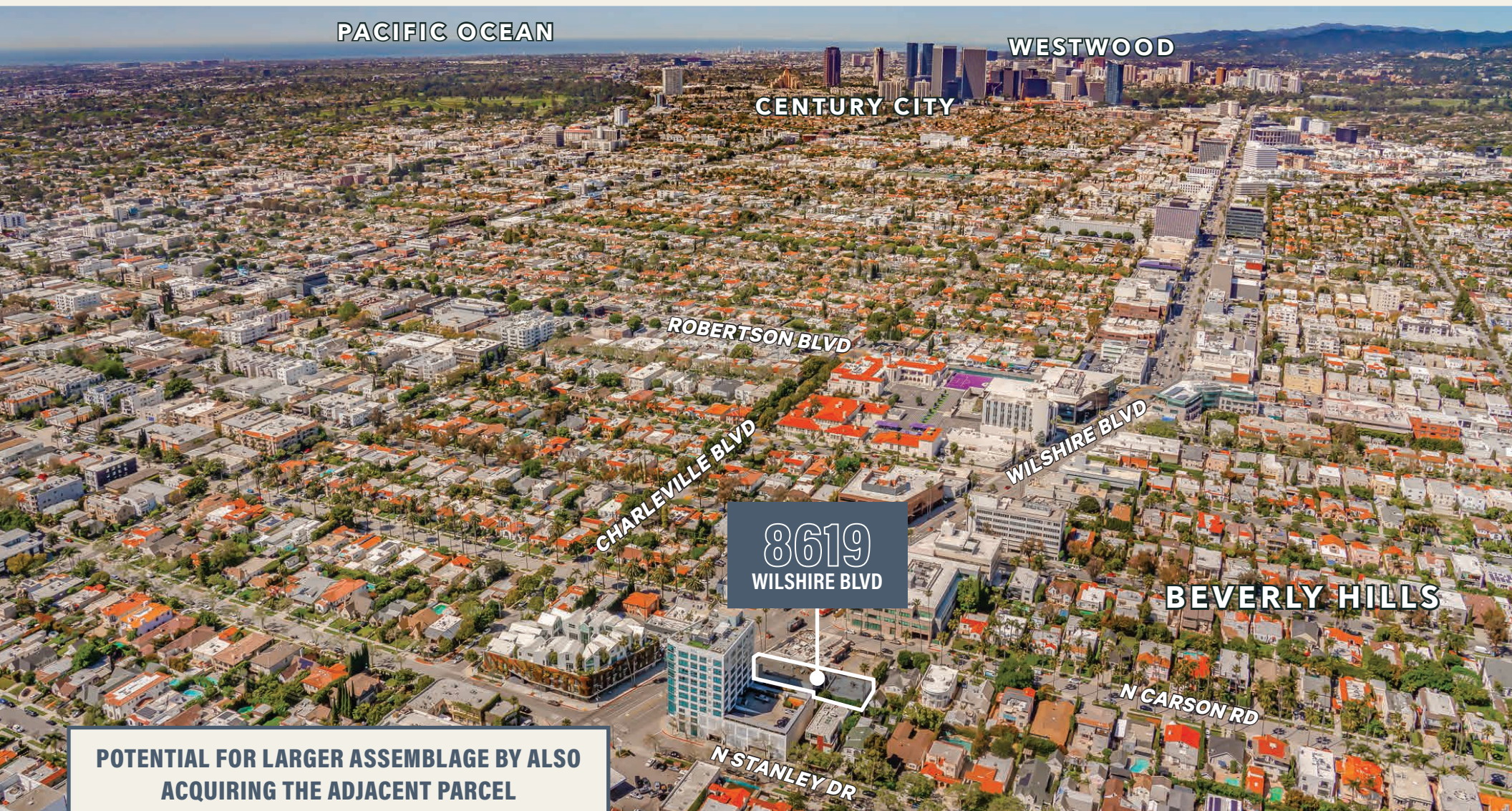


# COURT ORDERED SALE

8619 Wilshire Blvd., Beverly Hills, California

OWNER-USER, INVESTMENT, OR REDEVELOPMENT OPPORTUNITY  
SALE IS SUBJECT TO COURT CONFIRMATION AND MAY BE SUBJECT TO OVERBID  
ZONING: BHC3 • TOTAL LOT SIZE: ±11,581 SF



POTENTIAL FOR LARGER ASSEMBLAGE BY ALSO  
ACQUIRING THE ADJACENT PARCEL

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[www.8619WilshireBevHills.com](http://www.8619WilshireBevHills.com)

**CBRE**





HOLLYWOOD

WEST HOLLYWOOD

Television City

The Grove  
The Original Farmers Market

Pacific Design Center

Beverly Center

Trader Joe's

SAN VICENTE BLVD



Future  
Wilshire/La  
Cienega  
(under construction)  
Three blocks away

8333 Wilshire

Beverly Hills Design Institute

8619  
WILSHIRE BLVD

BEVERLY HILLS

Fine Arts Theatre

LA CIENEGA BLVD

City National Bank

WILSHIRE BLVD



**8619**  
**WILSHIRE BLVD**

Beverly Hills, California

[www.8619WilshireBevHills.com](http://www.8619WilshireBevHills.com)

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**CBRE**





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# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

## COURT ORDERED SALE

**CBRE**, as exclusive advisor, is pleased to present the opportunity to acquire 8619-8621 Wilshire Boulevard: an **owner-user, investment, or redevelopment opportunity with in-place income** in Beverly Hills, California.

The Property is improved with **7,200 square feet of retail buildings on  $\pm 11,581$  square foot (0.27 acres) of land.**

- \$172,704 annual in-place rental revenue (64% occupied)
- Proximate to two future Metro subway Wilshire Boulevard stations
- BHC3 / Mixed-use overlay zoning
- Business plan flexibility – current leases are month-to-month

### POTENTIAL FOR LARGER ASSEMBLAGE

In addition to the Subject Property, the adjacent 12,774 square foot lot located at **8633 Wilshire Boulevard** is also available for sale (different owner).

If combined the three APNs at **8619-8621 Wilshire** and **8633 Wilshire** would total  $\pm 24,355$  square feet of land, representing an extremely rare opportunity to create an assemblage on Wilshire Boulevard in the highly desirable Beverly Hills submarket.

8619 Wilshire is situated on Wilshire Boulevard between La Cienega Boulevard and Roberston Boulevard, within walking distance to shops and restaurants of the famed Beverly Hills Golden Triangle.

The Property boasts a Walk Score of 94 out of 100 (a “Walker’s Paradise”) and is proximate to destination restaurants, global law firms, distinguished talent agencies, luxury hotels, and esteemed medical centers.

Top employment centers in Beverly Hills, Century City and the Miracle Mile are easily accessed, and the neighborhoods of Beverly Grove, West Hollywood and South Carthay are close by.

