Owner-User Opportunity in Prime Beverly Hills

9018-9020

W OLYMPIC BOULEVARD

PRICE UPON REQUEST

L\WLA

EXECUTIVE SUMMARY

Rare Owner-User or Investment Opportunity in the Heart of Beverly Hills

Lee & Associates is pleased to present 9018–9020 W Olympic Blvd, a highly visible, architecturally distinct jewel-box building delivered vacant and ready for immediate occupancy. Set on a ±6,000 SF lot with 57 feet of frontage, the single-story building includes six on-site parking stalls and a clean, open layout with abundant natural light.

Polished concrete floors, high ceilings, and multiple skylights create a flexible, creative environment ideal for showroom, gallery, office, wellness, or retail use. With minimal deferred maintenance and high visibility, the property is turnkey and ready for customization.

Located just west of Robertson Blvd, the site is surrounded by high-end residences, cultural institutions, and top-tier retail and dining. Zoned C-3T-2 within the Beverly Hills Mixed-Use Overlay Zone, it offers flexibility today and long-term potential for repositioning or redevelopment.



INVESTMENT HIGHLIGHTS

Affluent Surroundings
Surrounded by high-end residences, cultural institutions, and top-tier retail and dining

Flexible Zoning & Long-Term Potential
C-3T-2 zoning within the Beverly Hills Mixed-Use Overlay Zone offers flexibility today and long-term potential for repositioning or redevelopment

Vacant Delivery
Single-story building ready for immediate occupancy or customization

Turnkey Condition
Minimal deferred maintenance; clean, open layout

Flexible Use
Ideal for showroom, gallery, office, wellness, or retail use

Walkable, Visible Location
Just west of Robertson Blvd with 57′ of W Olympic Blvd frontage; walkability score of 90/100 and transit score of 60/100 (Local Logic)

PROPERTY OVERVIEW

Property Type:
Storefront Retail/Office
Owner-User or
Investment

Price:
Price Upon Request

Existing Building:
±5,000 SF, single story
Built 1947, delivered vacant

Parking:
6 on-site stalls
(1.2/1,000 SF)

Zoning:
C-3T-2 with Mixed-Use Overlay (MUOZ)

Lot / FAR:
±6,000 SF
0.82 (existing building)

Features:

