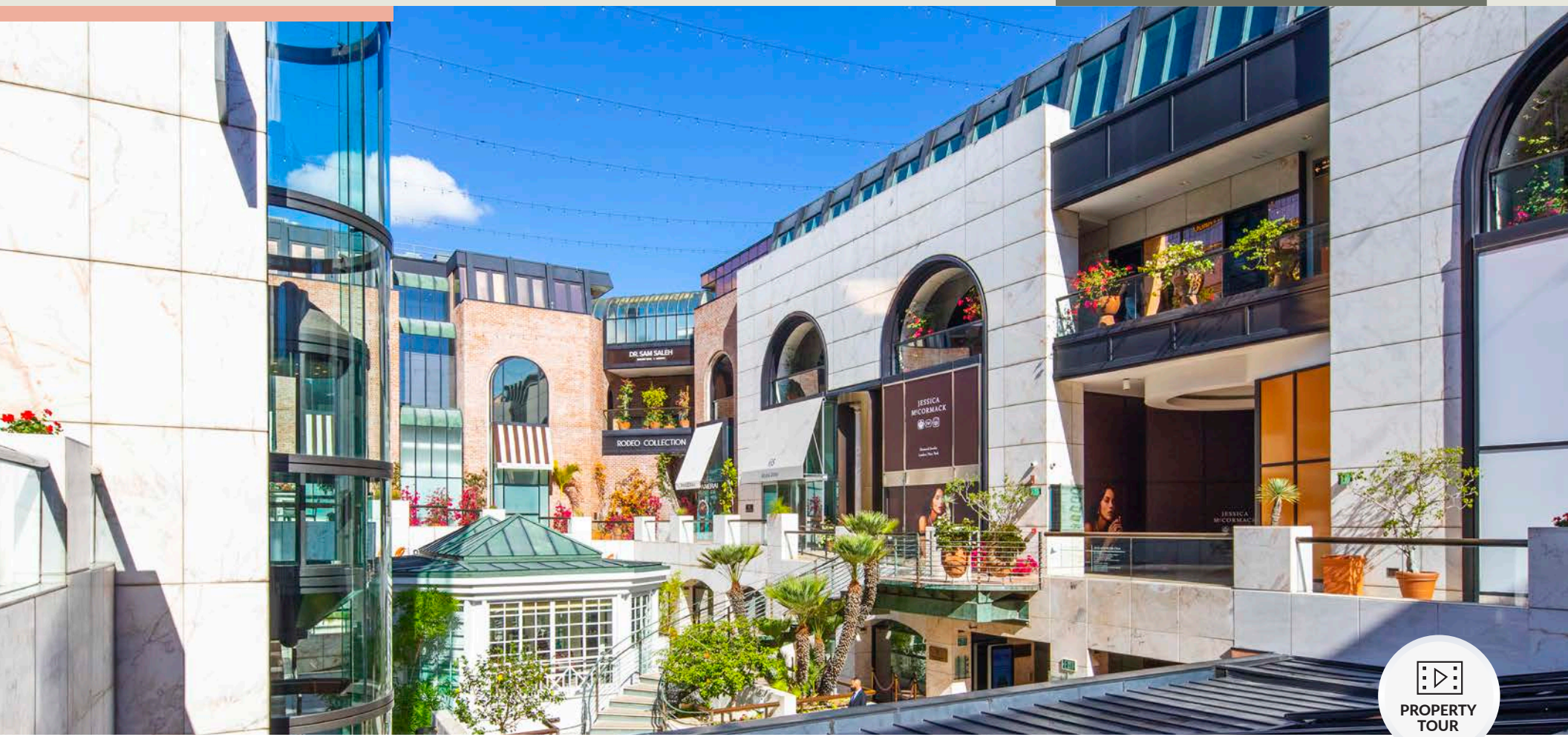
FOR LEASE

CBRE

# 421 N. RODEO DRIVE

BEVERLY HILLS
CA 90210

PREMIERE RETAIL/OFFICE FOR LEASE




HOUMAN MAHBOUBI

# 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 