BEVERLY HILLS MEDICAL OFFICE PURCHASE OPPORTUNITY

9014 W Olympic Blvd For Lease: 1,600 SF at $4.69 Per SF NNN

5,352 SF OF BUILDINGS ON 6,000 SF LAND

9012-9016 W Olympic Blvd, Beverly Hills, CA 90211

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

9012-9016 W OLYMPIC BLVD
BEVERLY HILLS, CA 90211

PROPERTY DETAILS

Total Building Area:	±5,352 SF
Land Area:	±6,000 SF
Year Built:	1939
Parking:	4 Vehicles (2 Garages at Rear off the Alley)
Zoning:	BHC3YY
APN:	4332-007-001
Traffic Count:	38,176 Vehicles Per Day (2025)

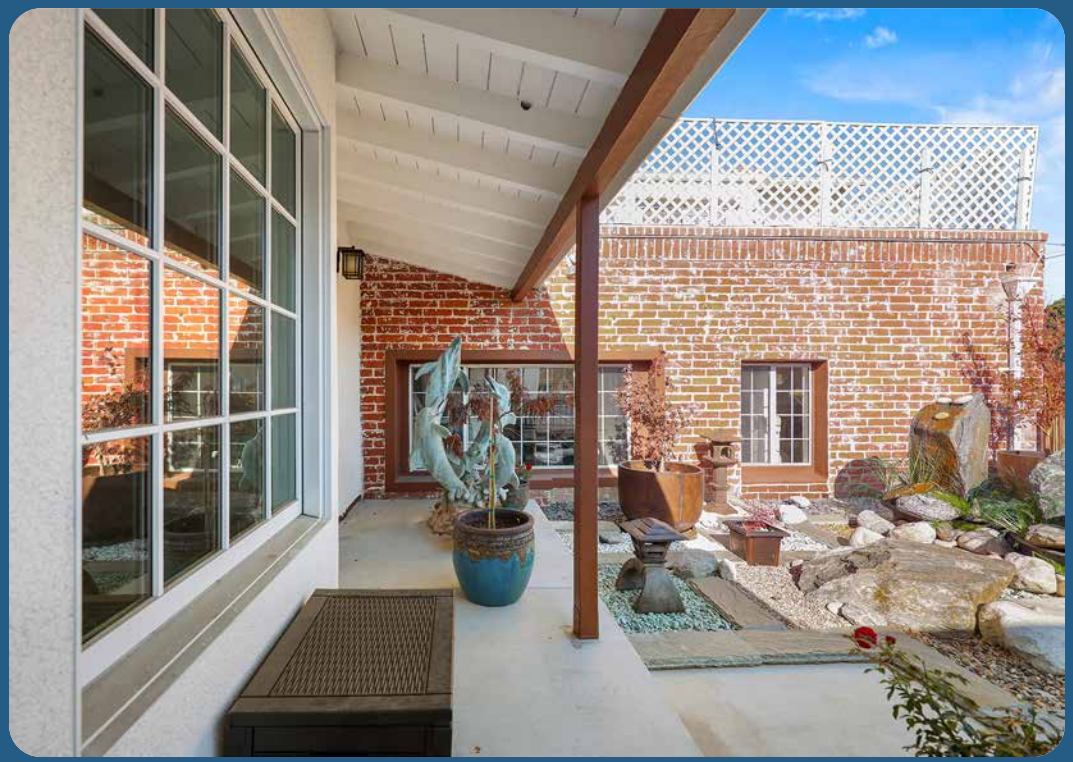
OFFERING HIGHLIGHTS

- Prime owner-user/investor purchase opportunity
- Beautiful red brick, colonial style medical office with 3 buildings and 4 units
- Connected 1st floor units can become one large space
- Lobby/entry areas, exam rooms, conference room, HVAC, and security controlled access
- Includes a shared garden courtyard with a fountain
- Located between Robertson Blvd and Doheny Drive
- Near Cedars-Sinai and UCLA Medical Centers

