



9634 WILSHIRE BOULEVARD





## A RARE WILSHIRE BOULEVARD OFFERING

Currently home to the Saks Fifth Avenue Men's Store, this multi-level flagship presents a unique opportunity along one of Los Angeles' most established luxury retail corridors.



Originally designed by Timothy Pflueger, the building spans multiple levels and reflects a refined Moderne expression along Wilshire Boulevard. Its scale, architectural integrity, and prominent street presence position it among the corridor's most recognizable retail properties, with exceptional visibility in a high-traffic, high-income trade area.

With anticipated near-term availability, the property offers a rare opportunity to secure a flagship presence in a historically significant structure. The building comprises approximately 98,433 square feet across six levels with a mezzanine, offering a vertically integrated flagship opportunity, with a rear parking structure providing convenient on-site access. Opportunities of this scale and character are increasingly limited along Wilshire Boulevard.

9 6 3 4 W I L S H I R E B O U L E V A R D



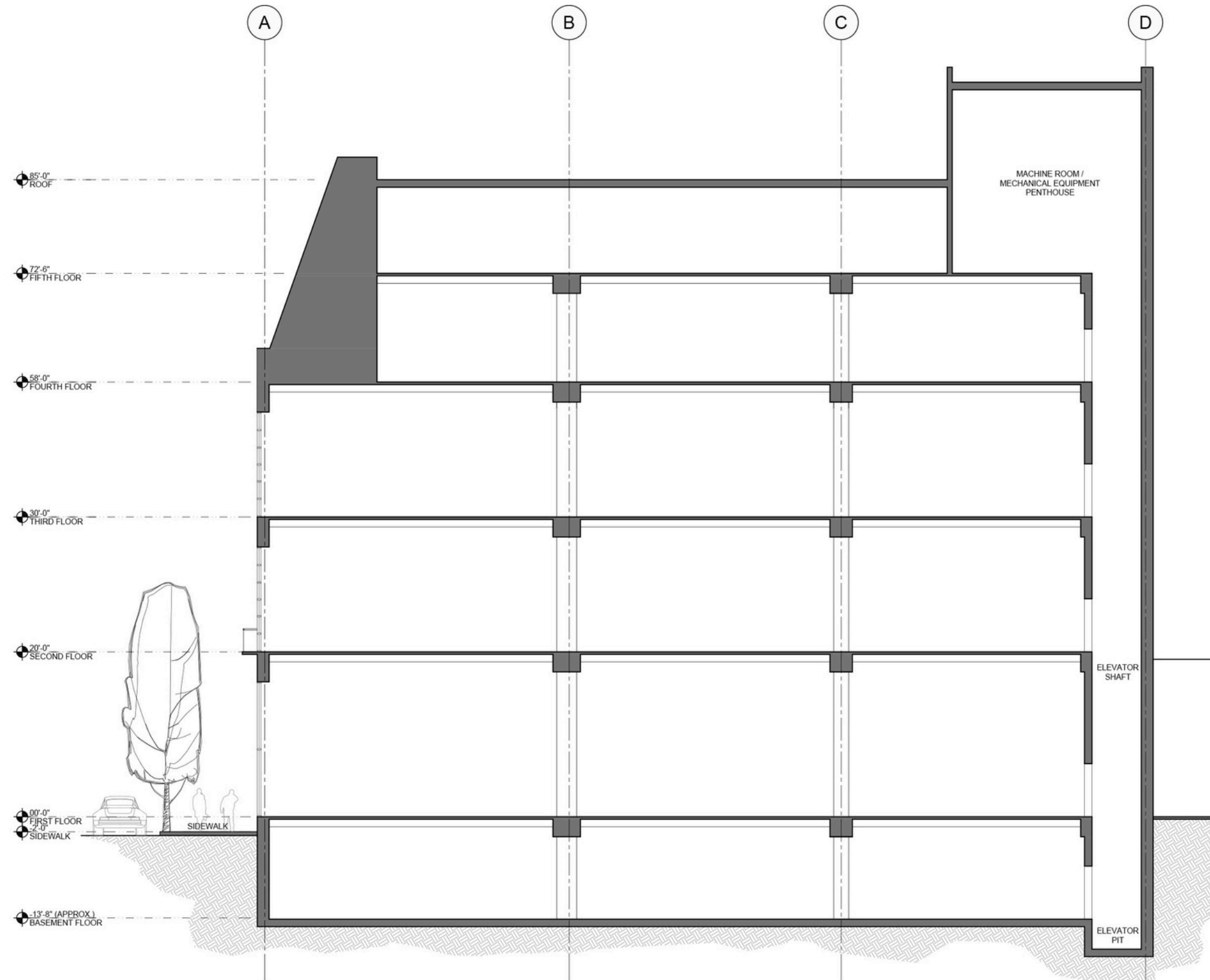




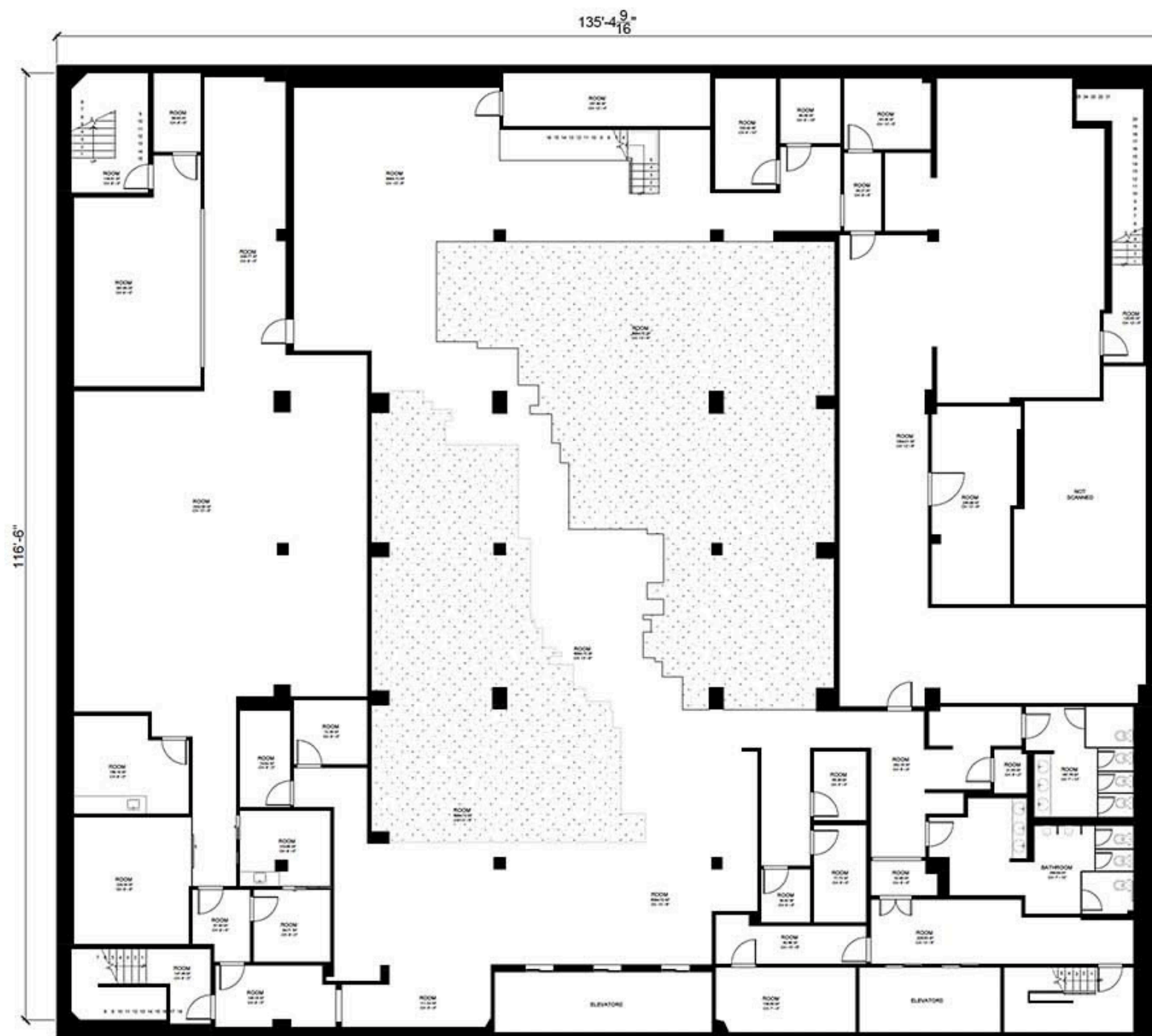












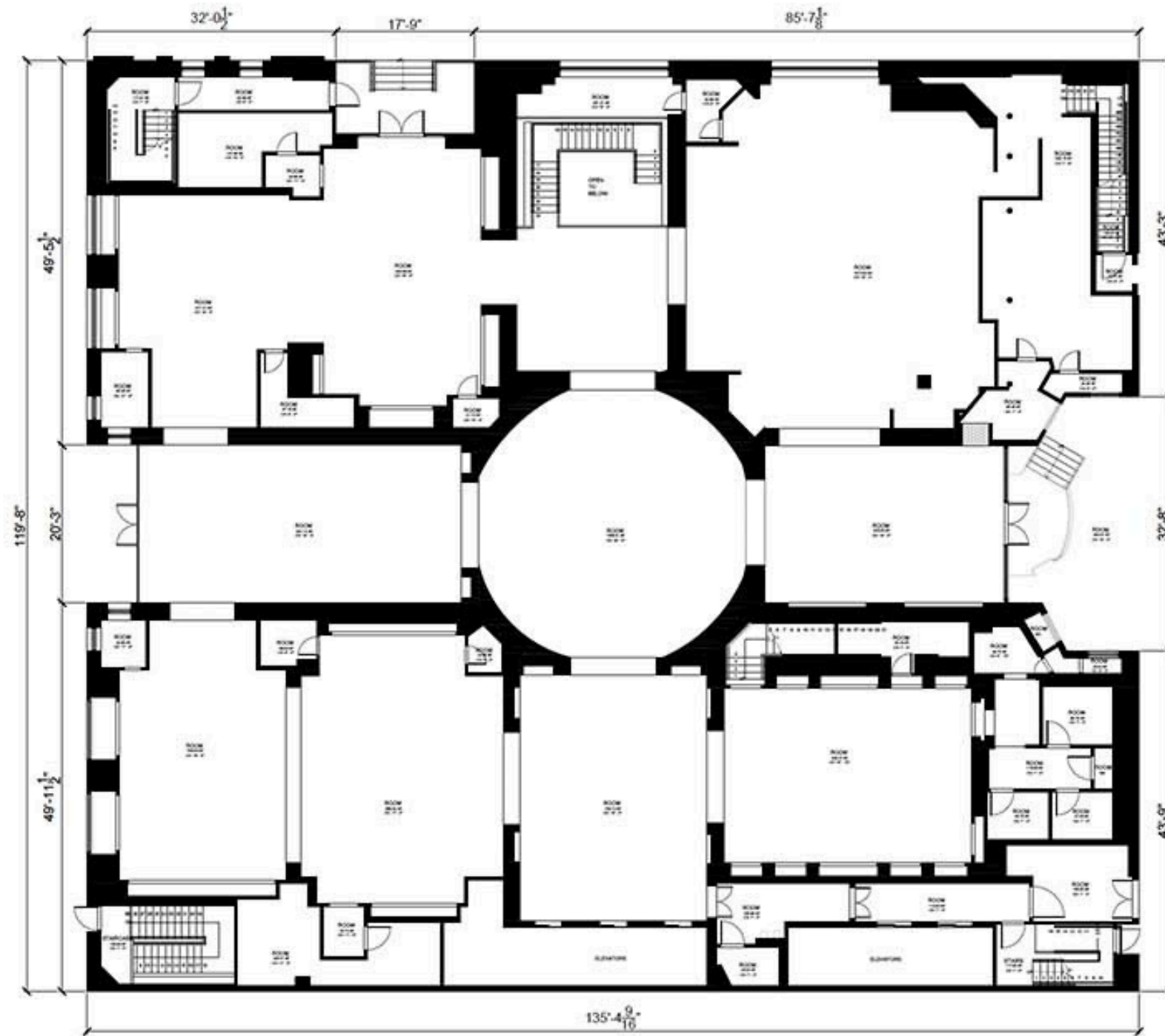
BASEMENT LEVEL - EXISTING



BASEMENT LEVEL - CONCEPTUAL STUDY

Subject to Change. Final layout is subject to field verification and structural/engineering review.