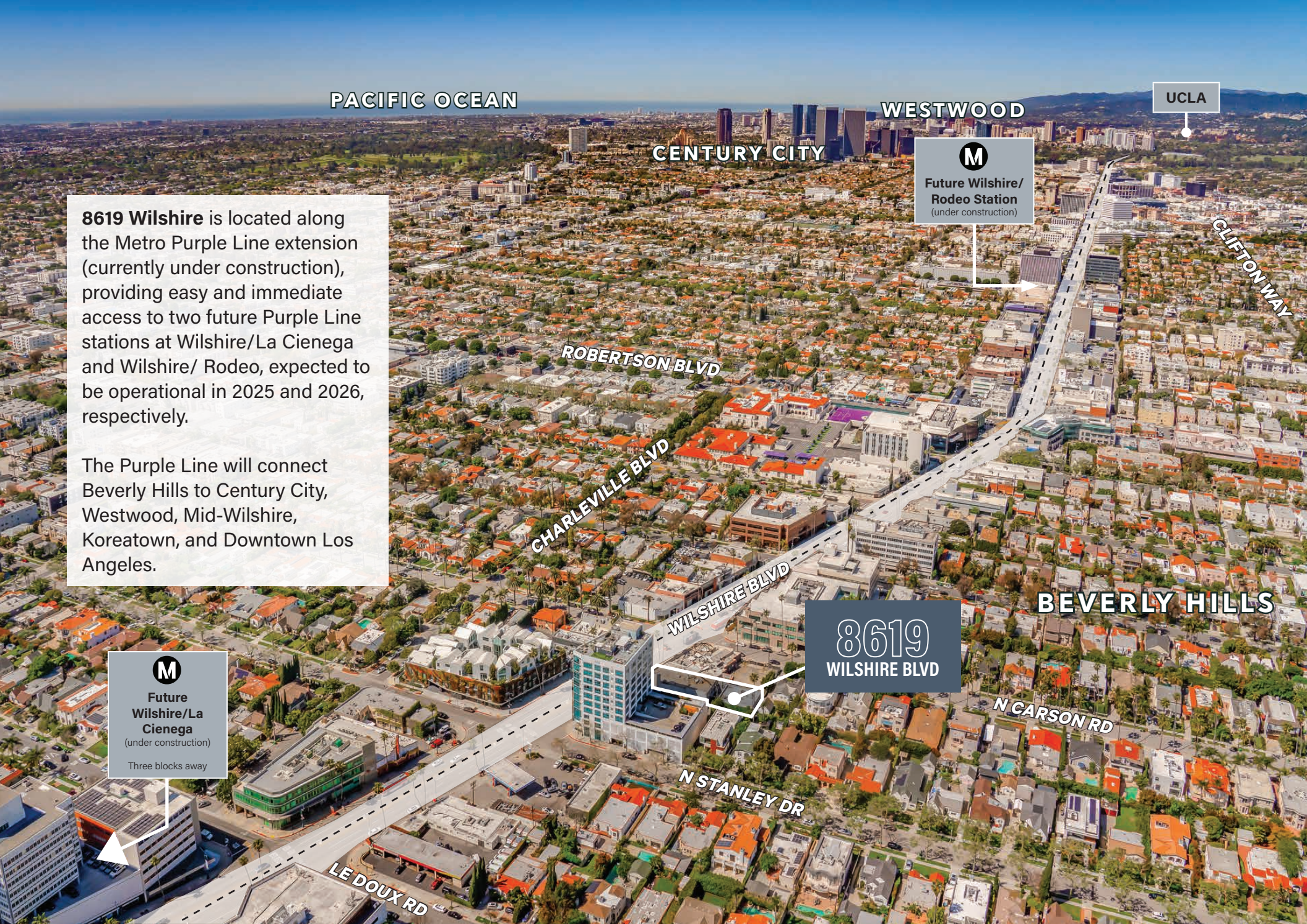


**The sale of the property is subject to court confirmation and may require overbid.**

**Price:**  
\$13,500,000

**Property Website:**  
[www.8619WilshireBevHills.com](http://www.8619WilshireBevHills.com)





PACIFIC OCEAN

CENTURY CITY

WESTWOOD

UCLA

CLIFTON WAY

ROBERTSON BLVD

CHARLEVILLE BLVD

WILSHIRE BLVD

BEVERLY HILLS

N CARSON RD

N STANLEY DR

LE DOUX RD

**8619 Wilshire** is located along the Metro Purple Line extension (currently under construction), providing easy and immediate access to two future Purple Line stations at Wilshire/La Cienega and Wilshire/ Rodeo, expected to be operational in 2025 and 2026, respectively.

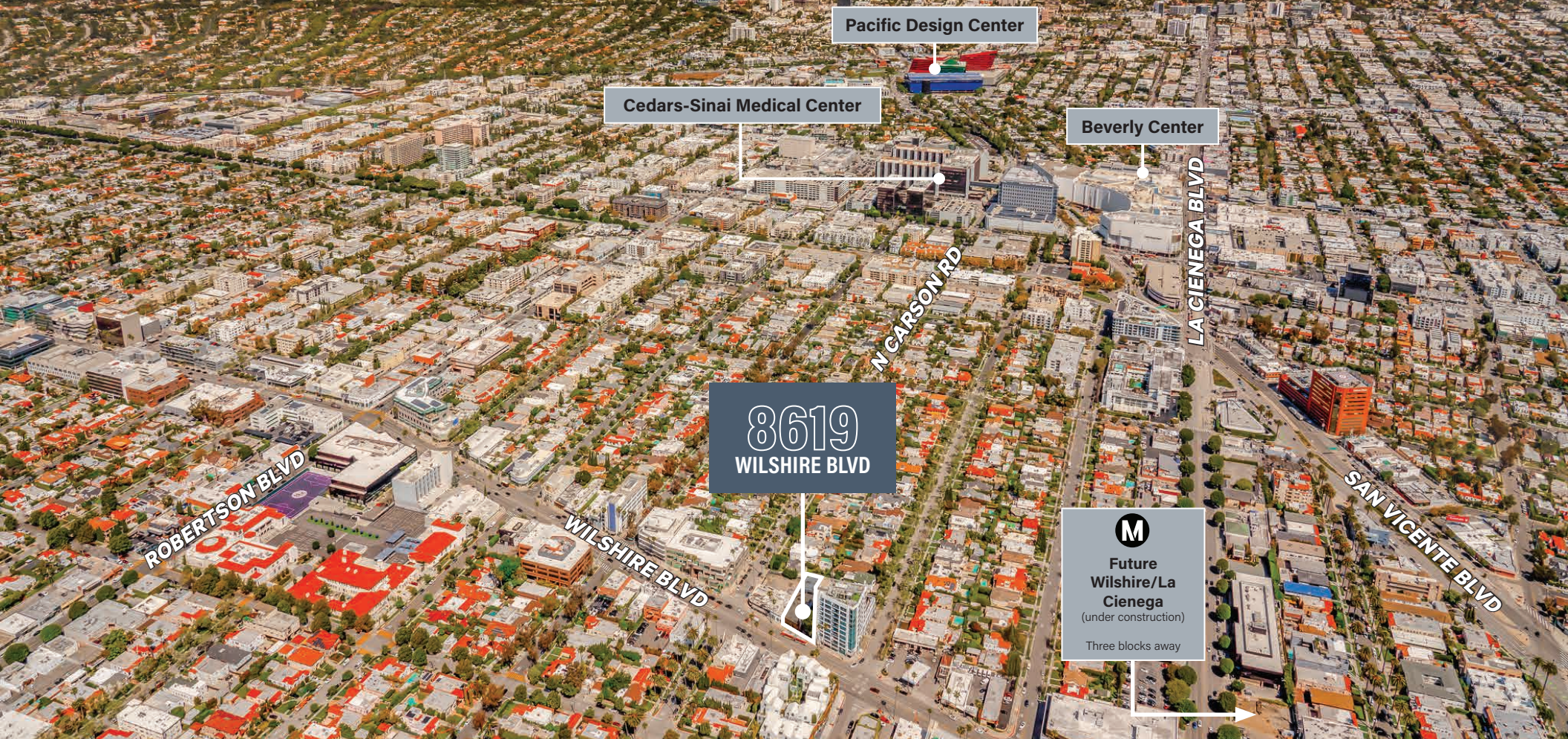
The Purple Line will connect Beverly Hills to Century City, Westwood, Mid-Wilshire, Koreatown, and Downtown Los Angeles.