SALE PRICE: $8,499,000
Dentistry Business May Also Be For Sale (Call Broker)

1,600 SF UNIT FOR LEASE: $7,500/MO. NNN
Term: Negotiable

Do Not Disturb Tenants—Call Broker to Show



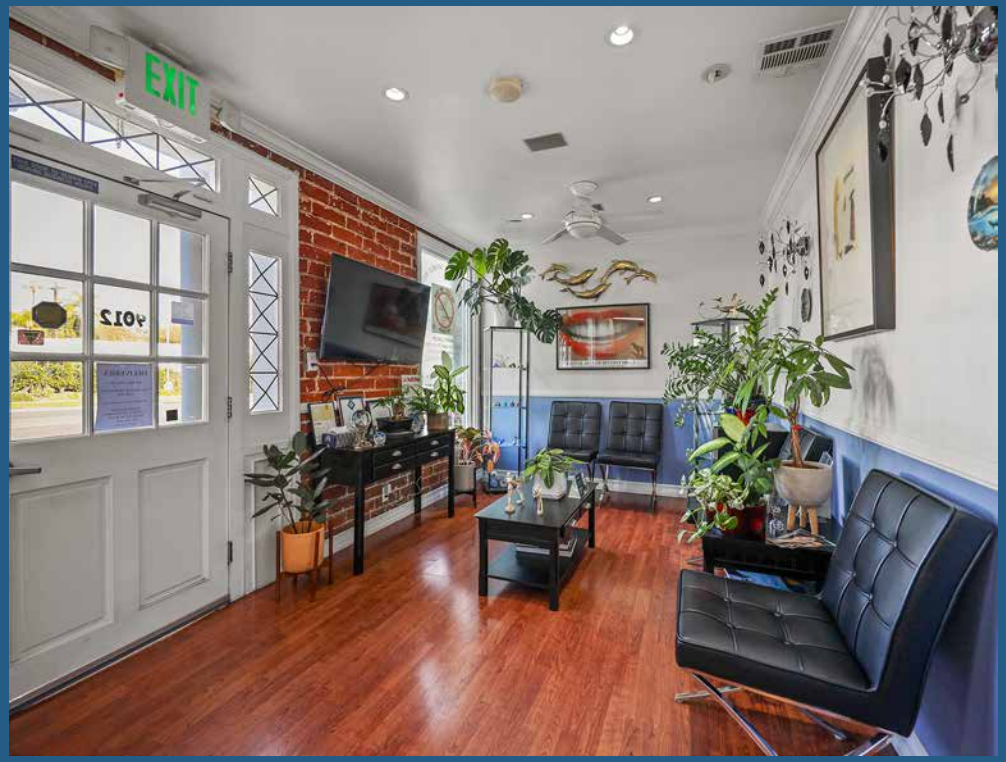
AERIAL PHOTO

CURRENT RENT ROLL

1. 9012:	Property Owner's Unit
2. 9012 (Suite 200):	$4,120 + NNN
3. 9014:	1,600 SF For Lease at $5.00/SF NNN
4. 9016 (2nd Floor):	$3,000 + NNN
Total Monthly Income:	$7,120 + NNN

