



Approval for 65 Units

Priced at \$6,350,000

**346 N. Maple Dr.
Beverly Hills, CA 90210**

Builder's Remedy Approval for 65 Units in Beverly Hills
Offered at Under \$100k Per Buildable Door • 12 Story Design with Unobstructed Views

**PARTNERSCRE
SVIDLER**



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346 N. Maple Dr., BH 90210

Property Overview

PartnersCRE is proud to present a rare opportunity to acquire an exciting and new type of **entitled site** in the **City of Beverly Hills**, one of the most coveted and supply-constrained municipalities throughout the nation.

The **7,961 SF site** has been **entitled** utilizing the state Housing Accountability Act **Builder's Remedy** provisions, securing approvals for a **12-story multi-family development** with **65 units**. At a maximum height of **124 feet**, the **residential tower** would consist of **52 market rate units** and 13 lower-income units.

The Project design features 11 residential levels with **31 studios**, **23 one-bedrooms**, and **11 two-bedrooms**, plus a **rooftop deck**, balconies, and **15 parking spaces**. The subterranean parking level will include bicycle parking, utility rooms, the elevator lobby (for dual elevators), and two staircases with direct access to the roof. The ground level includes a generous lobby with a high ceiling. The design is stacked to simplify construction, providing for savings in time and materials.

With the Builder's Remedy **Covenant and Agreement** entitlement in place, skip the biggest headache and go direct to Plan Check, bypassing the lengthy discretionary approval process typical of projects at this scale.

Priced at just **under \$100,000 per buildable door**, the offering represents compelling land value for an address that commands some of the **highest residential rents** in the Los Angeles area. A developer delivering a full-service, design-forward building here will find a ready pool of discerning renters willing to pay a premium for quality, location and views, there being no other buildings of this stature anywhere nearby.

The site is positioned steps from the **Beverly Hills Triangle**, home to the city's most celebrated collection of **flagship retail**, **fine dining**, and **five-star hotels**, and sits directly adjacent to the **Beverly Hills Tennis Club**, with high-end offices and professional tenants across the street. The surrounding area exhibits the kind of affluent, amenity-rich neighborhood that attracts the most discerning renters, with the added prestige of living at the only 12-story building supporting premium long-term rents and renters.

Opportunities to build at this scale in the City of Beverly Hills, with entitlements already in place, are exceptionally rare. These types of outlier projects, outsized for the area and fully in disagreement with the local zoning standards, **may never get approved again!**

The property currently houses an eight unit apartment building with seven tenants.

This offering represents a rather unique, possibly singular chance to deliver a landmark residential project in one of the world's most recognized and desirable addresses, creating a **trophy investment** that can become **your next generational asset!**

Builder's Remedy Opportunity

\$6,350,000
Price

65
Units in Project

37,956 SF
Project Liveable SF

71,570 SF
Gross Floor Area (inc. Garage)

