

# 130-134

## S. ROBERTSON BOULEVARD



conroy



TAMARACK  
REAL ESTATE SERVICES

LOS ANGELES, CA 90048

HUES

crâne

PORCELINA  
LUXURY TILE BOUTIQUE  
LUXURY TILE BOUTIQUE

River  
LUXURY



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allurehues.com  
team@allurehues.com

HOURS

Monday	Closed
Tuesday	10am - 6pm
Wednesday	10am - 6pm
Thursday	10am - 6pm
Friday	10am - 6pm
Saturday	10am - 7pm
Sunday	Closed

# Property Summary



# Property Summary

SALE OR LEASE	
SALE PRICE	\$5,300,000
TYPE	Retail - Multi-Tenant
YEAR BUILT	1950
APN	4334-005-006
# OF BUILDINGS	1

THE ASSET	
TOTAL UNITS	▪ 3
BUILDING SF	▪ ±3,905 SF
LOT SF	▪ 6,051 SF
PARKING	▪ 6
ZONING	▪ LAC2

# Investment Highlights

## **Prime Robertson Blvd Location (Beverly Hills / West Hollywood Adjacent)**

Positioned on one of LA's most desirable retail corridors, directly adjacent to Beverly Hills and West Hollywood, with immediate proximity to Cedars-Sinai Medical Center—a major driver of daytime population and consistent foot traffic.

## **High-Quality, Walkable Retail Environment (Walk Score: 93)**

Located in a dense, affluent, and highly walkable submarket with strong co-tenancy, destination retail, and consistent pedestrian activity.

## **Stable In-Place Income with NNN Lease Structure**

Three retail tenants—Northern Plank, Allure Hues Salon, and Crâne—operating under triple-net (NNN) leases, minimizing landlord expense exposure and providing predictable cash flow.

## **Near-Term Lease Rollover = Built-In Upside**

Lease expirations over the next 1–4 years offer buyers the ability to occupy, reposition tenants, or re-tenant the asset to capture significant rental upside in a supply-constrained corridor.

## **Attractive Basis at ~5.5% Cap Rate**

Offered at a 5.5% capitalization rate, representing compelling pricing for a trophy West LA retail asset with both stability and value-add potential—especially relative to recent trades in comparable Robertson / Beverly Grove corridors.

## **Strong Demographics & Retail Fundamentals**

Affluent surrounding population with high disposable income, strong barriers to entry, and sustained demand from both local and destination-oriented retail tenants.

## **Efficient, Single-Story Configuration**

One-story retail layout allows for flexible demising, strong street frontage, and ease of leasing, appealing to a wide range of retail and service users.

## **Proven Submarket with Limited Supply**

Robertson Blvd continues to attract boutique retail, showroom, and service tenants, with tight vacancy and limited new development, supporting long-term rent growth.