57′ frontage on W Olympic Blvd

Skylights and high ceilings

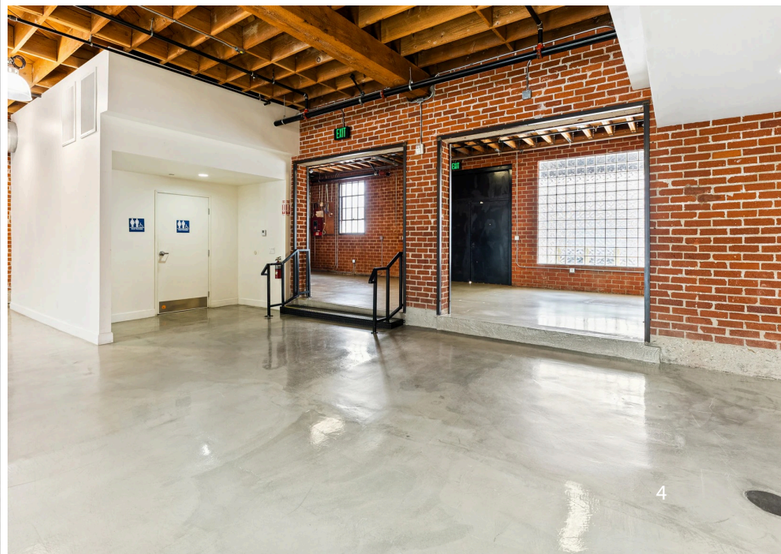
Polished concrete floors






EXIT
EXIT

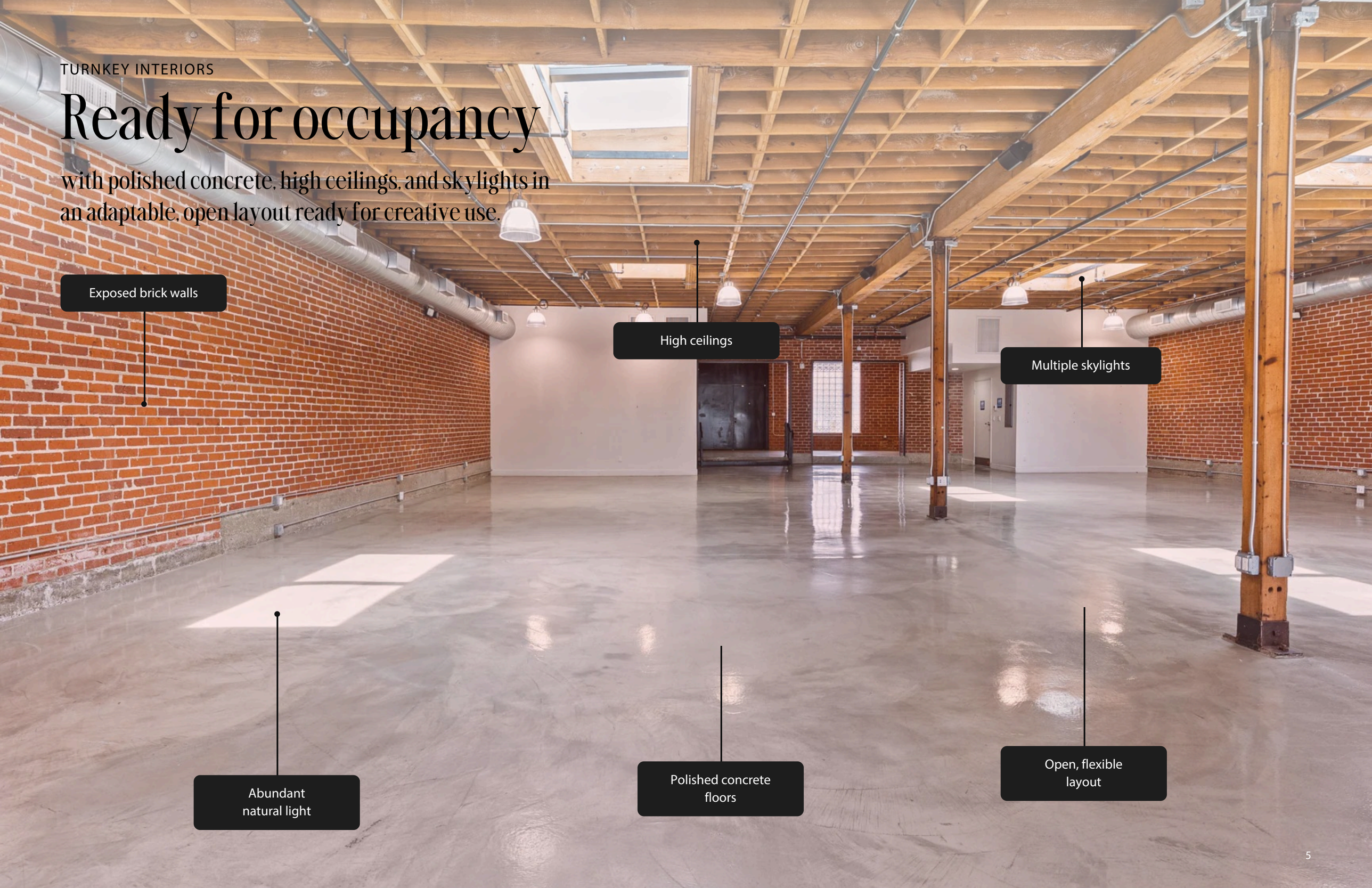




