



**ZACOTO GROUP**  
COMMERCIAL REAL ESTATE

BUILD-TO-SUIT  
RETAIL | RESTAURANT  
PRIVATE CLUB

**159**  
**SOUTH**  
**BEVERLY**  
**DRIVE**

*Beverly Hills*

**FULL BUILDING  
OPPORTUNITY**



**FOR LEASE**

**159  
SOUTH  
BEVERLY  
DRIVE**

*Beverly Hills*

159 S. BEVERLY DRIVE  
BEVERLY HILLS, CA 90212

**SIZE**      **ASKING**      **TERM**  
7,425 SF      \$10/SF NNN      Negotiable

**PARKING**

12 spaces /6 tandem @ \$175/space mo.

- One-of-a-Kind 2 floor destination on an iconic Beverly Hills high street
- Includes ground level retail/restaurant + 2nd floor loft space with patio
- Directly across from South Beverly Grill, Curtis Stones' Maude, Matu, and Blue Bottle Coffee
- Exceptional 97/100 walkscore



**LISTING TEAM**



**JAKE ZACUTO**  
Managing Director  
310.469.9012  
jake@zacutogroup.com  
BRE #01377441

**LEOR BINSHTOCK**  
Executive Vice President  
310.469.9014  
leor@zacutogroup.com  
BRE #01773798

**ANDREW SINASOHN**  
Executive Vice President  
310.469.9023  
andrew@zacutogroup.com  
BRE #01951740

**BEN KHOUBIAN**  
Director / Operations  
424.254.3160  
ben@zacutogroup.com  
BRE #02197728

# SOBEV

*Beverly Hills*

## UP & COMING ARTS & RETAIL DISTRICT

Zacuto Group is pleased to present a one-of-a-kind retail opportunity at the prime South Beverly Drive shopping street in Beverly Hills.

Poised to be the Arts District of Beverly Hills, this high traffic location is ideal for restaurants, apparel, galleries, coffee shops and experiential uses.





INNOVATIVE  
CONCEPTS



## 2-FLOOR RESTAURANT/BAR

A BLANK CANVAS TO  
CREATE A UNIQUE  
RESTAURANT  
DESTINATION

- **SURROUNDED BY LA'S MOST  
EXCLUSIVE RETAIL AND AMENITIES**

# MEMBERS CLUB/LOUNGE

BRING NIGHTLIFE TO  
SOUTH BEVERLY DRIVE

**OPPORTUNITY TO BE AN EXCLUSIVE  
LOUNGE SPACE ON WALKABLE TO THE  
SURROUNDING HIGH END RESTAURANTS**



*Representative image*



# FLAGSHIP RETAIL

TRANSFORMATIVE  
RETAIL EXPERIENCE WITH  
PROMINENT VISIBILITY ALONG  
SOUTH BEVERLY DRIVE





# LOCATION

GAGOSIAN

PRADA

CHANEL

GUCCI

LOUIS VUITTON

ALFRED COFFEE



EREWHON  
ORGANIC GROCER & CAFE

Nate n Ali's

NESPRESSO

e. baldi

il Pastaio  
RESTAURANT & BAKERY

MARU COFFEE

MASTRO'S  
RESTAURANTS



RALPH LAUREN

CIPRIANI

RODEO DRIVE

BW  
BEVERLY WILSHIRE  
Beverly Hills  
A FOUR SEASONS HOTEL

AVRA  
BEVERLY HILLS  
estiatorio

DANTE  
EST. 1985  
NEW YORK CITY  
Beverly Hills

THE MAYBOURNE  
BEVERLY HILLS

EQUINOX

WME

CUT  
PROOFING PICO

159  
S. BEVERLY  
DRIVE  
Beverly Hills

SOUTH BEVERLY GRILL

BLUE BOTTLE COFFEE

MAUDE

MATU



# BEVERLY HILLS GOLDEN TRIANGLE

159  
SOUTH  
BEVERLY  
DRIVE

ALFRED COFFEE

TATEL

WALLY'S

THE FARM

NATE N AL'S

E. BALDI

CARTIER

NESPRESSO

EREWHON

LULULEMON

SUGARFISH

WHOLE FOODS

GUCCI

IL PASTAIO

MASTROS

GAGOSIAN

SPAGO

EQUINOX

CIPRIANI

TIFFANY & CO.