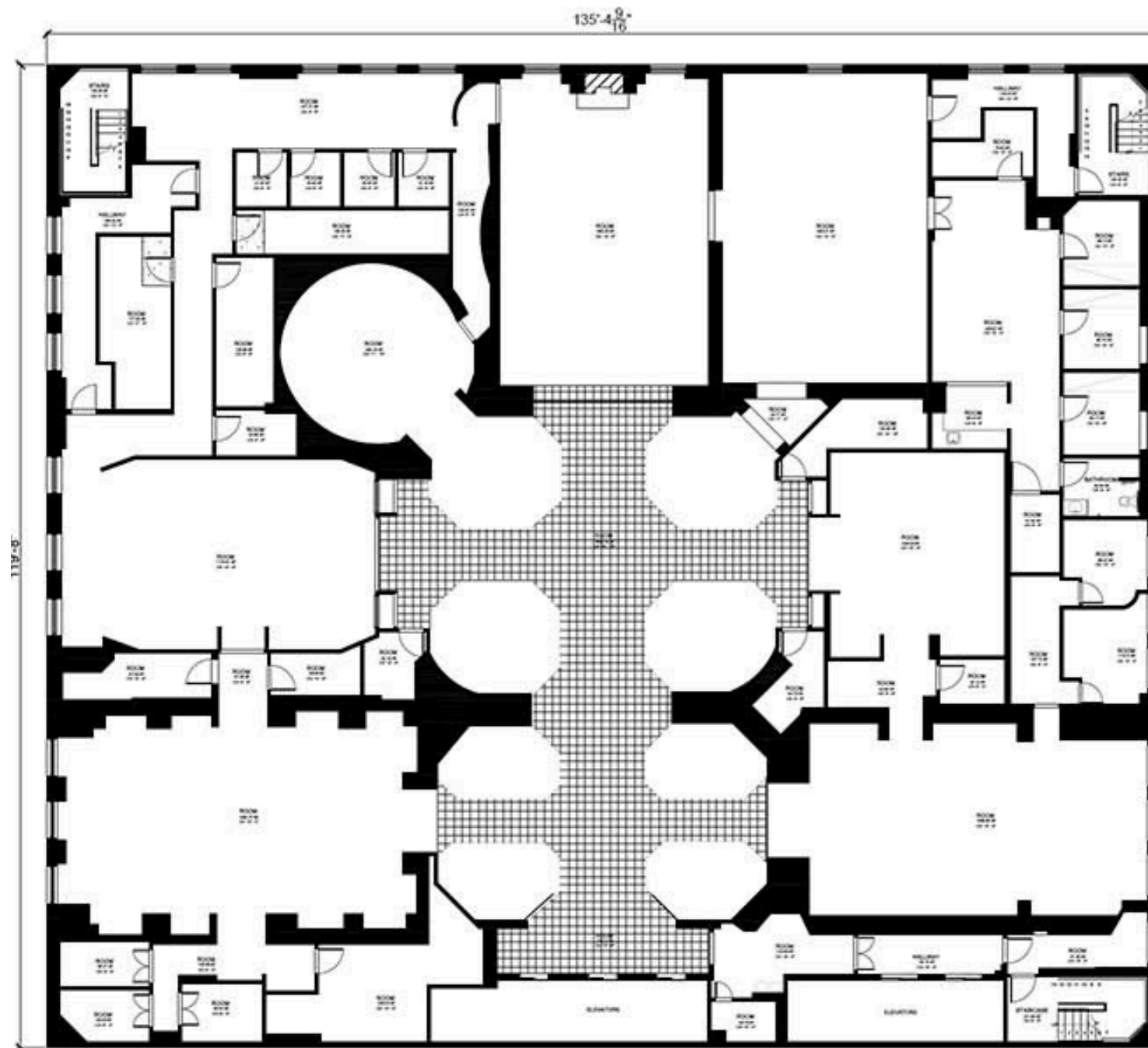
FIRST FLOOR - EXISTING



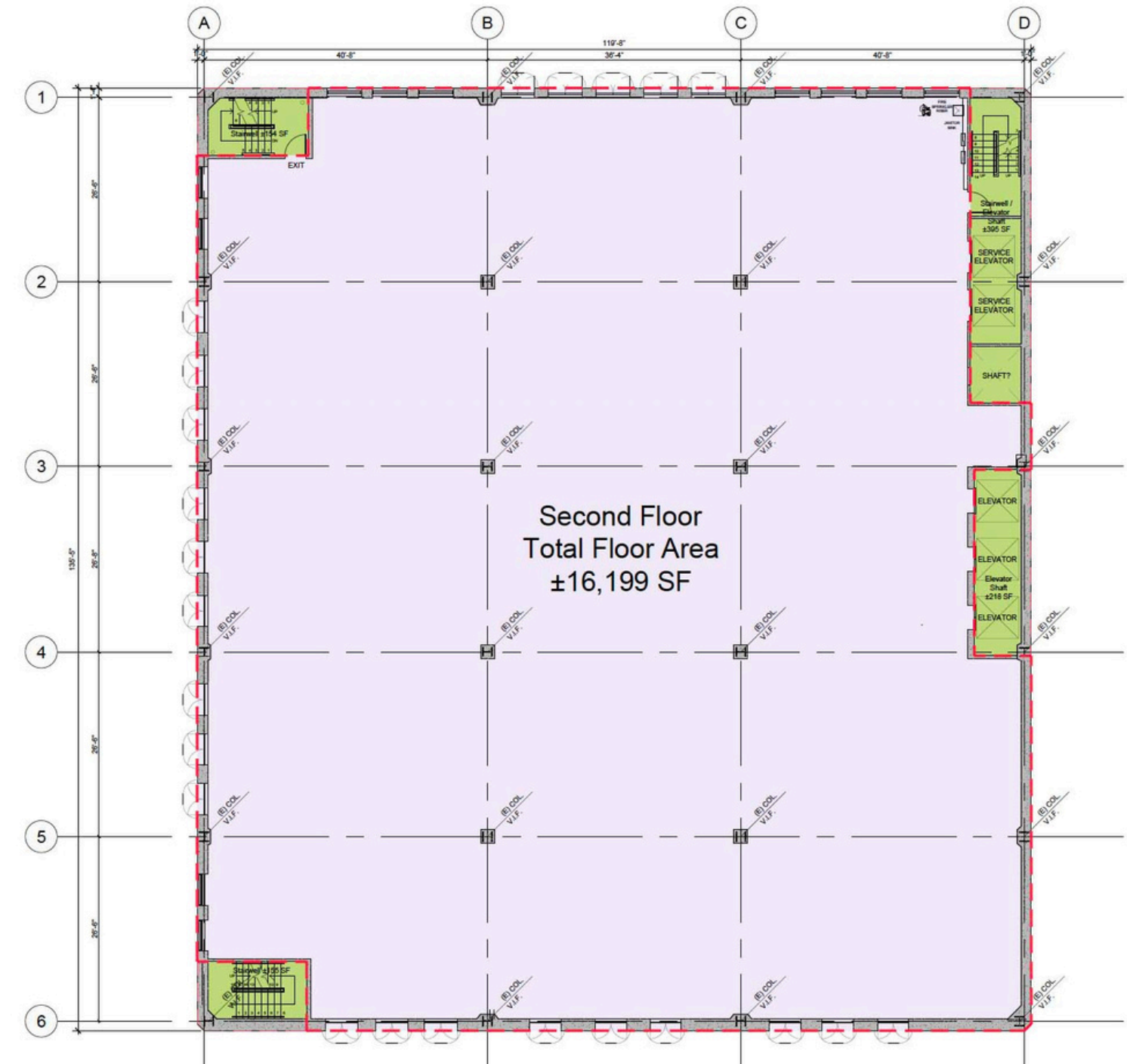
FIRST FLOOR - CONCEPTUAL STUDY

Subject to Change. Final layout is subject to field verification and structural/engineering review.



