

FOR LEASE



421 N. RODEO DRIVE

BEVERLY HILLS
CA 90210

PREMIERE PENTHOUSE OFFICE/RETAIL



MARISA RENFRO | GREG BRIEST | HOUMAN MAHBOUBI



PROPERTY
TOUR

WELCOME TO BEVERLY HILLS

421 N. Rodeo Drive sits within one of the most revered and coveted retail locales not just in the United States, but globally. The strength of the real estate in Beverly Hills and its extremely close proximity to some of the world's most affluent consumers ensures that the space will meet the expectations of the highest quality retail professionals and related occupiers.



\$2.1+B

CONSUMER SPENDING



\$740,771

AVG. HH NET WORTH



227,583

DAYTIME POPULATION



11,000

LOCAL BUSINESS

PROPERTY FEATURES

The Rodeo Collection, in the heart of the Beverly Hills Triangle, is located immediately adjacent to marquee luxury flagship brands and generates exceptional foot traffic, international tourists and luxury-brand shoppers.

The property features gleaming white marble walkways and pillars, peaceful and beautifully landscaped terraces and courtyard, office and retail spaces both above and below street level and an underground parking structure with valet and direct elevator access. The building also offers 24 hour concierge, fantastic dining options and a top notch security team.



**PENTHOUSE TOTAL SIZE:
±7,355 SF (DIVISIBLE)**



**AVAILABLE
NOW**



**RENT
UPON REQUEST**



**PRIVATE PARKING
AND VALET**



**EXCLUSIVE, WITH
ELEVATOR ACCESS TO
SUITE DIRECTLY FROM
PARKING AND STREET
LEVEL**



