

OFFERING MEMORANDUM

161-165 North San Vicente Boulevard



Medical or Restaurant Opportunity in Beverly Hills

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025 | Tel: (310) 478-7700 | Fax: (310) 479-3989



PROPERTY INFORMATION

BUILDING SIZE:	Approximately 2,598 square feet.
LAND SIZE:	Two (2) parcels of land - Approximately 10,625 square feet.
APN:	4334-021-083, 4334-021-084.
ZONING:	BHC305.
YEAR BUILT:	1953 (completely renovated 2008-2009).
SALES PRICE:	\$3,995,000.
STORIES:	Single-story office/retail building.
PARKING:	Twenty-six (26) spaces.

INVESTMENT HIGHLIGHTS:

- 🌀 Jewel Box Building.
- 🌀 Nearly A Half Block of Beverly Hills Commercial Real Estate.
- 🌀 150 Feet of Frontage.
- 🌀 Beautifully Appointed Building.
- 🌀 Medical/Restaurant Opportunity.
- 🌀 Single-Tenant or Owner-User.

COMMENTS:

- 🌀 Triple "A" location in up-scale Beverly Hills.
- 🌀 Excellent Corner Location.

161-165 North San Vicente Boulevard, Beverly Hills, California 90211



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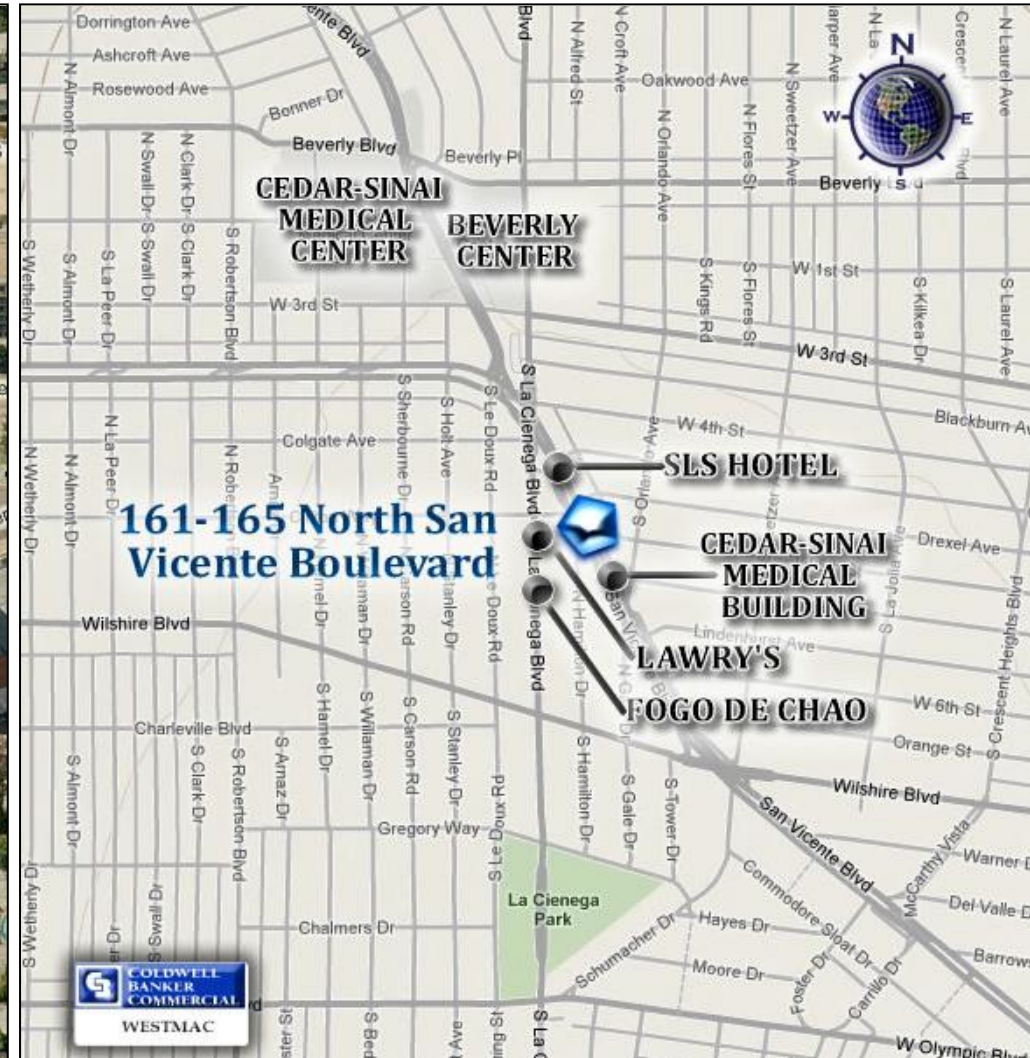
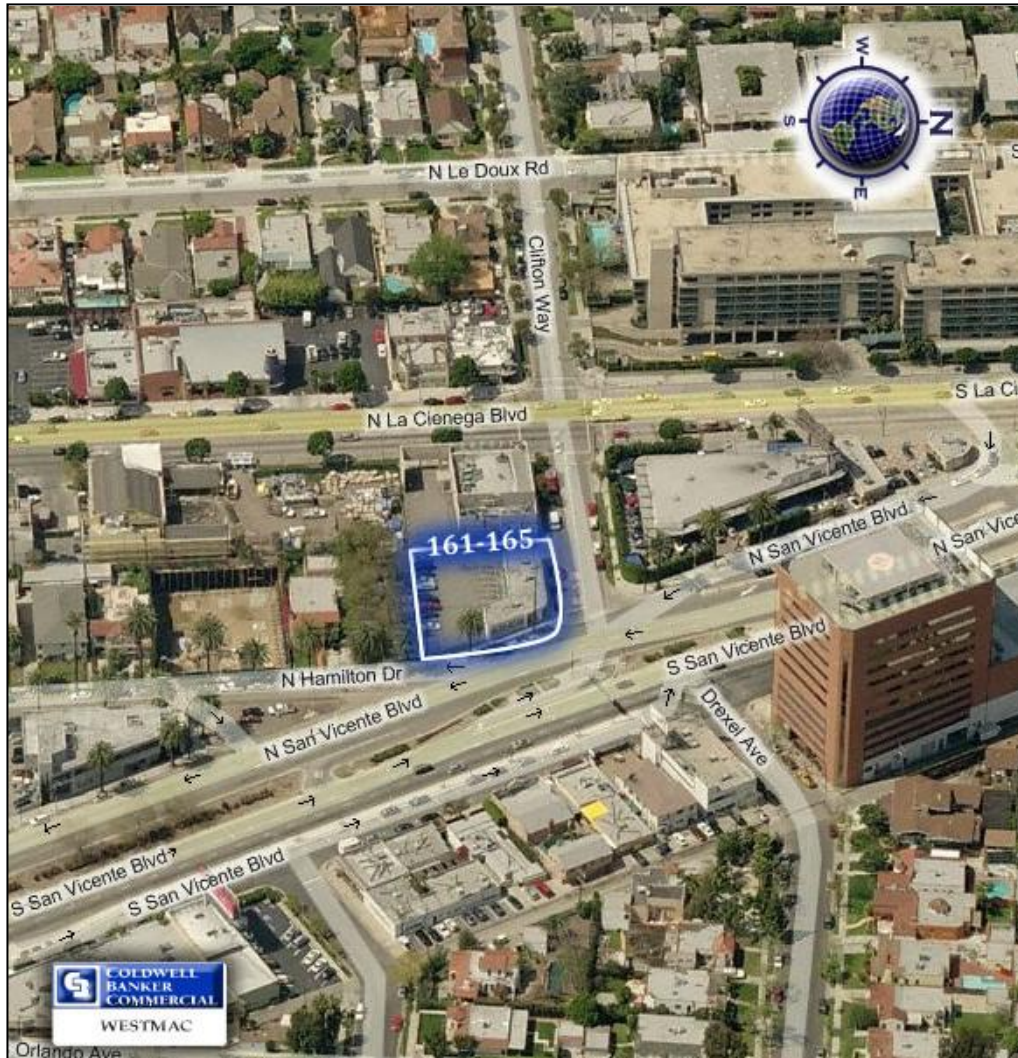