TURNKEY INTERIORS

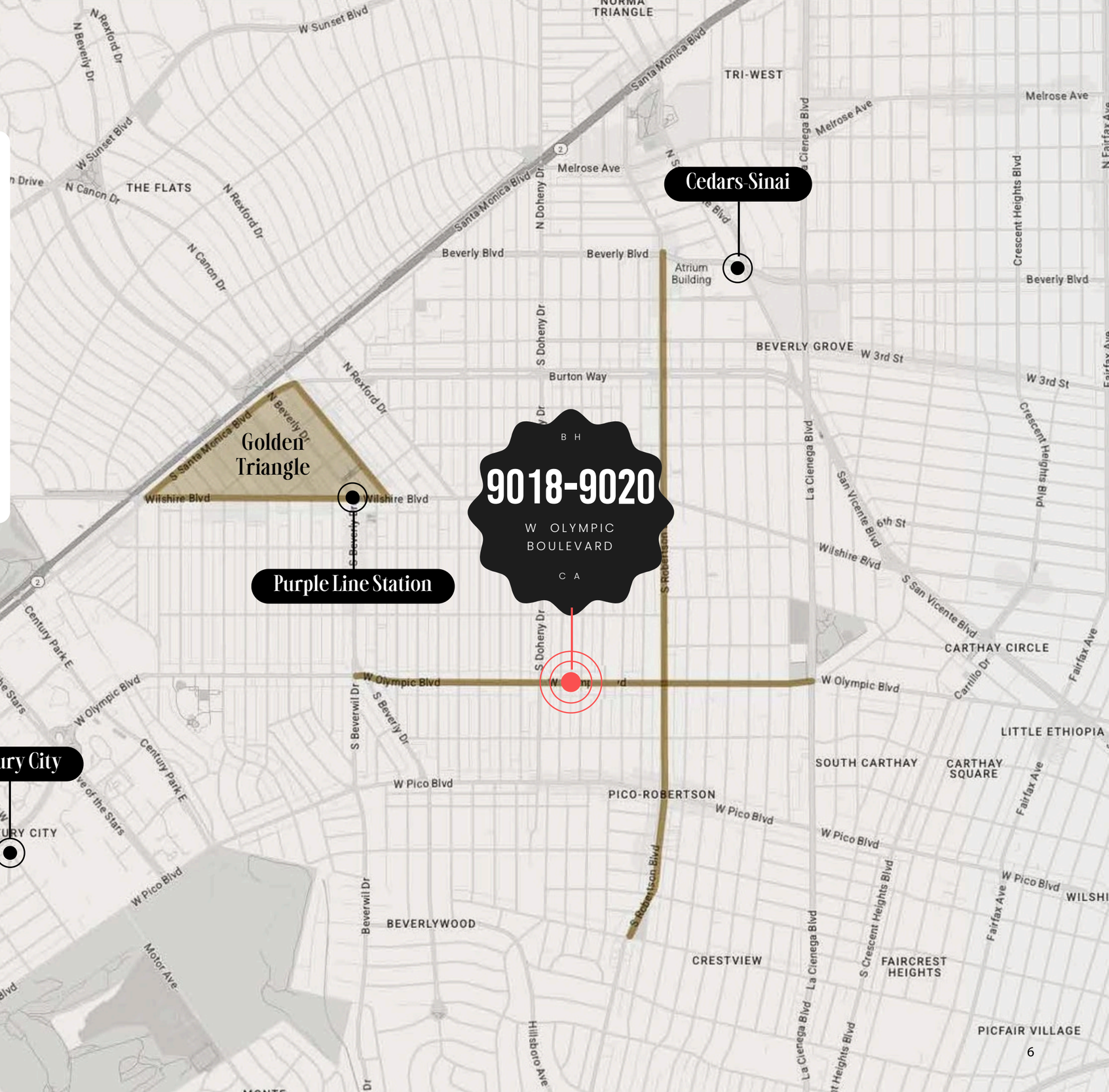
Ready for occupancy

with polished concrete, high ceilings, and skylights in an adaptable, open layout ready for creative use.