**M**  
Future Wilshire/  
Rodeo Station  
(under construction)

**M**  
Future  
Wilshire/La  
Cienega  
(under construction)  
Three blocks away

**8619**  
WILSHIRE BLVD





## OPPORTUNITY HIGHLIGHTS

- Well-located investor or owner-user property with future redevelopment potential
- Potential for larger assemblage by acquiring the adjoining ±12,774 square foot parcel along Wilshire Blvd. (Different owner.)
- In-place income
- NO "Mansion Tax" in City of Beverly Hills
- Proximate to two future Wilshire Boulevard metro subway portals
- WalkScore of 94 out of 100: a "Walker's Paradise"
- Site is zoned BHC3 allowing for mixed-use redevelopment

## MARKET HIGHLIGHTS

- Submarket with some of most valuable land in the world
- Highly affluent demographics in a global destination
  - 2028 projected Average Household Income: \$209,861
  - 65.8% have a Bachelor's, Graduate, or other professional degree



# POTENTIAL FOR LARGER ASSEMBLAGE

In addition to the Subject Property located at **8619-8621 Wilshire Boulevard**, the adjacent property located at **8633 Wilshire Boulevard** (*different owner*) is also being marketed for sale.

## 8633 WILSHIRE BOULEVARD OVERVIEW INFORMATION:

Number of APNs:	One
Lot Size:	±12,774 (0.29 Acres) square feet spanning two parcels
Current Use:	Vacant; ±6,877-square-foot commercial building
Zoning:	BHC3

If combined the three APNs at **8619-8621 Wilshire Boulevard** and **8633 Wilshire Boulevard** would total ±24,355 of land, allowing for a total unit count of up to 88 units.

Ware Malcomb Architects have prepared a conceptual site study (see following page) showing a conceptual mixed-use luxury residential project consisting of 20 units and 5,744 square feet of retail.

Ware Malcomb contact:

**Sergio Valentini, AIA, RIBA, NCARB, LEED AP BD+C**

Southern California Regional Principal

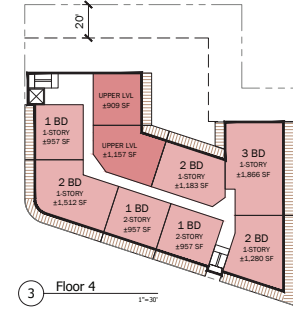
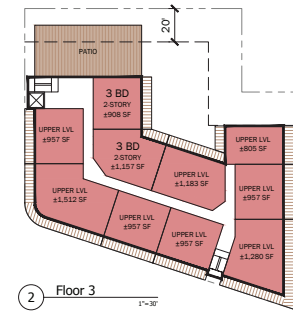
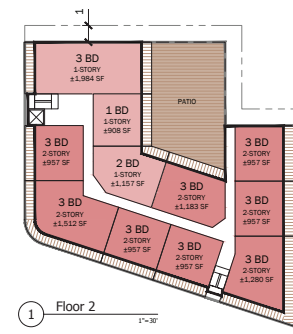
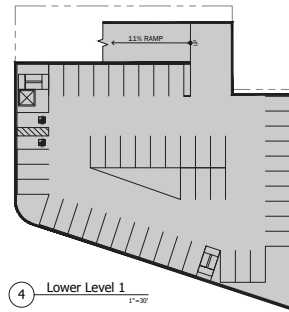
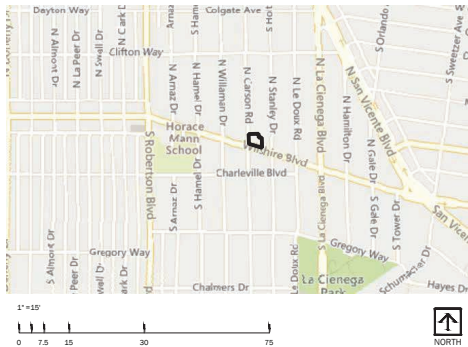
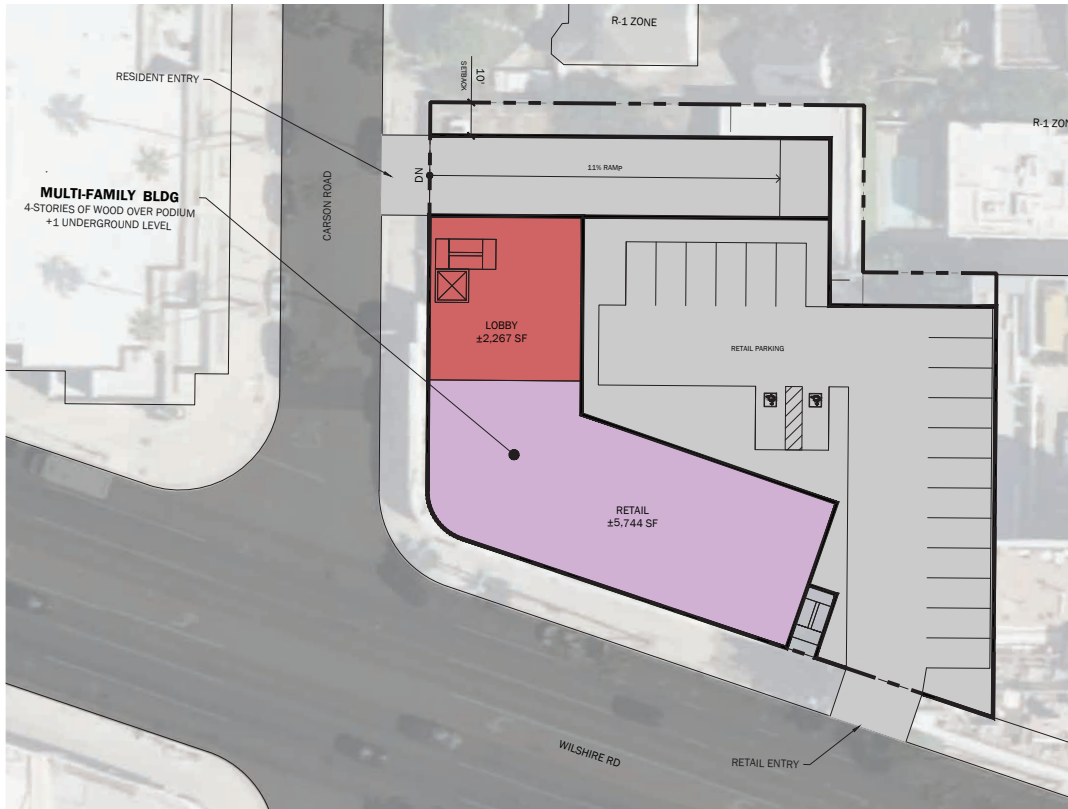
D +1 310 903 4013 | P +1 310 903 4000 x1244 | M +1 312 852 2065

