



Approval for 25 Units

Priced at \$6,200,000

**401 N. Oakhurst Dr.
Beverly Hills, CA 90210**

Builder's Remedy Approval for 25 Units in Beverly Hills
11 Floor Design with Only 2 and 3 Units Per Floor w/ Generous Communal Roof Deck

**PARTNERSCRE
SVIDLER**



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Property Overview

PartnersCRE is proud to present another 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 **7,717 SF site** has been **entitled** utilizing the state Housing Accountability Act **Builder's Remedy** provisions, securing approvals for a **11-story multi-family development** with **25 units**. At a height of **131 feet**, the **residential tower** would consist of **22 market rate units** and 3 lower-income units.

The Project design features 10 residential levels with **all two bedroom, two bathroom units**, ranging from **1,184 to 1,876 SF**, plus a **rooftop deck**, balconies, and **14 parking spaces**. The subterranean parking level will include bicycle parking, utility rooms, the elevator lobby, and two staircases with access from the lower level to the roof. The ground level includes a spacious lobby with an office, a package/mail room, and a utility room, all 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.

Offered at just under \$250k per buildable door, the layout includes **just two and three units per floor**, the offering represents an exclusive design 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. A Condo Conversion is a possible play.

The site is situated close to the **Beverly Hills Triangle**, home to the city's most celebrated collection of **flagship retail, fine dining, and five-star hotels**, just around the corner from the Beverly Hills Tennis Club. The location benefits from the nearby Ralphs Fresh Fare and Bristol Farms, along with the dining and nightlife of West Hollywood's SMB. The surrounding area exhibits the kind of affluent, amenity-rich neighborhood that attracts the most discerning renters, with the added prestige of living at one of those rare 10+ story buildings supporting premium long-term rents and renters.

The property currently houses a six unit apartment building with four sets of existing tenants.

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!**

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

\$6,200,000

Price

25

Units in Project

36,900 SF

Project Liveable SF

67,687 SF

Gross Floor Area (inc. Garage)

