

110

DOHENY DR

Beverly Hills, CA 90211

OFFERING MEMORANDUM

BEVERLY
HILLS

Marcus & Millichap
BRANDON MICHAELS
GROUP



EXCLUSIVELY LISTED BY

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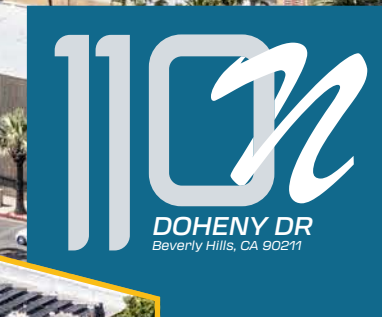
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EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 110 N Doheny Drive — a rare opportunity to acquire a 4,400-square-foot multi-tenant office building located in the heart of prestigious Beverly Hills, California. Situated on a 5,757-square-foot parcel (0.13 acres) just north of the signalized intersection at Doheny Drive and Wilshire Boulevard, the property offers a compelling combination of visibility, accessibility, and upside potential.

Currently 91.8% occupied by six tenants, the property features seven individual suites — most of which are configured as executive-style offices averaging 294 square feet with a shared entrance. The tenant mix includes a diverse range of professional and personal service providers, including law firms, architects, salons, and skincare studios. All leases are month-to-month, with the exception of Cristina Radu Skin Care, which recently signed a long-term lease through January 31, 2031, and is in the process of building out their space.

This flexible leasing structure presents an ideal opportunity for both owner-users and value-add investors. An owner-user can occupy up to 2,740 square feet (62% of the building) by combining suites, while continuing to benefit from in-place rental income. Alternatively, an investor can take advantage of the short lease terms and reposition the property by re-tenanting at market rents, capitalizing on significant value-add potential.

Current in-place income totals \$12,587 per month, or \$151,044 annually — equating to approximately \$4.00 per square foot — well below current market rents for comparable properties in the area.

Strategically located just steps from Wilshire Boulevard and less than half a mile from the renowned Beverly Hills Golden Triangle, 110 N Doheny Drive enjoys a secluded, boutique feel while maintaining exceptional proximity to world-class retail, dining, and business amenities. The property offers approximately 55 feet of street frontage, and benefits from a street-facing alley that provides convenient access to its six rear surface parking spaces — a parking ratio of 1.36 spaces per 1,000 square feet.



PROPERTY SUMMARY



\$	Price	\$4,995,000
✂	Building Size	4,400 SF
📏	Lot Size	5,757 SF
🏠💰	Price/SF (BLDG)	\$1,135
📍	Price/SF (LAND)	\$868
📈	Current Cap Rate	1.46%
🏠	Zoning	C-3
📅	Year Built	1952
🏢	Occupancy	92%
P	Parking	6 Spaces
P	Parking Ratio	1.36 Space(s) Per 1,000
🛣️	Cross Streets	Doheny Dr & Wilshire Blvd

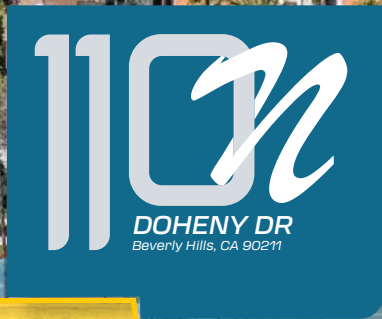


CENTURY CITY



GOLDEN TRIANGLE

BRENTWOOD



N DOHENY DRIVE

INVESTMENT HIGHLIGHTS

Excellent Value-Add or Owner-User Multitenant Office Opportunity in the Heart of Beverly Hills, CA

Immediate Value-Add or Owner-User Potential

Currently 91.8% occupied by six tenants on flexible month-to-month leases (with the exception of Cristina Radu Skin Care, under lease through 1/31/2031), the property presents an ideal opportunity for either an owner-user or value-add investor.