9014

EXIT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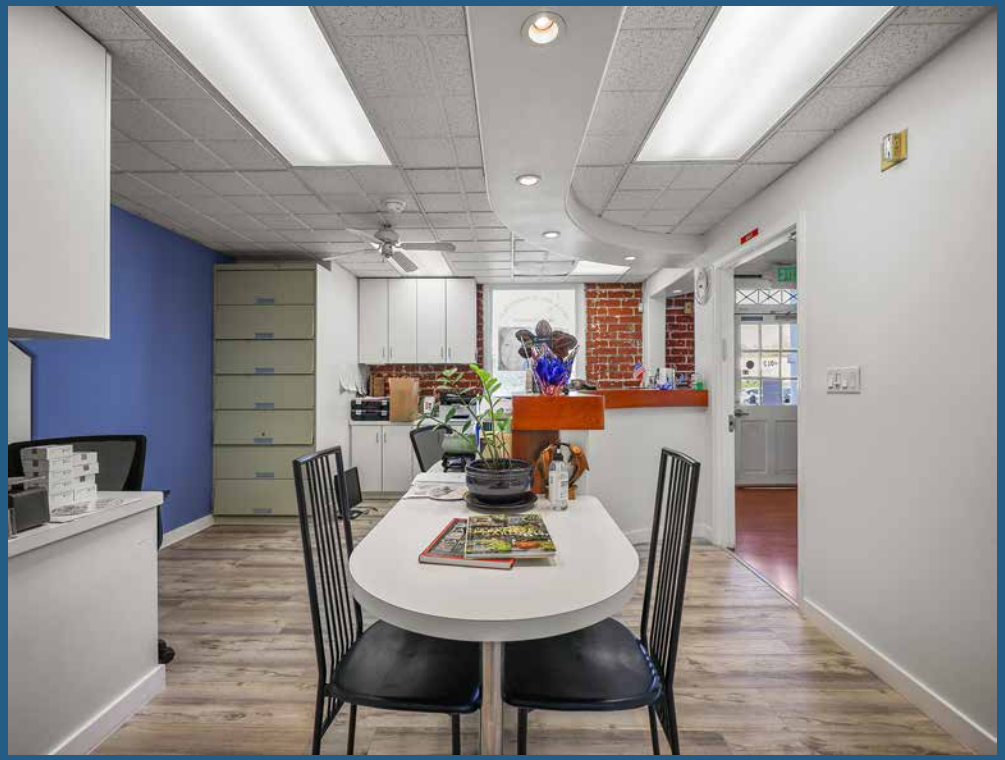