7,711 SF Lot

51.4 x 150 Lot Dimensions

4342-001-030

APN

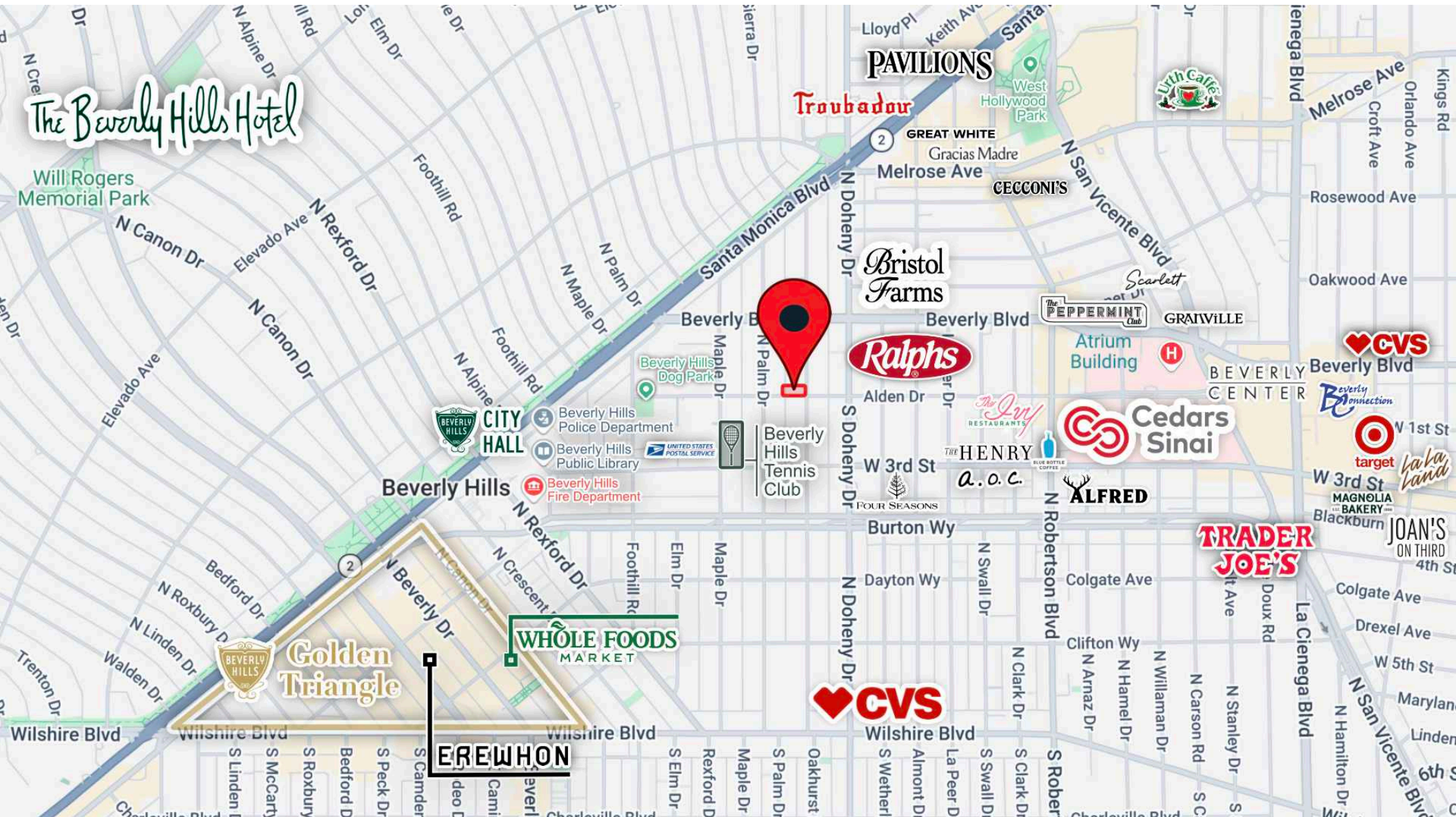
Highlights

- Builder's Remedy Opportunity in the City of Beverly Hills
- Project at Sub-\$250k Per Buildable Door ready for Plan Check
- 25 Unit Project - with 22 Market Rate Units
- 11 Floors - 131 Feet in Height - Stacked Design
- All 2 Bed + 2 Bath Units with Just 2 and 3 Units Per Floor
- Rooftop Deck with Premium Views and Private Balconies
- 14 Parking Spaces, Bicycle Storage, Lobby Office
- Walking distance to the Beverly Hills Triangle
- Surrounded by luxury retail, dining, and hotels
- Near the Beverly Hills Tennis Club

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Area Map



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Walk Score

Walk Score
83

Very Walkable

Most errands can be accomplished on foot.

Transit Score
54

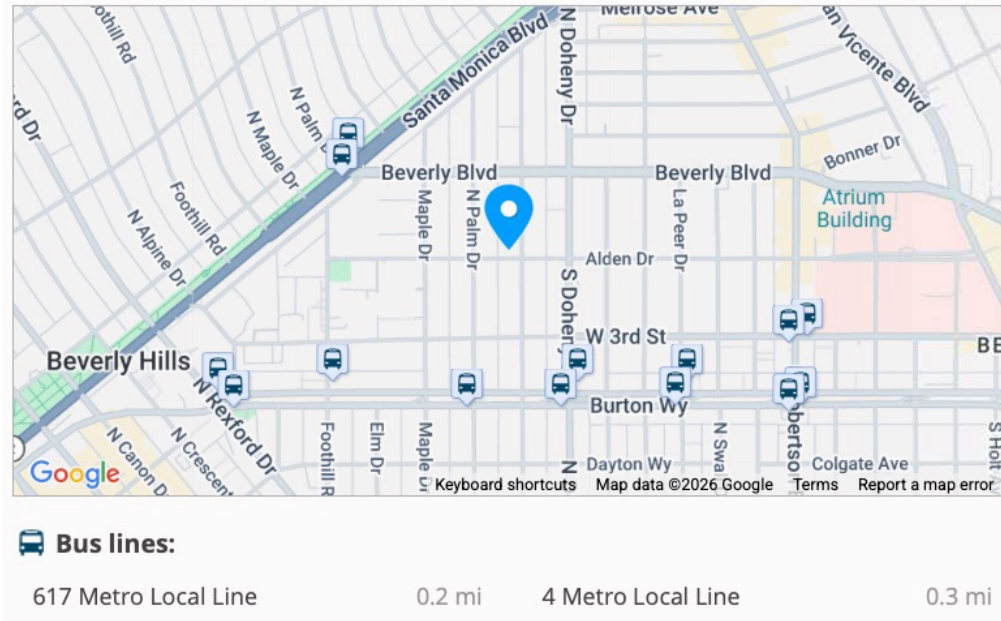
Good Transit

Many nearby public transportation options.

Bike Score
60

Bikeable

Some bike infrastructure.