Owner-User

An owner-user has the option to combine multiple executive-style office suites to occupy up to 2,740 square feet — approximately 62% of the building — while collecting rental income from the remaining tenant(s).

Strong Occupancy with Minimal Vacancy

The building is 91.8% occupied, with just one 280-square-foot executive suite currently available — providing near-stabilized in-place income with upside.

Significant Rental Upside Potential

Current in-place rents total \$12,587 per month (\$4.00/SF) or \$151,044 annually — well below market — offering an investor the opportunity to re-tenant at higher rates and substantially increase income.



Prime Beverly Hills, CA Location

0.5 Miles From the Golden Triangle, a Popular Destination for Tourist and Shoppers From All Over the World



Proximity to Key Industries

Beverly Hills is the Hub for the Entertainment Industry with many Film, Television and Music Production Companies Around the Area



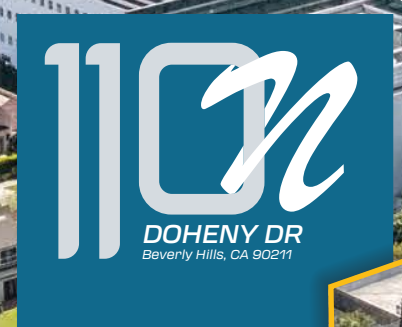
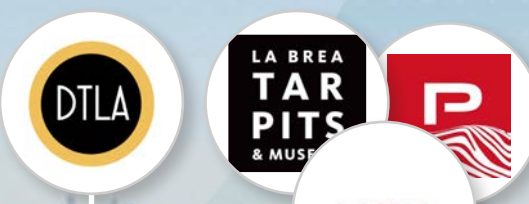
Affluent Demographic

Home to Some of the Wealthiest Individuals in the World, Making it an Ideal Location for Luxury Goods, High-End Services, and Premium Brands.



Rodeo/Wilshire Subway Project

Coming Soon. Located only a Few Blocks from the Subject Property, The Wilshire/Rodeo Metro Station Will Be Located on Wilshire Blvd, from Beverly Dr to Canon Dr.



CLIFTON WAY

WILSHIRE BLVD

N DOHENY DRIVE

OAKHURST DR

MID-WILSHIRE

MID-CITY

BEVERLYWOOD



INVESTMENT HIGHLIGHTS

High-Image Office Asset Steps from Wilshire Boulevard

Prominent Street Frontage

Exceptional visibility with approximately 55 feet of frontage along Doheny Drive, just one parcel north of Wilshire Boulevard in prime Beverly Hills.

Executive-Style Office Configuration

Six of the seven existing suites are configured as executive-style offices with a shared entrance — ideal for professionals seeking a boutique work environment.