7,965 SF Lot
53 x 150 Lot Dimensions

4342-005-002
APN

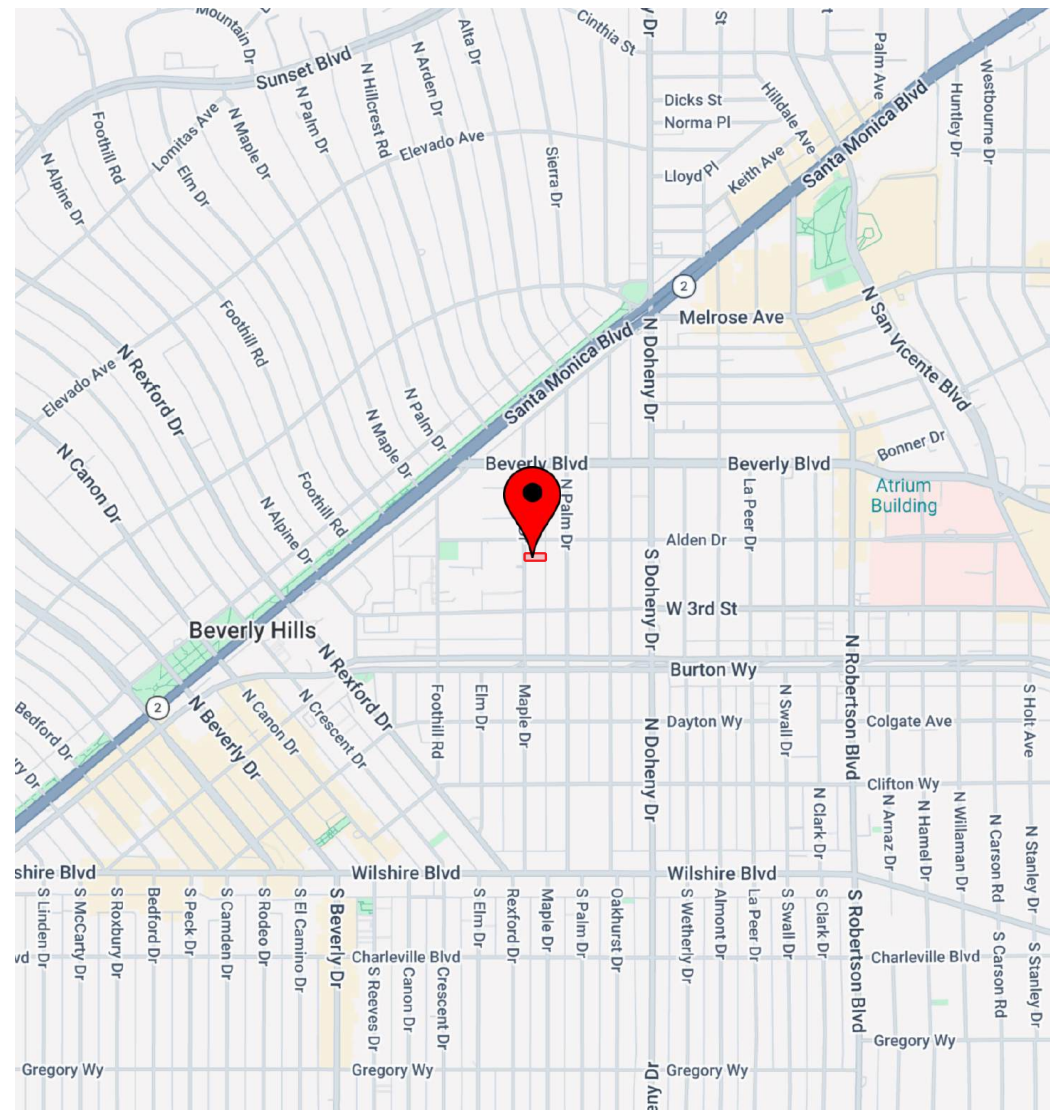
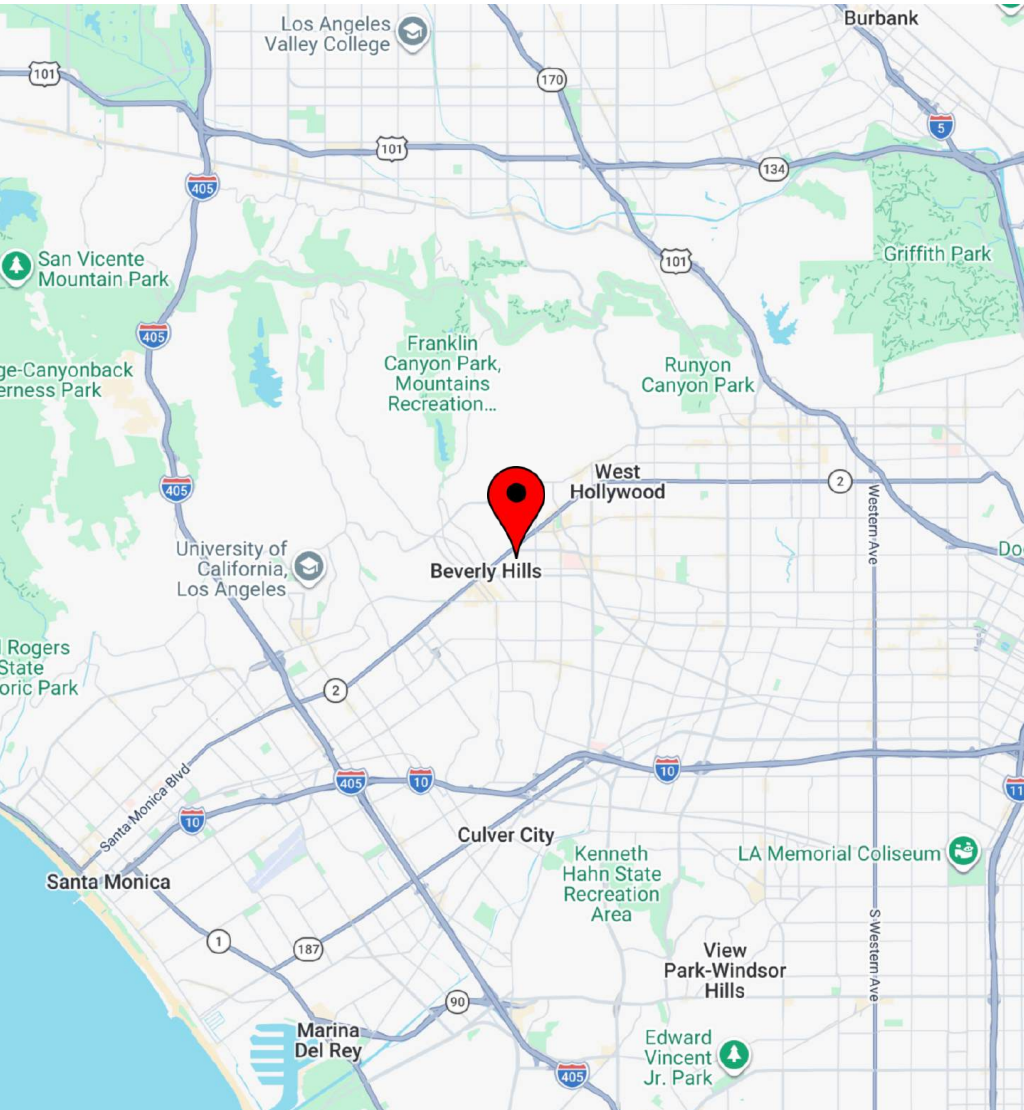
Highlights

- Builder's Remedy Opportunity in the City of Beverly Hills
- Entitled Project at Sub-\$100k per Buildable Door
- 65 Unit Project - with 52 Market Rate Units
- 12 Floors - 124 Feet in Height - Stacked Design
- 11 Two-Bedroom, 23 One-Bedroom and 31 Studio Units
- Rooftop Deck with Premium Views and Private Balconies
- 15 Parking Spaces, 2 Elevators, 2 Staircases
- Walking distance to the Beverly Hills Triangle
- Surrounded by luxury retail, dining, and hotels
- Adjacent to Beverly Hills Tennis Club