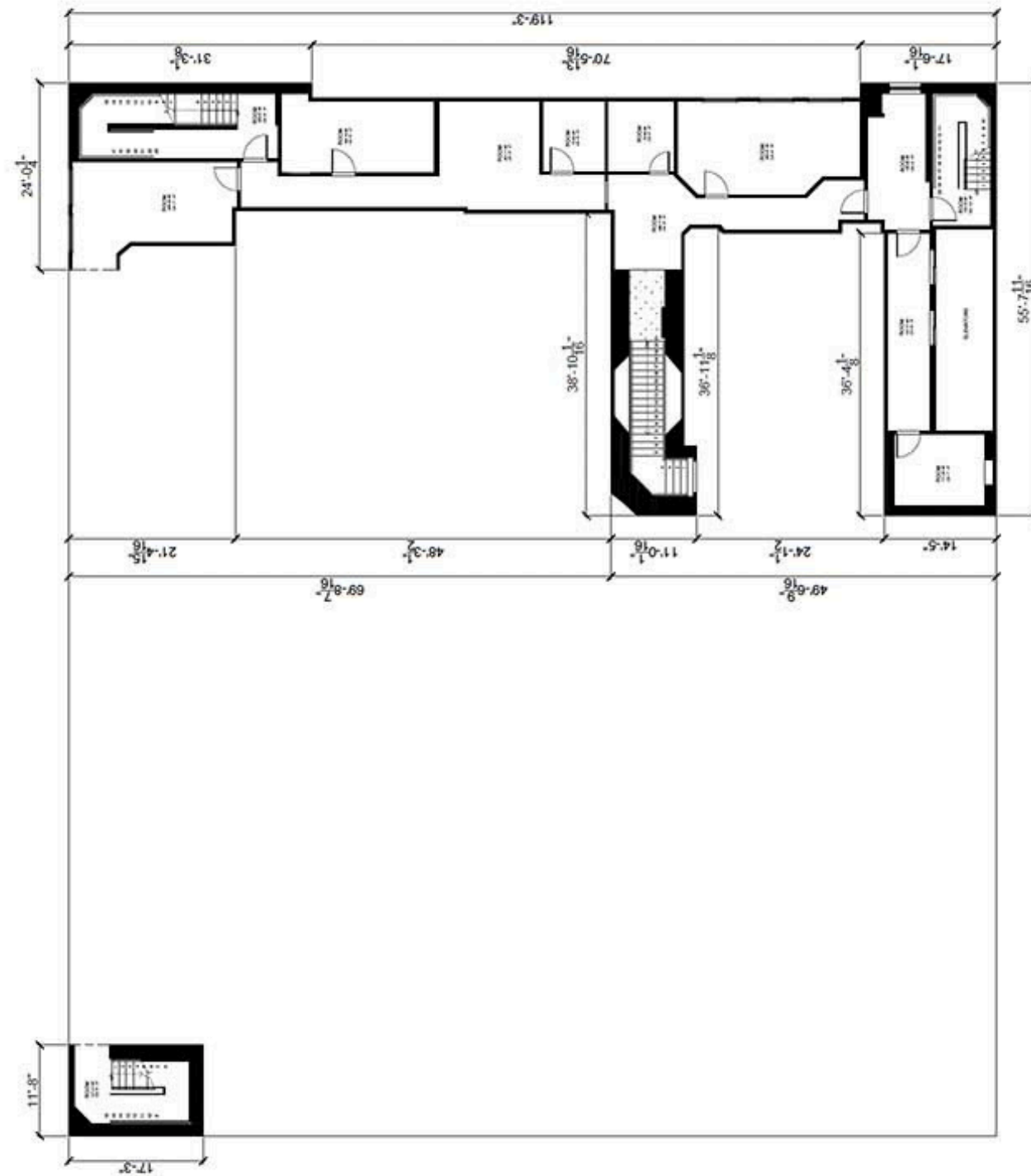


SECOND FLOOR EXISTING

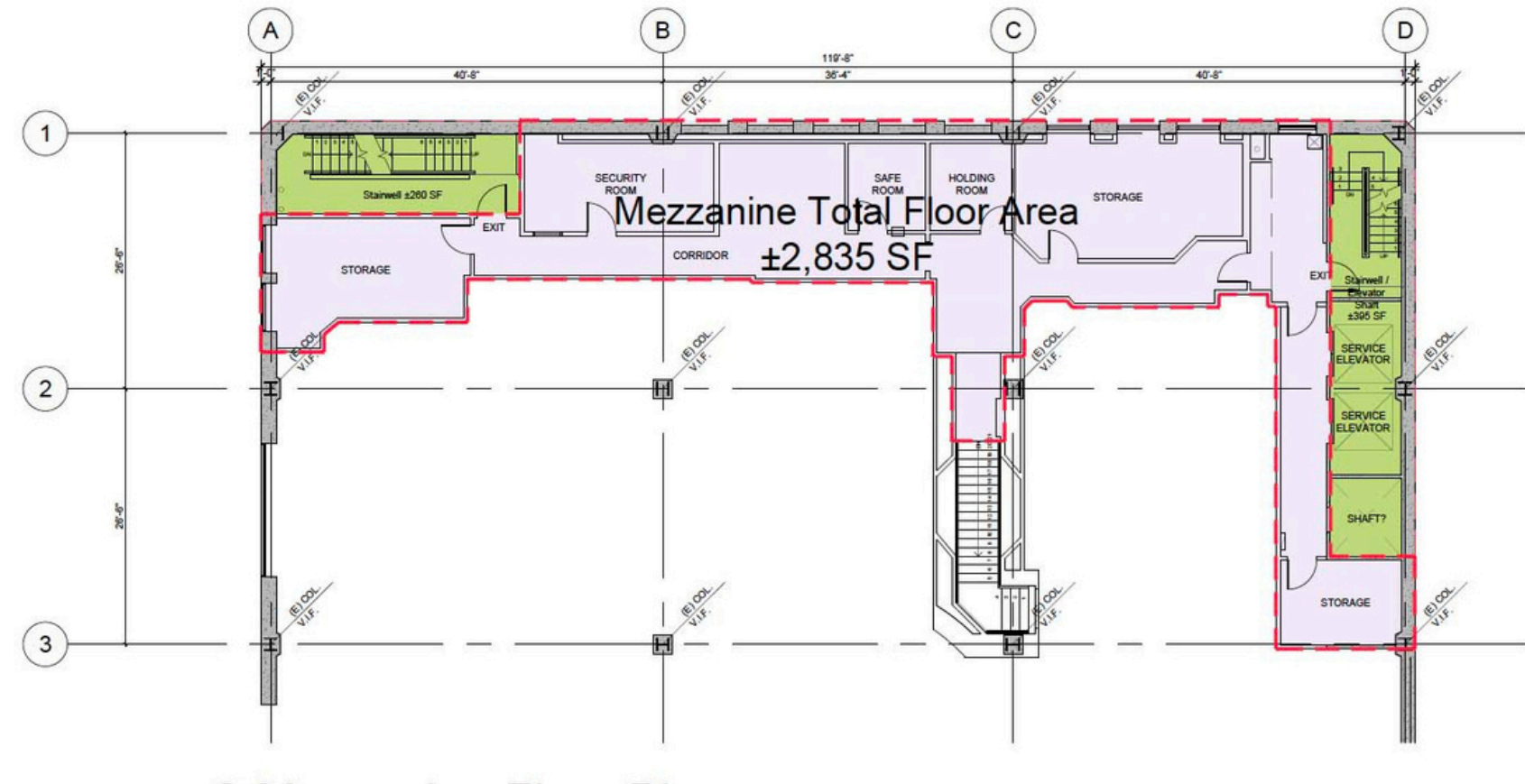


SECOND FLOOR - CONCEPTUAL STUDY  
Subject to Change. Final layout is subject to field verification and structural/engineering review.



