000 square feet. The property is zoned C-3 and boasts a walk score of 96 ("Walker's Paradise"). The property will enjoy immediate access to the future Metro Purple line via the Wilshire/Rodeo stop, connecting Westwood to Koreatown.



SUMMARY OF TERMS

Address	420-422 N Camden Drive Beverly Hills, CA 90210
Price	\$14,250,000
Building SF	8,678 SF
Lot Size	7,433 SF
Price/SF	\$1,642
Price/SF Land	\$1,917
Occupancy	Vacant
Zoning	C-3
APN	4343-018-008
Year Built	1951
Parking	1.38 Space(s) per 1000
Cross Streets	Camden Dr & Brighton Ave



INVESTMENT HIGHLIGHTS

Three Story Retail and Office Property in the High Barrier to Entry, Beverly Hills Market

- Vacant
- Zoned C-3 in Beverly Hill's central business district
- Excellent visibility and frontage, more than 50' along Camden Drive
- 12 rear surface parking spaces; a parking ratio of 1.38 per 1,000 square feet
- Walk score of 96, a walker's paradise
- Adjacent to the future Metro Purple Line stop, Wilshire/ Rodeo, connecting Westwood to Koreatown



Versatile Golden Triangle Owner User or Value Add Opportunity

- Abundance of access points and elegantly designed main lobby area equipped with an elevator lend itself to a variety of potential future uses
- Ground floor is comprised of a 1,304 square foot unit and a 2,500 square foot unit, both with excellent street front visibility and access
- Second floor is made up of nine variously sized executive suites combined into a larger 2,680 square foot unit and a spacious 1,052 square foot one bedroom, one bathroom apartment unit
- Newly constructed 777 square foot third floor and roughly 1,400 square foot rooftop patio create a dynamic

Affluent and Iconic Los Angeles County City, Renowned for Luxurious Estates, Exclusive Shopping, Upscale hotels, and Celebrity culture

- Beverly Hills is located on the west side of Los Angeles, bordered by West Hollywood to the East, Santa Monica to the West, and the mid-city neighborhoods of the City of Los Angeles to the South
- The Golden Triangle is Beverly Hills' central business district
- Rodeo Drive, the two-mile stretch of high-end fashion boutiques, designer stores, and luxury retailers bisecting the Golden Triangle, is popular with shoppers and tourists from all over the world
- Beverly Hills benefits from close proximity to the employment centers and commercial destinations oof West Hollywood to the east and Century City to the West



Excellent Immediate Demographics

- Over 25,000 people within one mile of the subject property, over 267,000 people within three miles, and over 683,000 people within five miles
- The immediate submarket boasts an average household income within one, three, and five miles is \$145,622, \$130,094, and \$119,982, respectively
- Median income within one, three, and five miles \$114,148, \$97,326, and \$87,514 respectively
- There are over 12,000 households within one mile of the subject property, and over 123,000 households within three miles
- The median home value in the immediate area is \$935,806