AVRA

DANTE

WME

BEVERLY WILSHIRE HOTEL

MARU COFFEE

MAYBOURNE HOTEL

60 HOTEL BH

FOUR SEASONS HOTEL

TOMOKO SPA

SOUTH BEVERLY GRILL

CHAUMONT BAKERY

BLUE BOTTLE COFFEE

AHARON COFFEE ROASTER

PICCOLO PARADISO

CALIFORNIA PIZZA KITCHEN

STARBUCKS

MATU

MAUDE

FRIDA MEXICAN

PINKBERRY

URTH CAFFE



# STEPS TO THE BEST OF BEVERLY HILLS



📍 URTH CAFFÈ



📍 BLUE BOTTLE COFFEE



📍 AVRA



📍 EREWHON MARKET



📍 ALFRED COFFEE



📍 BEVERLY WILSHIRE HOTEL

GUCCI  
OSTERIA  
*da Massimo Bottura*

CUT  
WOLFGANG PUCK

SUGARFISH  
BY SUSHI NOZAWA

*il Pastaio*  
Ristorante · Bar

EST. 1915  
NEW YORK CITY  
DANTE  
*Beverly Hills*

SOUTH BEVERLY GRILL

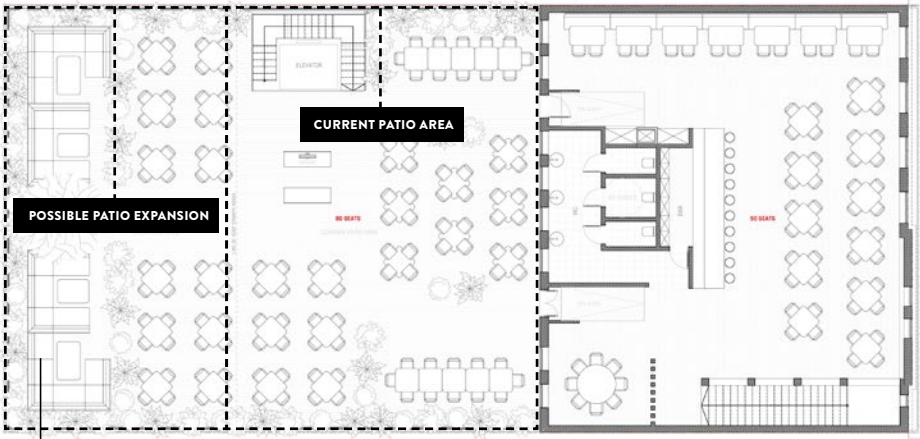
CIPRIANI

SUR LE VERT  
WINE BAR

THE  
MAYBOURNE  
BEVERLY HILLS

**PROPOSED FLOOR PLANS**

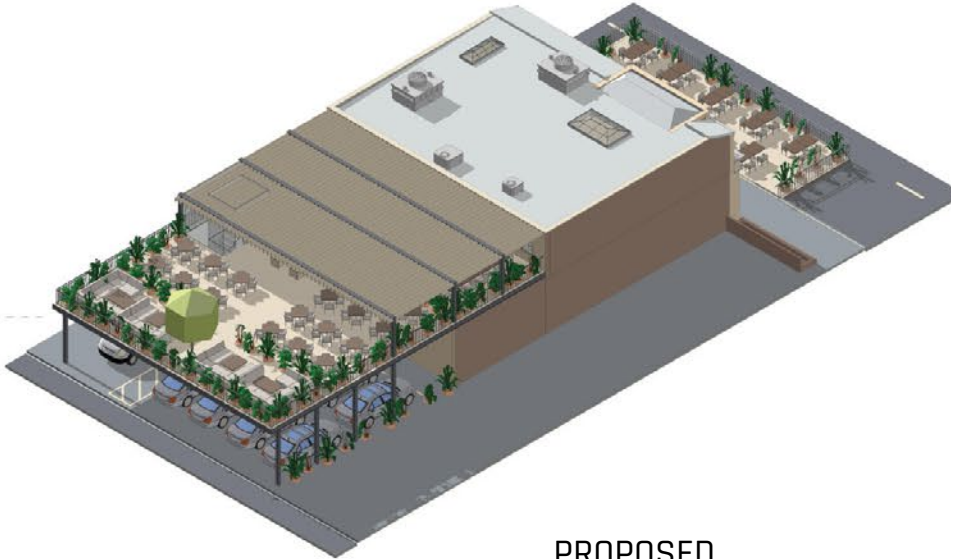
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SITE PLAN ROOF PLAN



