



[VIEW DRONE VIDEO](#)

Owner-User Opportunity
in Prestigious Beverly Hills
GREAT FOR MEDICAL USE (EFFECTIVE 11/17/20)



FREESTANDING BOUTIQUE CORNER BUILDING

OFFERING MEMORANDUM

9200 W. Olympic Boulevard | Beverly Hills, CA 90212

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

THE OFFERING

BRC Advisors – BH has been retained on an exclusive basis to present the opportunity to acquire 9200 W. Olympic Boulevard, a freestanding boutique corner office building located in prime Beverly Hills.

The property is ideally located on the southwest corner of West Olympic Boulevard and South Palm Drive. It is currently divided into twelve suites of varying sizes ranging from as little as ~140 square feet and up to ~1,350 square feet, seven of which are downstairs and five upstairs. Some of the suites are vacant and the rest are either on a month to month lease or can be terminated within 60 days, creating a perfect opportunity for an owner-user. Per Ordinance No. 20-O-2826 (Urgency Ordinance) effective on 11/17/20, Medical use is now permitted and must be on the second floor. A buyer can obtain a conventional owner-occupancy loan with as little as 15% down payment during these times of historically low interest rates. Alternatively, a buyer may choose to obtain an SBA loan with as little as 10% down payment.

Built in 1936, the building is approximately 5,472 square feet and was recently renovated. It is situated on a 6,491 square foot lot with twelve tandem parking spaces in the back. It is a short distance from the heavily traveled intersection of Olympic Boulevard and Doheny Drive. This is an excellent opportunity for a buyer to acquire a freestanding property with a prestigious Beverly Hills address, make any desired upgrades/modifications to fit buyer's use, and occupy all while obtaining amazing financing.



9200 W. OLYMPIC BOULEVARD



1936
YEAR BUILT

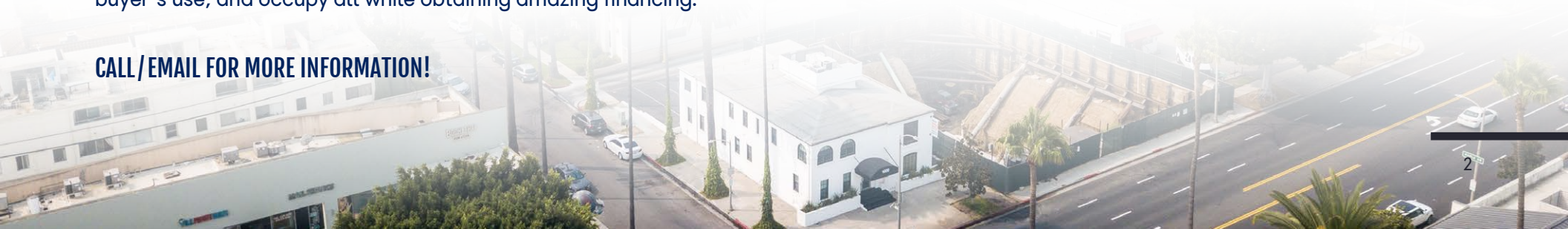


5,472
BUILDING SF



91
WALK SCORE

CALL/EMAIL FOR MORE INFORMATION!



INVESTMENT HIGHLIGHTS

- Ideal Owner-User Opportunity
- Medical Use Permitted (Effective 11/17/20); for Documentation, Contact Agent
- Traditional Financing with as Little as 15% Down Payment and 2.8% Interest Rate (Contact Agent for Details)
- Alternatively, SBA Financing with as Little as 10% Down Payment
- Charming Corner Freestanding Building (5,472 SF)
- Desirable and Prestigious Beverly Hills Location
- Dual Directional Prominent Southwest Corner: West Olympic Boulevard and South Palm Drive
- Abundant Amenities within 2 Blocks
- Very Walkable with 91 Walk Score and Good Transit with 63 Transit Score
- Brand New Windows Providing Lots of Natural Light