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LOBBY





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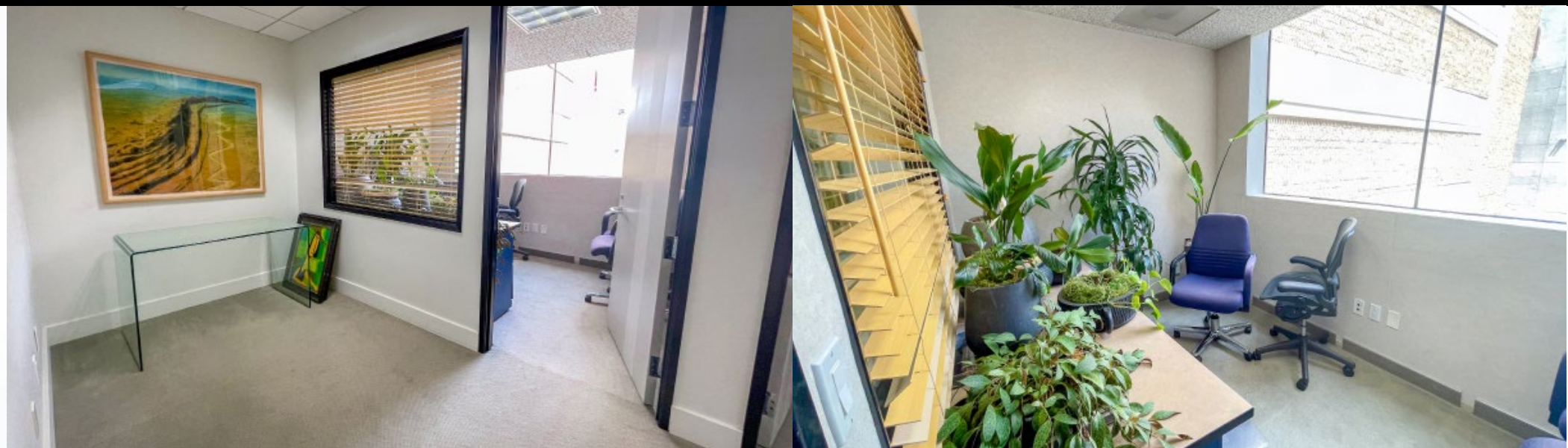




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FLOOR
2





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FLOOR
3





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PATIO-ROOFTOP



IRREPLACEABLE BEVERLY HILLS LOCATION

Beverly Hills is an affluent and iconic city in Los Angeles County, renowned for its luxurious estates, exclusive shopping, upscale hotels, and celebrity culture, all set against the backdrop of Southern California's stunning landscapes.

