

# 450 N Roxbury Drive

BEVERLY HILLS, CA 90210

**CBRE**

FOR LEASE



**Luxury High Street Retail/Restaurant**  
Available in Beverly Hills Triangle

# WELCOME

## TO BEVERLY HILLS

450 N Roxbury Drive sits in one of the most coveted pockets of the Beverly Hills Triangle, where timeless elegance meets everyday convenience and walkability. Just steps from Rodeo Drive, and numerous world class dining and shopping experiences, this address offers an unmatched blend of privacy, prestige and convenience. This retail opportunity will offer its tenants an exceptional opportunity to create a lasting mark for their brand and have high visibility.



**\$2.1+B**

CONSUMER SPENDING



**\$740,771**

AVG. HH NET WORTH



**227,583**

DAYTIME POPULATION



**11,000**

LOCAL BUSINESS

# PROPERTY FEATURES

This impeccable new retail/restaurant project sits at the prestigious intersection of Roxbury Drive and Little Santa Monica, with direct frontage on Roxbury. This future location will feature 4 luxurious storefronts which can be combined for a single user. With floor-to-ceiling windows and ample parking nearby, this location will serve as the ideal flagship location for any brand hoping to make its mark in the Beverly Hills Triangle.



**TOTAL AVAILABLE:**  
Contiguous to ±6,865 SF

UNIT 1 - ±1,934 SF  
UNIT 2 - ±1,708 SF  
UNIT 3 - ±1,669 SF  
UNIT 4 - ±1,554 SF



**AVAILABLE Q1 2028**  
(pre-lease now  
underway for potentially  
sooner occupancy)



**ONSITE & AMPLE  
PARKING NEARBY**  
(Incl. 2 hour free)



**RENT  
UPON REQUEST**



**32,000 VEHICLES PER DAY**  
(Intersection of S Santa  
Monica Blvd & Roxbury Dr)



**HIGH FOOT  
TRAFFIC**  
(Walkscore 96,  
Walker's Paradise)



**NEW  
CONSTRUCTION**



**EXCELLENT  
SIGNAGE**



**HIGH  
VISIBILITY**

# CONCEPTUAL RENDERING



# CONCEPTUAL RENDERING



# CONCEPTUAL RENDERING

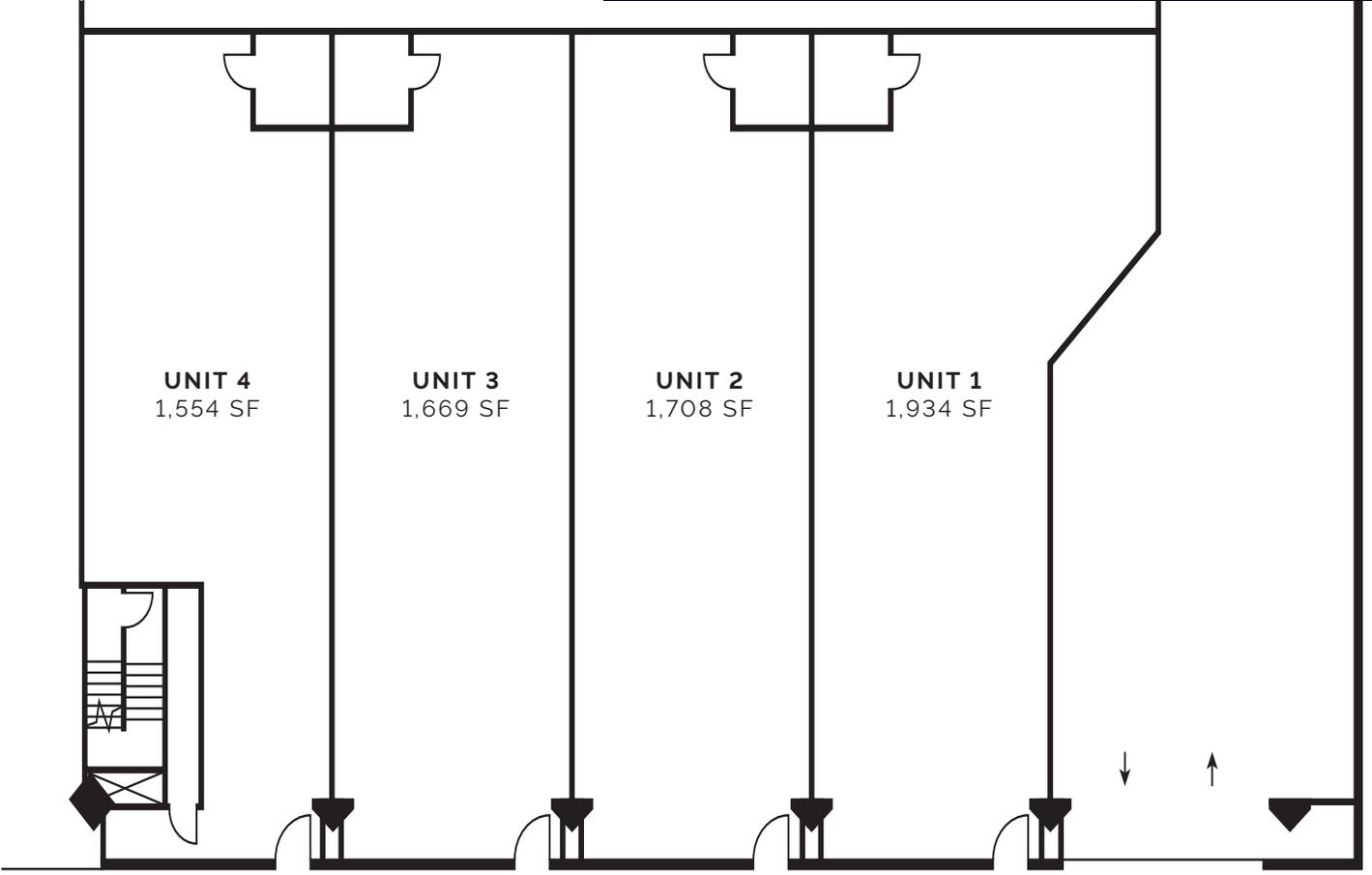