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.




**SUITES AVAILABLE: ±466-±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**

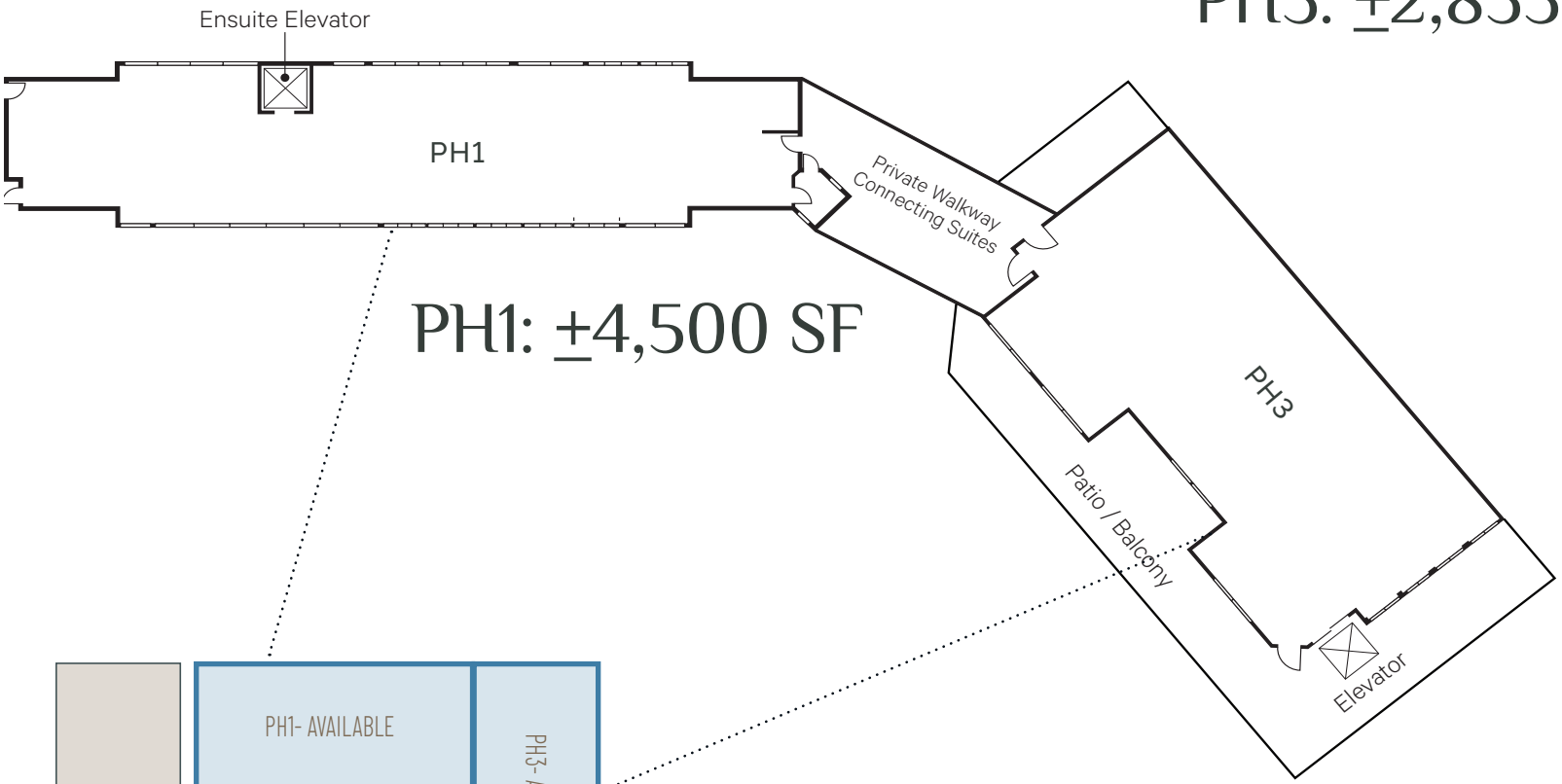
**FOOT TRAFFIC**

**EXCELLENT SIGNAGE**