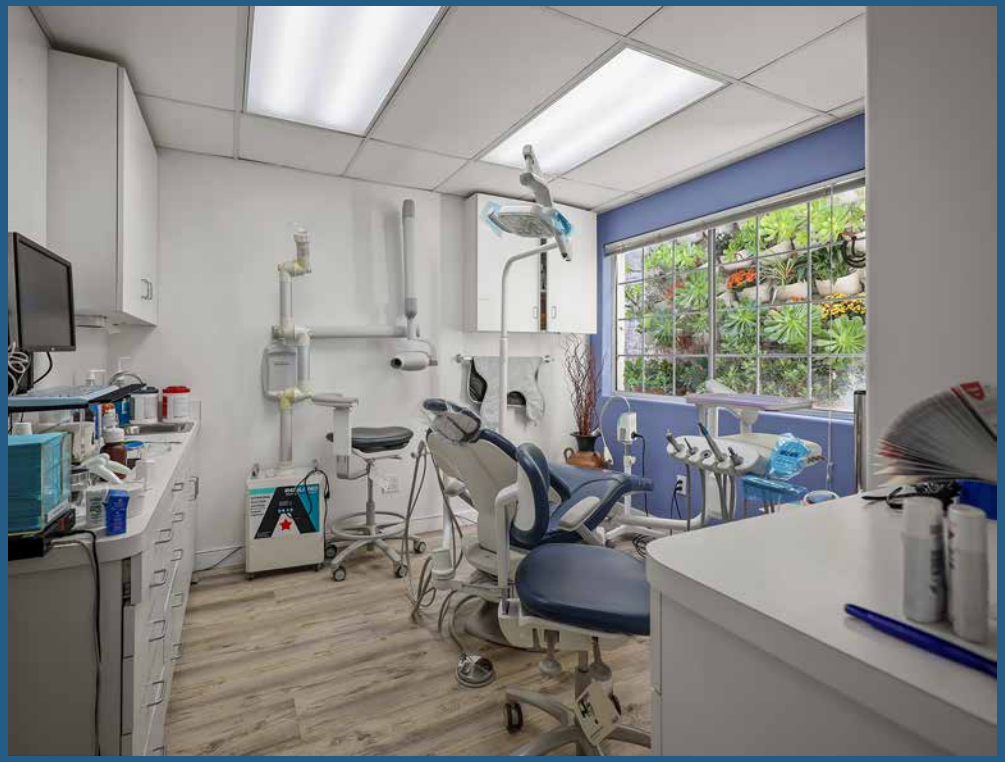

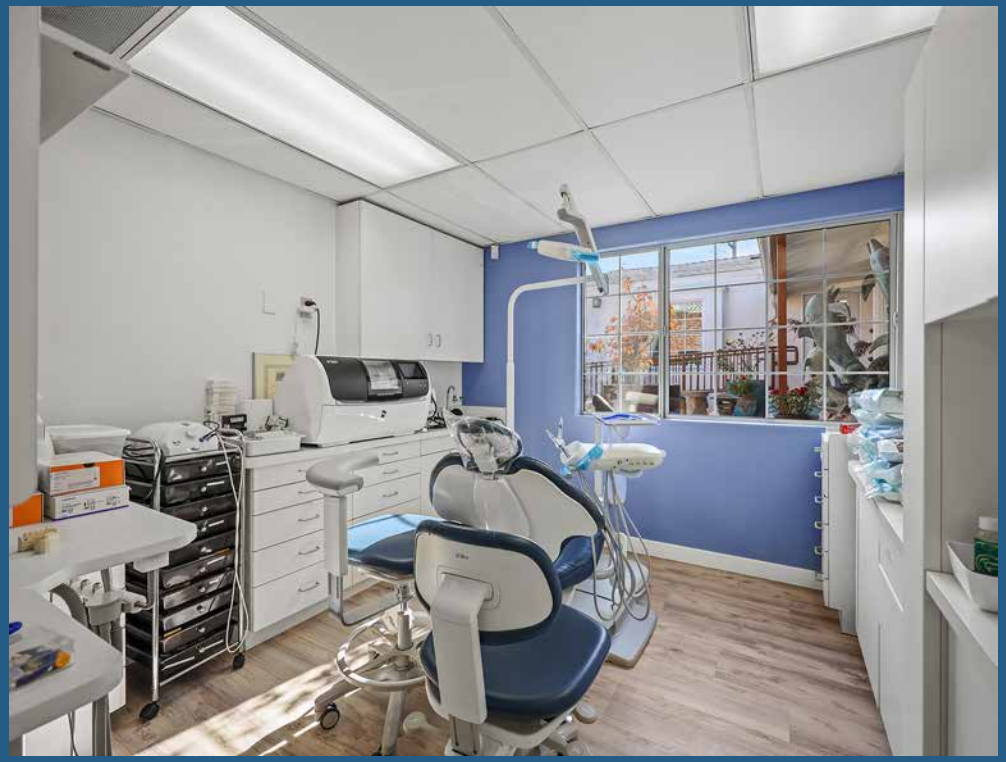