About this Location

401 North Oakhurst Drive has a **Walk Score of 83 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/401-n-oakhurst-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

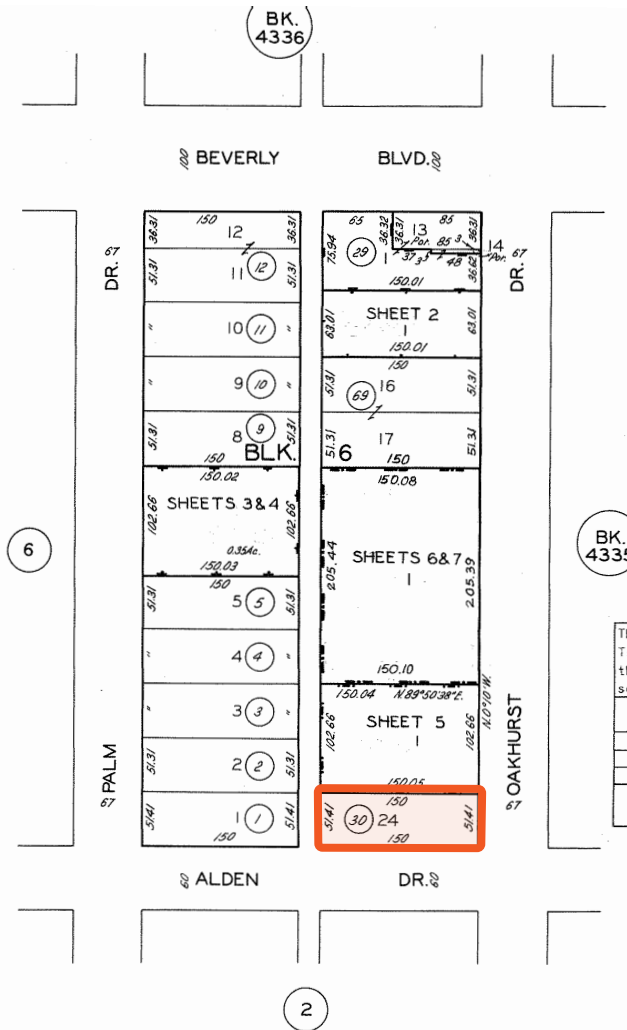
4342 | SHEET 1
SCALE 1" = 100'

2001

74082105
1999020908005001-07
1999081909001001-07
2000042804



TRACT NO. 5647 M.B. 60 - 88
TRACT NO. 11807 M.B. 225 - 48
CONDOMINIUM TRACT NO. 20563 M.B. 729-28-34
CONDOMINIUM TRACT NO. 30151 M.B. 744-63-64
CONDOMINIUM TRACT NO. 29354 M.B. 835 - 3 - 4
CONDOMINIUM TRACT NO. 52282 M.B. 1233-17-18



The assessment of units in the following Condominium Tracts, include all rights and interests of record in the common areas designated as Lots listed below as set forth in deeds of record.

Tract No.	Lot No.	Condominium O.R.	Subdivision of Airspace
20563	1		Sht. 2
30151	1	-M1921 - 410	Shts. 3 & 4
29354	1	-M4648 - 642	Sht. 5
52282	1	#0348215 3-8-00	Shts 6&7

CODE
2410

FOR PREV. ASSM'T SEE:
1690-1

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Covenant, Plans, and Commission Report Links & Project Renderings

Covenant and Agreement

[Click Here for Covenant](#)

BH City Link - Entitlement Set Plans

[Click Here for Plans](#)

