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Former Dodgers executive to oversee $10 billion Los Angeles mixed-use project

Cain hires Bob Graziano to advance development of One Beverly Hills



One Beverly Hills, due to open starting in 2027, is supposed to include botanical gardens, high-end retail and luxury residential space. (Cain)

By **Brannon Boswell**
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After 18 years in the front office of the Los Angeles Dodgers and another two decades in wealth management, Bob Graziano is taking a

swing at real estate development.

Investment management firm Cain, the developer of the $10 billion One Beverly Hills project, has hired Graziano to oversee construction of what's been called one of the nation's most expensive private projects.

Graziano is now chief strategy adviser for the 17.5-acre project that envisions 200,000 square feet of stores and dining built around 10 acres of botanical gardens and open space on the site of the former Beverly Hills Nurseries and a Robinson-Mays department store. The project is also slated to include two Aman-branded residential towers with up to 200 condos and a 78-suite Aman hotel with a 100,000-square-foot private club.

Vertical construction began last month. The first phase, featuring the Aman Residences and commercial space, is slated for delivery in 2027.

Graziano's "leadership, relationships, and deep understanding of Los Angeles will be invaluable" to the development, according to a statement from Larry Green, managing director and head of development at London-based Cain. The company manages $13.8 billion in assets in 20 major cities worldwide including multifamily, office, hotel and industrial properties.

Graziano retired six months ago as vice chairman at J.P. Morgan Chase, where he helped families on the West Coast manage their investments. He was previously president and chief operating officer of the Los Angeles Dodgers, working for the team from 1986 to 2004.

World Cup, Olympics ties

Graziano, a business graduate from the University of Southern California, began his career in accounting at Ernst & Young before



Bob Graziano is taking the reins at One Beverly Hills. (Cain)

joining the 1984 Los Angeles Olympics in ticket operations. In 1986, he moved to the Dodgers' finance team, becoming chief financial officer in 1987 ahead of the sale of the team, along with Dodger

Stadium and its adjacent parking lots, in a $350 million deal hailed as the largest sports real estate deal ever.

He became president of the team shortly after the 1998 sale.

His tenure leading the baseball franchise also included signing the record-setting $105 million contract for pitcher Kevin Brown, a landmark deal that changed MLB salary dynamics.

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After leaving the Dodgers in 2004, Graziano moved into wealth management, first at Northern Trust and later at J.P. Morgan Private Bank, where he became vice chairman and oversaw corporate strategy for the Western U.S. region.

He advised ultra-high-net-worth clients and managed initiatives involving billions in assets before his retirement this year.

Graziano chairs the Los Angeles Sports & Entertainment Commission and serves on the host committees for the 2026 FIFA World Cup in Los Angeles and the 2027 Super Bowl. He was recently appointed as a trustee of the U.S. Olympic & Paralympic Foundation.

One Beverly Hills aims "to deliver significant economic, civic, and cultural benefits for our community," Graziano said in a statement. "That feels especially powerful as we look ahead to welcoming the world to Southern California in the coming years for the 2028 Olympics."

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