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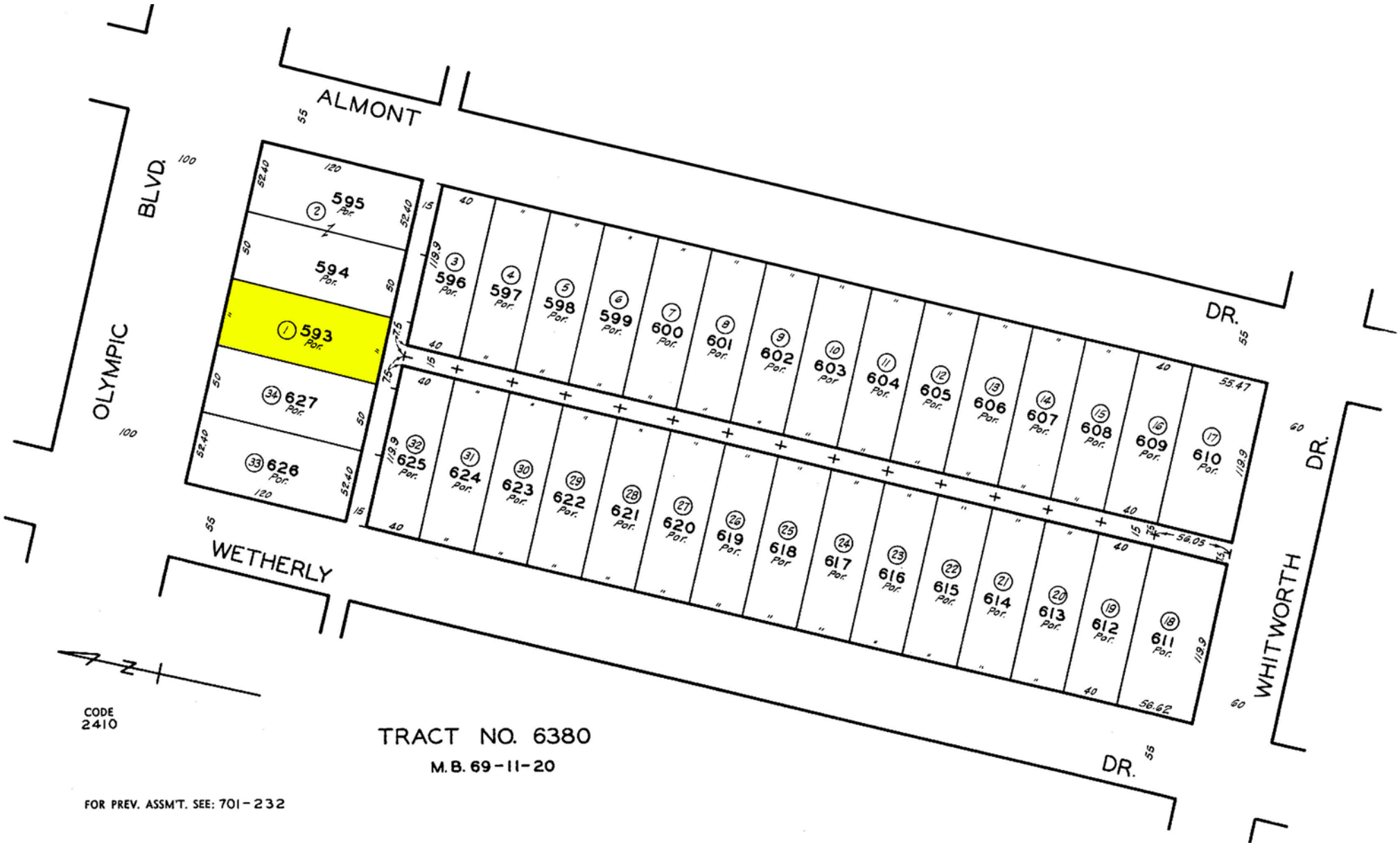
EXIT