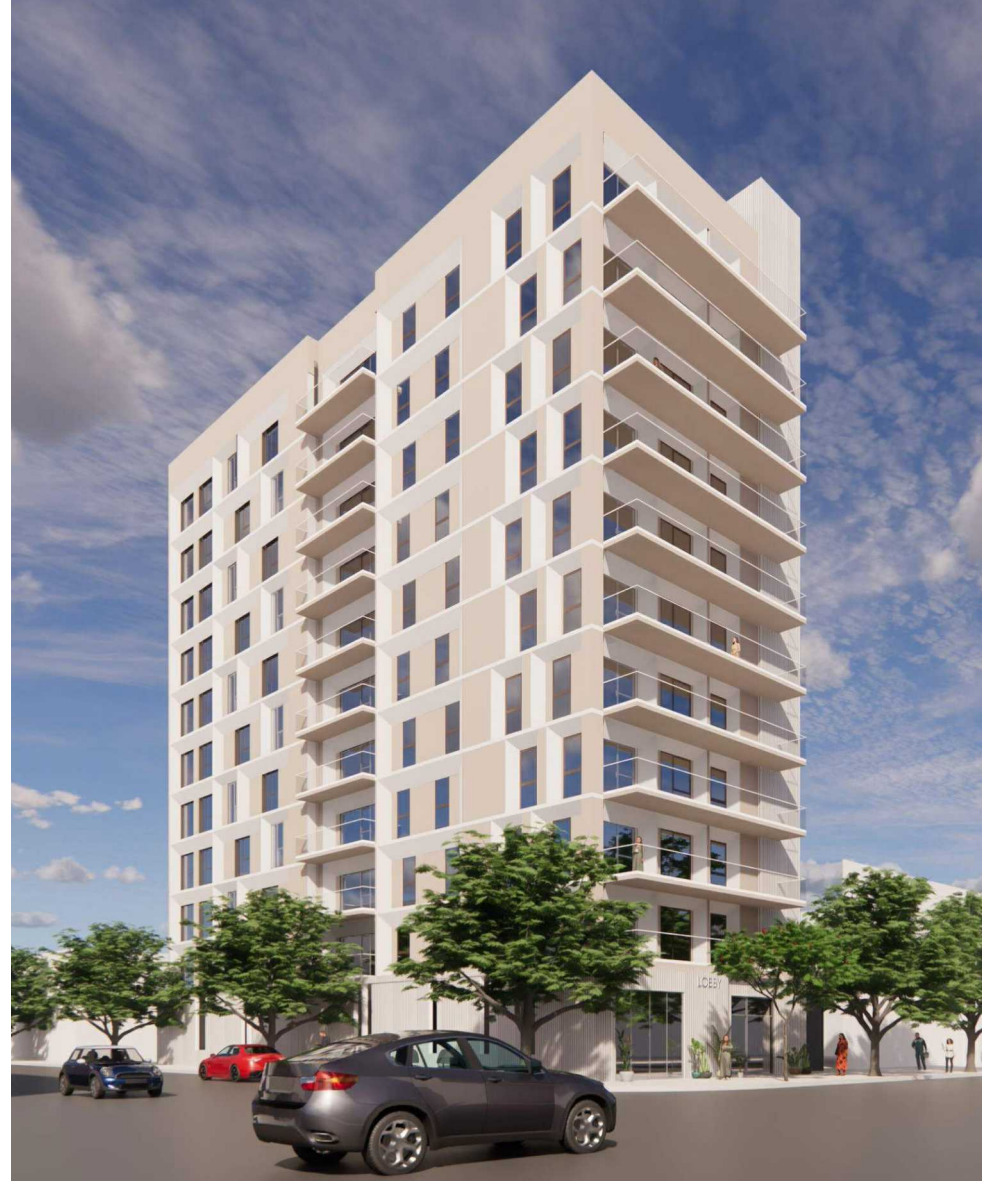
BH City Link - Commission Report

[Click Here for Report](#)

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

Floor	Unit #	Unit Type	SF
2	1	2 + 2	1,184
	2	2 + 2	1,239
	3	2 + 2	1,230
3	4	2 + 2	1,184
	5	2 + 2	1,239
	6	2 + 2	1,230
4	7	2 + 2	1,184
	8	2 + 2	1,239
	9	2 + 2	1,230
5	10	2 + 2	1,184
	11	2 + 2	1,239
	12	2 + 2	1,230
6	13	2 + 2	1,184
	14	2 + 2	1,239
	15	2 + 2	1,230

Floor	Unit #	Unit Type	SF
7	16	2 + 2	1,851
	17	2 + 2	1,876
8	18	2 + 2	1,851
	19	2 + 2	1,876
9	20	2 + 2	1,851
	21	2 + 2	1,876
10	22	2 + 2	1,851
	23	2 + 2	1,876
11	24	2 + 2	1,851
	25	2 + 2	1,876