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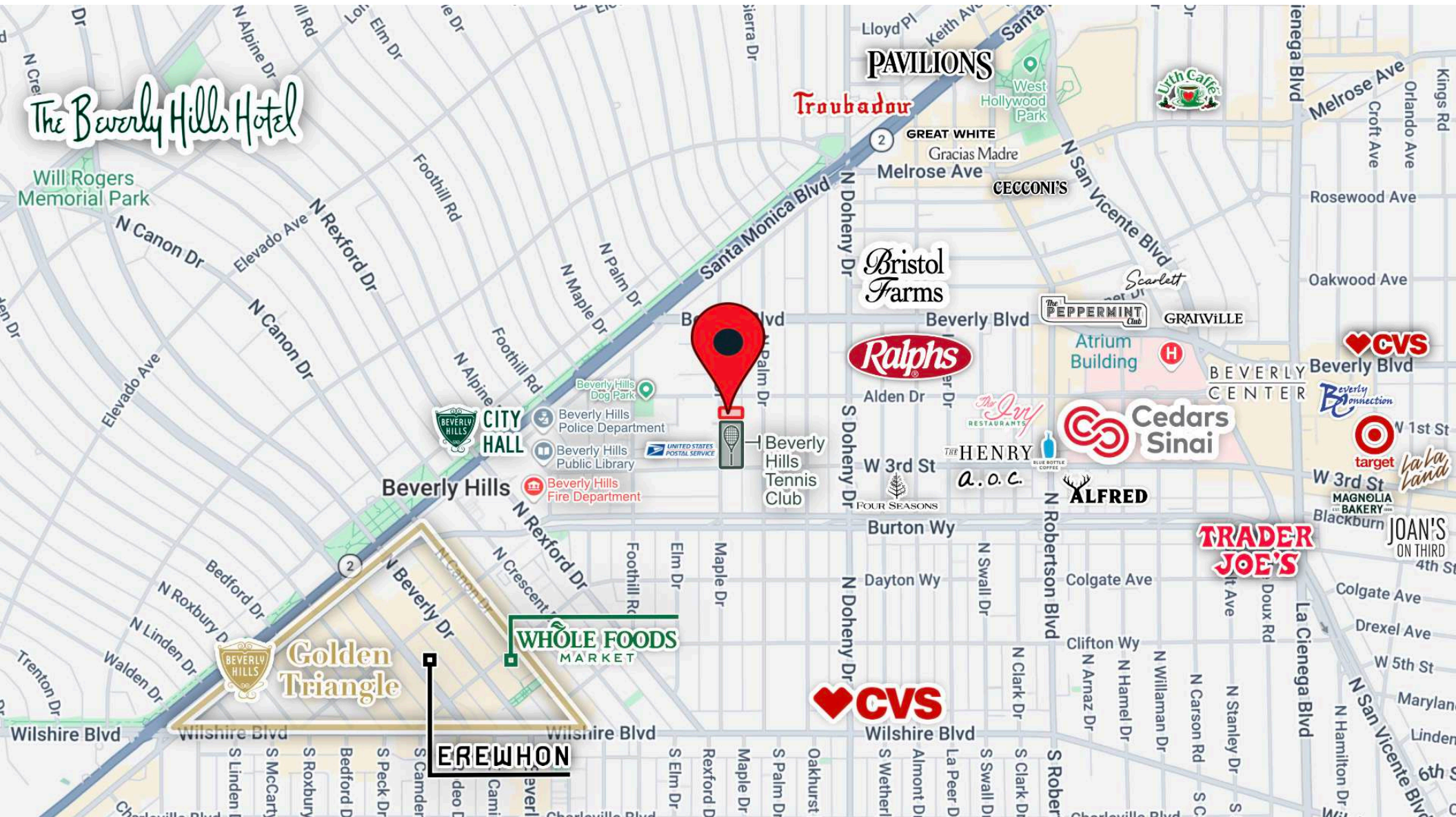
Maps



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Area Map



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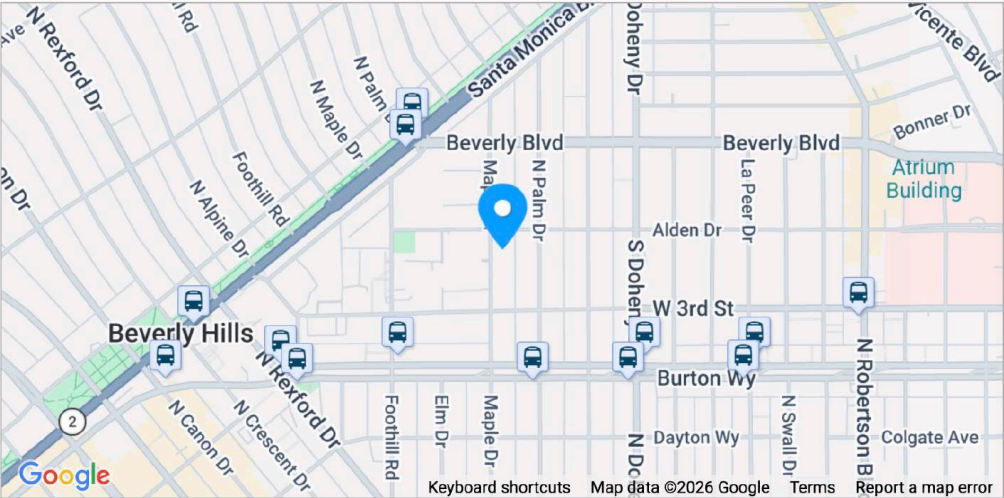
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Walk Score

Walk Score
85
Very Walkable
Most errands can be accomplished on foot.

Transit Score
52
Good Transit
Many nearby public transportation options.

Bike Score
56
Bikeable
Some bike infrastructure.