161-165 NORTH SAN VICENTE

FOR SALE

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AERIAL AND AREA MAP



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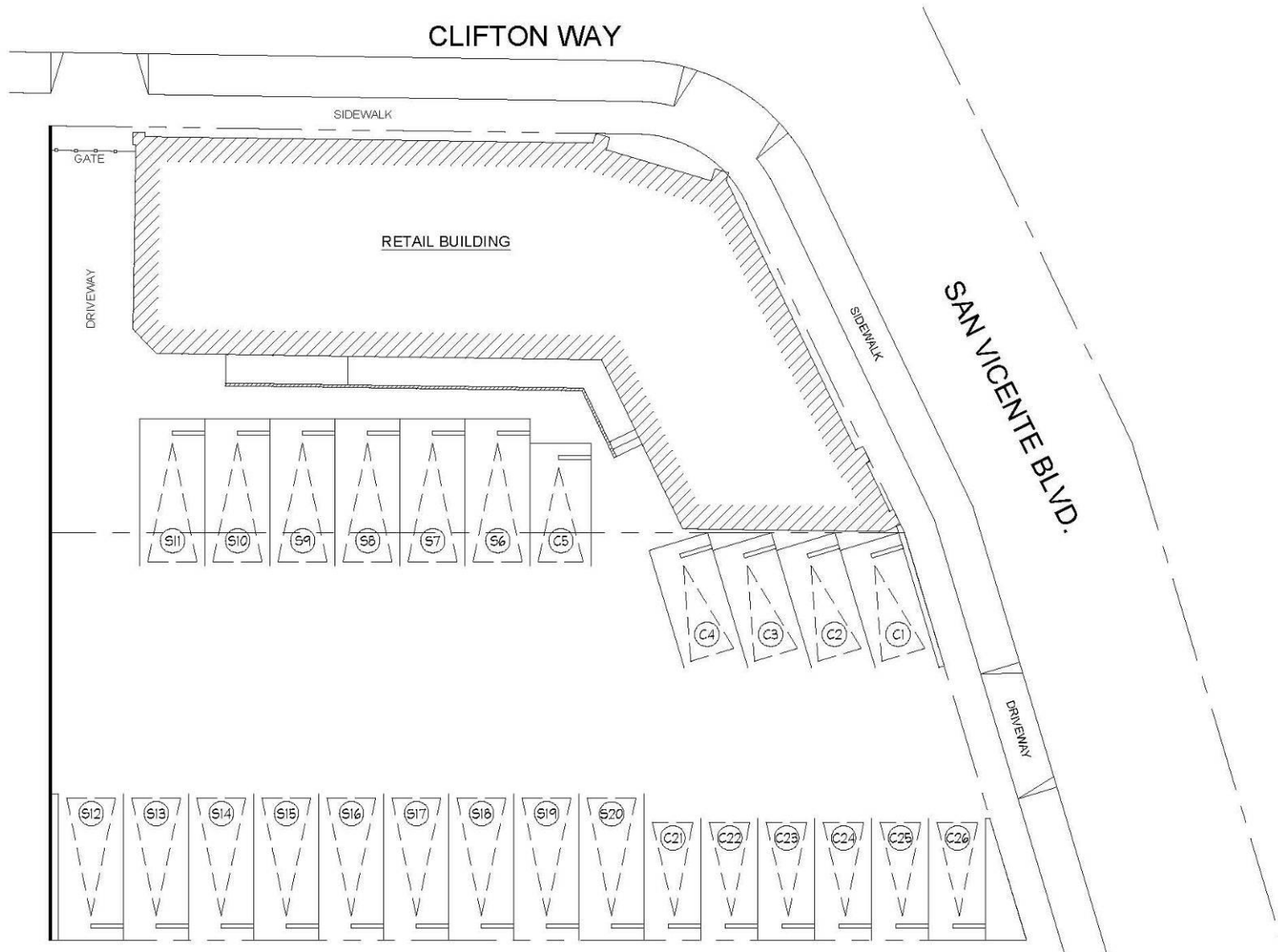