**WARE MALCOMB**



*Please contact Kamran Paydar or Kadie Presley Wilson to discuss the potential for larger assemblage.*





**PROJECT DATA** *Values are approximated for initial site planning purposes only*

<b>Development Standards</b>			
Jurisdiction	City of Beverly Hills		
Zoning Designation	C-3 - Commercial Zone		
Overlay Zone	MU - Mixed Use		
Height District	Height District A		
Density Regulations	Base	State Bonus	
Max Density	1/550 SF	1/275 SF	4
Max Units (Calculated)	44 DU	89 DU	
Max F.A.R.	2.00	2.70	
Max Area (Calculated)	48,756 SF	65,820 SF	
Max Height	45 FT	56 FT	
Max Stories	3 Stories	-	
Max Avg Unit	1,750 SF	-	2
Outdoor Living	200 SF/DU	-	1
Setbacks	Front	None	
	Side	None	
	Rear	10' for Floors 1-2	
		20' for Floors 3+	
<b>Parking Standards</b>			
Min Stall Size	9x19		
Min Compact Size	7.5x17		
Min Compact %	50%		
Tandem %	20%		
Drive Aisle	Varies		
Required Parking	Base	State Bonus	
	2 Bed	2.5/DU	1.0/DU
	3 Bed	3.0/DU	1.0/DU
	Guest	.25/DU	.00/DU
	Retail	1/350 SF	1/350 SF
<b>Development Summary</b>			
Gross Site Area	24,378 SF	0.56 AC	
Total Unit Count	20 DU		
Total Parking	70 Stalls		
Avg. Unit Area	1,713 SF		
Gross Floor Area†	62,698 SF		
Retail	5,744 SF		
Site Density	35.74 DU/AC		
F.A.R.	2.57		

† Gross area is measured to the exterior of frame walls including balconies, patios, and balcony storage. Garage is not included

**Unit Tabulations**

Unit Types	Avg. Net Area†	Unit Count	Total Net Area†	Unit Mix
1-Story 1 Bed 1 Bath	945 SF	4 DU	3,779 SF	20%
1-Story 2 Bed 2 Bath	1,283 SF	4 DU	5,131 SF	20%
1-Story 3 Bed 2 Bath	1,925 SF	2 DU	3,849 SF	60%
2-Story 3 Bed 2 Bath	2,150 SF	10 DU	21,497 SF	
Total/Average	1,713 SF	20 DU	34,257 SF	100%

† Net area is measured to the exterior of frame walls. Balconies, patios, and balcony storage are not included.

**Parking Summary**

Parking Required	Base	State Bonus
2 Bed	10 Stalls	4 Stalls
3 Bed	36 Stalls	12 Stalls
Guest	5 Stalls	0 Stalls
Retail	16 Stalls	16 Stalls
Total Required	75 Stalls	36 Stalls
Parking Provided	Retail	20 Stalls
	Resident	50 Stalls
Total Provided		70 Stalls
		@3.50 Stalls/DU

- Notes**
- The average of the floor areas of all residential units in a mixed use development shall not exceed one thousand seven hundred fifty (1,750) square feet.
  - Private outdoor living space contiguous to a dwelling unit shall be provided on or above the ground level and shall be screened from view from ground level. Each dimension, including the length, width and depth of such space, shall be at least six feet (6').
  - Common outdoor living space developed for the use and recreation of all residents of the site area shall be provided on or above the ground level. Each dimension, including the length, width and depth of such space, shall be at least fifteen feet (15').
  - Outdoor living space that projects into a required yard above the ground level shall not satisfy the requirements of this section.
  - Up to 20% of the total number of multiple-family dwelling units in a project can satisfy the parking requirements of this section through the use of tandem parking spaces.
  - Per AB 1287 up to 100%.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:  
CITY PLAT MAP  
Stormwater Management Design:  
ASSUMED UNDERGROUND SYSTEM