EXIT

PLAT MAP


ALMONT
OLYMPIC BLVD.
WETHERLY
DR.
WHITWORTH DR.
DR.
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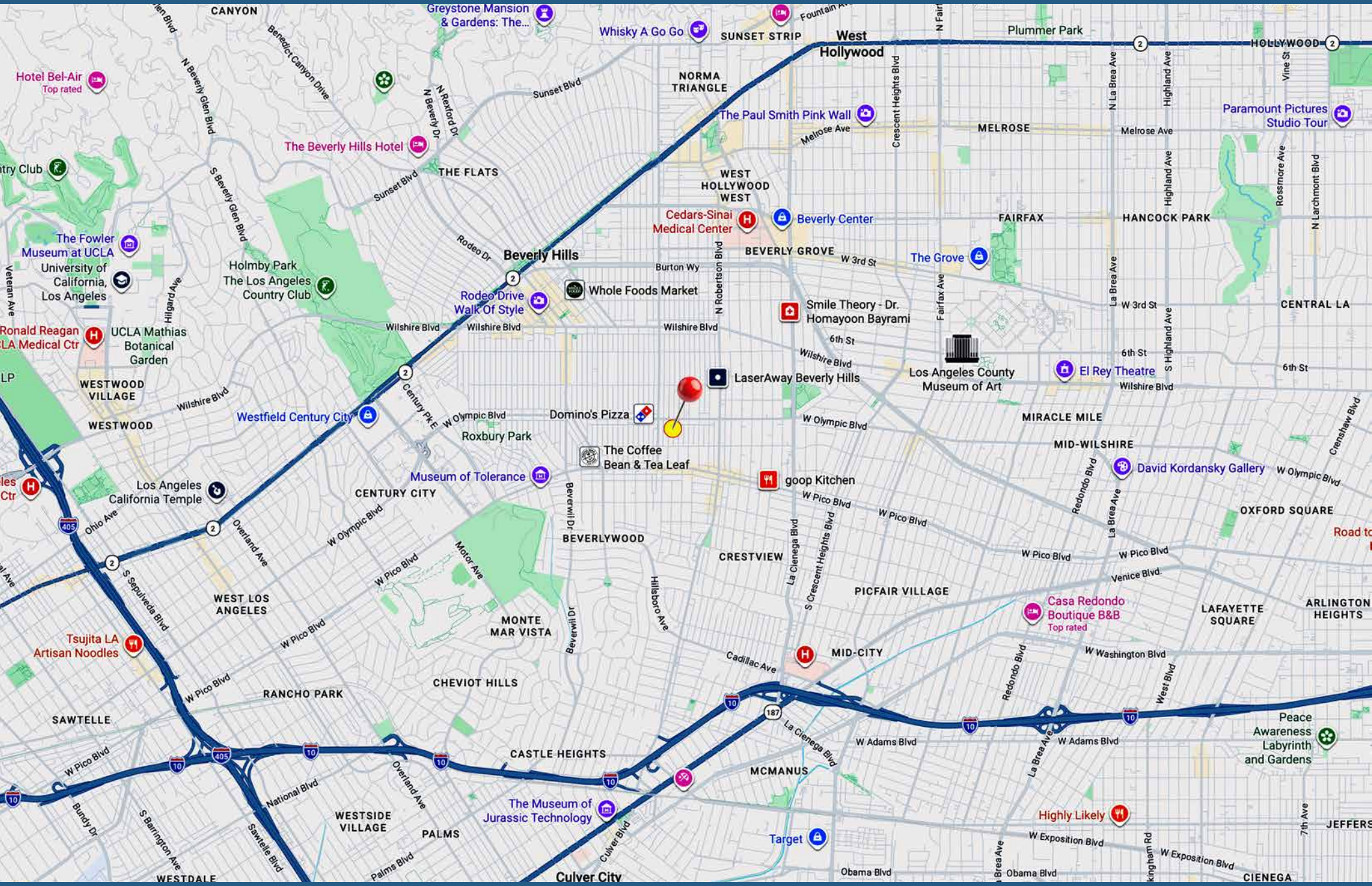
CODE 2410
TRACT NO. 6380
M.B. 69-11-20
FOR PREV. ASSM'T. SEE: 701-232

PRIME LOCATION

AREA MAP


CANYON
Greystone Mansion & Gardens: The...
Whisky A Go Go
SUNSET STRIP
West Hollywood
Plummer Park
HOLLYWOOD
Hotel Bel-Air
Top rated
NORMA TRIANGLE
The Paul Smith Pink Wall
MELROSE
Paramount Pictures Studio Tour
The Beverly Hills Hotel
THE FLATS
WEST HOLLYWOOD WEST
Cedars-Sinai Medical Center
Beverly Center
FAIRFAX
HANCOCK PARK
The Fowler Museum at UCLA
University of California, Los Angeles
Holmby Park
The Los Angeles Country Club
Beverly Hills
BEVERLY GROVE
The Grove
Whole Foods Market
Rodeo Drive Walk Of Style
Smile Theory - Dr. Homayoon Bayrami
CENTRAL LA
Ronald Reagan UCLA Medical Ctr
UCLA Mathias Botanical Garden
LaserAway Beverly Hills
Los Angeles County Museum of Art
El Rey Theatre
WESTWOOD VILLAGE
WESTWOOD
Westfield Century City
Domino's Pizza
Roxbury Park
MIRACLE MILE
MID-WILSHIRE
The Coffee Bean & Tea Leaf
Museum of Tolerance
goop Kitchen
David Kordansky Gallery
Los Angeles California Temple
CENTURY CITY
OXFORD SQUARE
BEVERLYWOOD
CRESTVIEW
PICFAIR VILLAGE
Casa Redondo Boutique B&B
Top rated
LAFAYETTE SQUARE
ARLINGTON HEIGHTS
WEST LOS ANGELES
MONTE MAR VISTA
Tsujita LA Artisan Noodles
MID-CITY
CHEVIOT HILLS
RANCHO PARK
SAWTELLE
Peace Awareness Labyrinth and Gardens
CASTLE HEIGHTS
MCMANUS
WESTSIDE VILLAGE
PALMS
The Museum of Jurassic Technology
Highly Likely
Target
JEFFERS
WESTDALE
Culver City
CIENEGA