Map showing the location of 346 N. Maple Dr. in Beverly Hills, CA. The map highlights the area around the property, including streets like N Maple Dr, Beverly Blvd, and Santa Monica Blvd. A blue location pin is placed on N Maple Dr. Bus lines are indicated by blue bus icons along major roads.

Bus lines:

4 Metro Local Line	0.2 mi	617 Metro Local Line	0.2 mi
720 Metro Rapid Line	0.5 mi	20 Metro Local Line	0.5 mi

About this Location

346 North Maple Drive has a **Walk Score of 85 out of 100**. This location is **Very Walkable** so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include Beverly Gardens Park, Oakhurst Park and West Hollywood Park.

Walk Score 

<https://www.walkscore.com/score/346-n-maple-dr-beverly-hills-ca-90210>

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Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population:						
2030 Projection	29,899		265,152		752,968	
2025 Estimate	29,658		264,967		749,173	
2020 Census	28,495		263,107		729,806	
Growth 2025-2030	0.81%		0.07%		0.51%	
Growth 2020-2025	4.08%		0.71%		2.65%	
2025 Population	29,658		264,967		749,173	
Households:						
2030 Projection	15,412		128,550		340,692	
2025 Estimate	15,299		128,727		339,462	
2020 Census	14,747		128,926		332,689	
Growth 2025-2030	0.74%		-0.14%		0.36%	
Growth 2020-2025	3.74%		-0.15%		2.04%	
Owner Occupied	5,193	33.94%	42,324	32.88%	99,150	29.21%
Renter Occupied	10,106	66.06%	86,403	67.12%	240,312	70.79%
2025 Average Household Income	\$150,725		\$147,000		\$132,974	
2025 Median Household Income	\$115,140		\$111,968		\$97,522	

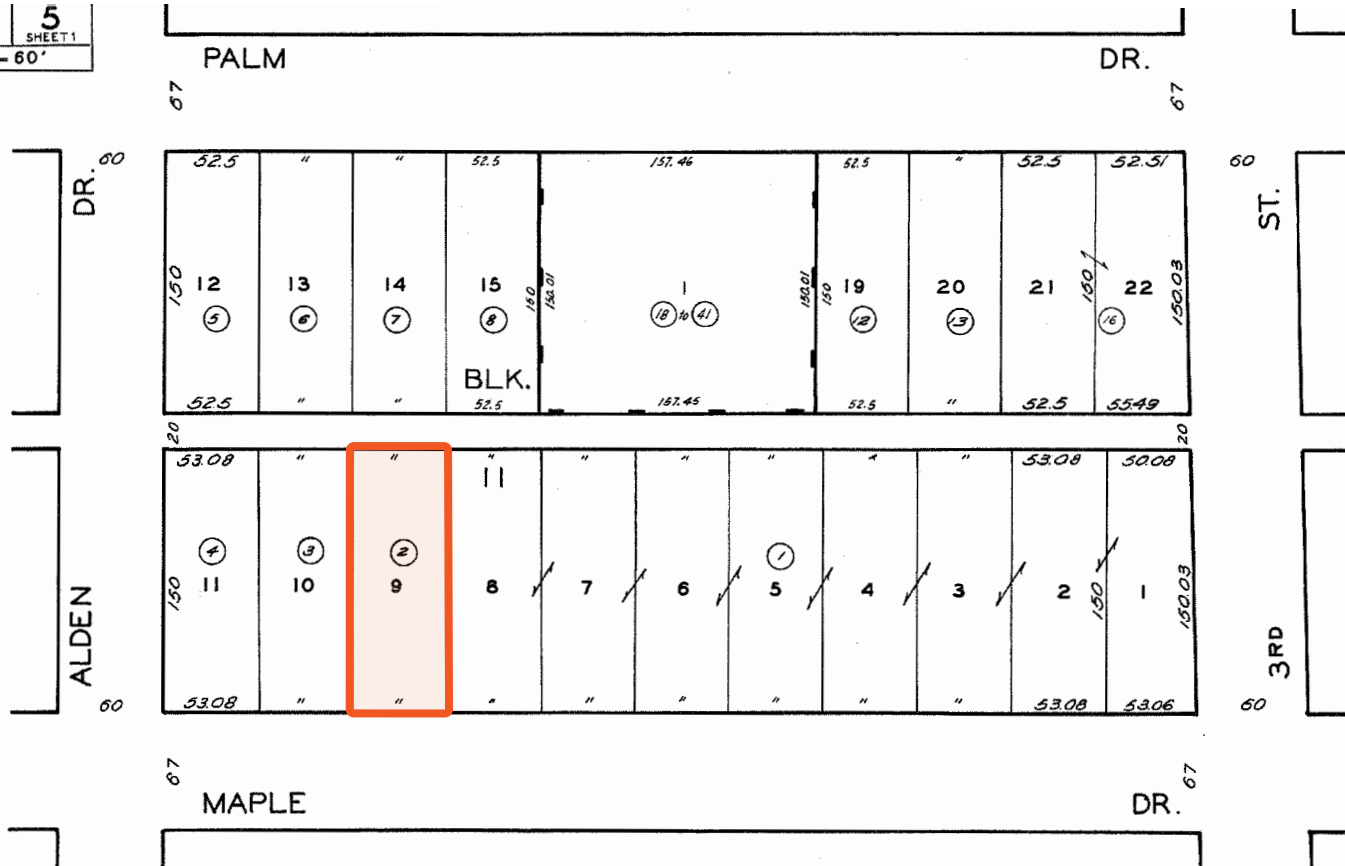
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Parcel Map

4342 | 5
SHEET 1
SCALE 1" = 60'

3-8-58
4-2-63
7/3/06 S/06
140523404



TRACT NO. 5647
M.B. 60-88
CONDOMINIUM
TRACT NO. 24599
M.B. 833-90-91

The assessment of units in the following Condominium Plan O.R. M's includes all rights and interests in the common areas as set forth in deeds of record.