Efficient Unit Sizes

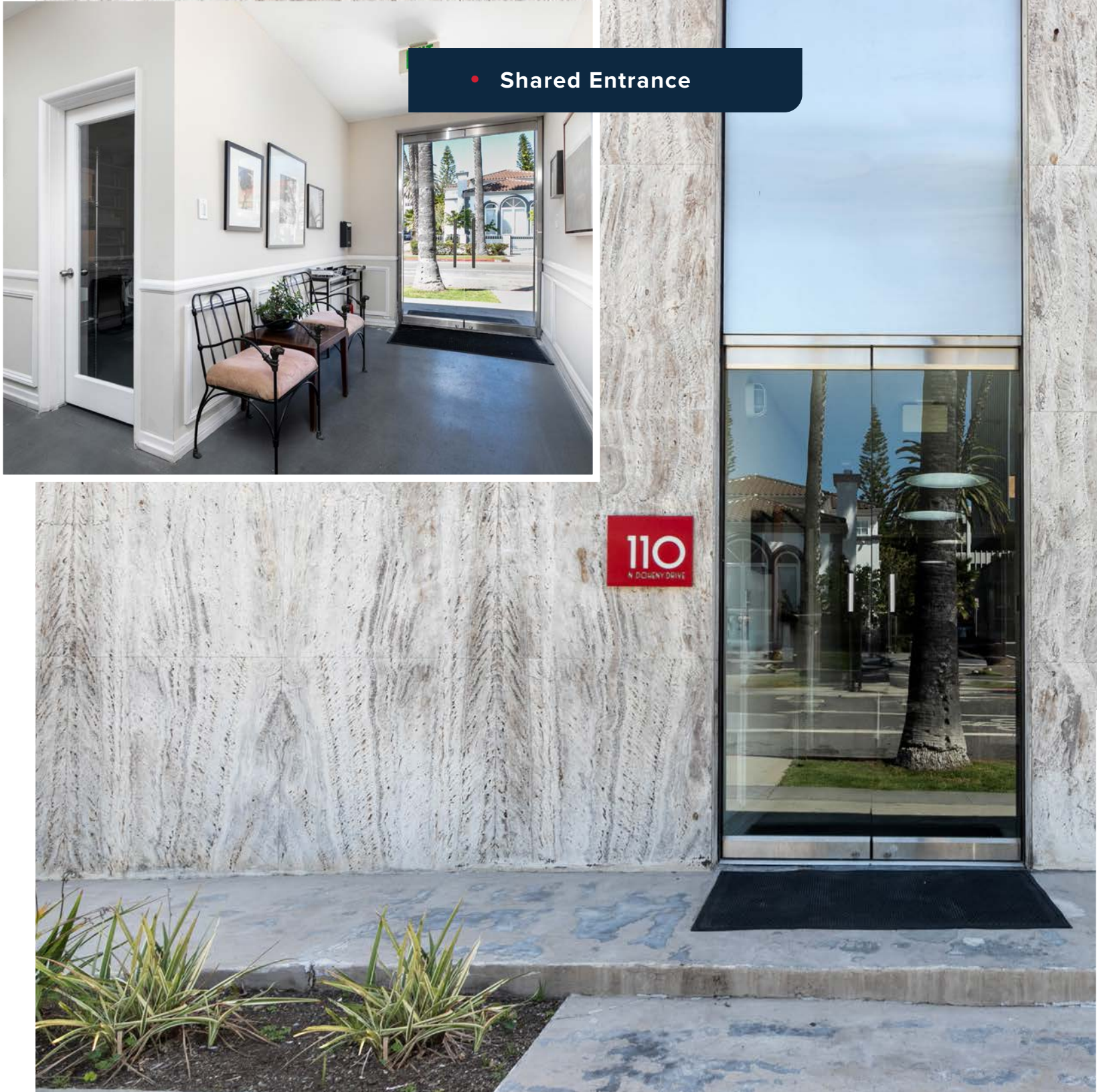
The executive suites average 294 square feet, complemented by one larger 1,660-square-foot unit — offering flexibility for a range of tenant uses.

Alley Access for Enhanced Functionality

The property is uniquely positioned beside a street-facing alley, providing seamless access to rear parking and enhancing overall accessibility.

On-Site Dedicated Parking

Features six dedicated surface parking spaces, delivering a parking ratio of 1.36 spaces per 1,000 square feet — a valuable amenity in this dense, high-demand submarket.