# Property Layout



130-134 S ROBERTSON BOULEVARD



5



MULTI-TENANT RETAIL BUILDING









# Financial Analysis

# Pricing Summary

## 130-134 N Robertson Blvd

**ASKING PRICE**      ▪ \$5,300,000

**NOI**                      ▪ \$291,422

**CAP RATE**            ▪ 5.50%

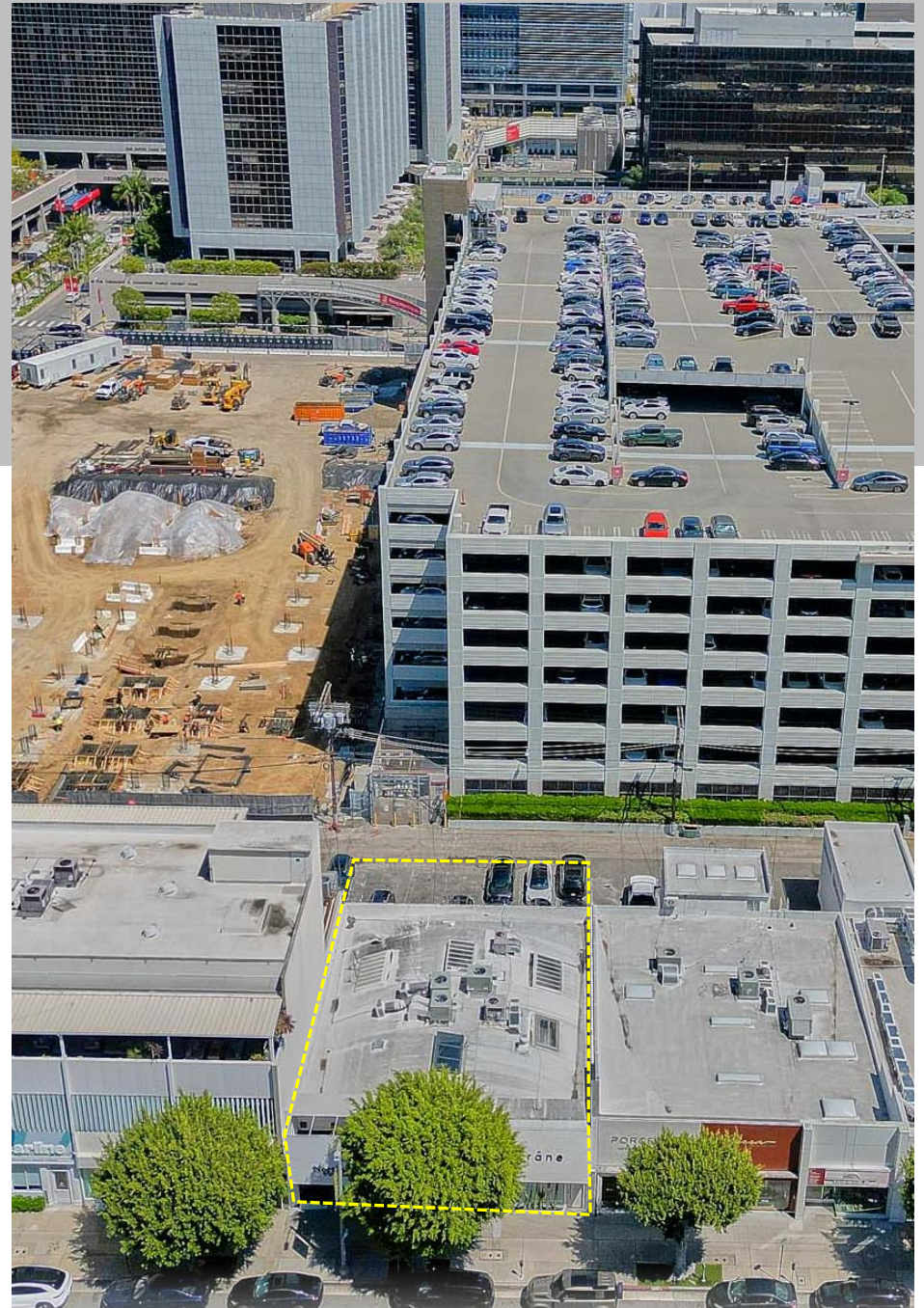
**\$/SF**                    ▪ \$1,357

**TOTAL UNITS**        ▪ 3

**BUILDING SF**        ▪ ±3,905 SF

**LOT SF**                ▪ 6,051 SF

**PARKING**             ▪ 6



# Rent Roll

	SF	Tenant	Monthly Rent	Rent PSF	Security Deposit	Lease Type	Lease Start	Lease End	Options
0130	1,302	Northern Wide Plank Corp	\$8,281	\$6.37	\$8,788	NNN	02/01/2023	01/31/2028	No
0132	1,302	Allure Hues Salon LLC	\$8,047	\$6.19	\$21,450	NNN	12/01/2021	11/30/2026	No
0134	1,302	More Hair Products LLC	\$7,957	\$6.12	\$15,000	NNN	03/01/2022	03/31/2030	No
<b>Total</b>	<b>3,905</b>		<b>\$24,285</b>						