Condominium O.R.	Common Area	Subdivision
Tract No.	Blk.	Lot Unit of Airspace
M4488-950	24599	-- 1 --

Sheet 2

CODE 2410

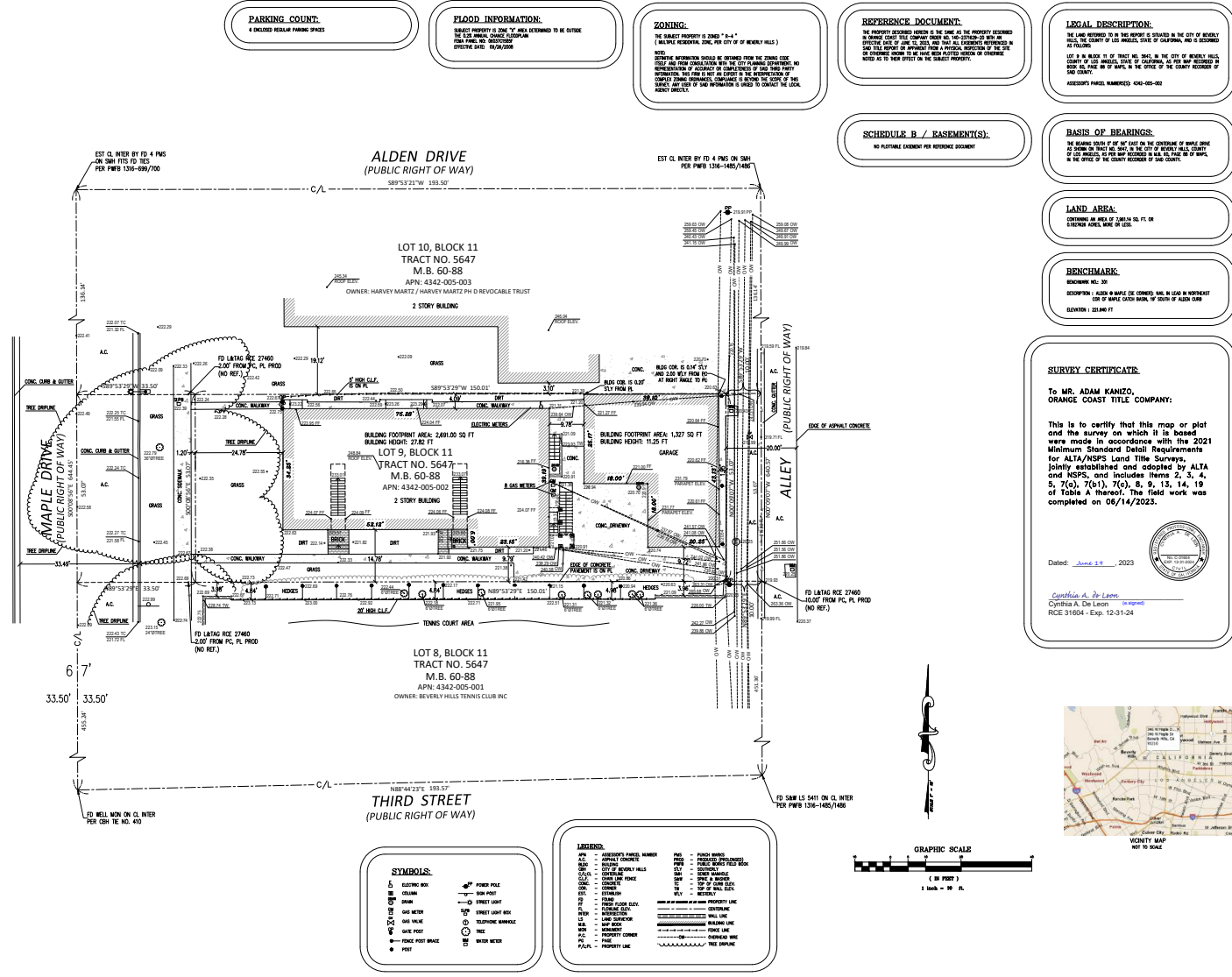
FOR PREV. ASSMT. SEE: 1690-5

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Survey



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Covenant, Plans, and Commission Report Links & Project Renderings

Covenant and Agreement	Click Here for Covenant
BH City Link - Planning Commission Report	Click Here for Report
BH City Link - Planning Submittal	Click Here for Plans
BH Builder's Remedy Information	Click Here for BH Site

The Project has not been submitted to Building and Safety for review.



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Project Unit Mix

Number of Units	Livable SF
65	37,956 SF
SF by Floor 2 through 11	SF by Floor 12
3,453 SF	3,426 SF

52 Market Rate Units + 12 Affordable Units	
No. of 0 + 1s	31 Total 24 Market-Rate + 7 Affordable units
No. of 1 + 1s	23 Total 19 Market-Rate + 4 Affordable units
No. of 2 + 2s	11 Total 9 Market-Rate + 2 Affordable units

Floors	Unit #	Unit Type	SF
2 - 11	1 - 60	0 + 1	403
		0 + 1	408
		1 + 1	620
		1 + 1	658
		0 + 1	393
		2 + 2	971