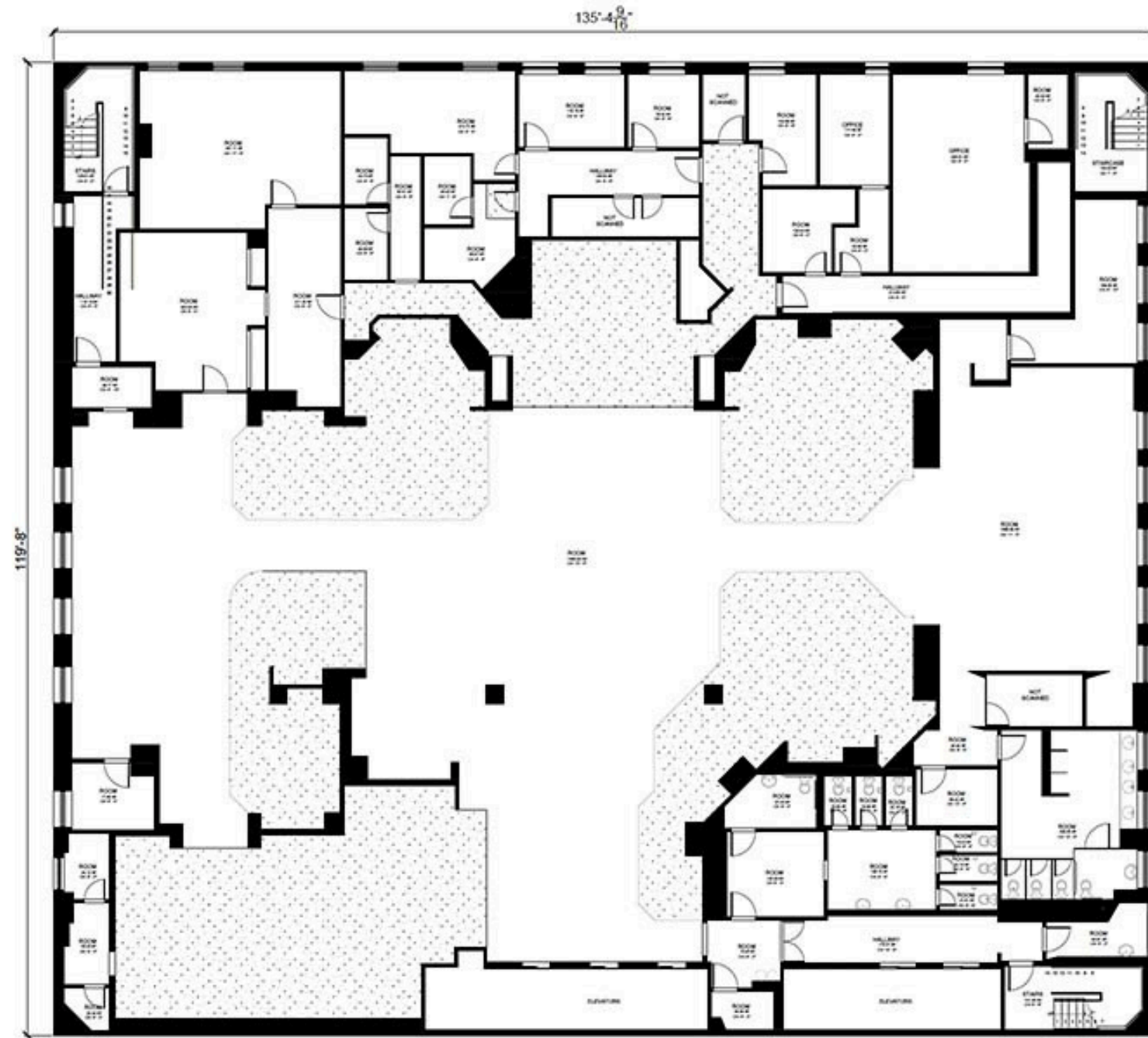


MEZZANINE EXISTING



MEZZANINE - CONCEPTUAL STUDY  
Subject to Change. Final layout is subject to field  
verification and structural/engineering review.