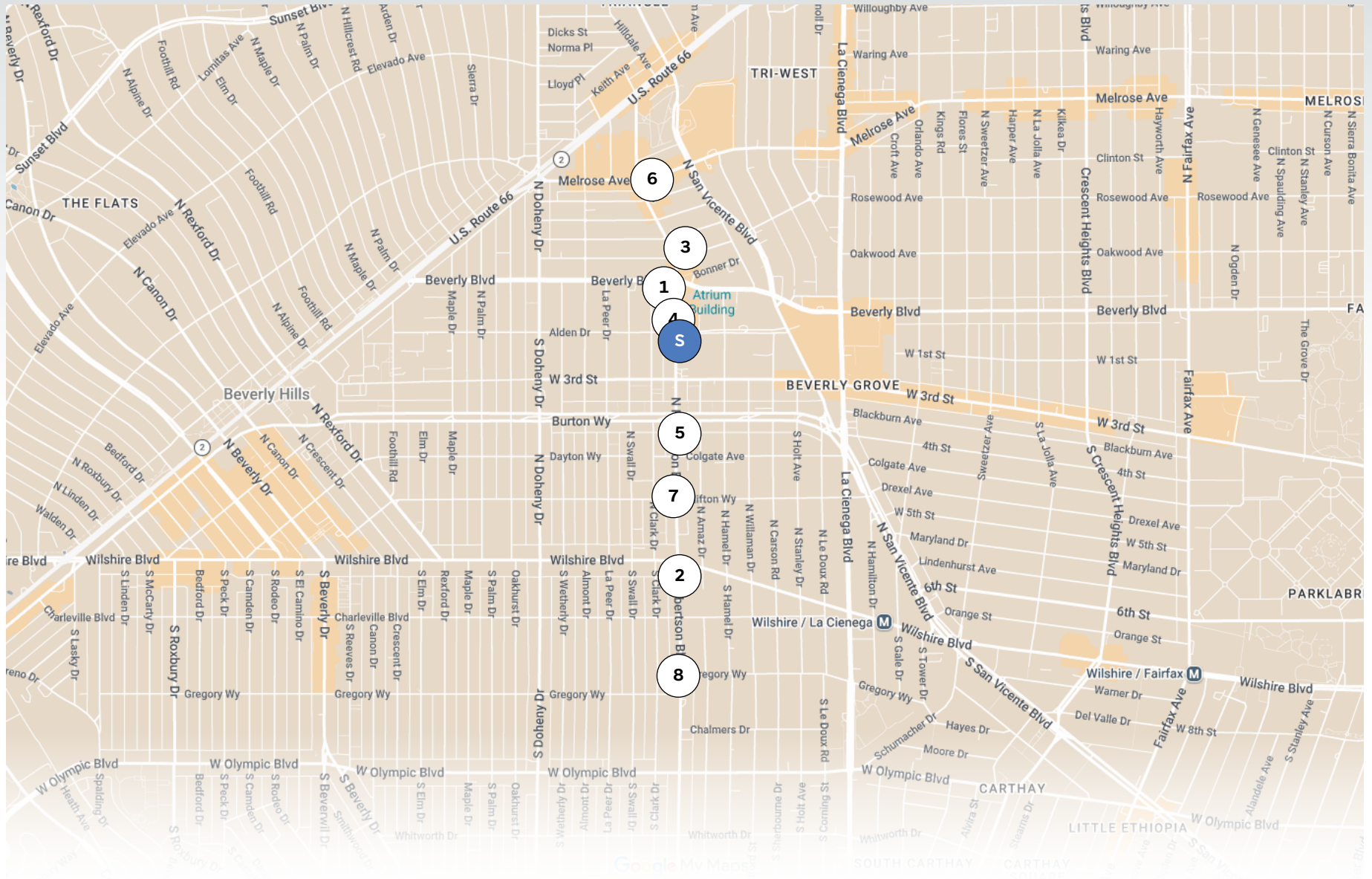


# Market Comparables

# Sales Comparables

	<b>Address</b>	<b>Building SF</b>	<b>Year Built</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Price/SF</b>	<b>Cap</b>
1	131-133 N Robertson Blvd	5,000	1949	1/25/2023	\$10,350,000	\$2,070	4.75%
2	153-155 S Robertson Blvd	2,634	1945	4/18/2024	\$4,450,000	\$1,689	5.56%
3	308-314 N Robertson Blvd	8,838	2007	9/27/2024	\$12,231,997	\$1,384	6.00%
4	106-110 S Robertson Blvd	5,140	1948	12/2/2024	\$4,955,000	\$964	N/A
5	466 N Robertson Blvd	1,701	1946	1/23/2025	\$3,068,705	\$1,804	N/A
6	474 N Robertson Blvd	1,873	1961	1/23/2025	\$4,931,295	\$2,633	N/A
7	165-171 S Robertson Blvd	6,000	1955	6/26/2025	\$4,100,000	\$683	N/A
8	287-297 S Robertson Blvd	7,972	1949	12/23/2025	\$7,850,000	\$985	N/A
<b>S</b>	<b>130-134 N Robertson Blvd</b>	<b>3,905</b>	<b>1950</b>	<b>On Market</b>	<b>\$5,300,000</b>	<b>\$1,357</b>	<b>5.50%</b>

# Sales Comparables





# City of Beverly Hills

*Beverly Hills is one of the most celebrated and desired destinations in the world. A name long associated with sophistication, glamour, and elegance, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining, and services. Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.*