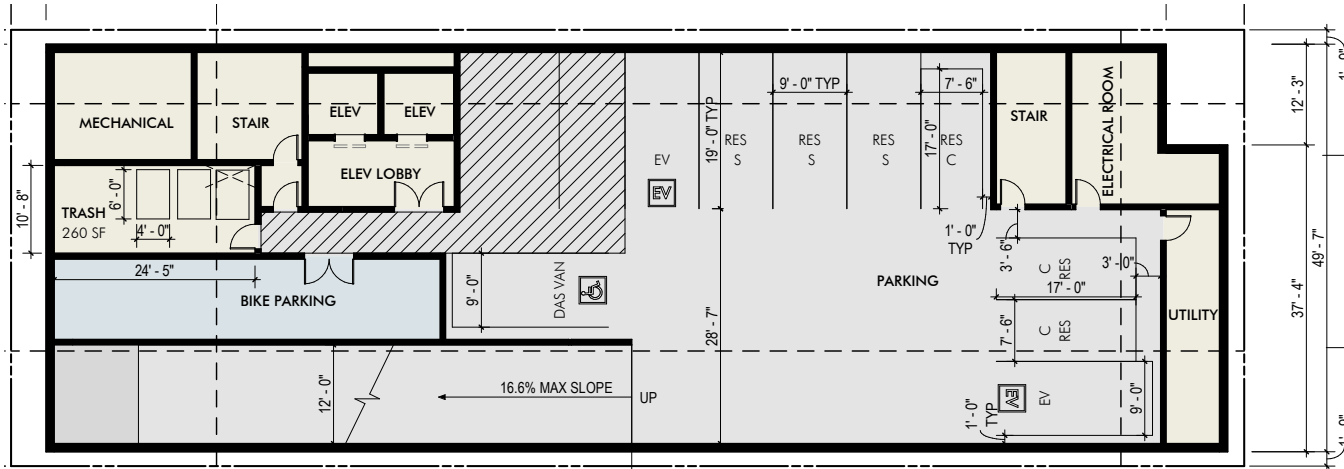
Floor	Unit #	Unit Type	SF
12	61	1 + 1	822
	62	1 + 1	620
	63	1 + 1	620
	64	0 + 1	393
	65	2 + 2	971

Note: Proposed Affordable Unit selection to be confirmed with final plans and approval.

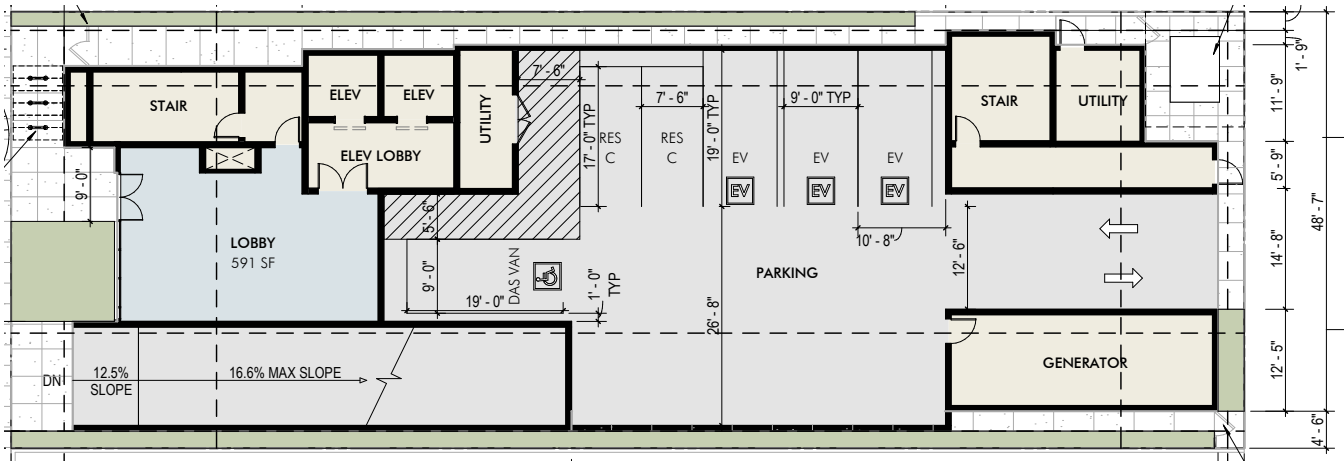
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Project Floor Plans - Level P1 & 1st Floor



Level P1



1st Floor

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Project Floor Plans - Floors 2 through 11



Floors 2 through 11

Floor Plan shown is representative of Floors 2 through 11.
Layouts are stacked with some balcony variations.

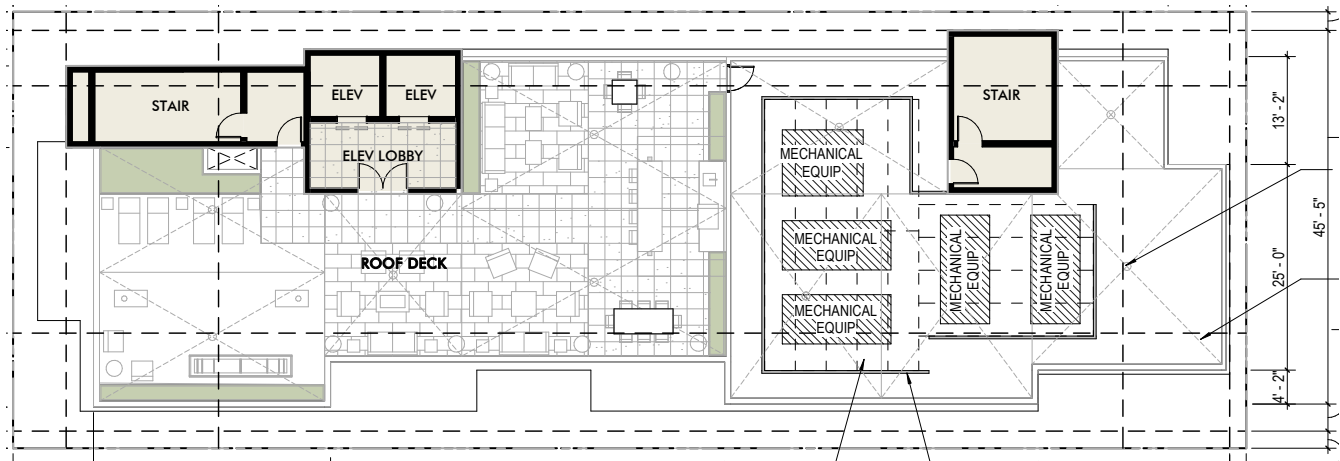
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Project Floor Plans - 12th Floor and Roof