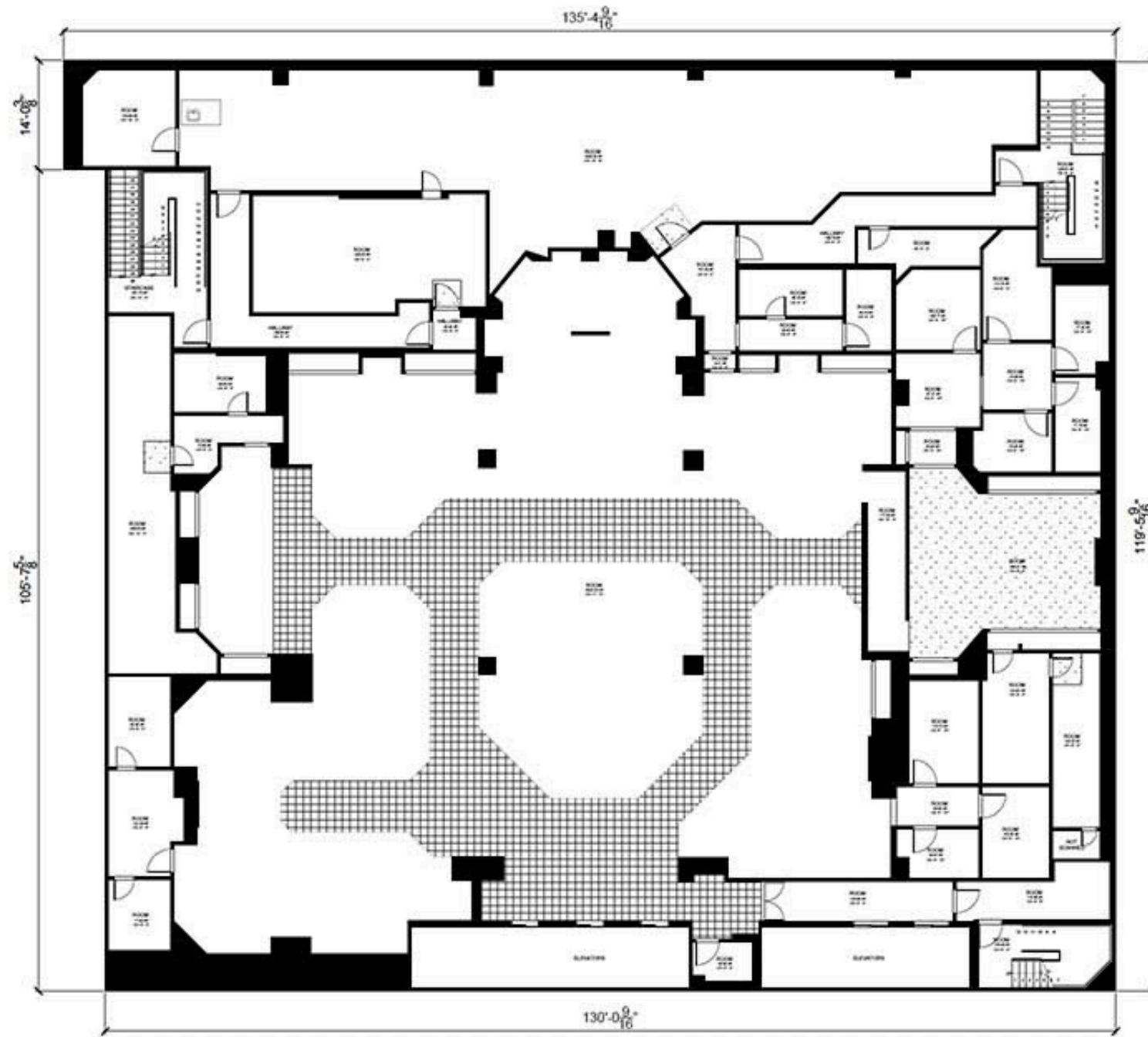
THIRD FLOOR EXISTING



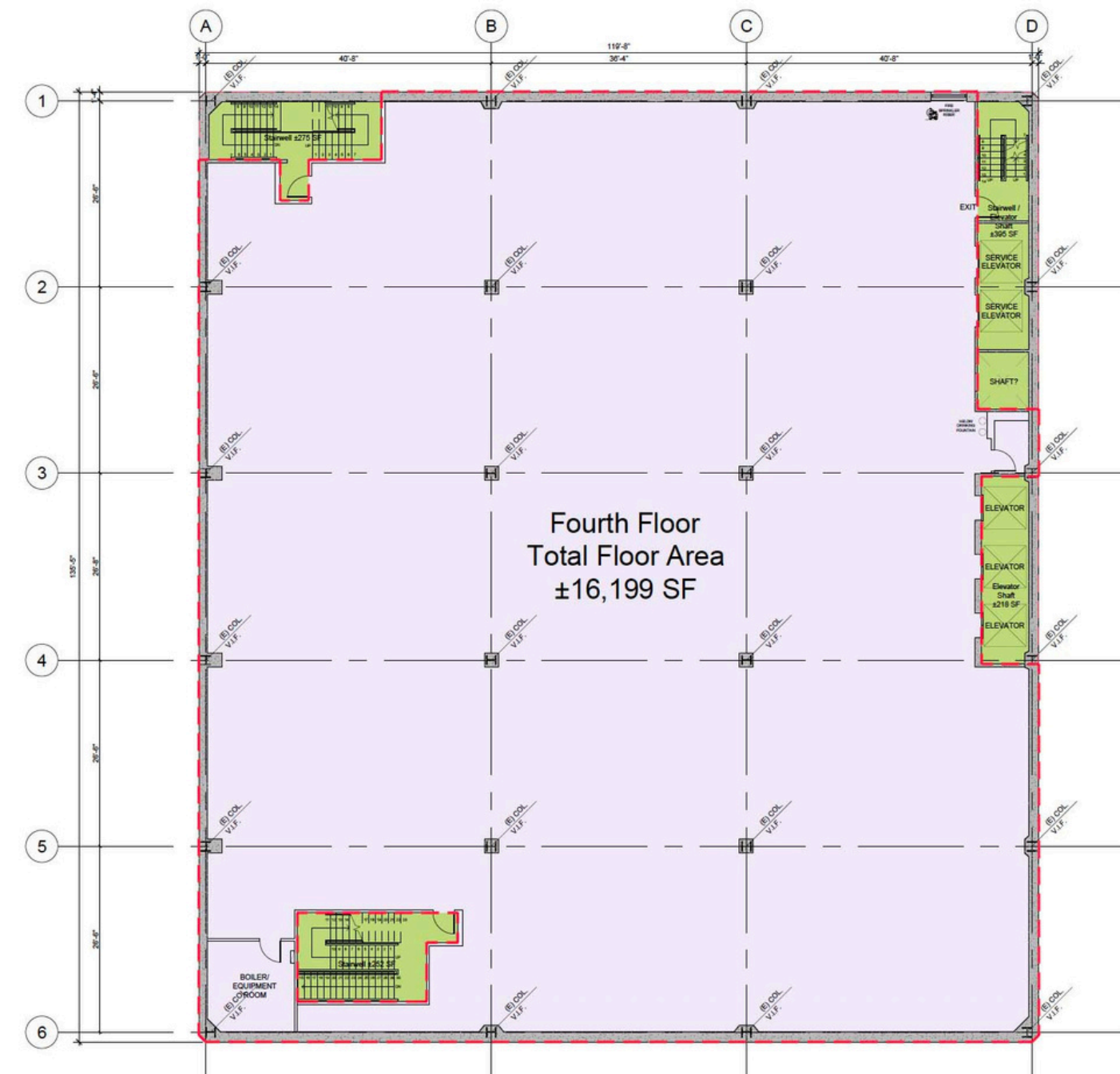
THIRD FLOOR - CONCEPTUAL STUDY

Subject to Change. Final layout is subject to field verification and structural/engineering review.