No. of 2 + 2s

25 Total | 22 Market-Rate + 3 Affordable Units

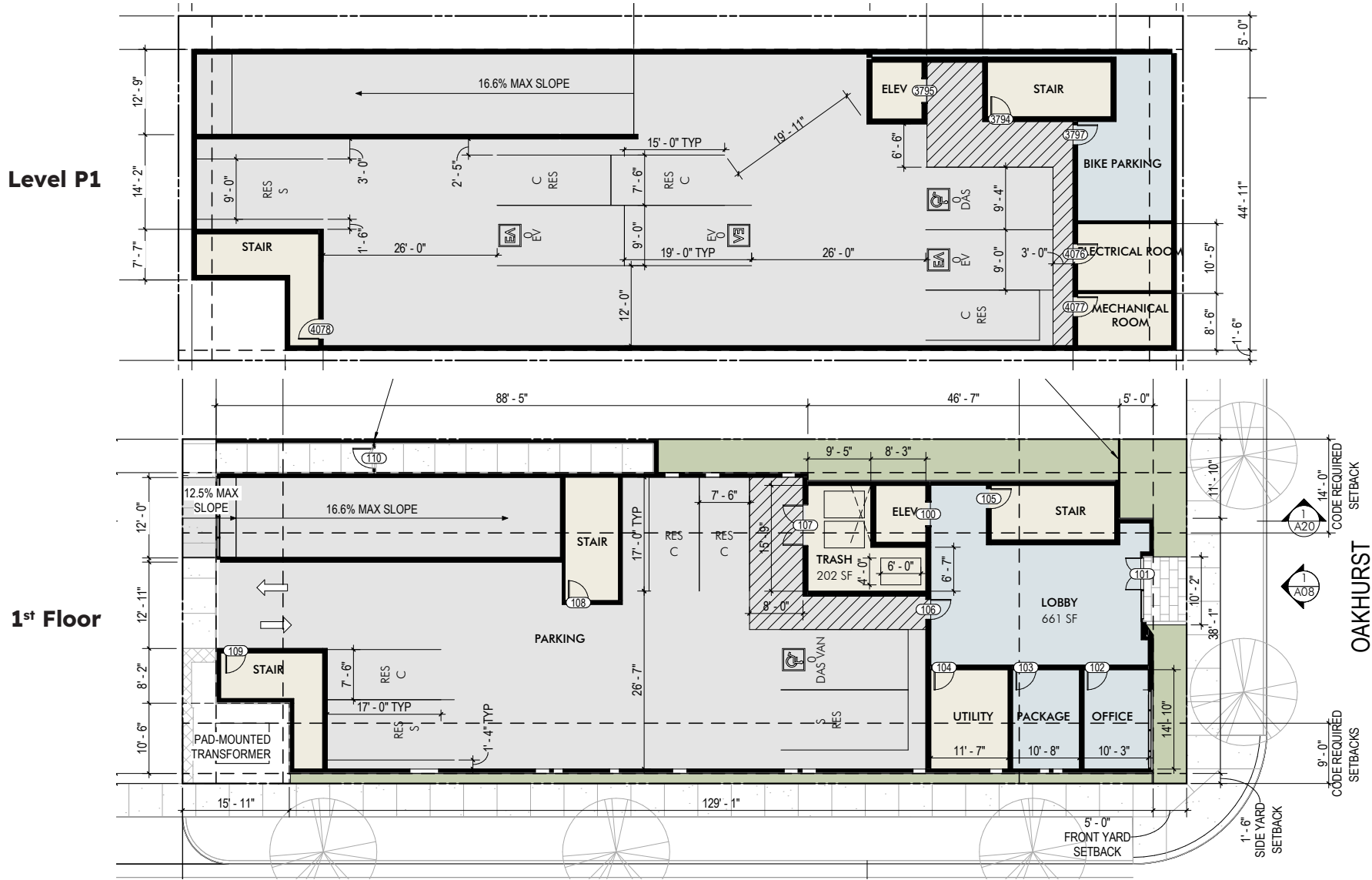


Number of Units	Livable Square Footage
25	36,900 SF
SF by Floor 2 through 6	SF by Floor 7 through 11
3,653 SF	3,727 SF

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Project Floor Plans - Level P1 & 1st Floor