GROUND FLOOR PLAN



PROPOSED



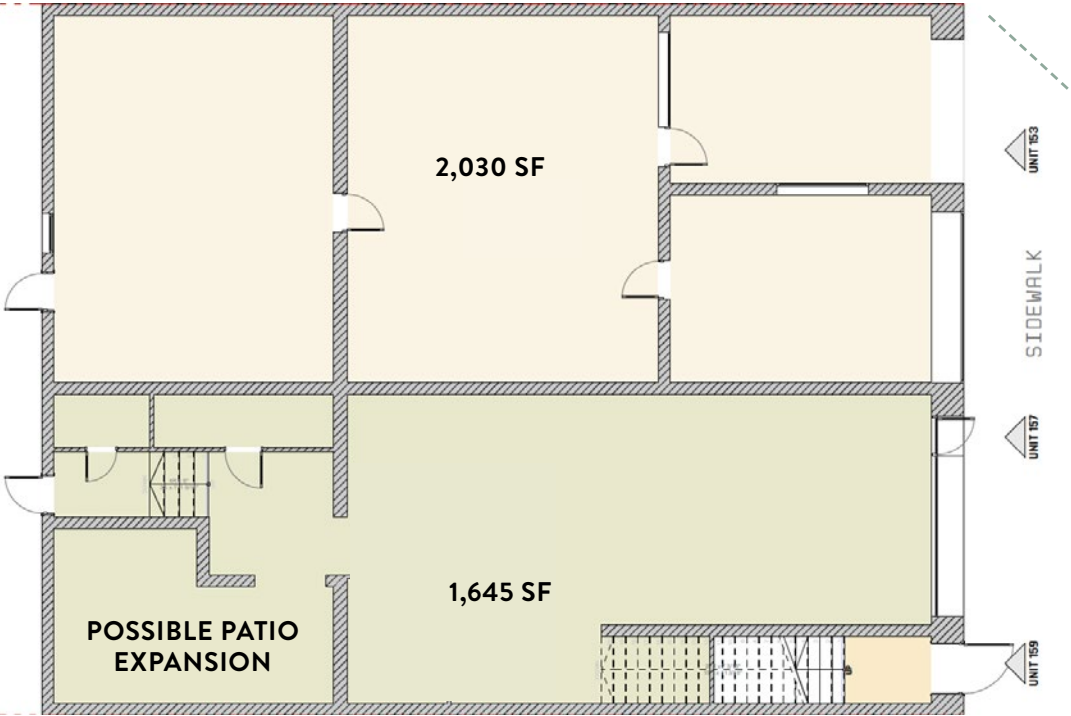
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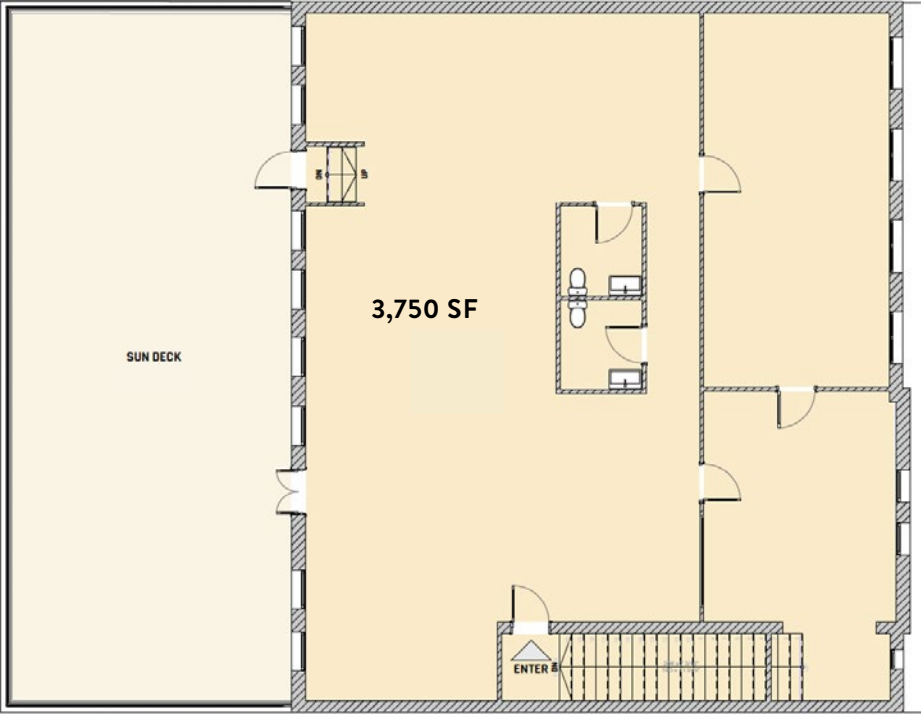
LEASE