Rodeo Drive

The Beverly Hilton

Beverly Hills Sign

Beverly Hills City Hall

Beverly Gardens Park

BEVERLY HILLS ATTRACTIONS

Beverly Hills, California is an internationally renowned destination defined by luxury, culture, and timeless sophistication. Home to world-class shopping along Rodeo Drive, acclaimed dining, iconic hotels, and beautifully landscaped parks, the city offers an unmatched lifestyle at the center of the Westside. With its tree-lined streets, architectural elegance, and proximity to Century City, West Hollywood, and Santa Monica, Beverly Hills combines exclusivity with connectivity—making it one of the most desirable places to live, work, and invest in Southern California.

Two Rodeo Drive

Beverly Wilshire Hotel

Wallis Annenberg Center for the Performing Arts

Greystone Mansion & Gardens

The Beverly Hills Hotel

ABOUT BEVERLY HILLS

HOTELS

Beverly Hills offers some of the finest hotels in the world, providing luxurious accommodations and unparalleled service set within a glamorous enclave in the center of Los Angeles. Beverly Hills boasts one of the largest concentrations of Forbes Five-Star properties in the United States. Hotels in this beautiful city cater to movie stars, monarchs, studio moguls and visitors alike, offering first class amenities and service. When it comes to finding a home away from home, Beverly Hills hotels offer the ultimate in luxury for every taste.

SHOPPING

Beverly Hills is known around the world as one of the most fashionable places to shop. In the heart of it all sits Rodeo Drive, undeniably one of the most famous streets in the world. From world-renowned fashion houses to one-of-a-kind local boutiques, Beverly Hills is a shoppers' paradise, located within a compact, easily walkable area, known as the Golden Triangle.

RESTAURANTS

Beverly Hills' standing as an exceptional shopping destination is rivaled only by its reputation as a world-class culinary destination. From fine dining and Michelin-starred restaurants to casual fare and al fresco, there is a dining venue that is the perfect fit.

SIGHTSEEING

Whether you're seeking a romantic weekend, a family trip of a lifetime or an event to remember, Beverly Hills offers culture and fun, all in one city.

- Spend a day exploring the city with a self-guided walking tour, available at the Beverly Hills Visitor Center.
- See Beverly Hills via one of many unique tours operated by private companies, including Tour du Jour and Starline. Whether on foot, by Segway, bike or bus, you'll enjoy exploring Beverly Hills.
- Art lovers are steps away from internationally recognized art galleries and an incredible display of public art, sculptures and installations all over the city.