# AVAILABLE- PENTHOUSE

## Contiguous to ± 7,355 SF

PH3: ±2,855 SF




PH1: ±4,500 SF



# OUTDOOR BALCONY/ LOUNGE AREA









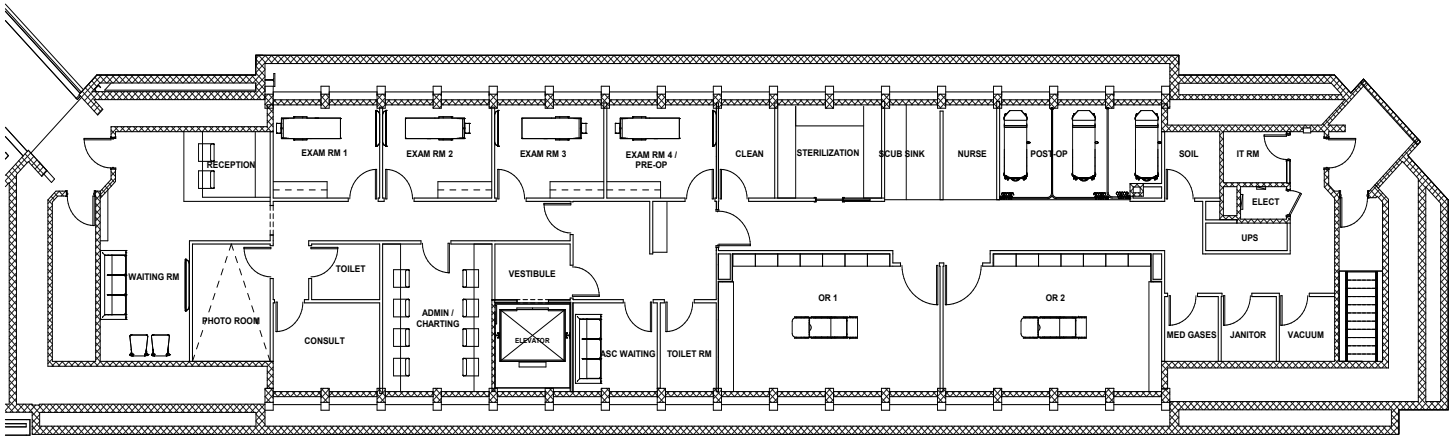

# PH1



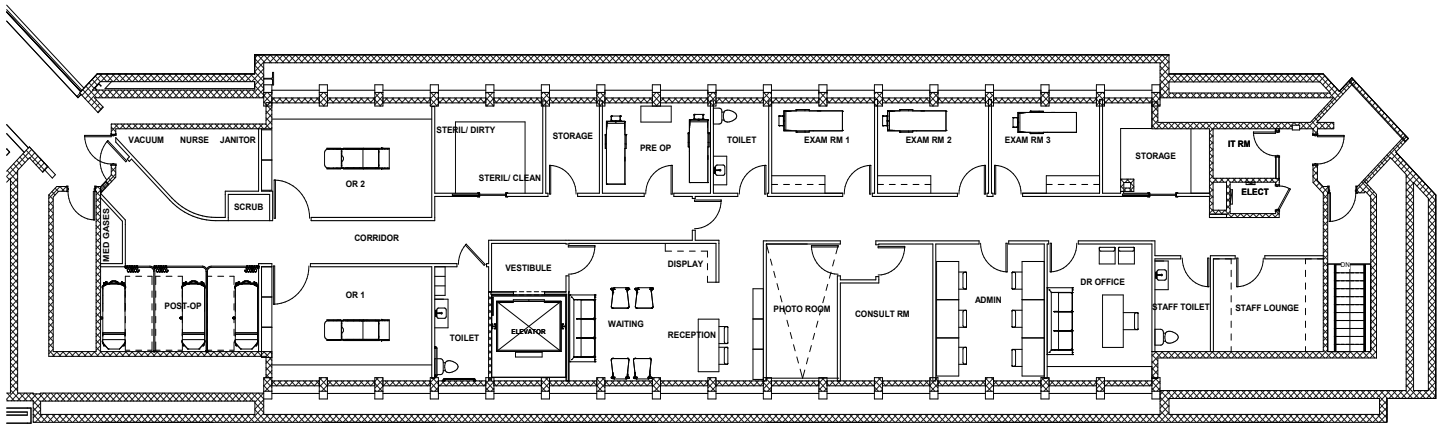