12th Floor



Roof

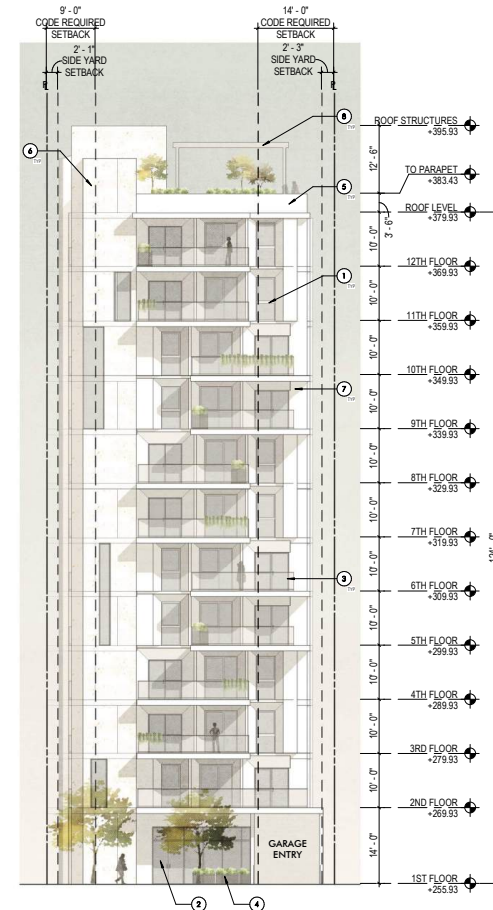
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Project Elevations



North Elevation

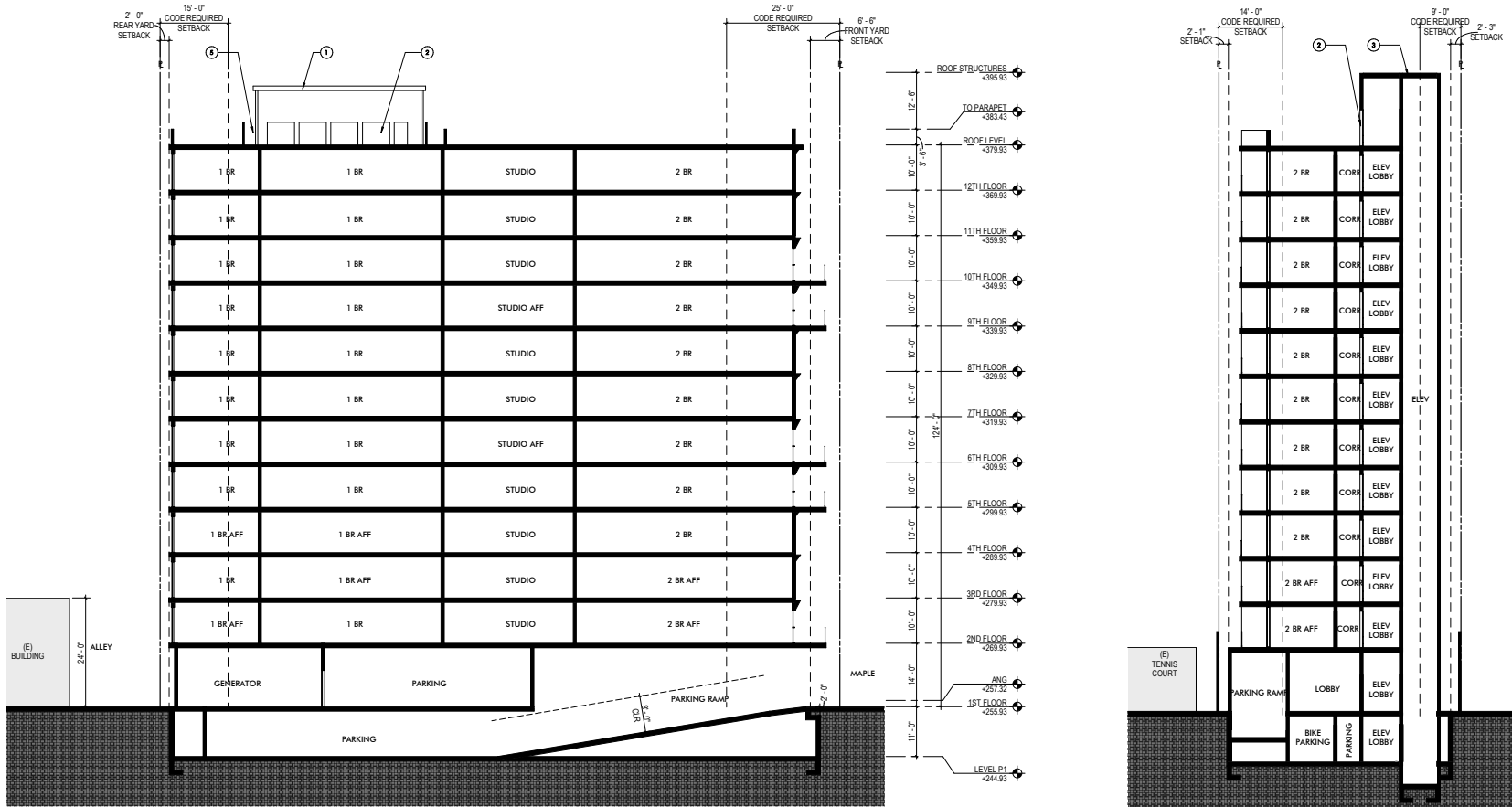


West Elevation

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Project Sections



Section 2

Section 4

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Existing Building - Rent Roll