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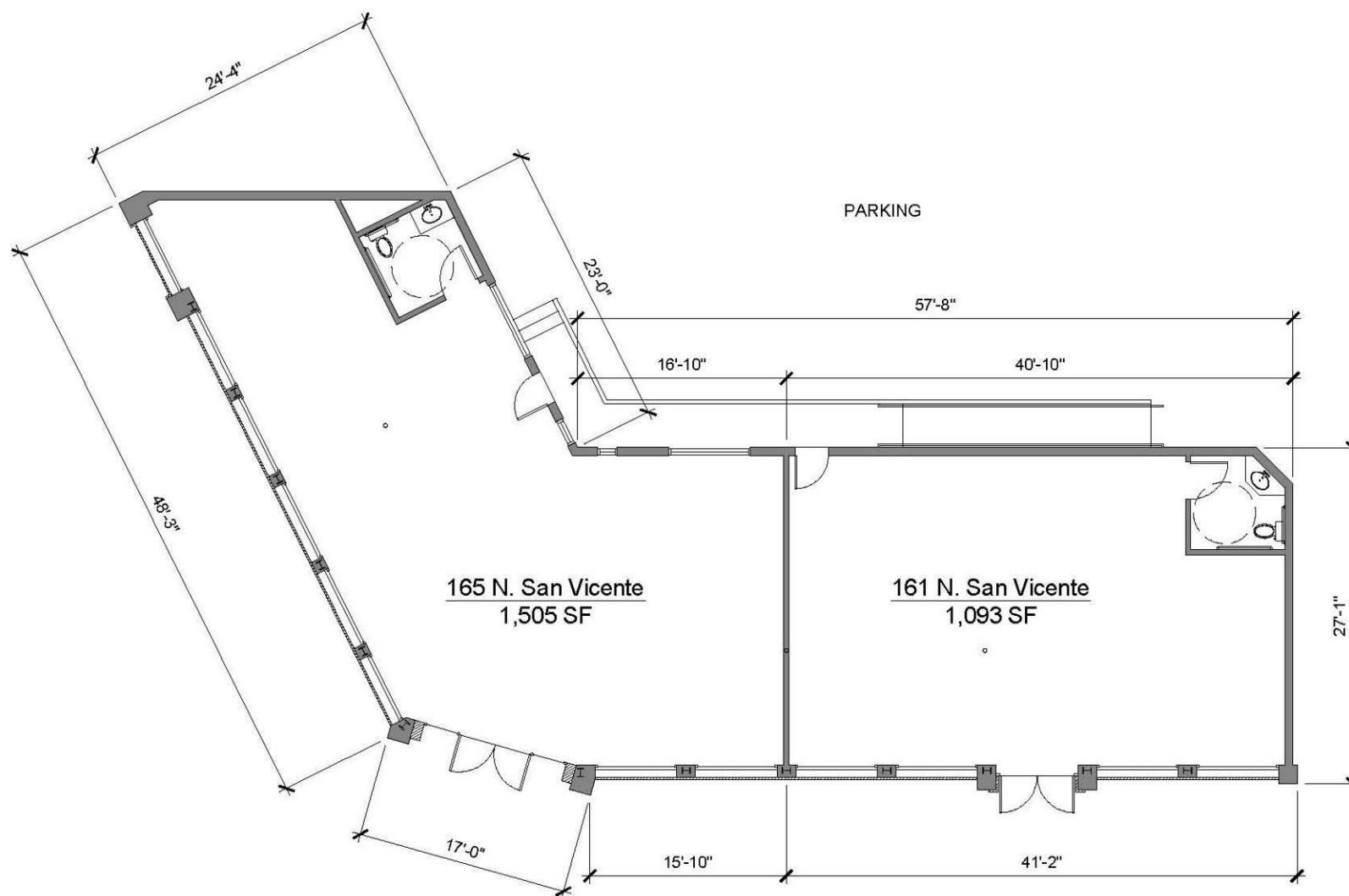
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PROPERTY IMAGES



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