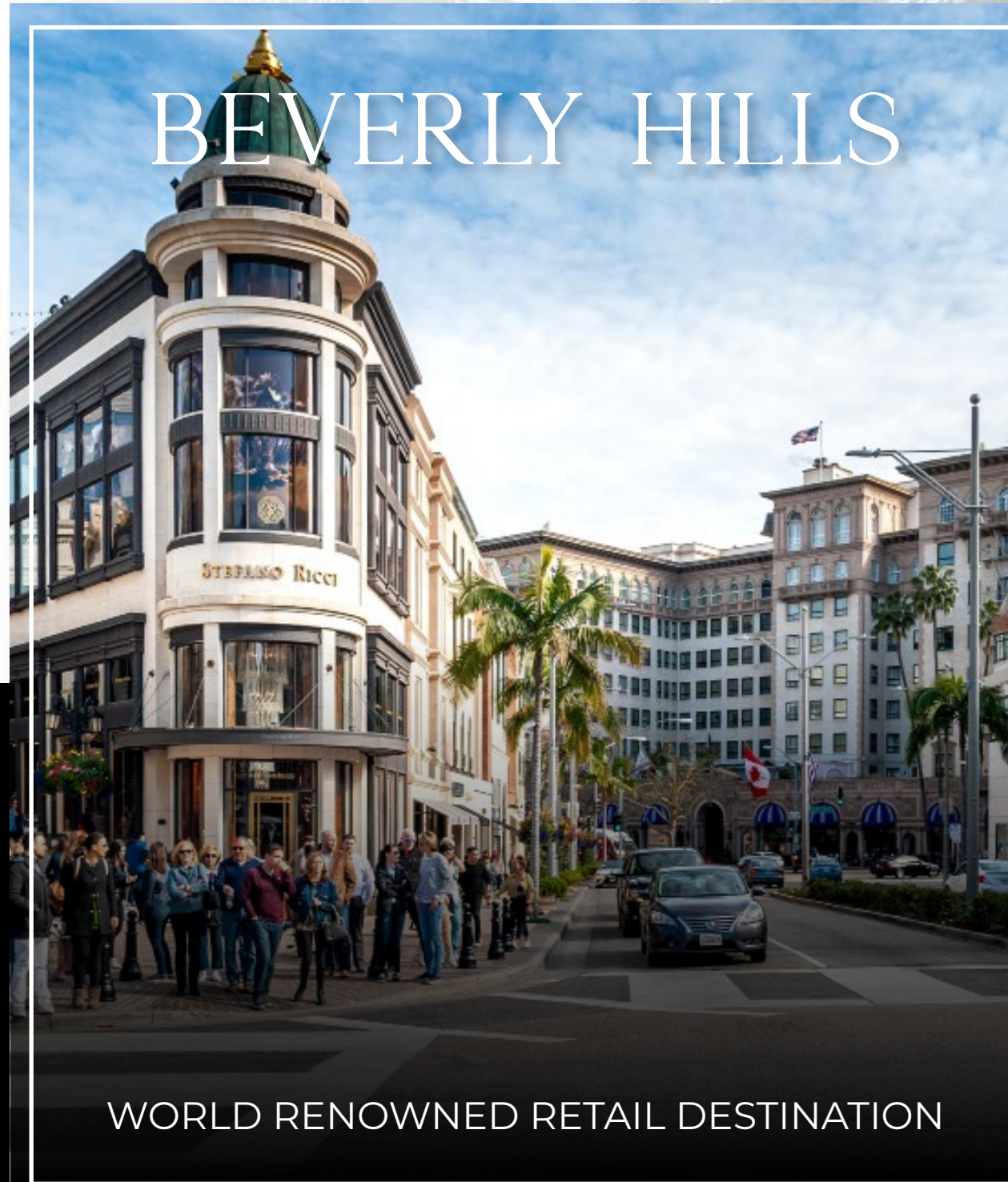
422 N Camden is ideally located in Beverly Hills, a city located in Los Angeles County, California. It is one of the most affluent and well-known neighborhoods in the world, known for its luxurious lifestyle, high-end shopping, and celebrity residents. Geographically, Beverly Hills is located on the west side of Los Angeles, bordered by West Hollywood to the East, Santa Monica to the West, and the mid-city neighborhoods of the City of Los Angeles to the South. It covers an area of approximately 5.71 square miles and has a population of around 34,000 people.

Beverly Hills is known for its beautiful homes and estates, which range from historic mansions to modern architectural masterpieces. Many of these properties are located in the Beverly Hills Flats, a neighborhood characterized by wide, tree-lined streets and manicured lawns. At the base of the Flats is the iconic Beverly Hills sign in Beverly Gardens Park, one of fourteen parks that call Beverly Hills home.

Just south of the Beverly Hills sign is the Golden Triangle, the city's epicenter and central business district. The Golden Triangle is a unity of high-end designer stores, Michelin star and upscale restaurants, and department stores alongside luxury hotels. A true commercial mecca. Rodeo Drive, the two-mile stretch of high-end fashion boutiques, designer stores, and luxury retailers bisecting the Triangle, is popular with shoppers and tourists from all over the world, and it has been featured in numerous films and television

shows. Beverly Hills benefits from not only its own affluence but that of the neighborhoods immediately adjacent. The employment centers of West Hollywood to the east and Century City to the west are some of Los Angeles' most desirable and are accompanied by 1.40 million and 1.25 million square foot shopping malls, the Westfield Century City and Beverly Center, respectively.

422 N Camden benefits from a dense population in the immediate area, with over 25,000 people within one mile of the subject property, over 267,000 people within three miles, and over 683,000 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles is \$145,622, \$130,094, and \$119,982, respectively, with a median income within one, three, and five miles of \$114,148, \$97,326, and \$87,514, respectively. There are over 12,000 households within one mile of the subject property, and over 123,000 households within three miles. The median home value in the immediate area is \$935,806.