SCHEME: 04

**Conceptual Site Plan**  
CBRE Los Angeles  
8635 Wilshire Blvd, Beverly Hills, CA 90211

**WARE MALCOMB**

LAX24-0063-00  
2024.05.30

PAGE  
01





# PROPERTY DESCRIPTION





8619  
WILSHIRE BLVD

N CARSON RD

WILSHIRE BLVD

N STANLEY DR

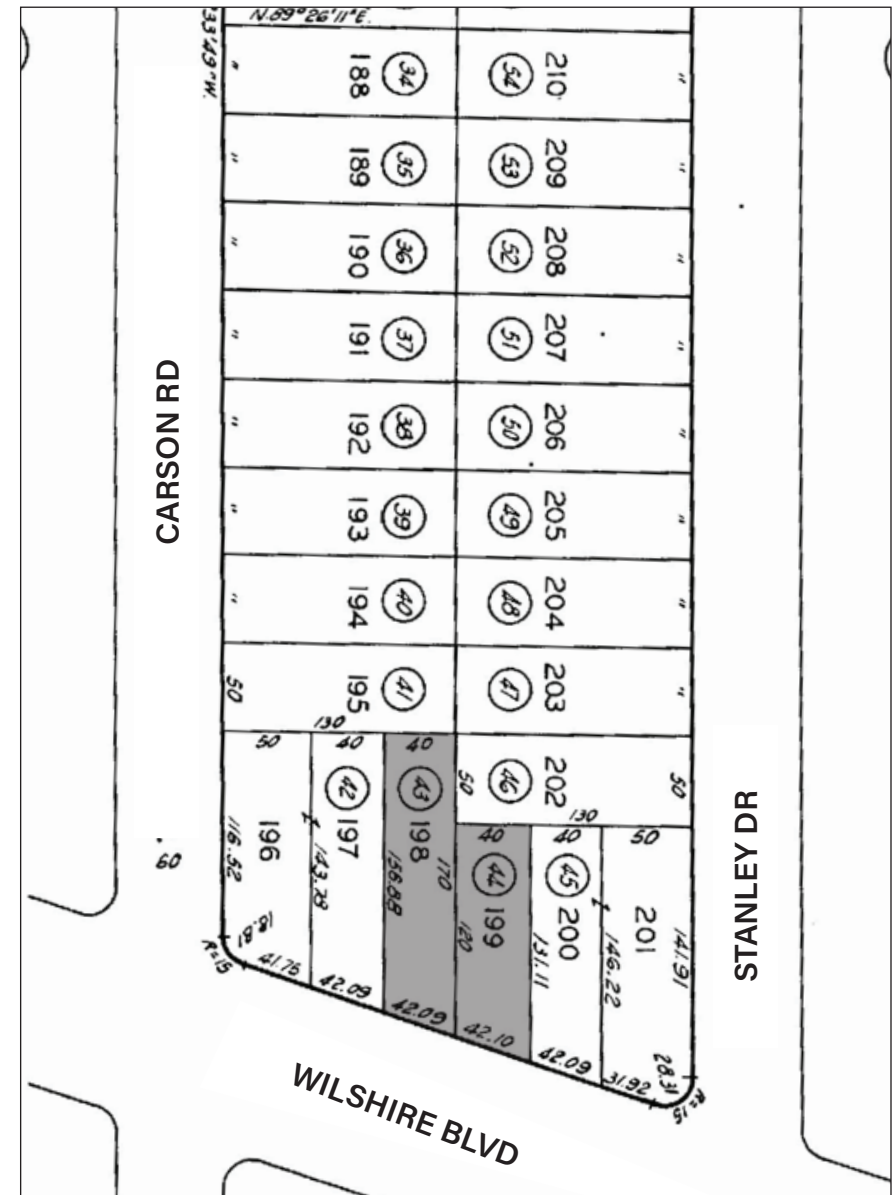


# PROPERTY DESCRIPTION

<b>Address:</b>	8619-8621 Wilshire Boulevard Beverly Hills, California 90211
<b>APNs:</b>	4334-014-043, 4334-014-044
<b>Lot Size:</b>	±11,581 SF (±0.27 acre)
<b>Frontage:</b>	±84.2 Feet along Wilshire Boulevard
<b>Zoning:</b>	Beverly Hills C3 – Commercial Zone Mixed Use Overlay Zone; Three-Story Mixed-Use Height District
<b>Height Limit:</b>	45 Feet, Three Stories State Density Bonus Height: 56 Feet (Additional 11 Feet)
<b>Current Improvements:</b>	Two retail buildings totaling 7,200 square feet: Two-story, 5,250 square feet One-story, 1,950 square feet
	Year Built: 1948 Parking: 14 Spaces
	64% occupancy as of February 2025  Three Occupied Suites Totalling 4,350 square feet (2,000 SF, 1,200 SF, 1150 SF) Annual base rent/CAM of \$172,704 Month-to-Month  Two vacant suites, 1,200 square feet each. Potential for additional income.



Please click here to access the Property rent roll and financial statements.





# ZONING OVERVIEW

- **Zoning Designation:** The site is zoned BHC3 for mixed-use development with a maximum allowable floor area of 23,162 SF and three stories.
- **BHC3 Permitted Uses:**
  - Office
  - Retail
  - Mixed use residential
- AB 1287 Density Bonus available due transit proximity
- Some medical uses (excluding specialty clinics)
- Cosmetic surgery is possible, but not a specialty clinic
- **Potential conversion opportunity per Beverly Hills Medical Use Ordinance**
- **Medical Use Restrictions:** Building a new medical facility utilizing the entire building is not permitted.
  - Medical Parking requirements are the same as for office and retail uses.
  - There are no offsetting measures (outside of building codes) or costs to accommodate medical use.



## ZONES

### SINGLE FAMILY RESIDENTIAL

- R-1 One-Family Residential Zone
- R-1.X One-Family Residential Zone
- R-1.5X One-Family Residential Zone
- R-1.5X2 One-Family Residential Zone
- R-1.6X One-Family Residential Zone
- R-1.7X One-Family Residential Zone
- R-1.8X One-Family Residential Zone

### MULTI-FAMILY RESIDENTIAL

- R-3 Multiple Residential Zone
- R-4 Multiple Residential Zone
- R-4X1 Residential Income and Multiple Dwelling Zone
- R-4X2 Multiple Residential Zone
- R-4-P Residential Parking Zone
- RMCP Multiple-Family Residential-Commercial Parking Zone

### COMMERCIAL

- C-3 Commercial Zone
- C-3A Commercial Zone
- C-3B Commercial Zone
- C-3T-1 Commercial-Transition Zone
- C-3T-2 Commercial-Transition Zone
- C-3T-3 Commercial-Transition Zone
- C-5 Commercial Zone

## INSTITUTIONAL/GOVERNMENT

- Church Zone
- P-S Public Service Zone
- S School
- T-1 Transportation Zone
- Parks, Reservoirs, Government (Unzoned)

## SPECIFIC PLAN AREAS & OVERLAY

- 9900 Wilshire Specific Plan
- Beverly Hilton Specific Plan
- Beverly Hills Garden Specific Plan
- Beverly Hills Hotel Specific Plan
- One Beverly Hills Overlay Specific Plan
- C-3 (AR) Adaptive Reuse Planned Development Overlay Zone
- C-H(O) Commercial Hotel Overlay Zone
- C-R Commercial-Retail Overlay Zone
- C-R-PD Commercial Retail Planned Development Overlay Zone
- E-O-PD Entertainment Office Planned Development Overlay Zone
- M-PD-2 Mixed Use Planned Development Overlay Zone
- M-PD-3 Mixed Use Planned Development Overlay Zone
- M-PD-4 Mixed Use Planned Development Overlay Zone
- M-PD-5 Mixed Use Planned Development Overlay Zone
- Medical Use Overlay Zone
- T-O Transportation Overlay Zone
- Mixed Use Overlay Zone
- Hillside Area and Central Area Boundary
- City Boundary



# ZONING SUMMARY - MULTIFAMILY REDEVELOPMENT



*Please click here to access the Zoning Site Assessment Summary & Ware Malcomb Architect's conceptual site analysis.*

