

C.  
CAROLWOOD  
ESTATES

FOR LEASE



258 S BEVERLY DRIVE, BEVERLY HILLS, 90212

EXCELLENT RETAIL STORE FRONT IN PRIME SECTION OF MELROSE AVENUE

# LEASE DETAILS

258 S BEVERLY DR  
BEVERLY HILLS  
90212

**TERM:**  
Negotiable

**NET TYPE:**  
NNN

**APPROX. SIZE:**  
2,218 SF

**ASKING PRICE:**  
\$6.50 PSF Per Month

Incredible and rare opportunity to open a food operation, retail or showroom in a former major coffee & tea café in Beverly Hills. The space has been demoed and ready for a new tenant and vision! Neighboring tenants include Urth Café, Beverly Hills Bagel, California Pizza Kitchen, Blue Bottle Coffee, Pascal Bakery and Fresh Brothers.

The Beverly Hills office market contains 7.7 million square feet of office space. Beverly Hills offers a central location which has experienced solid demand from an increasing population and employment base that is being driven by a robust tech/media sector in the greater Westside and Los Angeles County. • As part of the Westside Subway Extension project, the D Line for the Metro Line is planned to be extended through Beverly Hills, adding two underground stations at Wilshire/La Cienega and Wilshire/Rodeo. • Post-pandemic, demand from a diverse business base that includes entertainment, media and technology will resume for Beverly Hills office space



## LISTING TEAM

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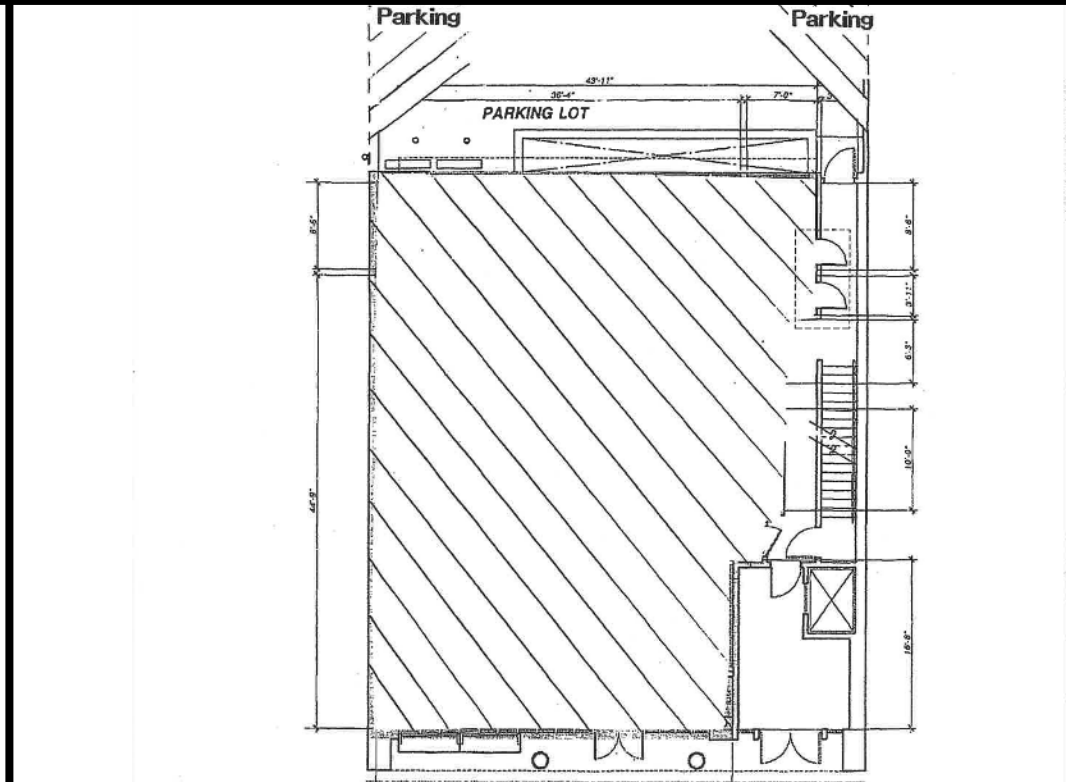
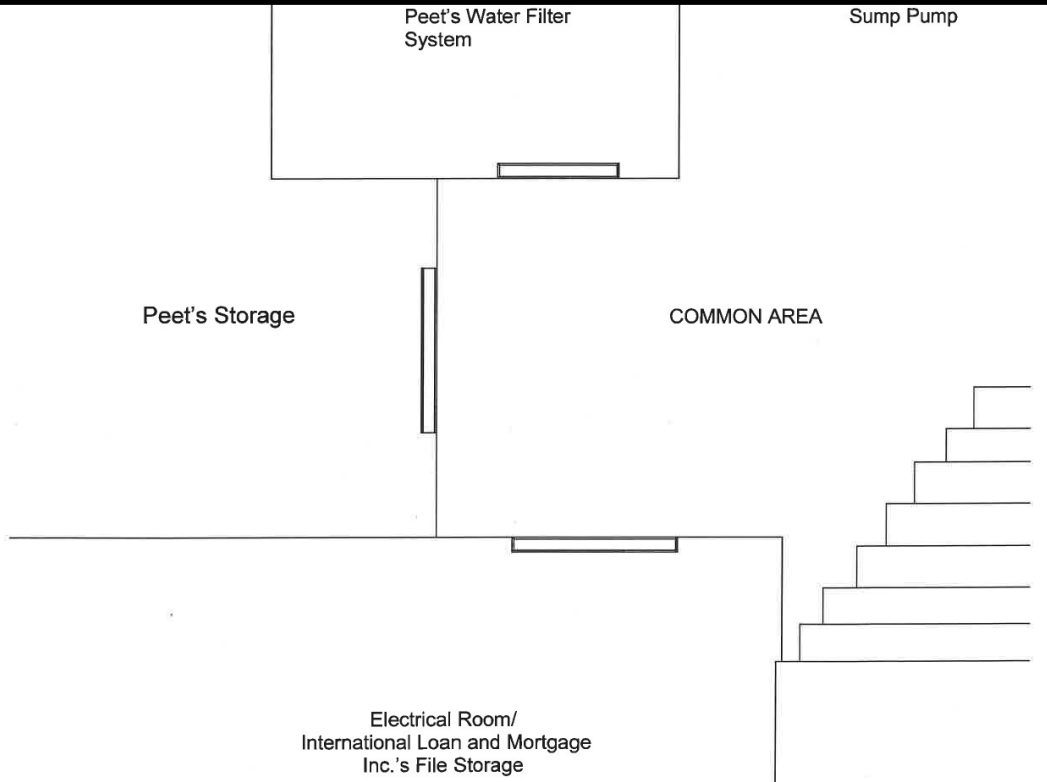
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# 258

## S BEVERLY DR. BEVERLY HILLS

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