**34,186**  
POPULATION



**\$2M**  
MEDIAN HOME PRICE



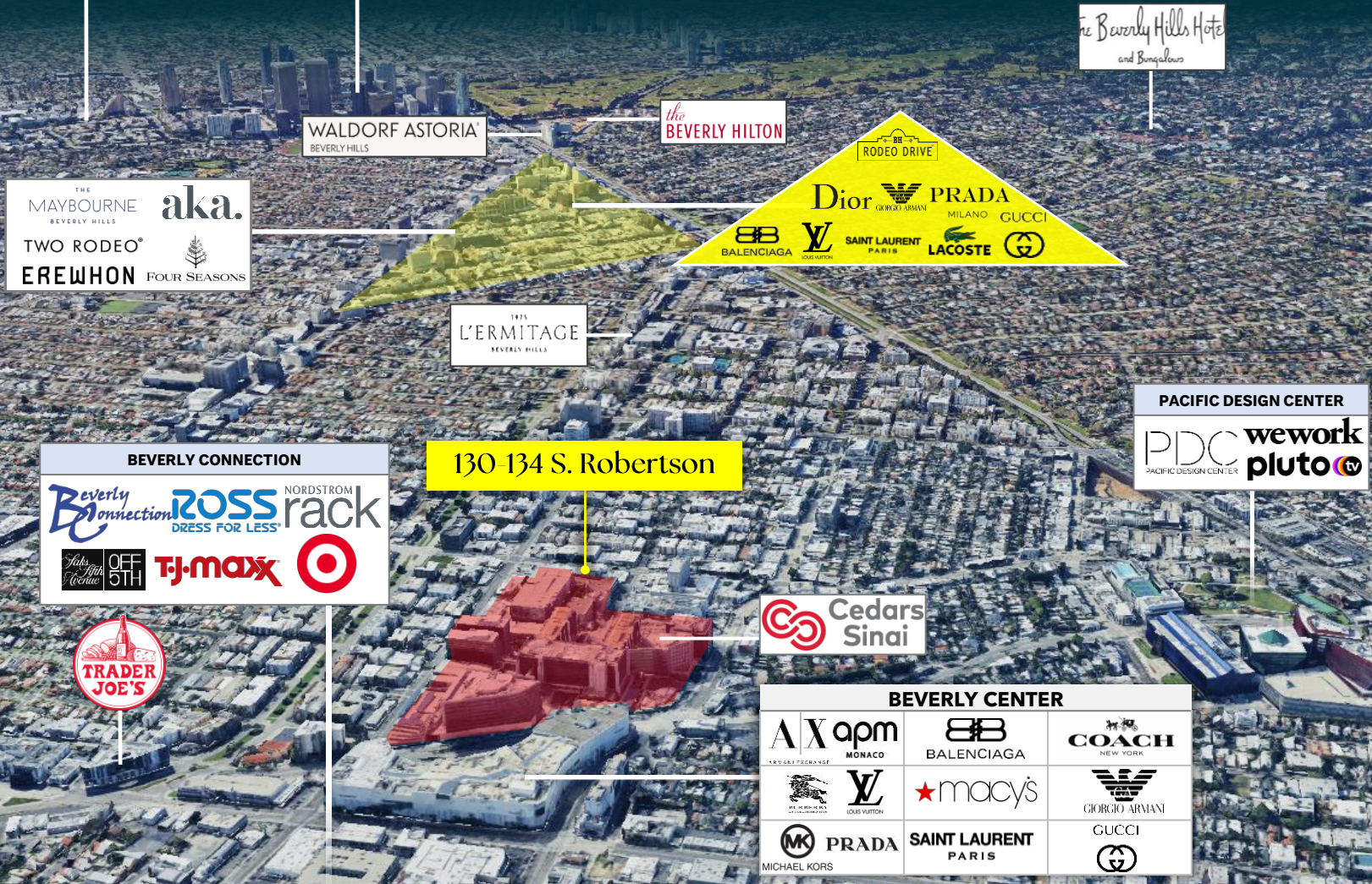
**\$139,222**  
MEDIAN INCOME

From neighborhood boutique hotels to luxury hotels that are five-star, five diamond retreats, it's easy to fall in love with Beverly Hills. Luxuriate in spa treatments and indulge in world-renowned shopping along famed Rodeo Drive. With so many things to do in Beverly Hills, your visit is sure to be absolutely unforgettable.

# Prime Location

<b>AVE OF THE STARS</b>		
<b>FOX   STUDIO LOT</b>		

<b>CENTURY CITY</b>		
<b>NORDSTROM</b>		



THE MAYBOURNE BEVERLY HILLS  
**aka.**  
TWO RODEO®  
**EREWHON** FOUR SEASONS

**WALDORF ASTORIA**  
BEVERLY HILLS

*the* **BEVERLY HILTON**

*the Beverly Hills Hotel*  
and Bungalows

**RODEO DRIVE**

**L'ERMITAGE**  
BEVERLY HILLS

**130-134 S. Robertson**

**BEVERLY CONNECTION**

**DRESS FOR LESS**

**TRADER JOE'S**

**Cedars Sinai**

**PACIFIC DESIGN CENTER**

**BEVERLY CENTER**

<b>apm</b> MONACO	<b>BALENCIAGA</b>	<b>COACH</b> NEW YORK
<b>PRADA</b> MICHAEL KORS		