**NATURAL LIGHT
AND IMPRESSIVE VIEWS**



**FOOT
TRAFFIC**



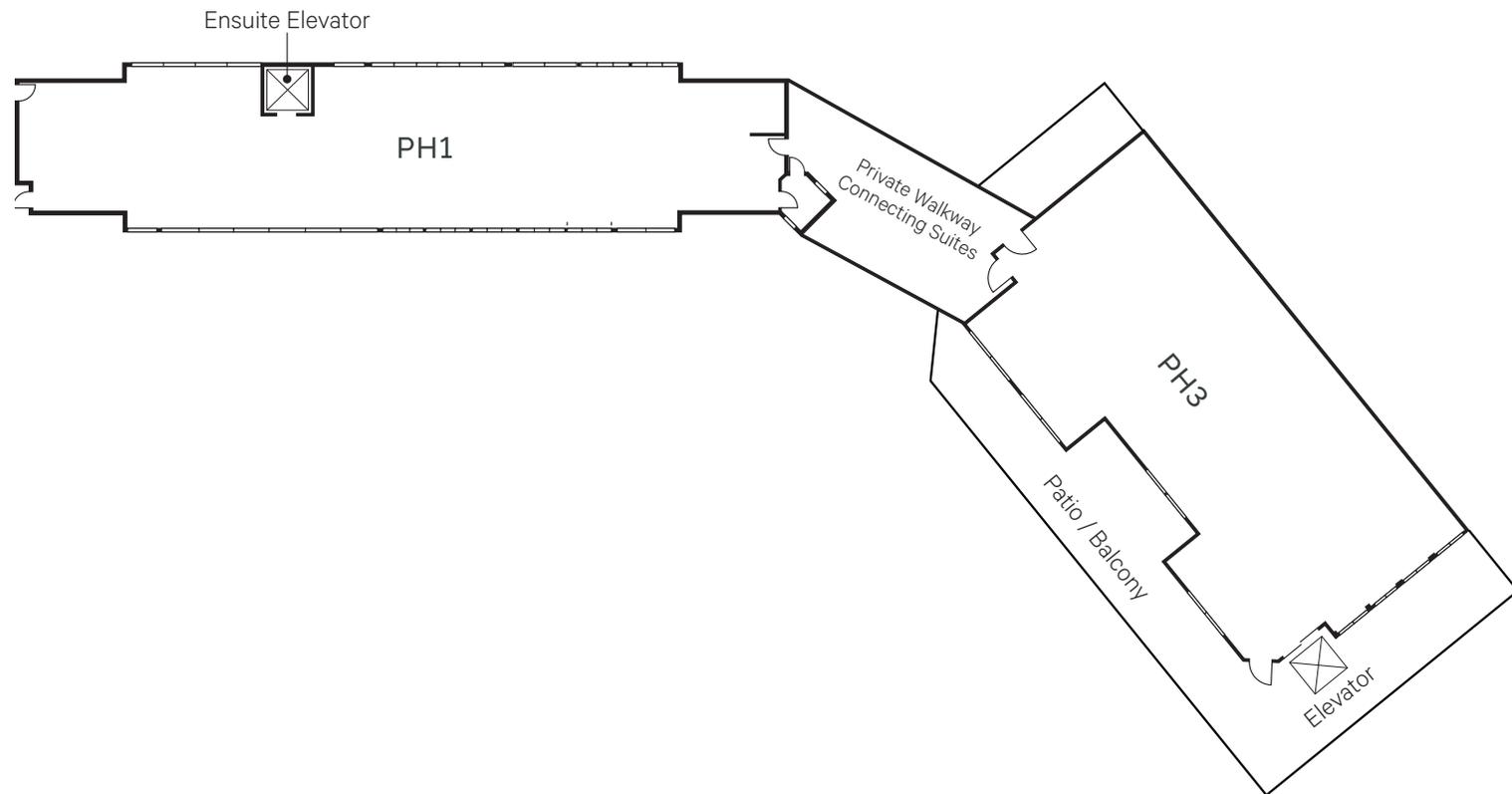
**EXCELLENT
SIGNAGE**

PENTHOUSE FLOOR PLAN

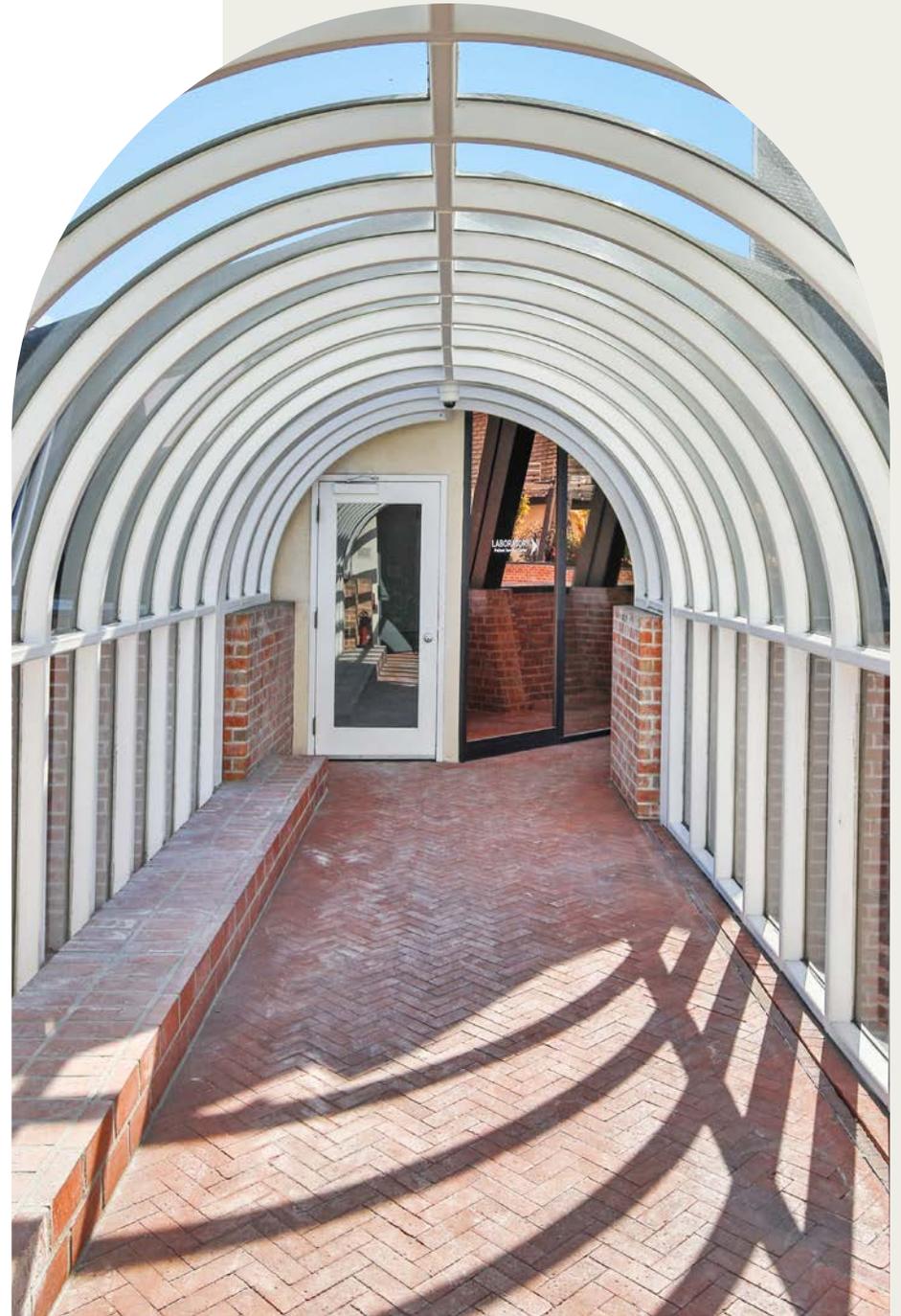
CURRENT

± 4,500 SF
PH1

± 2,855 SF
PH3



OUTDOOR BALCONY/ LOUNGE AREA

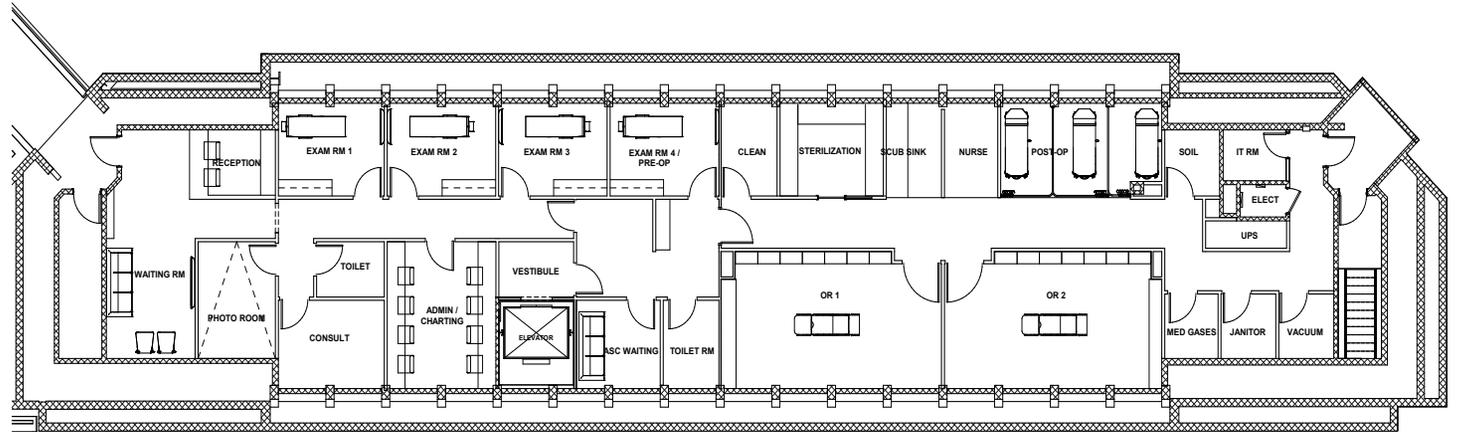




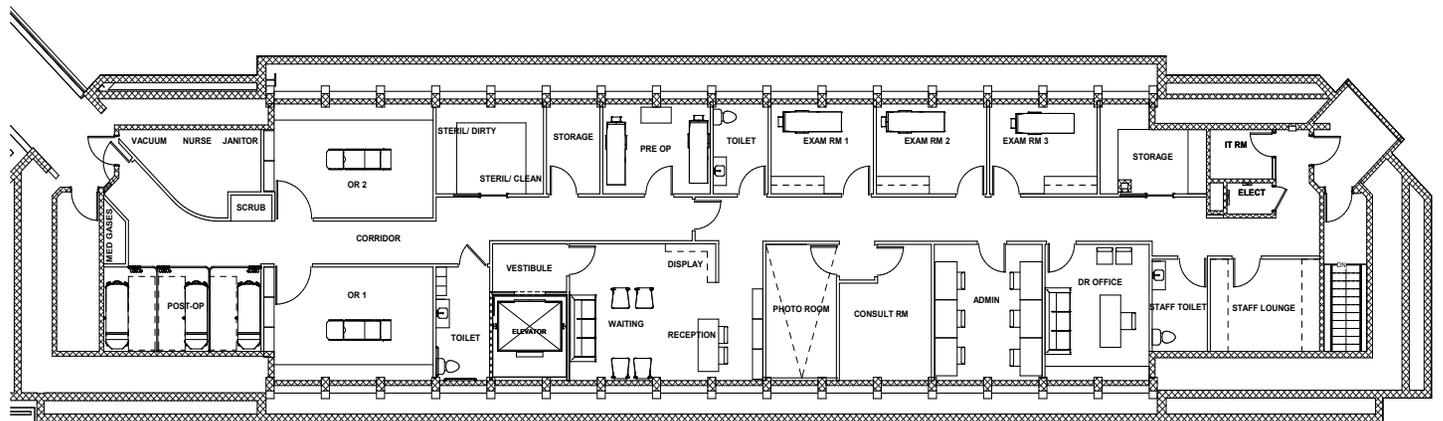
PH1 FLOOR PLAN

HYPOTHETICAL ± 4,500 SF
PH1

SURGERY SUITE
OPTION I



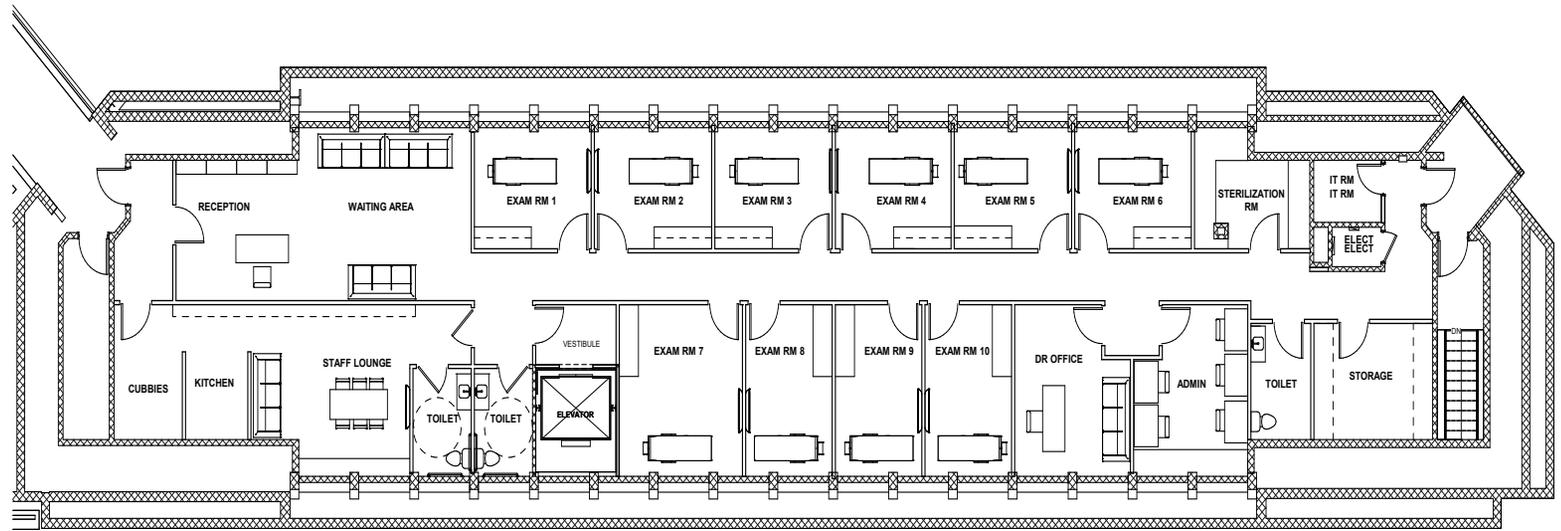
SURGERY SUITE
OPTION II



PH1 FLOOR PLAN