# PH1 FLOOR PLAN

HYPOTHETICAL PH1: ±4,500 SF

## SURGERY SUITE OPTION I



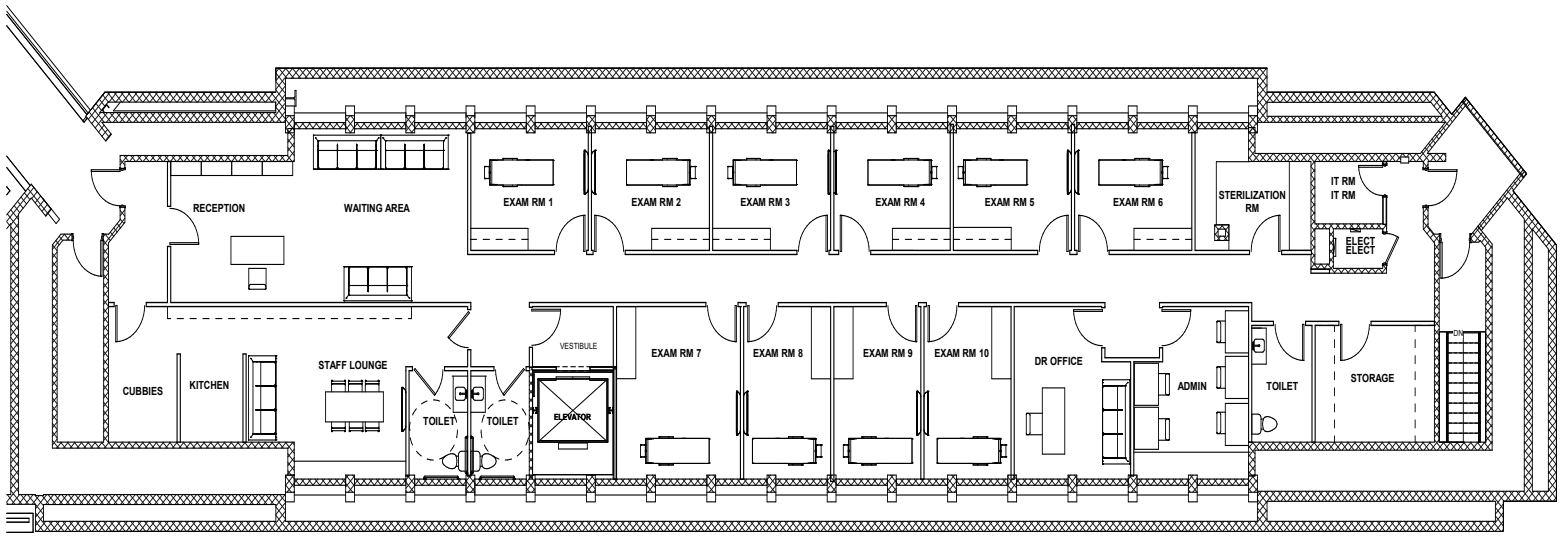

## SURGERY SUITE OPTION II



# PH1 FLOOR PLAN

HYPOTHETICAL PH1: ±4,500 SF

AESTHETIC CLINIC