<b>Lot Area:</b>	11,581 SF
<b>Zoning:</b>	C-3 / Mixed-Use Overlay Zone
<b>Density Per Dwelling Unit:</b>	Shall not exceed one unit per 550 SF of site area
<b>Base Density:</b>	±21   For projects with 10 units or more, 10% of the housing units are required to be affordable
<b>State Density Bonus:</b>	Per AB 1287 up to 100%
<b>Est. Max Units Allowed with SDB:</b>	±42
<b>Affordable Component:</b>	15% Very Low Income, 24% Low Income or 44% Moderate Income
<b>Est. 15% VLI Affordable Units:</b>	±7
<b>Base Height:</b>	45 Feet, 3 Stories
<b>State Density Bonus Height:</b>	56 Feet (Additional 11 Feet)
<b>Base FAR:</b>	2:1   There is no max FAR restriction for residential uses in a mixed-use development
<b>Base FAR Square Footage:</b>	±23,162
<b>State Density Bonus FAR - Additional 35%:</b>	±31,268
<b>Setback Front:</b>	None Required
<b>Setbacks Side:</b>	None Required
<b>Setback Rear:</b>	10 Feet for Floors 1 & 2   20 Feet for Floors 3 & 4
<b>State Density Bonus Setbacks:</b>	Up to 20% decrease in the required width or depth of any individual yard or setback
<b>Parking:</b>	67 Spaces Required ( $\pm 23,162 / 350 = 66.17$ )
<b>State Density Bonus Parking:</b>	1 Space per Unit
<b>Open Space:</b>	200 SF of usable outdoor living space for each dwelling unit
<b>Open Space State Density Bonus:</b>	Up to 20% decrease in required Open Space
<b>Minimum Unit Size Requirements:</b>	Studio - 500 Square Feet 1 Bedroom Unit - 500 Square Feet 2+ Bedroom Unit - 800 Square Feet The average of the floor areas of all residential units in a mixed-use development shall not exceed 1,750 SF.



# DOWNTOWN LOS ANGELES



## MARKET COMPARABLES - LAND SALES



# SELECT BEVERLY HILLS LAND SALES

Criteria: \$735 or Higher Per Square Foot, Sold from April 2019 - January 2025

SOURCE: COSTAR, SORTED BY PRICE PER SQUARE FOOT

PROPERTY ADDRESS	ZIP	SALE PRICE	LAND SIZE SF	PRICE PER SF	SALE DATE	ZONING	PROPOSED USE
9200 Wilshire Blvd	90212	\$130,000,000	40,737	\$3,191	05/08/19	C3	Mixed Use, MultiFamily, Retail
9300 Wilshire Blvd	90210	\$25,150,000	16,416	\$1,532	04/15/19	R1YY	Office
8635 Wilshire Blvd	90211	\$16,000,000	12,757	\$1,254	12/22/20	C3	-
415 N Crescent Dr	90210	\$18,750,000	15,263	\$1,228	06/18/21	C3BY	Office
415 N Crescent Dr	90210	\$16,000,000	15,246	\$1,049	05/31/19	C3BY	Office
8844 Burton Way	90211	\$27,400,000	26,779	\$1,023	06/21/19	R4YY	Apartment Units, MultiFamily
9970 Santa Monica Blvd	90212	\$11,700,000	12,197	\$959	02/09/23	C3	Redevelopment Project
329-335 S Robertson Blvd	90211	\$10,100,000	13,743	\$735	11/15/19	C3YY	-
129 S Linden Dr	90212	\$16,000,000	21,780	\$735	10/28/19	R4P	Apartment Units, MultiFamily

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.





# CULVER CITY

La Cienega Park & Community Center



Future  
Wilshire/La  
Cienega  
(under construction)

Three blocks away

Fine Arts Theatre

8619  
WILSHIRE BLVD

Horace Mann  
Elementary School

SAN VICENTE BLVD

LA CIENEGA BLVD

WILSHIRE BLVD

ROBERTSON ROAD

BEVERLY HILLS

## AREA OVERVIEW



# BEVERLY HILLS



The Property is located in Beverly Hills, one of the most celebrated, in-demand destinations in the world. A name long associated with sophistication, glamour, and elegance, it is a distinguished city offering the very best in hotels, shopping, dining, and service. Incorporated in 1914, Beverly Hills has since attracted waves of movie stars, entertainers and business executives who have sought to live and build their fortunes in this illustrious place of wealth and beauty. The city is a world-class destination and attracts 6 million tourists a year from around the globe to shop, dine, and rub shoulders with Hollywood's elite. Beverly Hills, West Hollywood, and adjacent Bel Air, Westwood, and Century City encompass some of the most exclusive, private luxury residences in the world, with home prices among the highest in greater Southern California and the United States.





## A PLAYGROUND FOR THE WORLD'S ELITE

Beverly Hills ranks first among mid-to-large sized cities in the United States for retail sales per capita, with an economy near \$20 billion annually. Per the Beverly Hills Conference & Visitors Bureau, annual visitor direct spending in the City exceeds \$2.27 Billion.

According to the Los Angeles County Assessor's Office, net assessed property valuation in the city of Beverly Hills increased from \$10 billion to over \$39 billion between the years 2001 and 2020.