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GROUND



2nd FLOOR



## 2ND FLOOR OFFICES

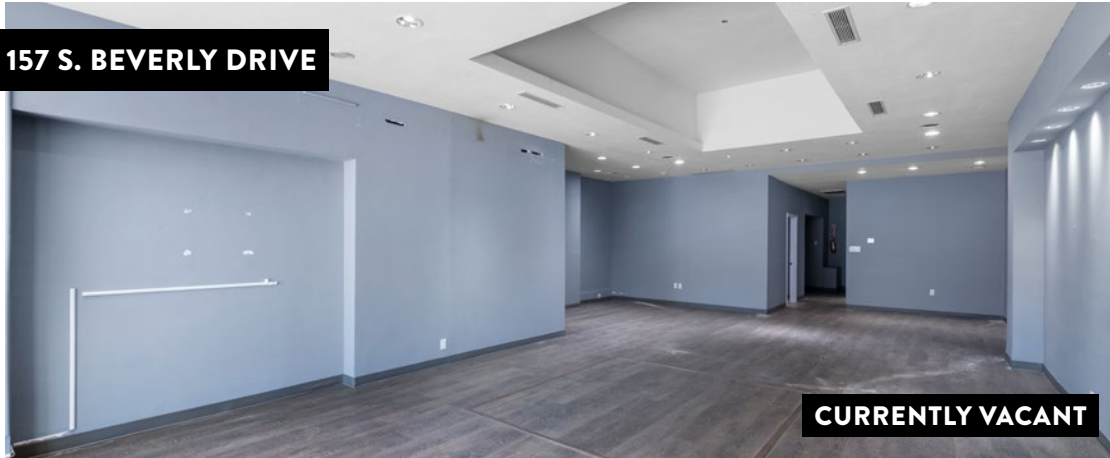
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## RETAIL SPACES

159 S BEVERLY DRIVE, BEVERLY HILLS, CA 90212

157 S. BEVERLY DRIVE

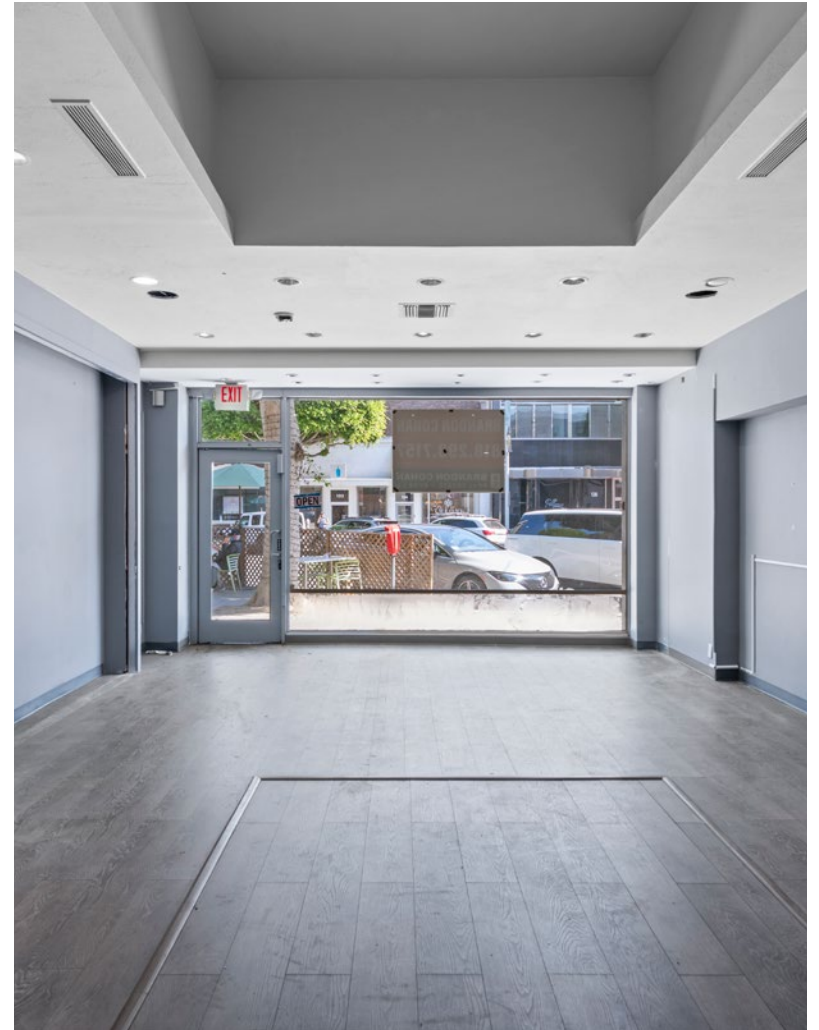


CURRENTLY VACANT

153 S. BEVERLY DRIVE



WALTERS CAFE



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