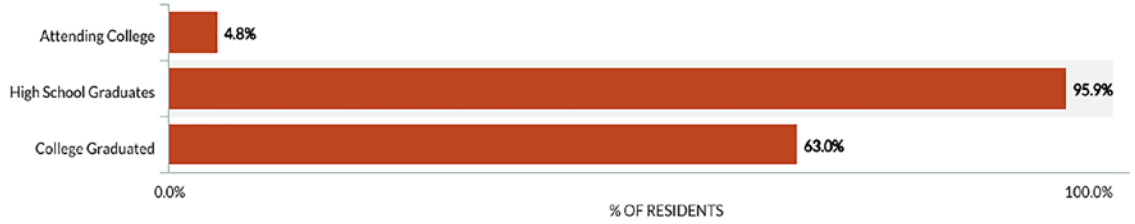
- During the summer season, Beverly Hills is filled with activities, such as concerts in Beverly Canon Gardens, block parties and more.
- The holidays sparkle with stunning décor and festive events befitting the season, beginning in November and throughout December.
- Take a photo in front of the famous Beverly Hills Sign and Lily Pond at Beverly Gardens Park or in front of the Beverly Hills shield at the Beverly Hills Visitor Center.

ARTS & CULTURE

Beverly Hills has an acclaimed international reputation for its 100+ year history that stems from its intimate relationship with the entertainment industry. This rich Hollywood culture can be seen throughout the city, particularly at some of its historic hotels such as The Beverly Hills Hotel, Beverly Wilshire, A Four Seasons Hotel, Avalon Hotel Beverly Hills and The Beverly Hilton.

BEVERLY HILLS DEMOGRAPHICS

EDUCATIONAL ATTAINMENT OF ADULTS



INCOME

PER CAPITA INCOME

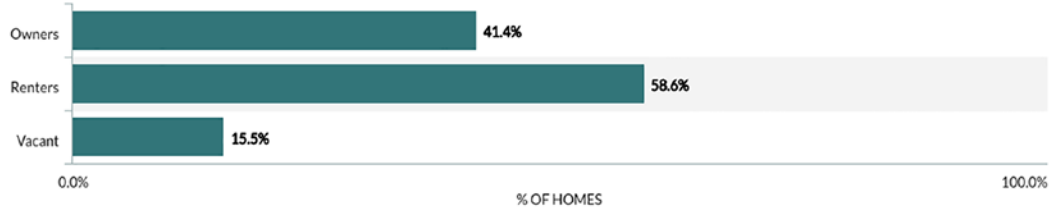
MEDIAN HOUSEHOLD INCOME

INDIVIDUALS BELOW POVERTY LEVEL:
9.5%

RENT & OWNERSHIP

AVERAGE MARKET RENT:
$3,223 / per month

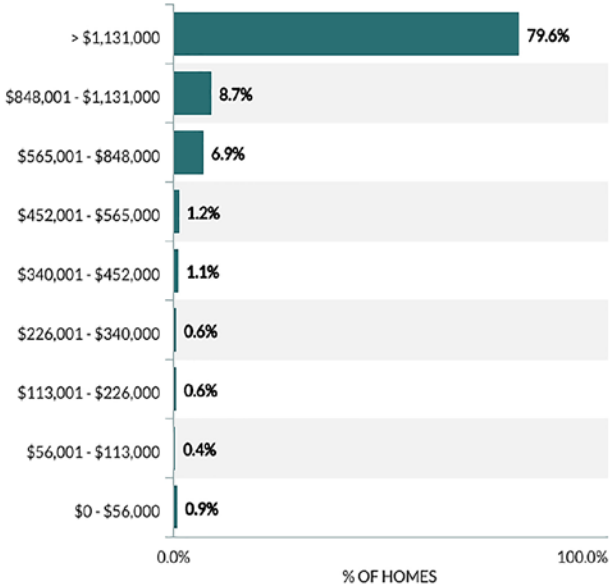
HOMEOWNERSHIP RATE



AVERAGE HOME VALUES

MEDIAN HOME VALUE:
$2,044,292

BEVERLY HILLS, CA HOME PRICES



NUMBER OF HOMES AND APARTMENTS:
15,000

TOTAL POPULATION
33,792

SAMUEL P LUSTER & BRADLEY A LUSTER

FOR SALE

9012-9016 W OLYMPIC BOULEVARD

Prime Beverly Hills Purchase Opportunity

5,352 SF OF BUILDINGS ON 6,000 SF LAND

Ideal for Medical/Dental Office Use

1,600 SF Unit Available For Lease

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