

459 NORTH RODEO DRIVE

BEVERLY HILLS, CALIFORNIA



LUXURY RETAIL FOR SUBLEASE



Property

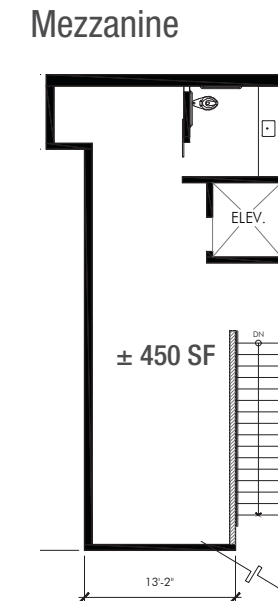
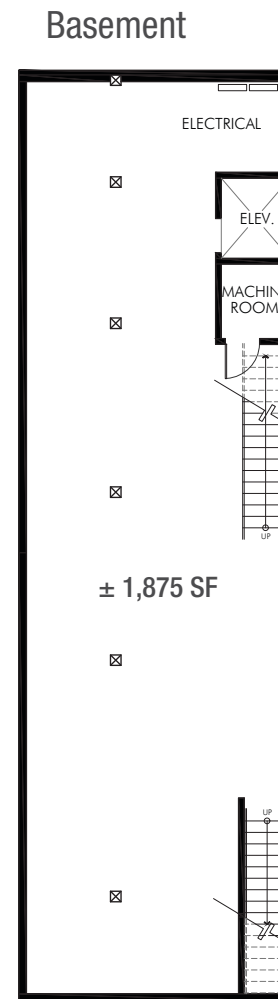
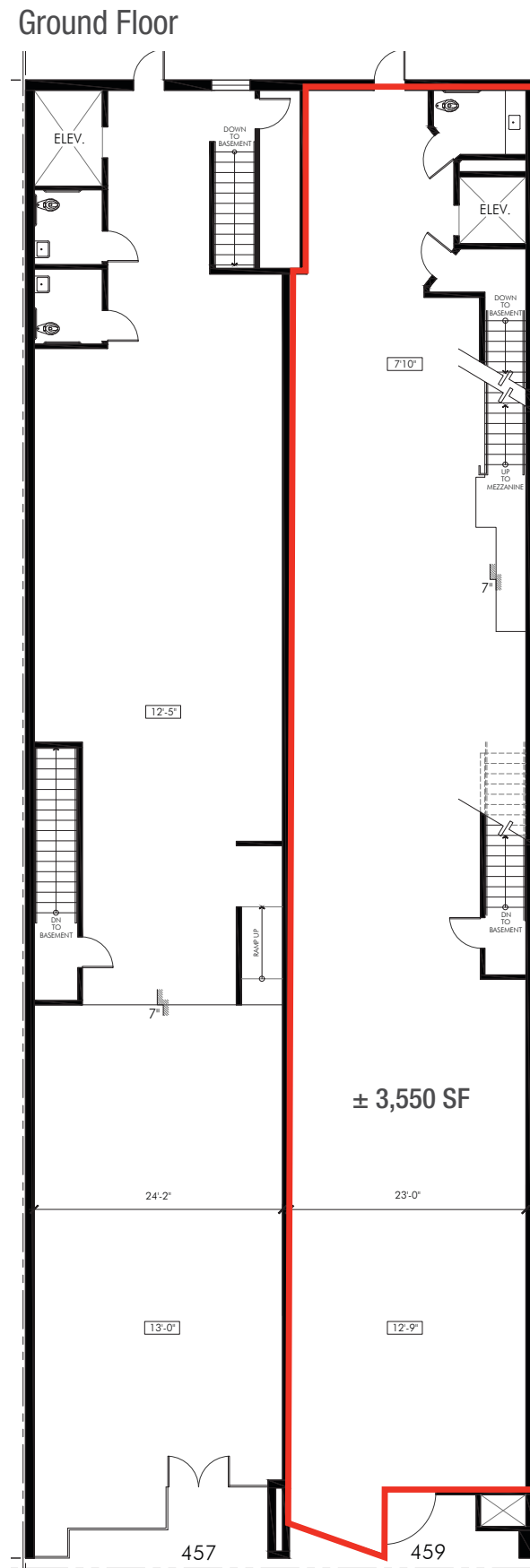
459 North Rodeo Drive is situated in a preeminent location on the 400 block of Rodeo Drive, between Santa Monica Boulevard and Brighton Way, the most desirable position in Beverly Hills.

Available 4/1/23

- **Storefront:** ± 25 feet of frontage
- **Signage:** Exceptional building signage and identity
- **Location:** Across from the future LVMH Cheval Blanc Hotel
- **Surrounded by Iconic Luxury Retailers:** Hermès, Piaget, Ralph Lauren, Giorgio Armani, Chanel, Cartier, Bulgari, Goyard, Celine, Loro Piana, MaxMara

Floorplan

Ground Floor: ± 3,550 square feet
 Mezzanine: ± 450 square feet
 Basement: ± 1,875 square feet
 Total: ± 5,875 square feet





The Evolution of Rodeo Drive

Rodeo Drive is the most famous luxury shopping street in the western United States, where world renowned luxury retailers have jockeyed for the best positions to draw in the most affluent clientele from around the globe. In recent years, there has been significant investment in the 400 block of Rodeo Drive, with record prices being paid to own the opportunity to ensure a presence in this ultra-exclusive retail destination.



LVMH is one of the most significant owners of properties on Rodeo Drive. This includes the future Cheval Blanc which will be the ultra luxury 115 room hotel at 468 N. Rodeo Drive, just across from the Premises. This reflects LVMH's continued investment in Rodeo Drive, with their North American CEO referring to it as "the global pantheon of luxury retail destinations."



Chanel is nearing completion of their flagship store at 400 N. Rodeo Drive. Expected to open this year, it will be the largest Chanel store in the world. The highly anticipated 3 story flagship will include a rooftop VIP area.

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