HERMÈS
Cartier
BURBERRY
GUCCI
DIOR



CENTURY CITY



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RODEO DRIVE ▶
0.3 Miles from the Subject Property



WALDORF ASTORIA ▶
0.6 Miles from the Subject Property



THE FLATS BEVERLY HILLS ▶
1.1 Miles from the Subject Property



LOS ANGELES COUNTRY CLUB ▶
1.2 Miles from the Subject Property

WILL ROGERS MEMORIAL PARK ▶
1.1 Miles from the Subject Property

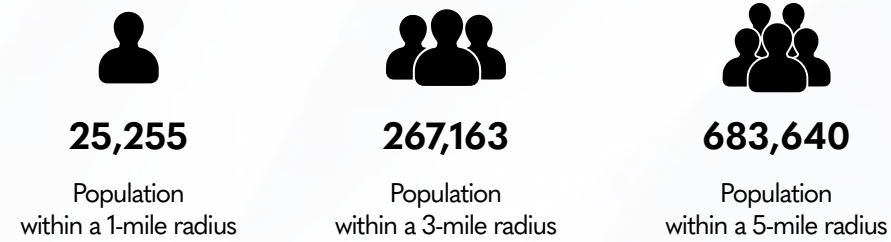
CLOSE PROXIMITY TO POPULAR DESTINATIONS

420-422 N Camden Dr is a prime investment opportunity located in a highly sought-after neighborhood. Situated less than 1 mile from the heart of Beverly Hills, this property offers a convenient location with easy access to a variety of retail and entertainment options.

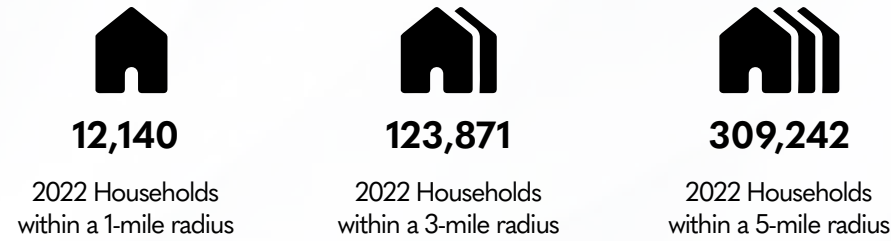
The property is also located 0.3 miles from Rodeo Drive, one of the most famous shopping districts in the world, known for its luxury boutiques and designer shops. Additionally, the property is located just a few blocks away from the Beverly Hills Triangle, an area known for its high-end restaurants, bars, and cafes.