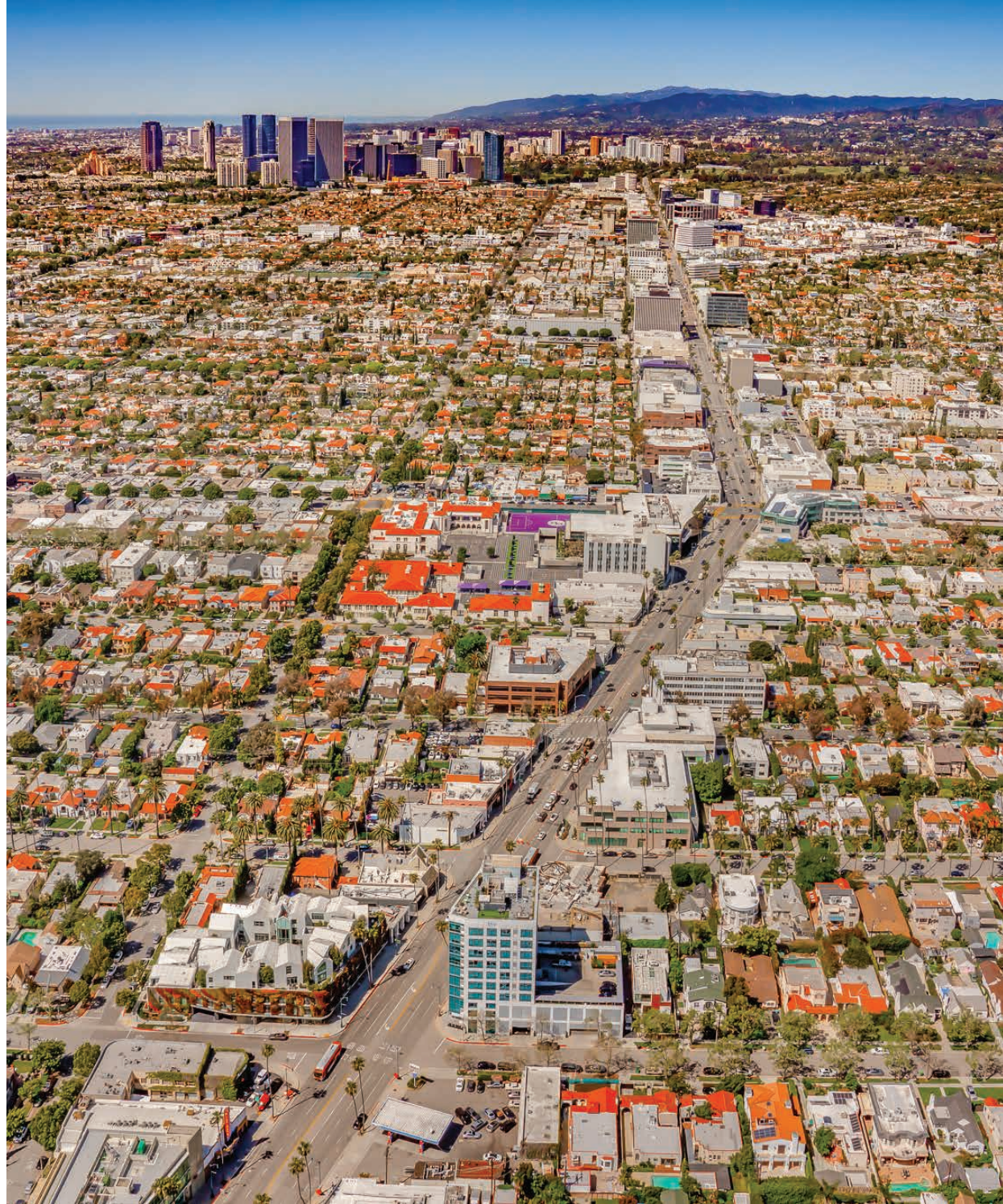
Adding to the area's atmosphere of exclusivity are several high-end golf courses and country clubs. World-renowned for their rich history, gorgeous views and sophisticated clientele, these destinations include the Bel Air, Los Angeles, Riviera, Hillcrest and Wilshire Country Clubs. Each club adds to the sophisticated culture of Beverly Hills, drawing celebrities and golf aficionados.



# UNRIVALED WEST LA AMENITY BASE

**8619 Wilshire Blvd** boasts an unparalleled address on Wilshire Boulevard in Beverly Hills. This prime location places you at the heart of a dynamic and connected environment. The Property is within a mile of the prestigious Beverly Hills Triangle and offers easy access to major freeways like the I-10 and I-405. Just two blocks away, the soon-to-be-completed Wilshire/La Cienega Metro Station (Purple Line) provides a direct route to Miracle Mile and Downtown LA. Additionally, Santa Monica Boulevard (CA Route 2) is less than a mile away.

Beyond its exceptional connectivity, **8619 Wilshire Blvd** is surrounded by a vibrant mix of developments. Planned and proposed multifamily housing options are on the rise, while established upscale neighborhoods like Beverly Hills, West Hollywood, Hancock Park, and Culver City provide a sophisticated backdrop. Additionally, you'll find yourself neighbors with some of the most renowned technology and media companies in the world, including Google, Apple, Amazon, Sony Pictures, and talent agencies like CAA and UTA. Beyond its impressive business landscape, the prestigious location offers unrivaled access to high-end retail stores, acclaimed restaurants, exciting nightlife, renowned medical centers, and diverse cultural attractions.





Sunset Plaza		
OLIVER PEOPLES <small>CONVICT</small>	ZADIG & VOLTAIRE	H&M
aura	SOULCYCLE	EQUINOX
earthbar	sweetgreen	CHINCHIN

Sunset Collection	
burgerlounge <small>the gourmet pizza food service</small>	Joe's Pizza
THUR	FedEx

Melrose Place			
Alice + Olivia	Chloé	BOTTEGA VENETA	BALMAIN PARIS
GOLDEN GOOSE <small>BELLEVUE BRAND VENETA</small>	Diana de la Renta	MARC JACOBS	ISABEL MARANT
THE ROW	Monique Lhuillier	ALFRED <small>DESIGNER CLOTHING</small>	FIG & OLIVE

Golden Triangle				
CÉLINE	D&G	Dior	Cartier	CHANEL
GUESS	HERMÈS PARIS	LACOSTE	LV	BURBERRY LONDON ENGLAND
ALEXANDER MCQUEEN	Salvatore Ferragamo	TOM FORD	SAINT LAURENT PARIS	VERSACE
BALENCIAGA	TOM FORD	Naiman Marcus	Stacy's <small>Stacy's Active</small>	VALENTINO
PRADA	BVLGARI	COACH	TIFFANY & CO.	FENDI
MONCLER	JAMES PERSE LOS ANGELES	lululemon athletica	Crate&Barrel	OLIVIERO TOSCANI
Spago	MASTRO'S RESTAURANT	Palm RESTAURANT	e. baldi	Wally's
Beverly Hills Beverly Hills	SIXTY Beverly Hills	Montage Beverly Hills	aka.	LUXE RODEO DRIVE HOTEL

Beverly Center			
Apple	bloomingdale's	BURBERRY	ZARA
GUCCI	H&M	macy's	SAINT LAURENT
SEPHORA	TIFFANY & CO.	tocaya <small>PROTEINCA</small>	eggslut

Beverly Connection	
CVS pharmacy	NORDSTROM rack
JOEF 5TH	TARGET
OLD NAVY	corner bakery
BAJA FRESH	Jamba

The Grove			
AMC THEATRES	American Girl	Apple	NORDSTROM
lululemon	Madewell	NIKE	SEPHORA
MAGGIANO'S <small>LITTLE ITALY</small>	Sprinkles	The Cheesecake Factory	WOOD RANCH BBQ & GRILL