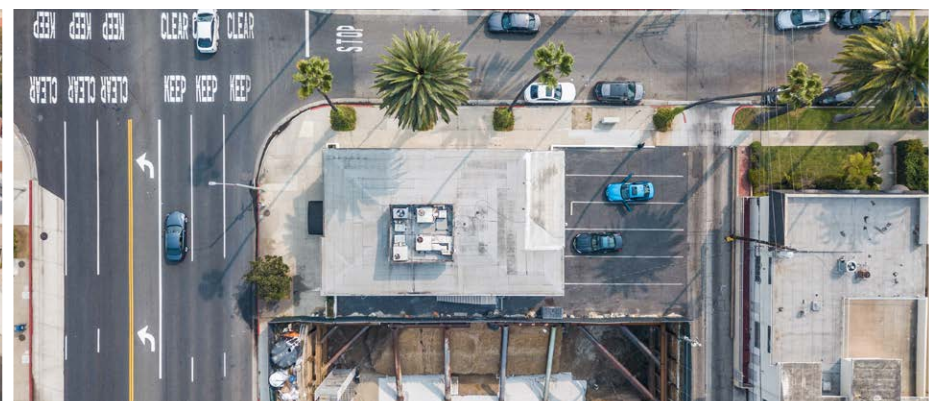
9200 W. OLYMPIC BOULEVARD



PROPERTY INFORMATION

Property Type	Office
Building Size	5,472 SF
Lot Size	6,491 SF
Year Built	1936
Asking Price	\$6,795,000
Zoning	BH-C3
Use	Office, Medical, Spa, Retail, Gallery, Studio
Parking	12 Spaces Tandem in Rear of Property
Tenancy	Multiple
APN	4332-001-003

DISCLAIMER: All information in this offering memorandum has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