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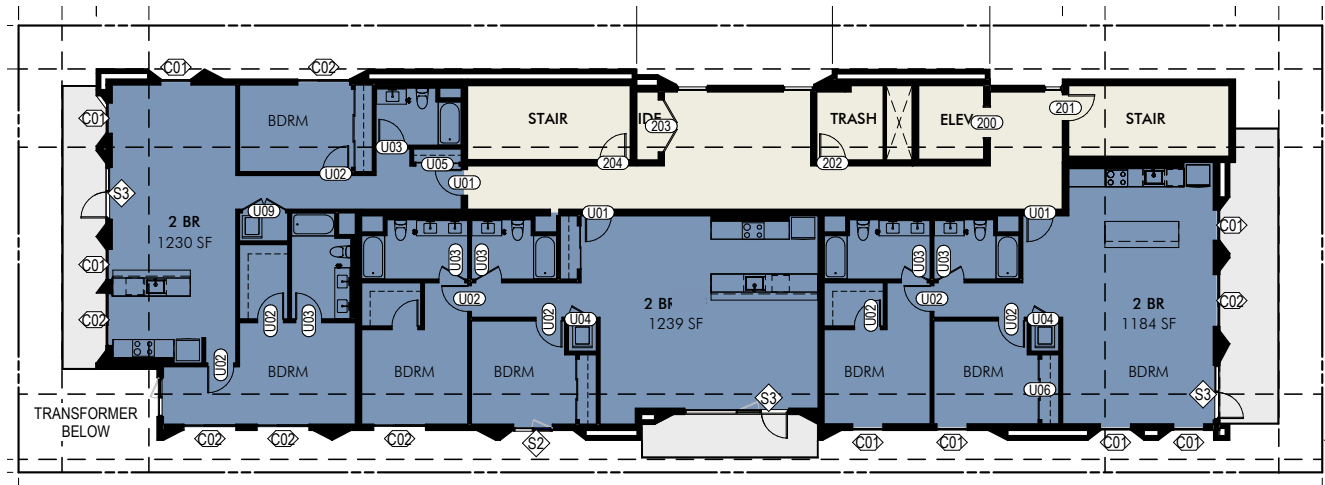
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Project Floor Plans - Floors 2 through 6

Floors 2 through 6

Floor Plan shown is representative of Floors 2 through 6.

Floor Layouts are Stacked.



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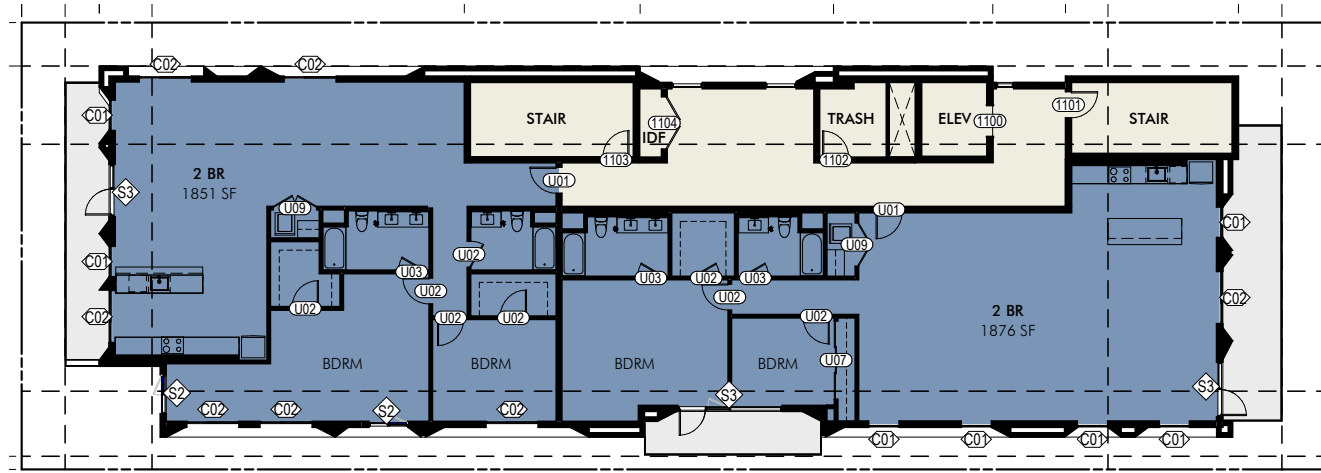
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Project Floor Plans - Floors 7 through 11 and Roof