DEMOGRAPHICS

POPULATION



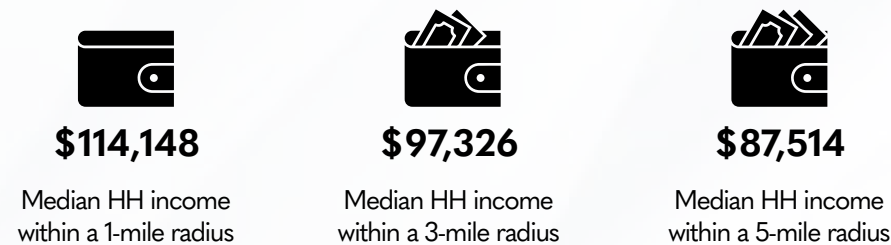
HOUSEHOLDS



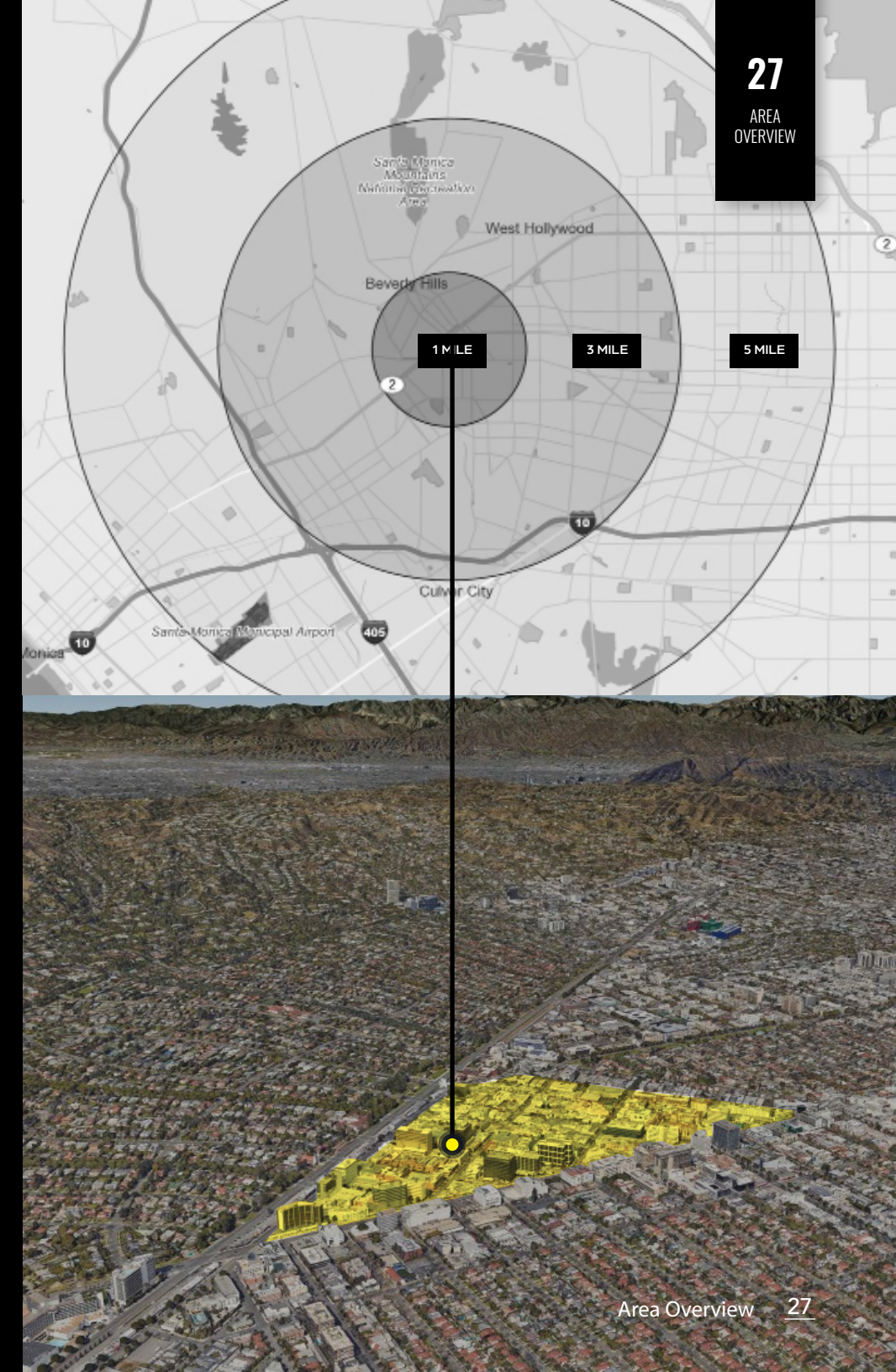
AVGERAGE INCOME



MEDIAN INCOME



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	25,225	267,163	683,640
Households	12,140	123,871	309,242
Average Household Size	2.1	2	2.1
Annual Growth 2010-2022	0.0%	0.2%	0.3%
Median Age	44.7	40.4	40.5
Owner Occupied Households	4,811	43,324	100,581
Renter Occupied Households	7,162	79,028	205,595
Average Household Income	\$145,622	\$130,094	\$119,982
Median Household Income	\$114,148	\$97,326	\$87,514
Businesses	9,853	37,552	64,524



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