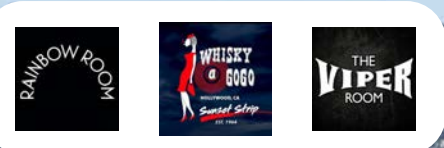
• Shared Entrance

• 55 Feet of Frontage

• One Parcel North of Wilshire Blvd

• Executive Style Units

• Alley Access & Parking

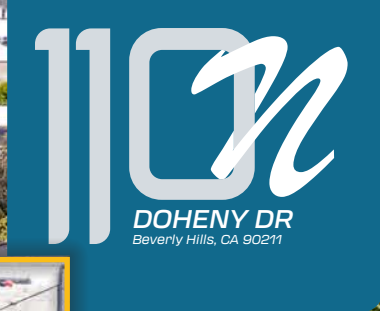


WEST HOLLYWOOD

OAKHURST DR

N DOHENY DRIVE

WETHERLY DRIVE



INVESTMENT HIGHLIGHTS

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

Centrally Positioned Los Angeles Submarket

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

Access to Desirable Amenities

The Golden Triangle is Beverly Hills' central business district, including 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, less than 0.5 mile via Wilshire Boulevard

Adjacent Major Employment Hubs

Beverly Hills benefits from close proximity to the employment centers and commercial destinations of West Hollywood to the east and Century City to the West



INVESTMENT HIGHLIGHTS

Affluent Demographics & Exceptional Density in a High-Barrier Market

The subject property is supported by a dense and affluent population, with more than 40,500 residents within a one-mile radius, 293,500 within three miles, and over 800,800 within five miles.

Dense Submarket


40,500
People Within
1-Mile Radius


14,700
Businesses Within
1-Mile Radius

Significant Household Density

19,900 HH
1-Mile

142,100HH
3-Mile

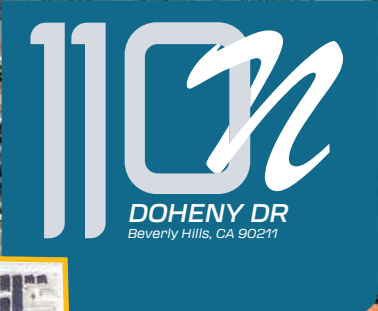

\$1,102,000
Median Home Value


\$677 MIL
Annual Spending

Within a 3-Mile Radius


293,500
Population


\$109,400
Avg HH Income



RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
101	Lawyer	113	1	3.30%	12/1/2018	MTM	\$465.00	\$4.12	-	-	6.34 Year(s)	0.00 Year(s)	Gross	\$734.50	\$6.50	Gross
102	Fibroplasma	120	1	3.51%	1/1/2023	MTM	\$800.00	\$6.67	-	-	2.25 Year(s)	0.00 Year(s)	Gross	\$780.00	\$6.50	Gross
103	Lawyer	160	1	4.67%	12/1/2022	MTM	\$900.00	\$5.63	-	-	2.34 Year(s)	0.00 Year(s)	Gross	\$1,040.00	\$6.50	Gross
104	Toshi Salon	340	1	9.93%	6/1/2009	MTM	\$1,050.00	\$3.09	-	-	15.85 Year(s)	0.00 Year(s)	Gross	\$2,210.00	\$6.50	Gross
106	Architect	750	1	21.91%	11/1/2013	MTM	\$2,760.00	\$3.68	-	-	11.43 Year(s)	0.00 Year(s)	Gross	\$3,750.00	\$5.00	Gross
107	Vacant	280	1	8.18%			\$-	\$-						\$1,820.00	\$6.50	Gross
110	Cristina Radu Skin Care	1,660	1	48.50%	2/1/2024	1/31/2031	\$6,612.00	\$3.98	3% Annually	1 x 3yr	1.17 Year(s)	5.83 Year(s)	Gross	\$6,810.36	\$4.10	Gross
		3,423		100%			\$12,587.00	\$4.00			6.56 Year(s)	0.97 Year(s)		\$17,144.86	\$5.01	

FINANCIALS

OPERATING EXPENSES

OPERATING EXPENSES	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$62,438	\$14.19/SF	\$62,438	\$14.19/SF
Management	\$6,042	\$1.37/SF	\$8,230	\$1.87/SF
Insurance	\$3,520	\$0.80/SF	\$3,520	\$0.80/SF
Utilities	\$1,540	\$0.35/SF	\$1,540	\$0.35/SF
Trash Removal	\$1,540	\$0.35/SF	\$1,540	\$0.35/SF
Grounds Maintenance	\$1,100	\$0.25/SF	\$1,100	\$0.25/SF
Repairs & Maintenance	\$3,740	\$0.85/SF	\$3,740	\$0.85/SF
TOTAL EXPENSES	\$79,919	\$18.16	\$82,107	\$18.66
Expenses/SF/Month		\$1.51		\$1.56