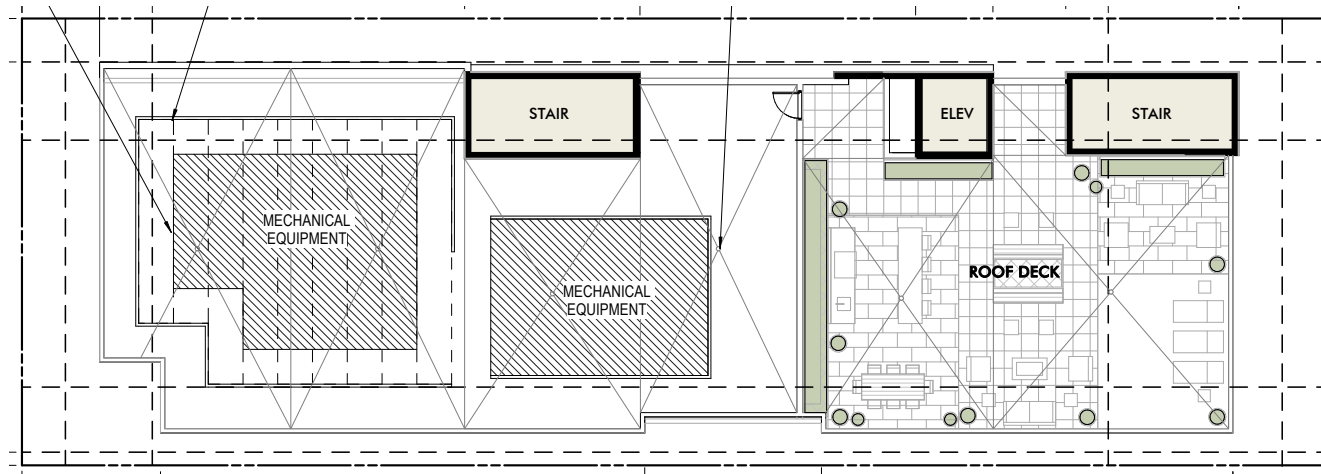
Floors 7 through 11

Floor Plan shown is representative of Floors 7 through 11.

Floor Layouts are Stacked.



Roof



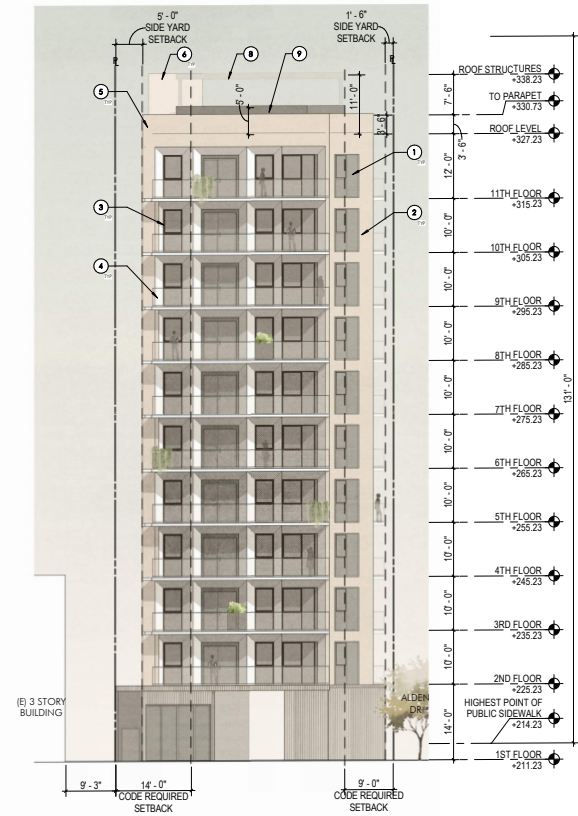
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Project Elevations