Set within one of Beverly Hills' *most dynamic corridors.*

Located just west of Robertson Blvd, the property sits among high-end residences, cultural institutions, and top-tier retail and dining. Mixed-Use Overlay zoning and high visibility on W Olympic Blvd offer flexibility today and long-term repositioning or redevelopment potential.



Olympic Blvd Reimagined

Olympic Boulevard is entering a new era—driven by increased density, mixed-use growth, and a wave of high-end commercial reinvestment. As surrounding developments reshape the corridor, demand for well-located, flexible space is accelerating. This property is poised to benefit from the momentum and visibility of a neighborhood in transformation.

DEVELOPMENTS







CALIFORNIA'S DEVELOPMENT TIPPING POINT:

New Legislation Supercharges Multifamily Housing

Together, the following bills create a powerful framework for fast tracking multifamily development—up to eight stories—via ministerial, by right approvals, CEQA exemptions, and substantial density bonuses tied to affordability and labor standards. In Beverly Hills, these reforms overlay strict state housing targets, effectively constraining prior local resistance and opening pathways for more streamlined multifamily housing delivery:

AB 2011

(2022)

By-right, CEQA-exempt housing on commercial corridors with prevailing wage labor

SB 6

(2022)

Permits residential use on commercial land with similar labor requirements

AB 1287

(2023)

Up to 100% stackable density bonus for projects with high moderate-income set-asides

SB 4

(2023)

CEQA-free affordable housing allowed on faith- and college-owned land

SB 684 + SB 1123

(2023)

Ministerial approval required for small multifamily projects within 60 days

AB 2243

(2024)

Expands AB 2011/SB 6 to more sites and streamlines eligibility

SB 1037

(2024)

Strengthens state enforcement against non-compliant cities

AB 130 / SB 131

(2025)

Exempts most urban infill housing and infrastructure from CEQA review

Highest & best uses



SHOWROOM + GALLERY

A distinctive jewel-box presence on W Olympic Blvd. Polished concrete floors, high ceilings, and multiple skylights provide a natural backdrop for brands, galleries, and design-led users seeking a highly visible address.



OFFICE

Glass-enclosed offices, communal lounge seating, and layered lighting create a refined concept for creative teams. The open layout and abundant natural light support flexible owner-user occupancy.



RETAIL

Storefront visibility and 57 feet of frontage support retail use today, while C-3T-2 zoning within the Mixed-Use Overlay Zone offers flexibility for future repositioning.

Images are digitally staged concepts for illustration only. Furnishings and art are not included.

DEMOGRAPHICS 1-MILE RADIUS

The Beverly Hills Advantage

Surrounded by one of the most affluent and educated populations in the country.



POPULATION

24,000+

AVERAGE
HOUSEHOLD INCOME

$165,000+

MEDIAN
HOME VALUE

$2.5M+

DAYTIME
POPULATION

45,000+

TRAFFIC VOLUME BY VEHICLES/DAY
(OLYMPIC BLVD)

30,000+

POPULATION THAT HOLDS A
BACHELOR'S DEGREE OR HIGHER

65%

PREMIUM OVER WEST LA
RENTAL AVERAGES

37%

NEW CONSTRUCTION
PIPELINE IN BEVERLY HILLS

0%

Gateway to Capital & Culture

Positioned within the core of West Los Angeles, Beverly Hills is part of a globally recognized business ecosystem. The surrounding area supports a resilient tenant base across:

Healthcare
Proximity to Cedars-Sinai and UCLA Health fuels strong demand for medical and wellness space

Media & Entertainment
Home to major firms in production, talent, and post-production

Professional Services
Legal, financial, and private wealth offices thrive in close proximity to clientele

Talent & Capital
Access to top-tier labor, education, and global investment markets

As the region continues to attract capital and creative industries, flexible commercial space in Beverly Hills remains among the most supply-constrained and enduringly valuable on the West Coast.



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W OLYMPIC
BOULEVARD

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