Year Built	Lot Size	No. of 0 + 1s	2
1947	7,961 SF	No. of 1 + 1s	6

Unit	Type	SF	Rent	Move-in Date
1	1 + 1	725	Vacant	
2	0 + 1	500	\$2,650.00	5/15/2025
3	1 + 1	725	\$3,225.00	7/12/2024
4	0 + 1	475	\$3,087.50	3/27/2026
5	1 + 1	725	\$2,250.00	10/1/2024
6	1 + 1	725	\$2,170.77	11/1/2011
7	1 + 1	725	\$3,195.00	8/22/2022
8	1 + 1	725	\$2,755.25	9/1/2024
		5,325 SF	\$19,333.52	



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Existing Building - Photos





ALDEN DR

PALM DR

(Alley)

BEVERLY HILLS
TENNIS CLUB



BEVERLY HILLS
TENNIS CLUB

(Alley)

MAPLE DR









LIVE NATION

3RD ST

MAPLE DR

ALDEN DR

SANTA MONICA BLVD



BEVERLY BLVD

OAKHURST DR

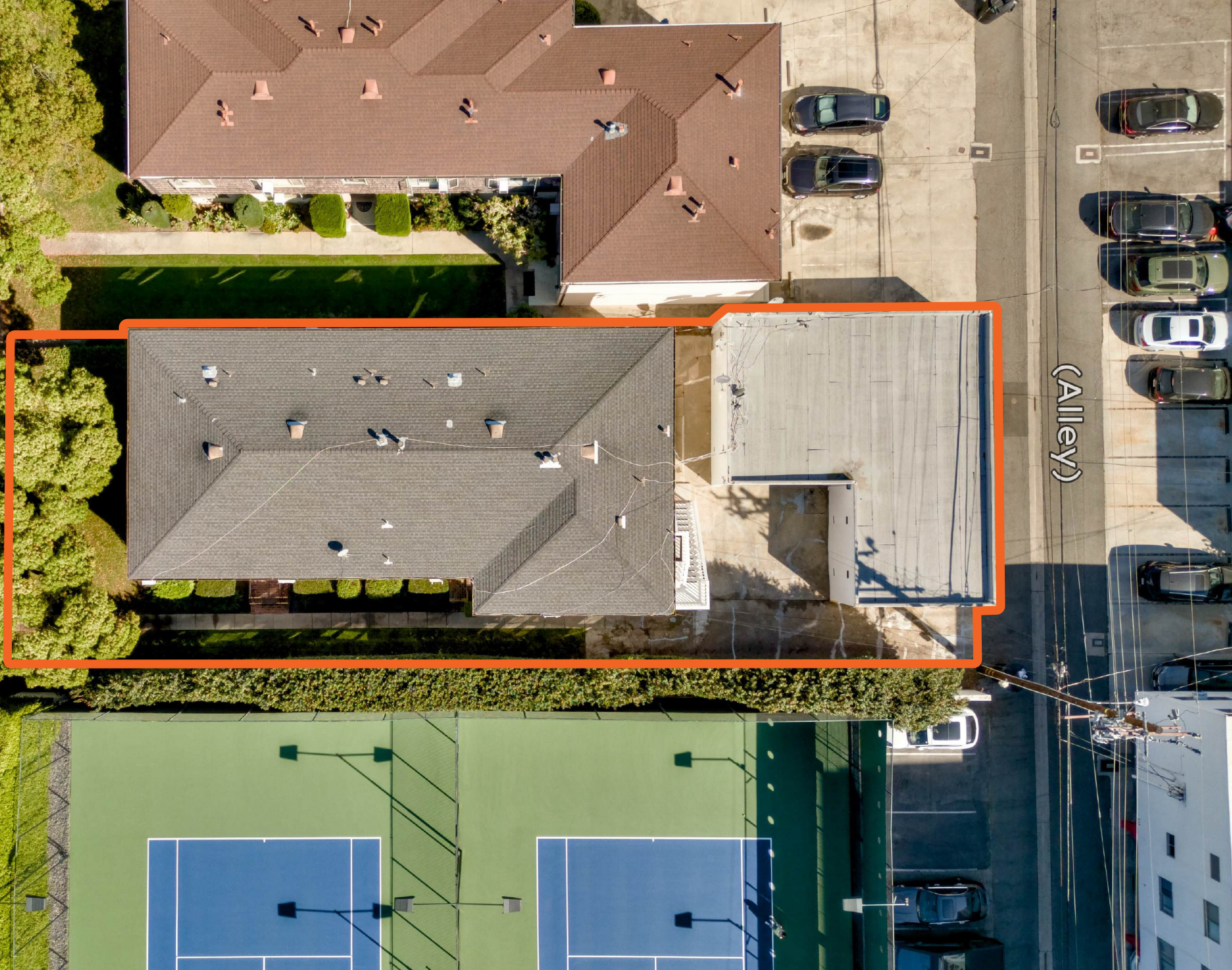
ALDEN DR

PALM DR

MAPLE DR

(Alley)

MAPLE DR



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