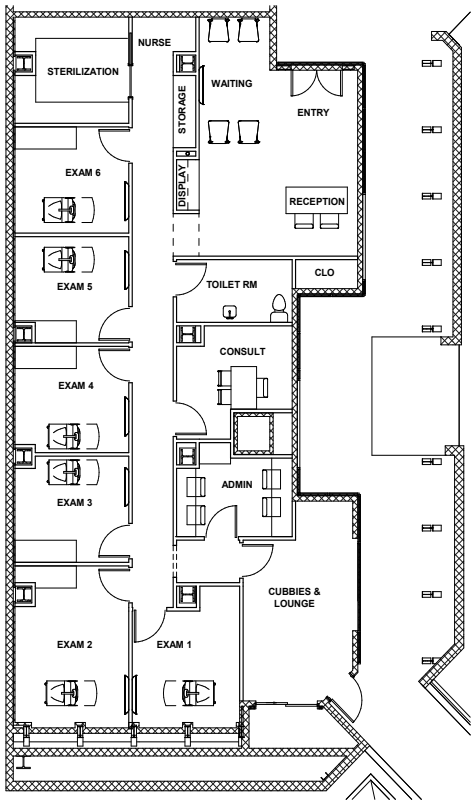

PH3



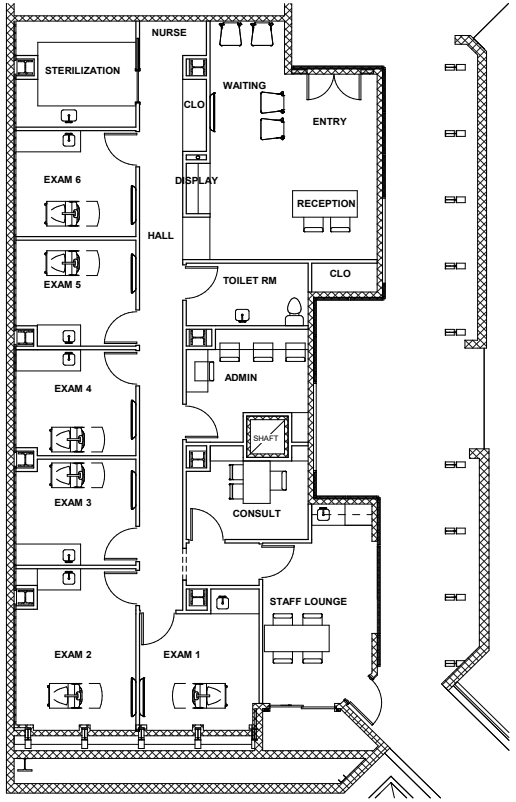
# PH3 FLOOR PLAN

HYPOTHETICAL PH3: ±2,855 SF

## AESTHETIC CLINIC OPTION I



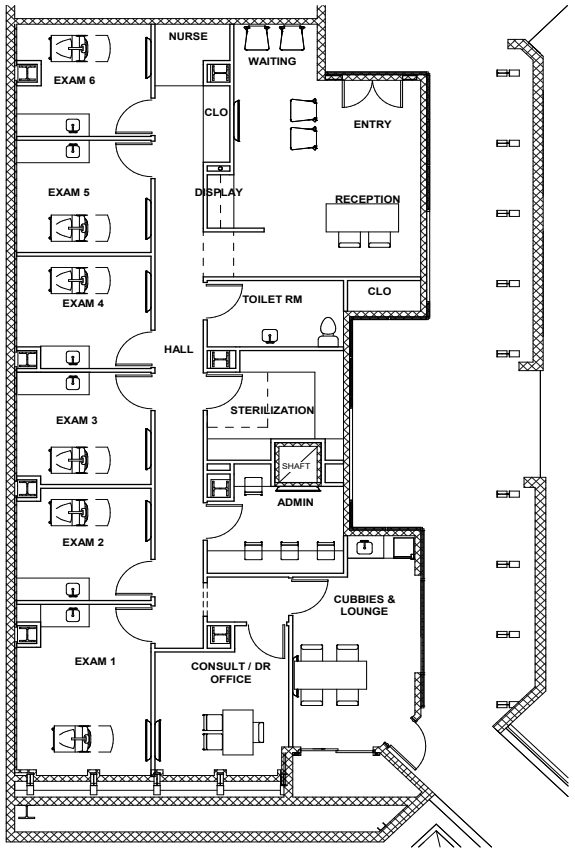