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$151,044	\$205,738
*CAM Reimbursement:	\$0	\$0
Additional Income:	\$1,800	\$1,800
Effective Gross Income:	\$152,844	\$207,538
Vacancy:	\$0	5% \$10,377
Expenses:	\$79,919	\$82,107
Net Operating Income:	\$72,925	\$115,054

*Not actual operating expenses. Operating expenses are based on industry standard averages.

OCCUPANCY	91.82%
Vacancy	8.18%
# of Units	7
Occupied Units	6
Occupied SF	3,143
Vacant SF	280
Average Unit SF	489

LEASE ROLLOVER SCHEDULE	SF	%
MTM	1,483	43.32%
2024	0	0.00%
2025	0	0.00%
2026	0	0.00%
2027+	1,660	48.50%

OCCUPANCY HISTORY	SF	%
< 1 year	0	0.00%
1 - 3 years	1,940	56.68%
3 - 5 years	0	0.00%
5 - 10 years	113	3.30%
> 10 years	1,090	31.84%



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DOHENY DR
Beverly Hills, CA 90211

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✂	Building Size	4,400 SF
📏	Lot Size	5,757 SF
🏠\$	Price/SF (BLDG)	\$1,135
📍	Price/SF (LAND)	\$868
📈	Current Cap Rate	1.46%
🏡	Zoning	C-3
📅	Year Built	1952
🏢	Occupancy	92%
P	Parking	6 Spaces
🅑	Parking Ratio	1.36 Space(s) Per 1,000
🛣	Cross Streets	Doheny Dr & Wilshire Blvd



Prime Beverly Hills Location — An Iconic Global Destination

Beverly Hills is one of the most affluent and iconic cities in Los Angeles County, celebrated for its luxurious estates, high-end retail, upscale hotels, and celebrity allure — all nestled within the scenic landscape of Southern California. Spanning approximately 5.7 square miles with a population of around 34,000, Beverly Hills is positioned on the Westside of Los Angeles, bordered by West Hollywood to the east, Santa Monica to the west, and the Mid-City neighborhoods of Los Angeles to the south.



110 N Doheny Drive enjoys a prime location in the heart of Beverly Hills, just steps from Wilshire Boulevard and less than half a mile from the Golden Triangle — the city's vibrant central business and retail district. Anchored by the world-renowned Rodeo Drive, the Golden Triangle offers an unmatched blend of luxury boutiques, Michelin-starred restaurants, flagship department stores, and five-star hotels.

The property also benefits from proximity to prominent surrounding employment hubs, including West Hollywood and Century City — two of Los Angeles' most dynamic commercial districts — as well as the neighboring Westfield Century City and Beverly Center malls,

totaling more than 2.6 million square feet of premier shopping and dining.

Home to both historic mansions and modern architectural estates, Beverly Hills offers a uniquely prestigious residential character, particularly in the Beverly Hills Flats neighborhood, known for its wide, tree-lined streets and immaculately maintained homes. The city is also dotted with beautifully curated parks, including Beverly Gardens Park and the iconic Beverly Hills sign — landmarks that underscore the area's blend of elegance, charm, and global appeal.

DOWNTOWN LA

9.0 MILES FROM THE SUBJECT PROPERTY

Downtown Los Angeles (DTLA) is the city's vibrant cultural and business hub, covering 5.84 square miles. Home to over 200,000 residents, it hosts iconic landmarks like the Walt Disney Concert Hall and the Crypto.com Center. DTLA contributes \$75 billion to the local economy and is experiencing rapid urban revitalization.