# FLOOR PLAN

MULTIPLE TENANTS

±1,554- 6,865 SF  
AVAILABLE

- UNIT 1 - ±1,934 SF
- UNIT 2 - ±1,708 SF
- UNIT 3 - ±1,669 SF
- UNIT 4 - ±1,554 SF

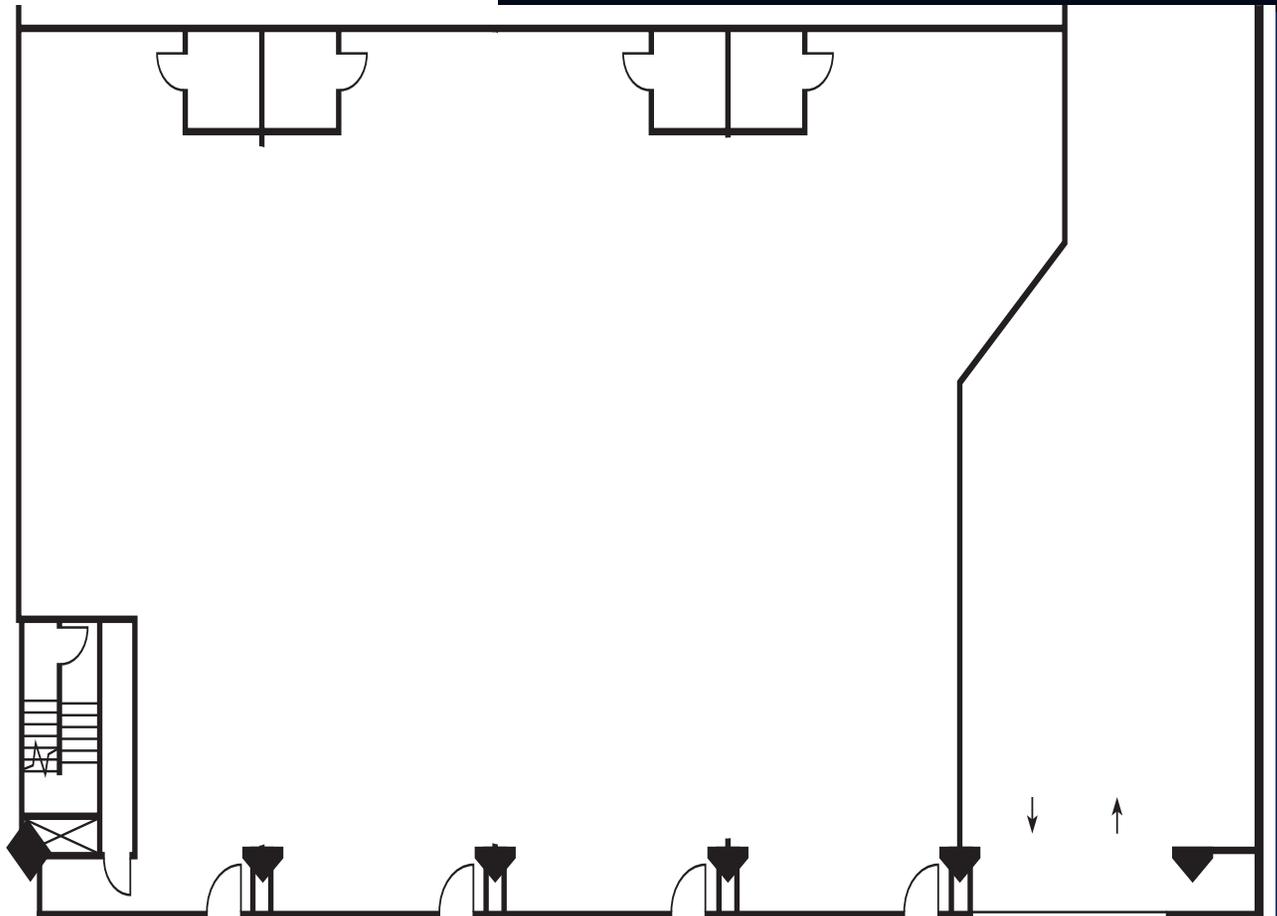


-----N ROXBURY DRIVE-----

# FLOOR PLAN

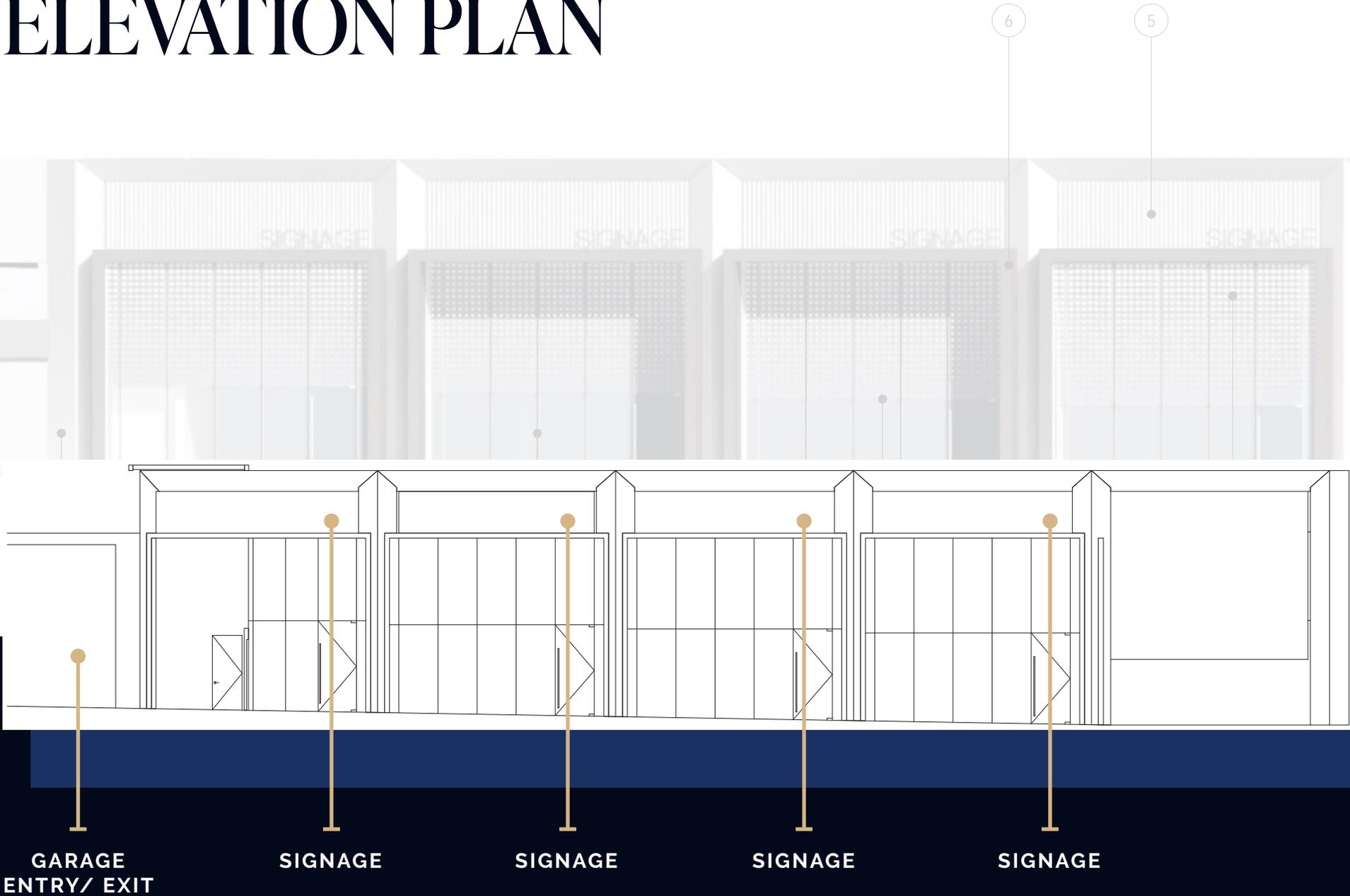
SINGLE TENANT

CONTIGUOUS TO  
±6,865 SF TOTAL



-----N ROXBURY DRIVE-----

# ELEVATION PLAN



# Nearby Tenants



## FAREGROUNDS

popular eatery showcasing handcrated coffee with a delicious, varied menu.

## The Cheese Store OF BEVERLY HILLS



## THE CHEESE STORE

iconic cheese and speciality foods market featuring charcuterie, wine and fine gifts.

## SHAKE SHACK



## THE SHAKE SHACK

a modern twist on hamburgers, fries and shakes using premium ingredients.



## LA DOLCE VITA

a chic restaurant & cocktail bar for Italian dishes.

## BLANK STREET



## BLANK STREET (COMING SOON)

fast growing coffee chain, originating in Brooklyn, with high-quality coffee and matcha, served efficiently.

## DAN DEUTSCH OPTICAL OUTLOOK



## DAN DEUTSCH

specializing in luxury, high-fashion frames and custom fittings.

# Nearby Tenants

The  
Aesthetic Room



## THE AESTHETIC ROOM

Dr. Rahi focuses on achieving optimal wellness and beauty through a balanced approach.



## NEIMAN MARCUS

a prestigious American luxury department store.

Steak  
48



## STEAK 48

an upscale, contemporary American steakhouse with James Beard-nominated chefs.

The Body  
Pilates



## THE BODY PILATES

a beautiful, boutique pilates studio with small format classes.



## TOWNHOUSE

a premiere, luxury nail salon offering high-end manicures, pedicures and artistic nail designs.

Mickey Fine



## MICKEY FINE

a family owned, nostalgic full service pharmacy dating back to the 1950s.

# Nearby Tenants





# 450 N Roxbury Drive

FOR LEASE

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