## AESTHETIC CLINIC OPTION II



# PH3 FLOOR PLAN

HYPOTHETICAL PH3: ±2,855 SF

## AESTHETIC CLINIC OPTION III



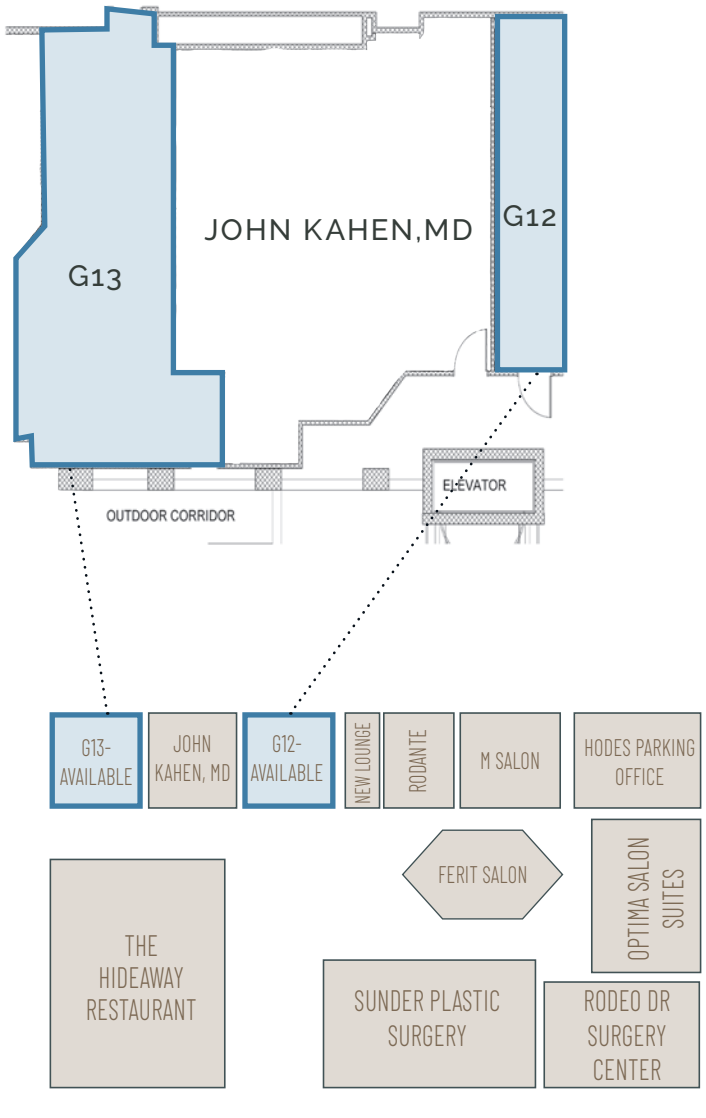
# CONCEPTUAL RENDERING



# AVAILABLE-
# GARDEN LEVEL

## G13: ±466 SF






## G12: ±1,101 SF




G13