# Prime Location



The Beverly Hills



Sunset Blvd

BR RODEO DRIVE

GUCCI

GIORGIO ARMANI

BALENCIAGA

LOUIS VUITTON

Beverly Hills City Hall

BEVERLY HILLS TENNIS CLUB

SUR RESTAURANT LOUNGE

PDC

NOBU

NORMA TRIANGLE

SUNSET STRIP

Sunset Blvd

THE VIPER ROOM

THE ROXY THEATRE

THE ROXY THEATRE

SPAULDING SQUARE

Fountain Ave

West Hollywood

N Fairfax Ave

MELROSE

FAIRFAX

BEVERLY CENTER

CEDARS-SINAI

THE SLS HOTEL

L'HERMITAGE BEVERLY HILLS

Beverly Connection

FARMERS MARKET

CBS

THE GROVE

LA BREA

the BEVERLY HILTON

il Pastaio

MASTRO'S RESTAURANTS

Palm RESTAURANT

MIRAGE BEVERLY HILLS CA

AVRA

Dior

LACOSTE

Buoni

SAINT LAURENT PARIS

FOGO DE CHÃO

Matsuhisa

GENWA

LAWRY'S

Waldorf Astoria Beverly Hills

FOUR SEASONS

FRIDA MEXICAN CUISINE

Piccolo Paradiso RESTAURANTE

130-134 S. Robertson

Beverly Hills TENNIS

LA BREA TAR PITS & MUSEUM

Beverly Hills High School

Waldorf Astoria Beverly Hills

SOUTH BEVERLY GRILL

CARTHAY CIRCLE

CARTHAY SQUARE

PICO - ROBERTSON

LITTLE ETHIOPIA

MIRACLE M

MID-W

CENTURY CITY

WATT COMPANIES

HYATT

FOX SEARCHLIGHT PICTURES

CAA Creative Arts Agency

CENTURY CITY MEDICAL PLAZA

IRVINE COMPANY

Westfield THEATRES

AMC THEATRES

EQUINOX

bloomingdales

130-134 S ROBERTSON BOULEVARD



**Cedars  
Sinai**

# Proximity to World-Renowned Cedars-Sinai Medical Center

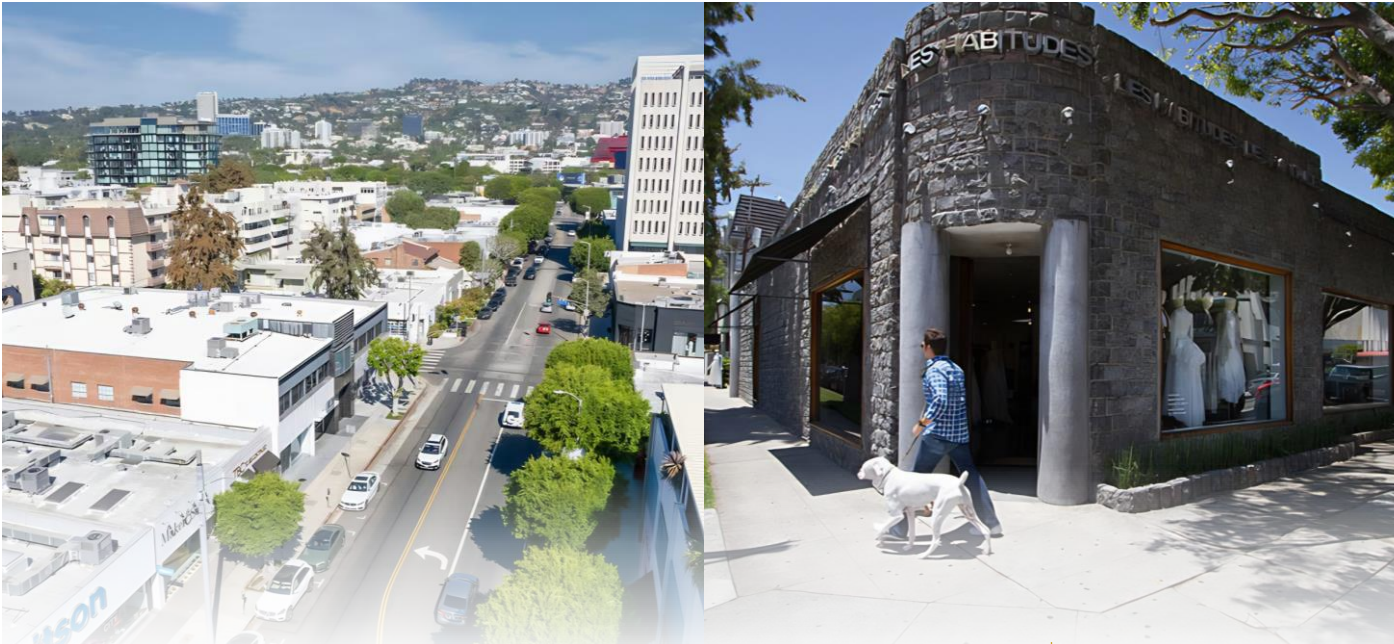
Cedars-Sinai Medical Center is internationally recognized as one of the top hospitals in the United States, renowned for its excellence in patient care, cutting-edge research, and world-class physicians. Proximity to such a highly respected institution elevates both the lifestyle appeal of the location and the long-term desirability of surrounding real estate. Cedars-Sinai consistently ranks among the nation's leading medical centers, attracting top physicians, specialists, and researchers from around the world. Its reputation for advanced care, innovation, and medical leadership makes it a cornerstone institution not only for Los Angeles, but globally.

As a premier healthcare destination, Cedars-Sinai draws a highly educated, high-earning workforce that values convenience, quality, and proximity. Living near the hospital is especially attractive to doctors, nurses, researchers, and executives who seek housing that matches the caliber of their workplace. Cedars-Sinai is a destination hospital for patients traveling nationally and internationally for specialized treatment. This constant influx of patients and visiting families reinforces the area's vitality and underscores the hospital's unmatched reputation for excellence. Living near a world-class hospital offers residents the confidence and convenience of immediate access to elite healthcare—an increasingly valuable lifestyle benefit that enhances the appeal of the location.