HYPOTHETICAL ± 4,500 SF
PH1

AESTHETIC
CLINIC





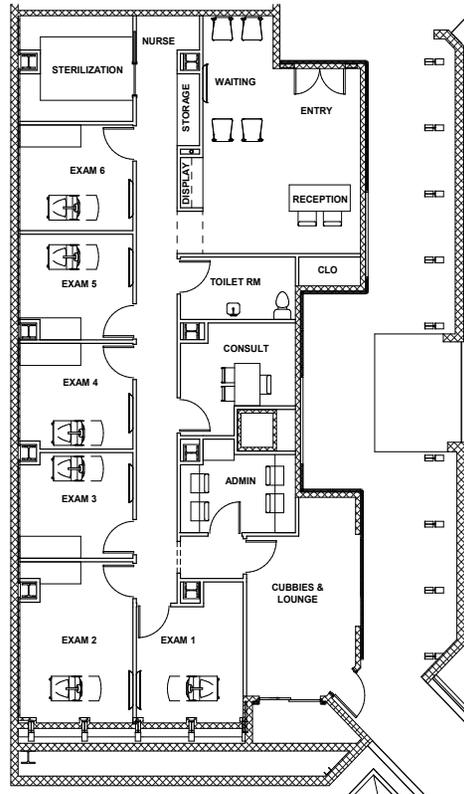
PH3



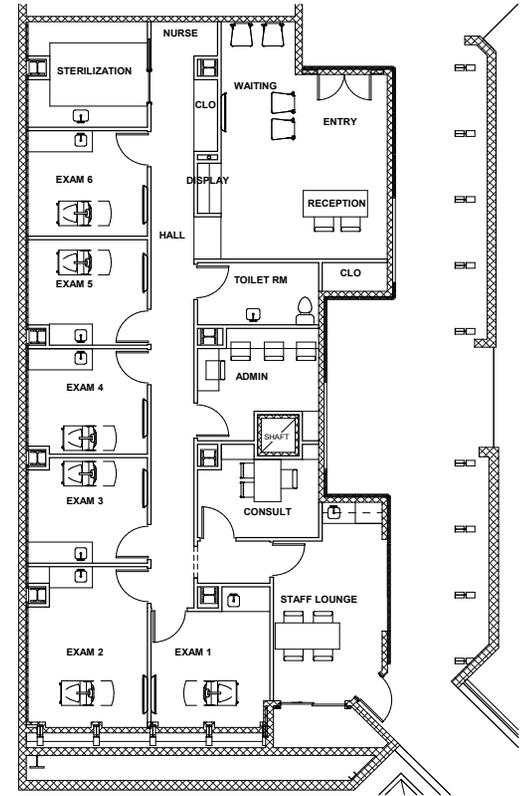
PH3 FLOOR PLAN

HYPOTHETICAL ± 2,855 SF
PH3

AESTHETIC
CLINIC OPTION I



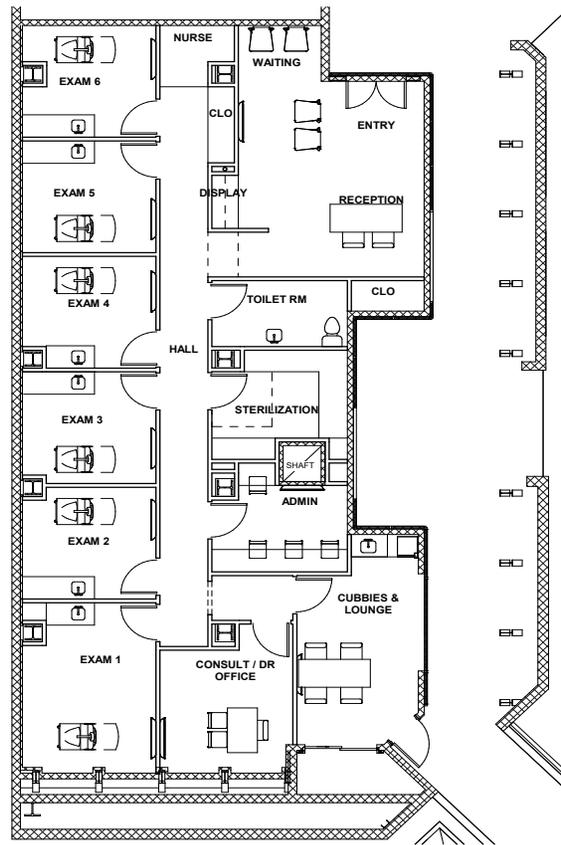
AESTHETIC
CLINIC OPTION II



PH3 FLOOR PLAN

HYPOTHETICAL ± 2,855 SF
PH3

AESTHETIC CLINIC OPTION III



CONCEPTUAL RENDERING



NEARBY TENANTS

bijan



BIJAN

Posh airy shop featuring premium menswear, accessories & fragrances, plus signature luxury cars.