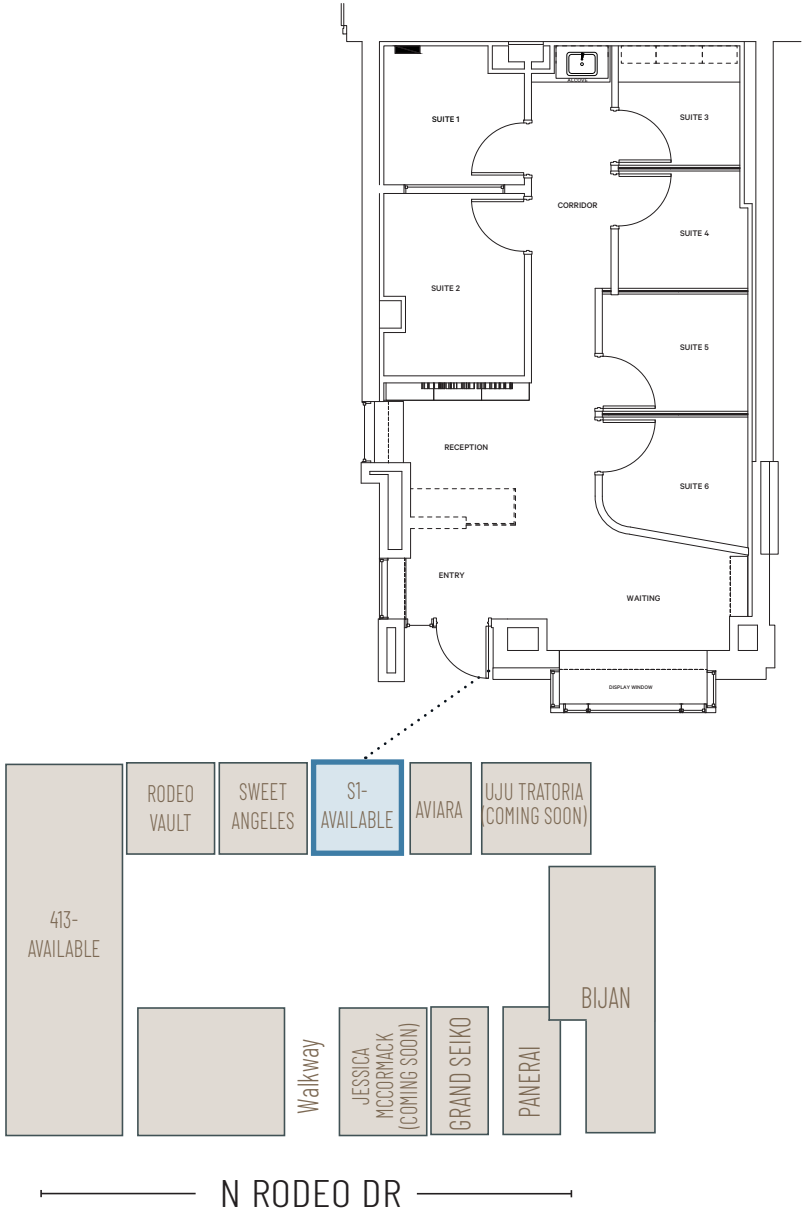



G12

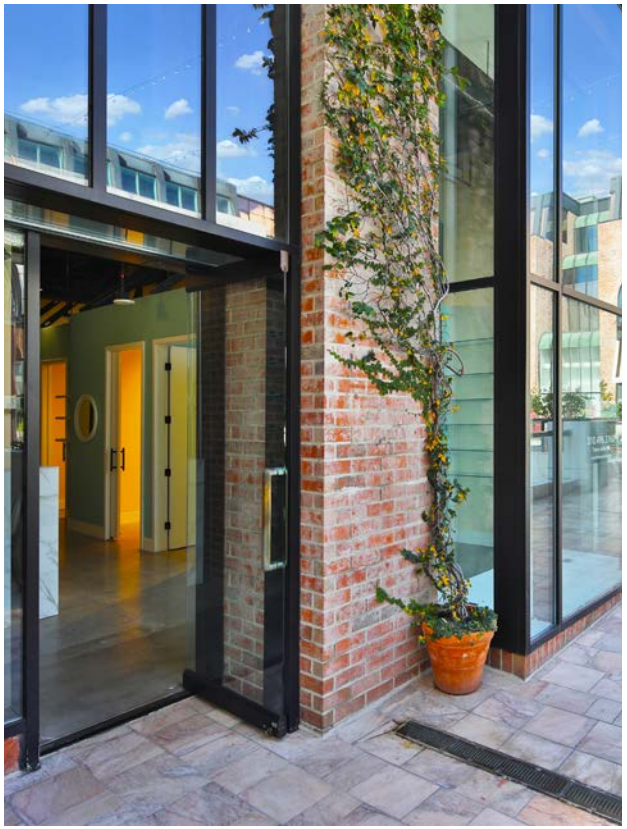



G12

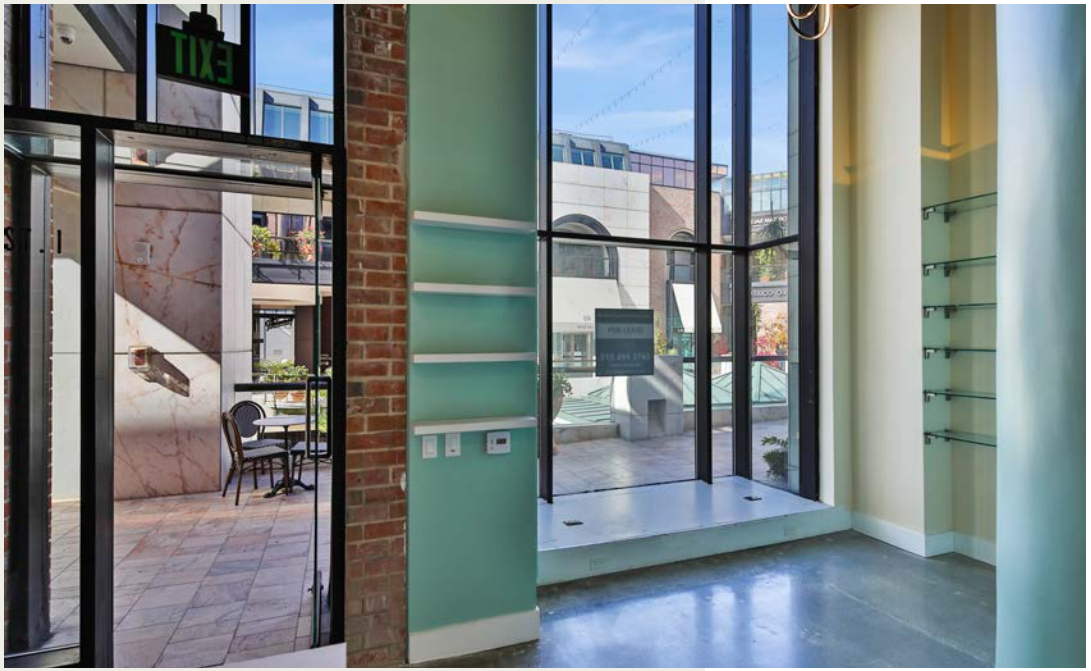
# AVAILABLE-
# STREET LEVEL



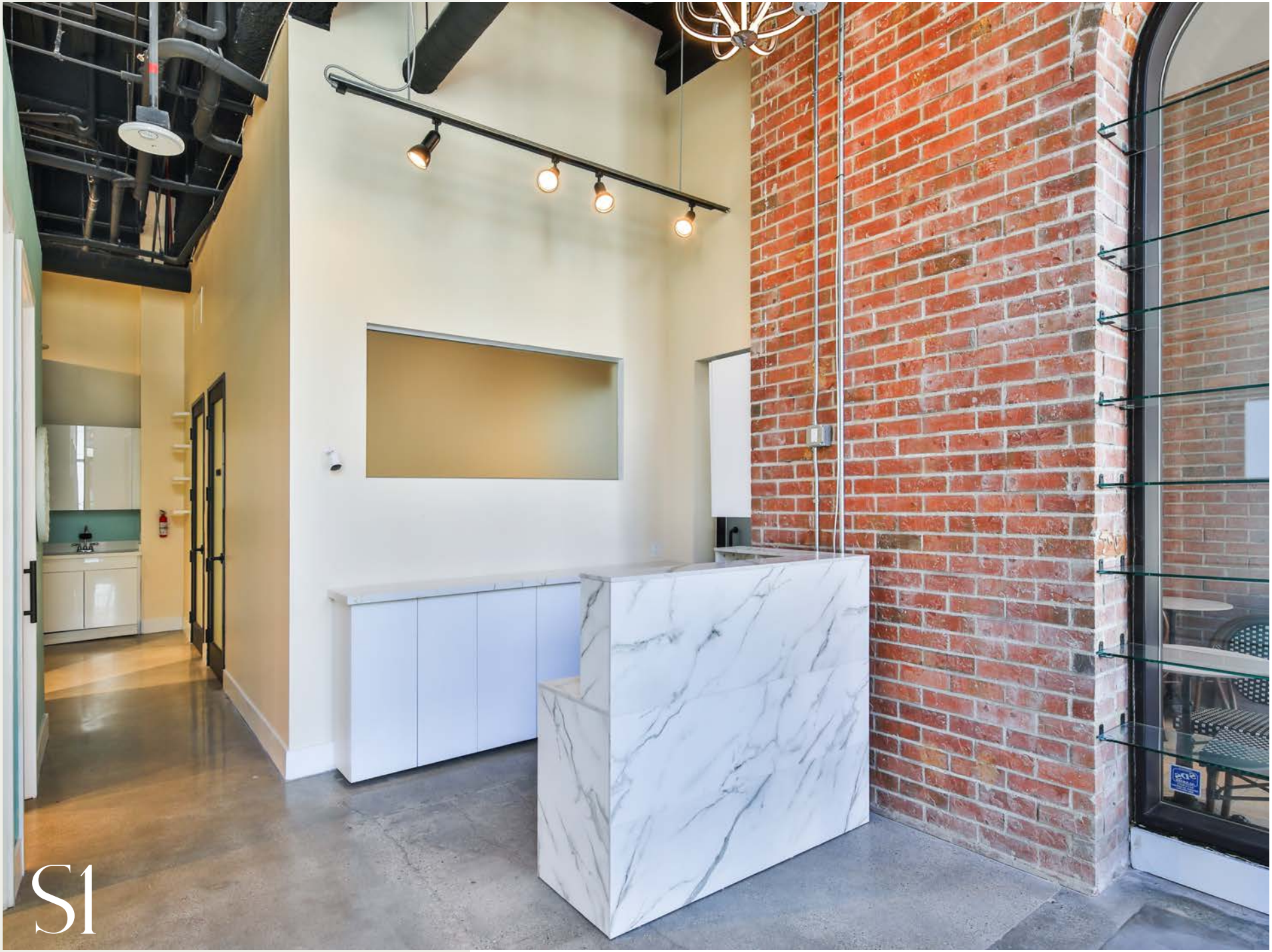