FOURTH FLOOR EXISTING

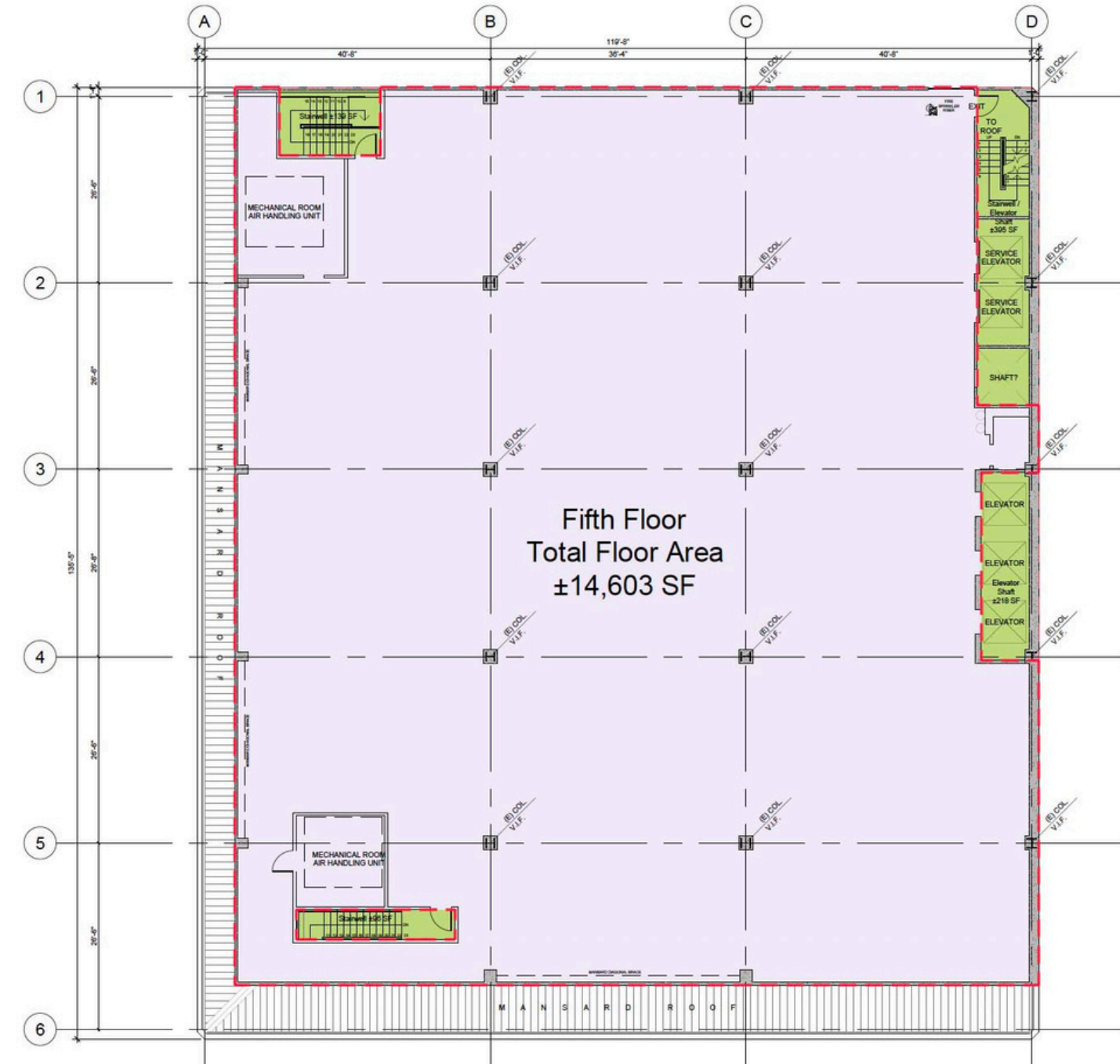


FOURTH FLOOR - CONCEPTUAL STUDY  
Subject to Change. Final layout is subject to field verification and structural/engineering review.