LAX

10.4 MILES FROM THE SUBJECT PROPERTY

Los Angeles International Airport (LAX) is the second-busiest airport in the U.S. and the fourth-busiest globally, handling over 88 million passengers annually. With 9 terminals and 150+ gates, it serves as a major hub for international flights, offering over 180 destinations across 44 countries. It contributes \$45 billion annually to the local economy.

CENTURY CITY

2.7 MILES FROM THE SUBJECT PROPERTY

Century City is a bustling commercial and residential neighborhood in Los Angeles, spanning 1.2 square miles. Home to over 30 million square feet of office space, it serves as a major business hub, particularly for entertainment and law firms. Century City's economic impact exceeds \$15 billion annually.

SANTA MONICA

10.5 MILES FROM THE SUBJECT PROPERTY

Santa Monica is a coastal city in California, covering 8.3 square miles. With a population of around 93,000, it attracts millions of visitors annually, generating over \$1 billion in tourism revenue. Known for its beaches, the iconic pier, and vibrant downtown, Santa Monica is a key economic and cultural center.

C

S E P

R O X I M

I T Y

DEMOGRAPHICS

POPULATION



777,900

Total Population
within a 5-mile radius



38.4

Median Age
within a 5-mile radius



50.2%

Male



49.8%

Female

EDUCATION

3 mile 2023 % of Population



1.6%

Some High School



15.7%

Some College



5.3%

Bachelor's Degree

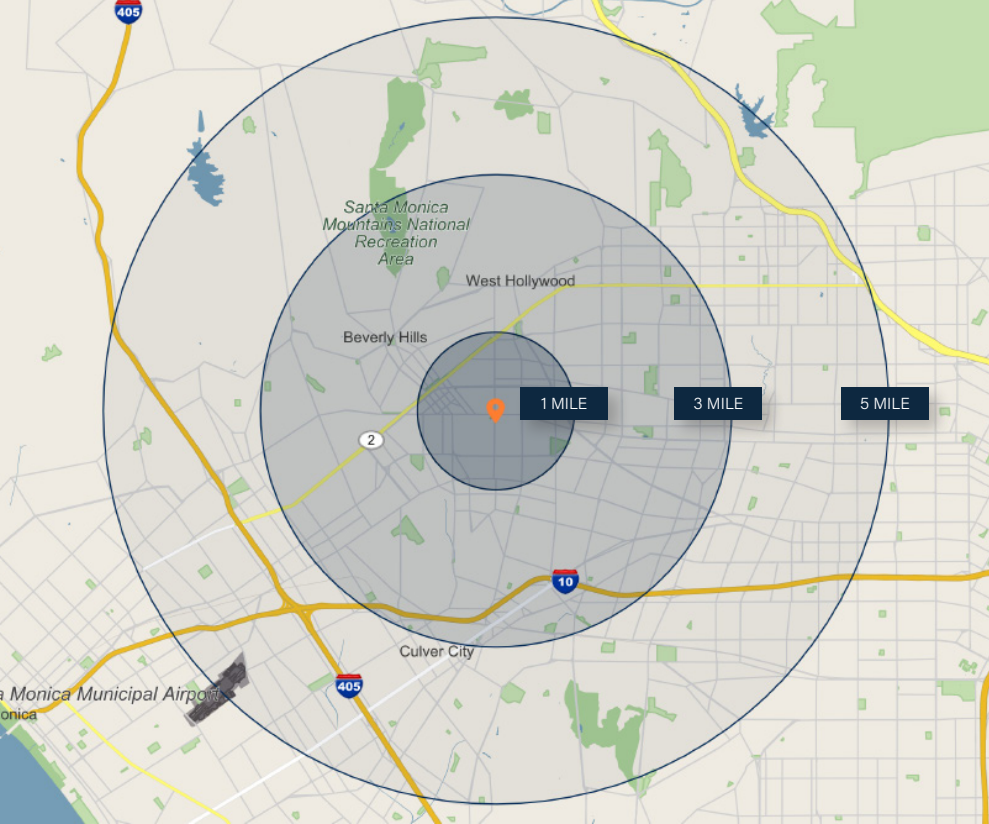


54.2%

Graduate Degree

Demographics

	1 Mile	3 Mile	5 Mile
Population	40,500	289,400	777,900
Households	19,900	142,100	359,700
Average Household Size	2	2	2.1
Median Age	41.5	40.4	38.4
Owner Occupied Households	5,200	44,000	99,100
Renter Occupied Households	14,300	94,700	253,500
Average Household Income	\$127,800	\$129,000	\$114,900
Median Household Income	\$94,900	\$96,500	\$82,200
Businesses	14,700	40,100	78,700



\$127,800

Average HH income
within a 1-mile radius



777,900

Population
within a 5-mile radius



99,100

Owner Occupied Housing
within a 5-mile radius



78,700

Businesses
within a 5-mile radius

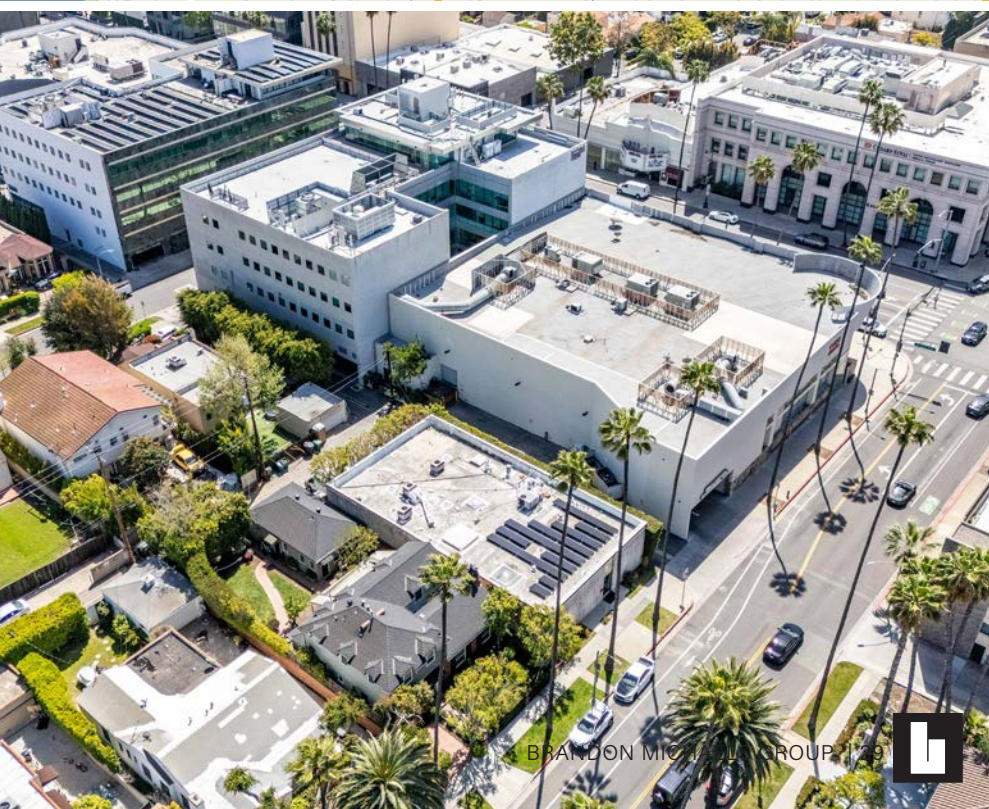
359,700

Households
within a 5-mile radius



253,500

Renter Occupied Housing
within 5-mile radius



1102

DOHENY DR
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