South Elevation

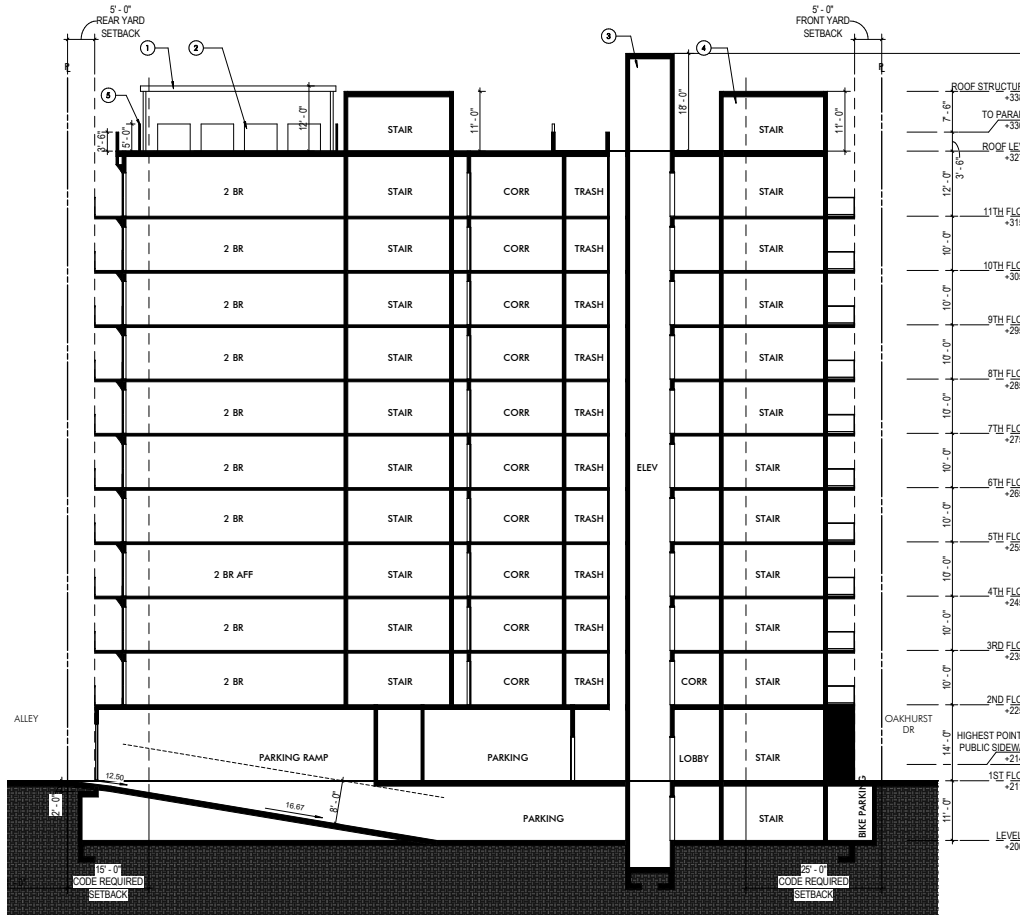


West Elevation

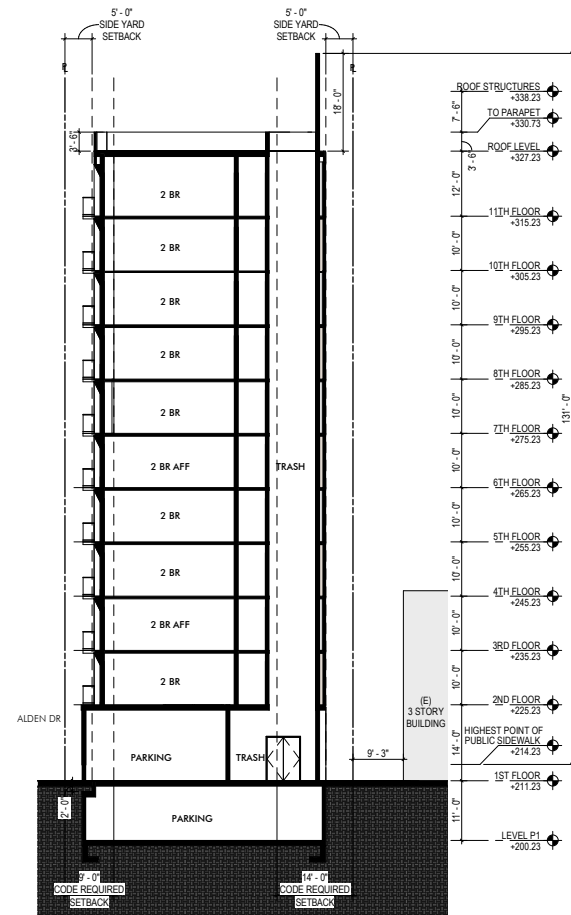
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Project Sections



Section 1



Section 2

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Existing Building - Rent Roll

Year Built	Lot Size	2 Story Building Footprint	3,345 SF	No. of Units	6
1937	7,717 SF	6 Car Garage Building Footprint	942 SF	No. of Tenants	4

Unit	Rent	Contract Date
9151 Alden Dr.	\$2,077	3/15/16
9157 Alden Dr.	\$2,049	1/15/14
9161 Alden Dr.	\$2,809	2/15/16
9163 Alden Dr.	\$2,588	10/1/09



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Existing Building - Photos



FOUR SEASONS

DOHENY DR

OAKHURST DR

ALDEN DR

Alley







LIVE NATION

BEVERLY HILLS
TENNIS CLUB



MAPLE DR

PALM DR

ALDEN DR

OAKHURST DR



BURTON WAY

3rd ST

OAKHURST DR

PALM DR

ALDEN DR

MAPLE DR

FOOTHILL RD

SANTA MONICA BLVD











Alley

OAKHURST DR

ALDEN DR

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kw
BEVERLY HILLS