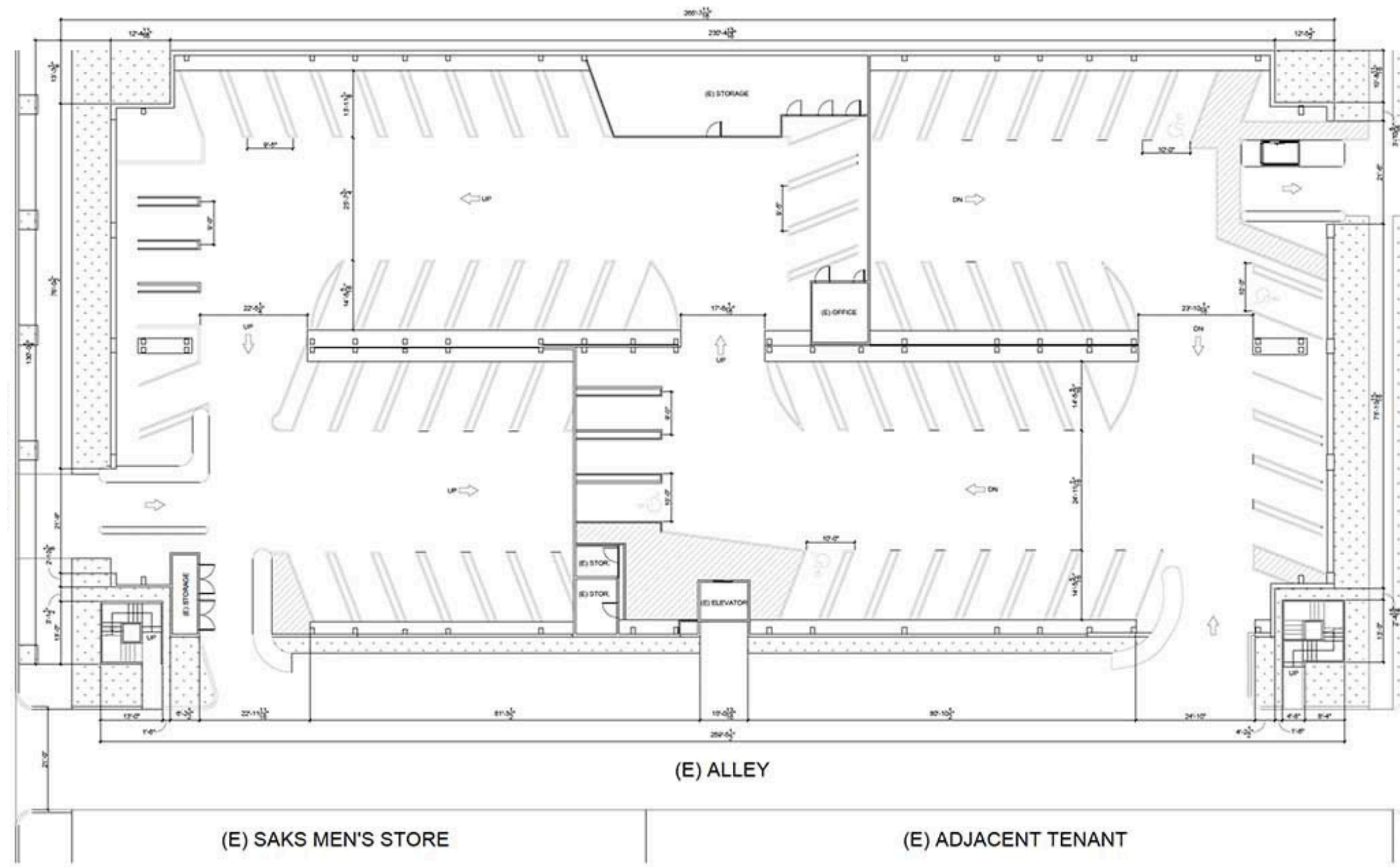


FIFTH FLOOR EXISTING



FIFTH FLOOR - CONCEPTUAL STUDY  
Subject to Change. Final layout is subject to field verification and structural/engineering review.





| PROJECT SUMMARY - PARKING            |            |
|--------------------------------------|------------|
| <b>BASEMENT LEVEL</b>                |            |
| REGULAR STALLS                       | 44         |
| ADA STALLS                           | 2          |
| <b>FIRST LEVEL</b>                   |            |
| REGULAR STALLS                       | 75         |
| ADA STALLS                           | 4          |
| <b>SECOND LEVEL</b>                  |            |
| REGULAR STALLS                       | 83         |
| ADA STALLS                           | 2          |
| <b>THIRD LEVEL</b>                   |            |
| REGULAR STALLS                       | 55         |
| ADA STALLS                           | 0          |
| <b>TOTAL REGULAR STALLS PROVIDED</b> | <b>257</b> |
| <b>TOTAL ADA STALLS PROVIDED</b>     | <b>8</b>   |
| <b>TOTAL PARKING STALLS PROVIDED</b> | <b>265</b> |

EXISTING SHARED PARKING  
STRUCTURE - FOUR LEVELS

**136 PARKING SPACES**  
CURRENTLY AVAILABLE FOR  
9634 WILSHIRE BLVD.  
BUILDING  
(POTENTIAL TO EXPAND)



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PARKING STRUCTURE



# BEVERLY HILLS | THE GOLDEN TRIANGLE

Located on Wilshire Boulevard in Beverly Hills, the property sits adjacent to one of the most recognized luxury retail districts in the world.



The Golden Triangle—bounded by Santa Monica Boulevard, Wilshire Boulevard, and Canon Drive—represents the core of Beverly Hills’ luxury retail and hospitality environment. Anchored by Rodeo Drive and complemented by a curated mix of global flagship stores, boutique retailers, and five-star hotels, the district attracts both affluent local clientele and international visitors.

Its proximity to this established luxury ecosystem positions the property to benefit from consistent high-end foot traffic, brand adjacency, and a concentration of premium retail activity. Retailers within the Golden Triangle include many of the world’s most recognized fashion and lifestyle brands, reinforcing the area’s reputation as a premier shopping destination.

Nearby Retailers Include:

Louis Vuitton · Chanel · Hermès · Gucci · Prada · Dior · Saint Laurent

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Beverly Hills, CA | 2025 Estimates

| 2010-2020 Census | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------|-----------|-----------|-----------|
| Population       | 26,735    | 286,244   | 716,508   |
| Households       | 12,671    | 128,464   | 233,056   |
| Median Age       | 48.0      | 39.4      | 39.1      |
| Income           | \$247,814 | \$198,203 | \$183,473 |





## LEASING INFORMATION

Haagen Company is a Los Angeles-based real estate investment and development firm specializing in the acquisition, development, and management of retail and commercial properties throughout the Western United States. With more than 50 years of experience and over 16 million square feet developed across more than 140 projects, the firm is recognized for creating high-quality retail environments that serve as lasting community landmarks.

### **GREG BRADBURY**

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