# Robertson Boulevard

## One of Los Angeles' Highest-Rent, Lifestyle-Driven Corridors



**World Famous Destination:** Robertson Boulevard is widely recognized as one of Los Angeles' most desirable and highest-rent retail and residential corridors, connecting Beverly Hills, Beverly Grove, and West Hollywood. Its unique blend of luxury shopping, dining, and walkable urban energy creates exceptional pricing power for nearby multifamily assets.

**Proven High-Rent Environment:** Properties located along and adjacent to Robertson Boulevard consistently command above-average rents due to unparalleled demand from affluent renters seeking proximity to luxury retail, dining, and entertainment. The corridor's reputation as a premier lifestyle destination supports strong rent premiums relative to surrounding neighborhoods.

**Affluent, Style-Driven Renter Base:** Robertson Boulevard attracts a high-income demographic drawn to upscale boutiques, destination restaurants, and fitness studios. This renter profile prioritizes location and convenience, allowing landlords to achieve top-of-market rents and maintain strong occupancy.

**Walkability Drives Rent Premiums:** With immediate access to shopping, dining, cafes, and daily conveniences, Robertson Boulevard offers a true walk-to-everything lifestyle. Walkability remains one of the strongest drivers of rental premiums in Los Angeles, directly supporting higher effective rents and reduced turnover.

**Limited Residential Supply:** The corridor is tightly built with minimal opportunity for new multifamily development. This constrained supply, paired with constant lifestyle-driven demand, creates sustained upward pressure on rents and long-term value.

**Proximity to Beverly Hills & Major Employment:** Located steps from the Beverly Hills border and near major employment hubs such as Cedars-Sinai Medical Center, Robertson Boulevard benefits from a continuous inflow of high-earning professionals. This convergence of employment and lifestyle further reinforces the area's rent growth durability.

# PRIME LOCATION



## CENTURY CITY – 2.4 MILES AWAY

**Century City is one of Los Angeles’ premier Class-A office, retail, and residential hubs**, built around a highly walkable, master-planned district anchored by world-class commercial towers and lifestyle amenities. The neighborhood sits at the intersection of Santa Monica Blvd, Avenue of the Stars, and Olympic Blvd, offering seamless connectivity between Beverly Hills, Westwood, West LA, and the Westside’s major employment centers.

## BEVERLY HILLS GOLDEN TRIANGLE – 0.9 MILES AWAY

**The Golden Triangle represents the most prestigious and high-value commercial district in Beverly Hills**, defined by the iconic retail and business corridors of Rodeo Drive, Wilshire Boulevard, and Beverly Drive. This globally recognized enclave functions as both a luxury shopping destination and a financial and professional services hub serving ultra-high-net-worth residents, international investors, and Fortune-level brands.

# Beverly Hills

## Golden Triangle



**0.9 MILES AWAY**

**The City's Premier Commercial and Lifestyle District** - Defined by Wilshire Boulevard, Santa Monica Boulevard, and Crescent Drive, the area serves as the core of Beverly Hills and remains one of the most desirable and established submarkets in Southern California.

**Centrally Located** - The district benefits from close proximity to Century City, West Hollywood, and the Westside, with easy access via Wilshire and Santa Monica Boulevards. This central location continues to attract high-income professionals across entertainment, finance, legal, and creative industries, driving sustained housing demand in nearby residential neighborhoods.

**High Street Retail** - The Golden Triangle is home to a dense mix of luxury retail, high-end dining, boutique hotels, and professional office space, drawing consistent activity from residents, visitors, and employees alike. Its international reputation and daily foot traffic support strong business performance and long-term demand throughout the surrounding area.

**High Barrier-to-Entry Marketplace** - New development within the Golden Triangle is extremely limited, with strict zoning and a built-out urban environment restricting additional supply. As a result, the area has historically shown strong market stability and resilience through economic cycles.

# 130-134 S ROBERTSON BOULEVARD

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