8619  
WILSHIRE BLVD





Mercedes-Benz

DIRECTORS GUILD OF AMERICA  
DGA

Jim Henson  
THE JIM HENSON COMPANY

West Hollywood

FANDANGO  
SWENSON HE

pmbc  
Your Technology PR Partner  
Inception  
COMPANY

HSBC  
Comerica

LIVE NATION  
ENTERTAINMENT

UTA

vista

Cedars Sinai

CBS

UCLA

CITY NATIONAL BANK

Platinum Equity

Beverly Hills

Cedars Sinai

Cedars Sinai

MAGNIFY  
at CNSI

LOEB & LOEB  
LLP

BEVERLY HILLS  
CHAMBER  
of COMMERCE

Google

COMPLEX  
NETWORKS

Concentra

Cedars Sinai

Cedars Sinai

MEDTECH  
INNOVATOR

Westwood

SULLIVAN  
& CROMWELL

Morgan Stanley

PACIFIC CAPITAL

ACADEMY  
OF MOTION PICTURE  
ARTS AND SCIENCES

kb  
HOME

eharmony

COICIO

IRELL & MANELLA  
LLP

WAVE

ERVIN COHEN & JESSUP LLP

UBS

BANK OF AMERICA

MGM

boingo

Century City

Houlihan Lokey

FOX | STUDIO LOT

Disney

VA  
HEALTH CARE

WPP

ENDEAVOR  
CONTENT

ILFC  
INTERNATIONAL LEASE FINANCE  
CORPORATION

A&E

LOWE

Apple

SAMITOUR

RIOT GAMES

RIOT GAMES

Google

FOX | STUDIO LOT

Westfield

HBO

Apple

Goldman Sachs

technicolor

JAMCITY

Apple

Culver City



# TRANSPORTATION - METRO RAIL PURPLE LINE



**8619 Wilshire Blvd** is a 1 minute walk from the future Wilshire/La Cienega Metro Station, and less than 1/2 mile away from the future Wilshire/Rodeo Metro Station, which are slated to be serviced by the Purple Line in 2026. Metro Rail is the rapid transit rail system consisting of seven separate lines (the A (Blue), B (Red), C (Green), D (Purple), E (Expo), K (Pink) and L (Gold) Lines) which cumulatively serve over 90 stations throughout Los Angeles County. The Purple Line currently runs from Downtown Los Angeles and terminates at Wilshire/Western Station in the heart of Koreatown. The under construction Purple Line Expansion will eventually extend to West Los Angeles, offering a dependable alternative for commuters traveling between Downtown Los Angeles, Mid-Wilshire, Beverly Hills, Century City and Westwood/UCLA. It is anticipated that the Westwood/VA Hospital Metro Station will be operational by 2027.



# PROMINENT AREA EMPLOYERS INCLUDE:





# DEMOGRAPHIC SUMMARY

*Within a 1 Mile Radius of 8619 Wilshire Blvd.*

Population	
2024 Population	42,834
Place of Work	
2024 Businesses	8,960
2024 Employees	63,600
Education	
% of the Population, Age 25 and Over, who have a Bachelor's, Graduate or other Professional Degree	70.9%
Household Income	
2024 Average Household Income	\$162,917
2029 Average Household Income	\$184,752
% of Households with Income of \$200,000 or More	25.7%
Housing Value	
Housing Units	24,323
Median Year Built	1961
Housing Supply Valued at \$2,000,000 and Over	36.8%
2024 Median Value of Owner Occ. Housing Units	\$1,678,511
2024 Average Value of Owner Occ. Housing Units	\$1,623,683



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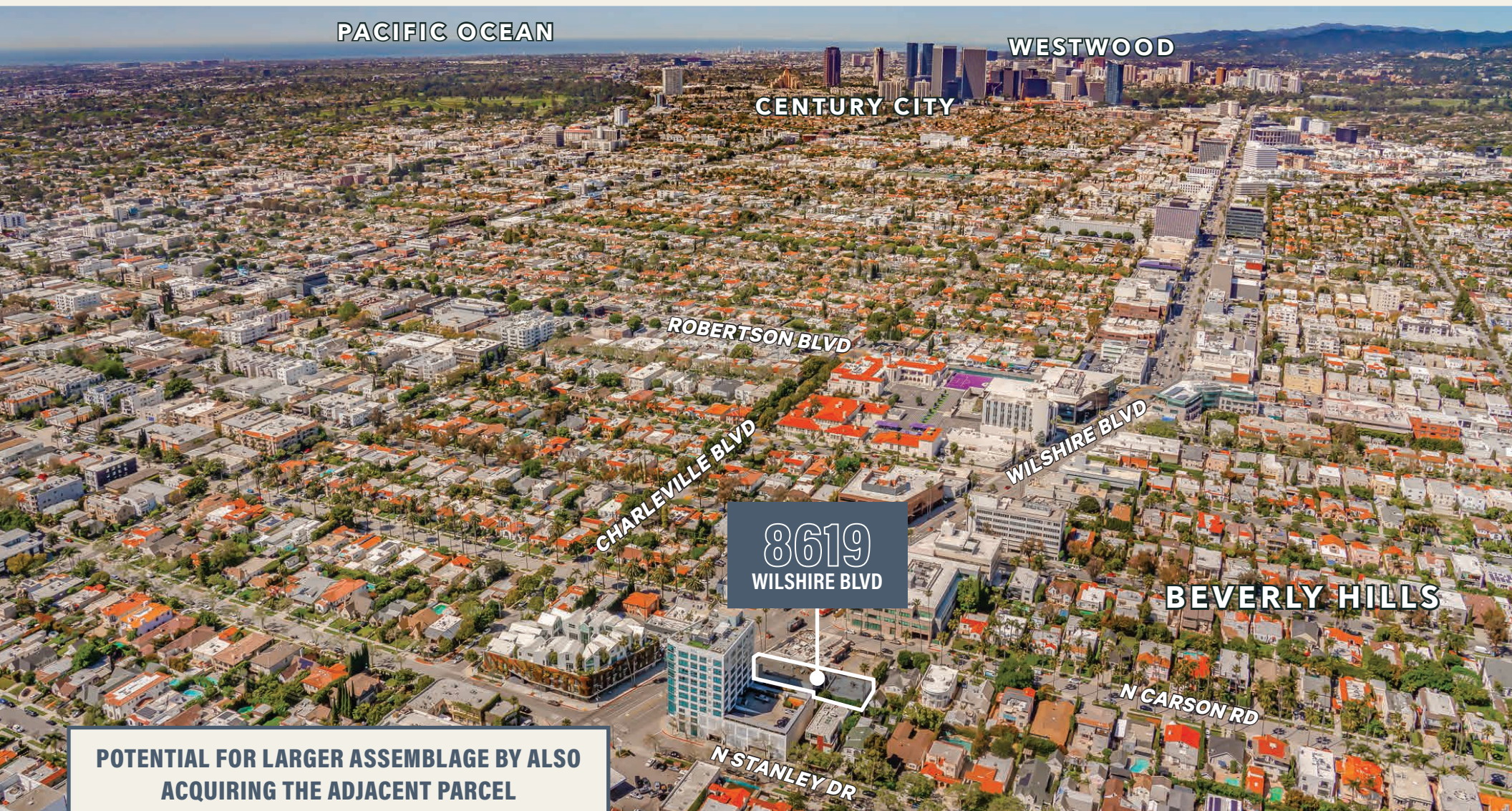
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# COURT ORDERED SALE

8619 Wilshire Blvd., Beverly Hills, California

OWNER-USER, INVESTMENT, OR REDEVELOPMENT OPPORTUNITY  
SALE IS SUBJECT TO COURT CONFIRMATION AND MAY BE SUBJECT TO OVERBID  
ZONING: BHC3 • TOTAL LOT SIZE: ±11,581 SF



POTENTIAL FOR LARGER ASSEMBLAGE BY ALSO  
ACQUIRING THE ADJACENT PARCEL

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**CBRE**