Offering Photos – Exterior



Offering Photos – Interior



Offering Photos – Interior

LOCATION

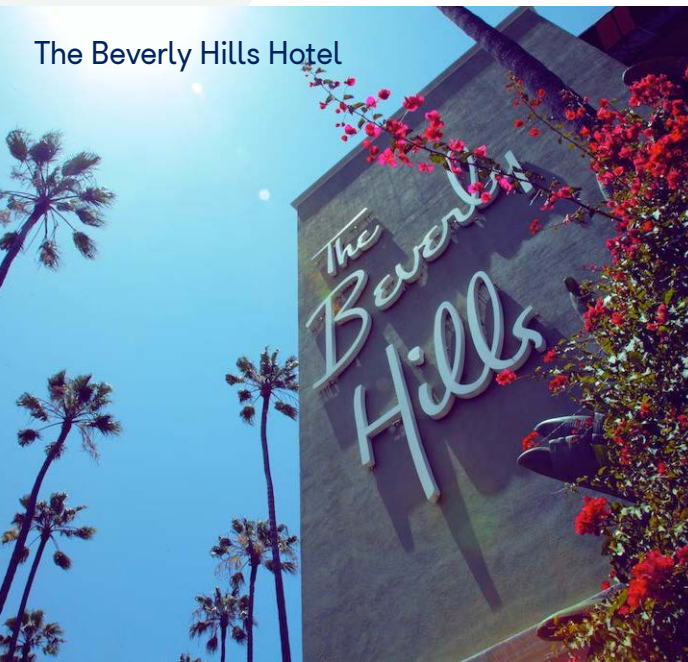


Rodeo Drive

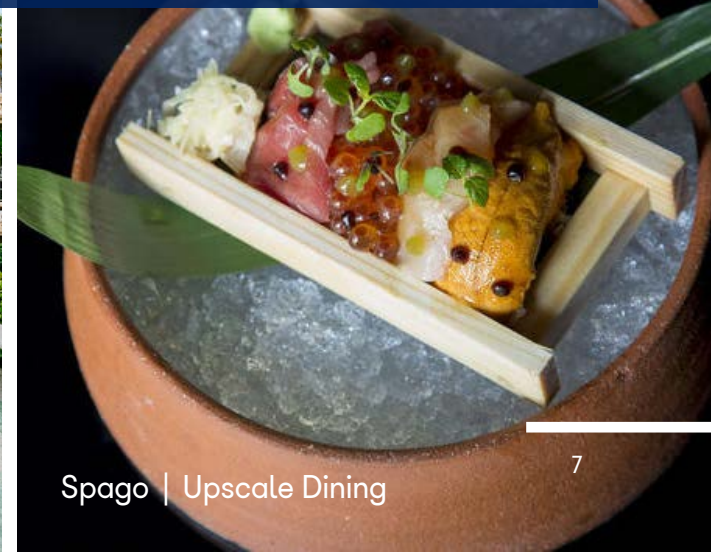
Beverly Hills, the idyllic home of Hollywood's elite, is the essence of Southern California luxury, boasting some of L.A.'s most upscale hotels, restaurants, and boutiques. Rodeo Drive sits at the heart of a highly walkable district offering numerous shopping and fashion destinations, as well as other amenities including the Beverly Gardens Park, museums, and celebrity home tours. Beverly Hills' central location makes other high-end neighborhoods—like Westwood and West Hollywood—easily accessible.

Despite its name, most of Beverly Hills actually sits within the "flats," with pedestrian-friendly districts along Santa Monica Boulevard, Wilshire Boulevard and the triangle of streets near their intersection (including Rodeo Drive). North of Sunset Boulevard, the city turns into a hilly haven of palatial estates. It's a city best explored by foot, with tree-lined streets and meticulously well-groomed shopping plazas. From the galleries and cafes of downtown's Golden Triangle to some of the world's priciest real estate in the hills above Sunset Boulevard, Beverly Hills lives up to its glistering reputation.

The Beverly Hills Hotel



Virginia Robinson Gardens



Spago | Upscale Dining



ATTRACTIONS

- 0.35 mile – Rodeo Drive shopping, dining and entertainment
- 1.8 miles – Miracle Mile
- 2.3 miles – Sunset Strip
- 2.6 miles – Franklin Canyon Park
- 4.75 miles – Hollywood Walk of Fame
- 5 miles – The Getty Museum
- 6 miles – Universal Studios
- 7 miles – Griffith Park/Observatory
- 7 miles – Santa Monica Beaches
- 7.5 miles – Downtown Los Angeles
- 8 miles – LAX Airport
- 16 miles – Malibu Beaches

DINING WITHIN 1 MILE

- Sasabune Beverly Hills
- Seabutter
- Cafe Istanbul
- Urth Caffè Beverly Hills
- California Pizza Kitchen at Beverly Hills
- Kreation Organic Juicery
- South Beverly Grill
- Caulfield’s Bar & Dining Room
- Piccolo Paradiso
- Blue Bottle Coffee
- Walter’s Cafe
- Spago
- Il Fornaio Beverly Hills
- SUGARFISH by sushi nozawa
- Mastro’s Steakhouse
- Avra Beverly Hills Estiatorio
- The Grill on the Alley
- Yojisan Sushi
- Xi’an
- Mr. Chow
- Il Pastaio

DEMOGRAPHIC OVERVIEW

9200 W. OLYMPIC BOULEVARD



ECONOMY

The economy of Beverly Hills, CA employs 16.8K people. The largest industries in Beverly Hills are Professional, Scientific & Technical Services (2,441 people), Health Care & Social Assistance (2,392 people), and Retail Trade (1,738 people), and the highest paying industries are Finance & Insurance (\$111,397), Real Estate & Rental/Leasing (\$84,016), and Professional, Scientific & Technical Services (\$82,674).

Median household income in Beverly Hills, CA is \$103,698. The median property value in Beverly Hills was \$2M in 2017, which is 8.71 times larger than the national average of \$229,700. Between 2016 and 2017 the median property value increased from \$1.9M to \$2M, a 5.24% increase.

34.5K

Population

\$104K

Median Household Income

\$2M

Median Property Value

Source: DataUSA



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**CALL / EMAIL FOR
MORE INFORMATION!**

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