BVLGARI



BVLGARI

Upscale retailer of Italian designer jewelry, watches, accessories & fragrances for men & women.

PANERAI



PANERAI

Luxury retailer selling the Italian brand's high-end watches in upscale surrounds.

SAINT LAURENT
PARIS



SAINT LAURENT

iconic luxury fashion brand, with ready-to-wear & leather goods, shoes, and jewelry for men & women.

The Hideaway



THE HIDEAWAY

Upscale restaurant at the Rodeo Collection serving steak and other Mexican fare, plus margaritas.

Christian
Louboutin



CHRISTIAN LOUBOUTIN

Luxury retailer known for the designer's red-soled shoes, plus handbags, wallets & select cosmetics.

NEARBY TENANTS

sushi
note
omakase



SUSHI NOTE

Thoughtful Sushi creations in a finely curated omakase.

RALPH LAUREN



RALPH LAUREN

Upscale boutique from the famed chain showcasing men's and women's apparel and accessories.

LVMH



LVMH

Multi building flagship development coming soon featuring retail spaces, an exhibition area, cafe and rooftop garden,


HERMÈS
PARIS



HERMÈS

High-end retailer carrying the luxury brand's apparel, handbags, scarves & other accessories.

Cartier



CARTIER

Luxury brand founded in 1847 specializing in high jewelry, jewelry, timepieces & accessories.

BALENCIAGA



BALENCIAGA

Luxury fashion brand for clothing, shoes, objects & accessories for women & men.

N. RODEO DRIVE

Christian Louboutin 477

S Santa Monica Blvd

Saint Laurent Mens 469
 Piaget 465
 Amiri 461
 Available 459
 Alexander McQueen 457
 Zenga 455
 Max Mara 451
 Boucheron 449
 Britoni 447
 Pomellato 445
 Bijan 443
 Panerai 441
 Grand Seiko 439.5
 Available 437
 Available (sublease) 433
 Rodeo Collection 421
 Available 413
 Cartier 411
 Goyard 405
 Bvlgari 401



N Rodeo Drive

474 Alaia (coming soon)

S Santa Monica Blvd

468 Louis Vuitton (coming soon)
 456 Celine
 444 Ralph Lauren
 440 Auto Vault
 440 Lancer Dermatology
 436 Giorgio Armani
 434 Hermes
 430 Jaeger-LeCoultre
 428 Brunello Cucinelli
 420 Louis Vuitton
 414 MCM
 400 Chanel

Brighton Way

David Yurman 371
 Vacheron Constantine 365
 Ferragamo 357
 Gucci Osteria 347
 Gucci 347
 Prada 343
 Loro Piana 337
 Tod's 333
 IWC 329
 Loewe 327
 Dior Flagship 315
 Dior Women's 309
 Burberry 301

Brighton Way

370 Cartier
 366 Tory Burch
 362 Vacant
 360 Tiffany & Co. (coming soon)
 346 Tom Ford
 340 Moncler
 338 Balenciaga
 332 Givenchy
 326 Saint Laurent Woman's
 324 Valentino
 320 Bottega Veneta
 312 Patek Philippe/ Rolex
 310 Harry Winston
 300 Van Cleef & Arpels

Dayton Way

Louis Vuitton 295
 Fendi 201b
 Rimowa 201a

Dayton Way

202 Lanvin
 250 Jimmy Choo
 242 Michael Kors
 240 Versace
 238 Golden Goose
 230 CH Carolina Herrera
 220 Brunello Cucinelli
 280 Breguet
 262 Kith
 254 Audemars Piguet
 Stefano Ricci 270
 Persol 256
 Peter Marco 252
 La Maison Valmont 234
 Hai Fine Art 224
 Rodeo Restaurant 208
 Tiffany & Co 210
 232 Porsche Design
 222 Richard Mille
 216 Breitling
 214 Leased
 206 Westime
 204 Henry Jacques
 202 Wynn Slavin

Via Rodeo Dr

Wilshire Blvd



421
N. RODEO
DRIVE

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