## S1: ±800 SF




S1


EXIT




S1

# Anchored in taste













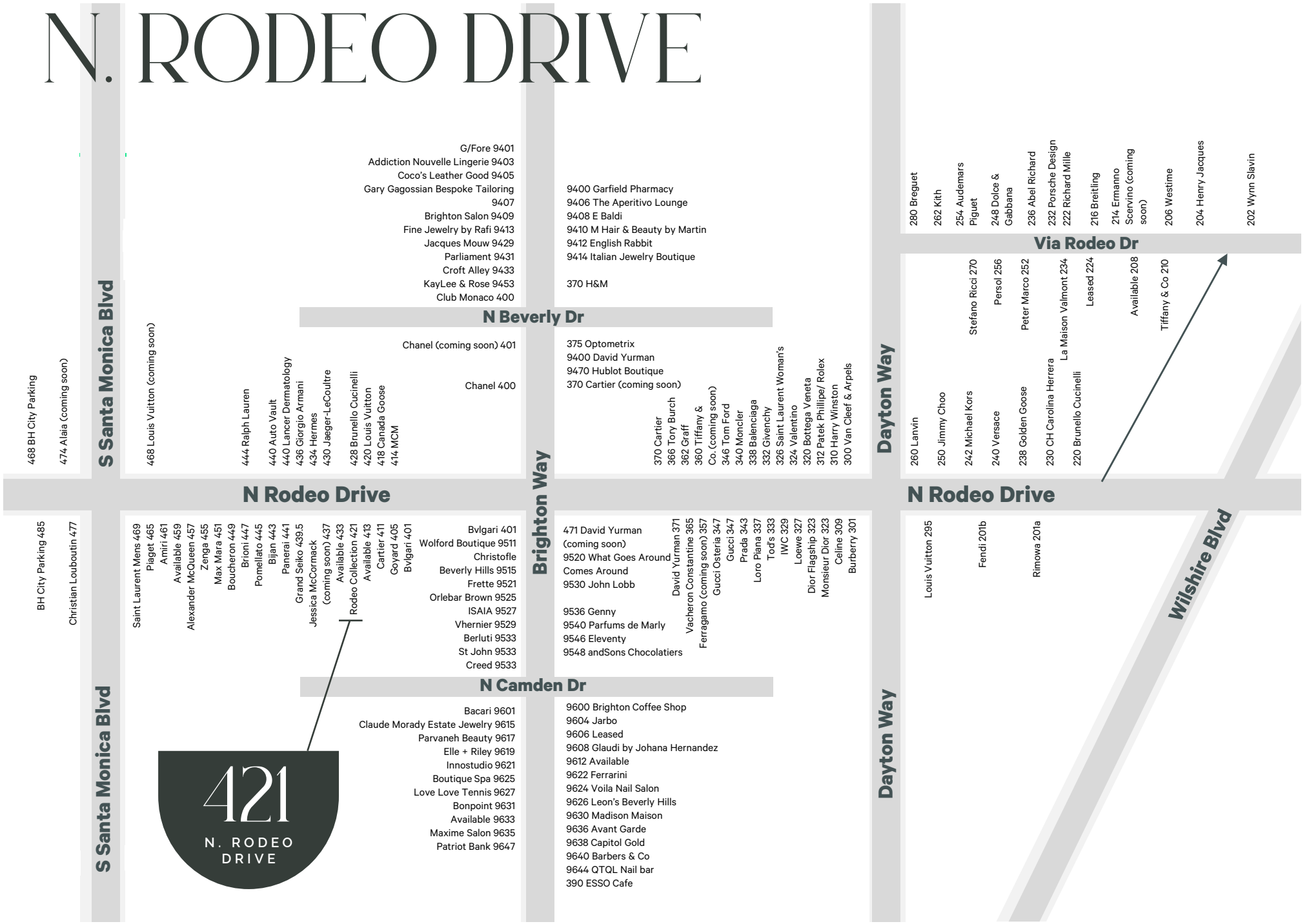









# N. RODEO DRIVE



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