



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.

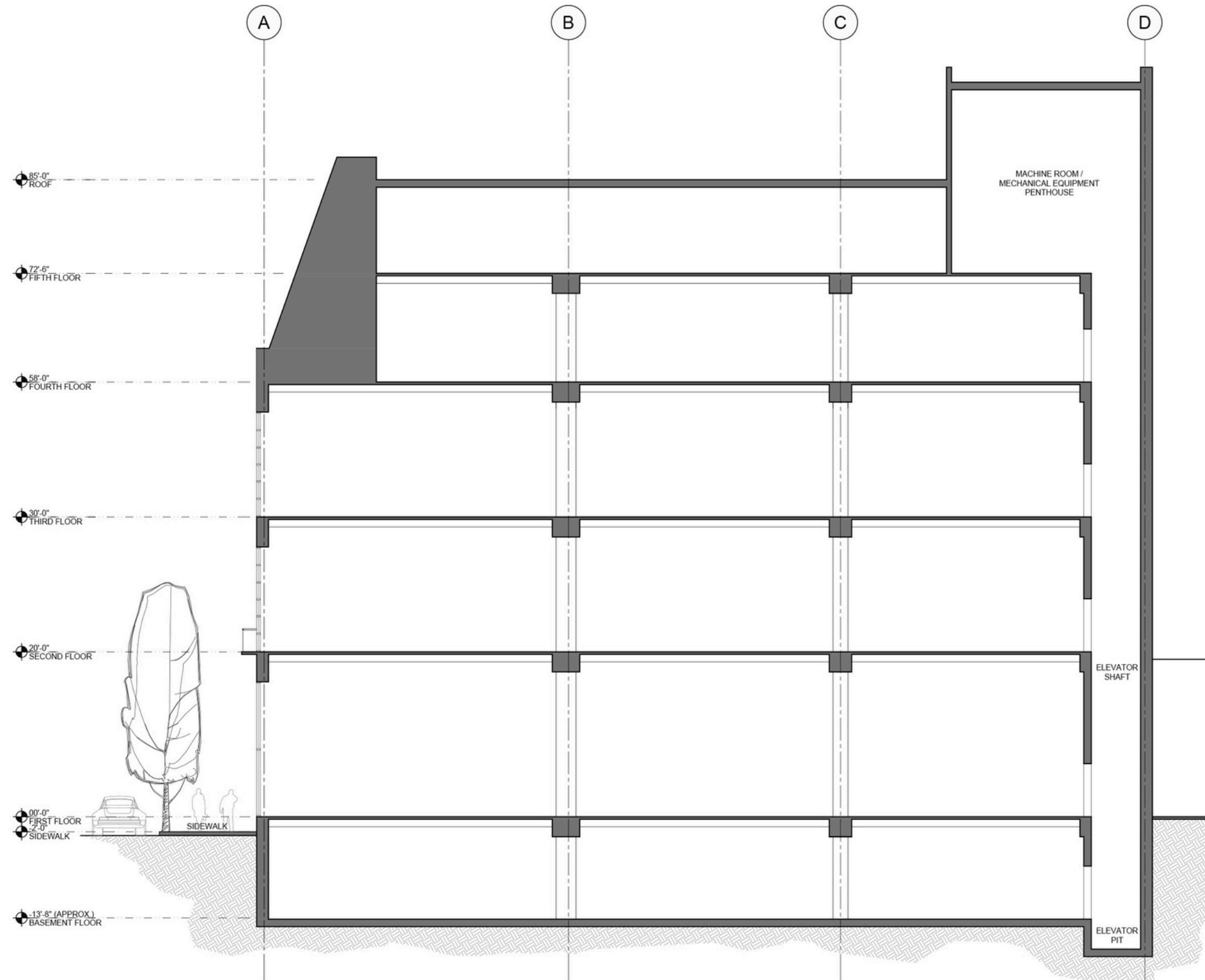
With anticipated near-term availability, the property offers a rare opportunity to secure a flagship presence in a historically significant structure. The building comprises approximately 92,603 square feet across six levels with a mezzanine, offering a vertically integrated flagship opportunity, with 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

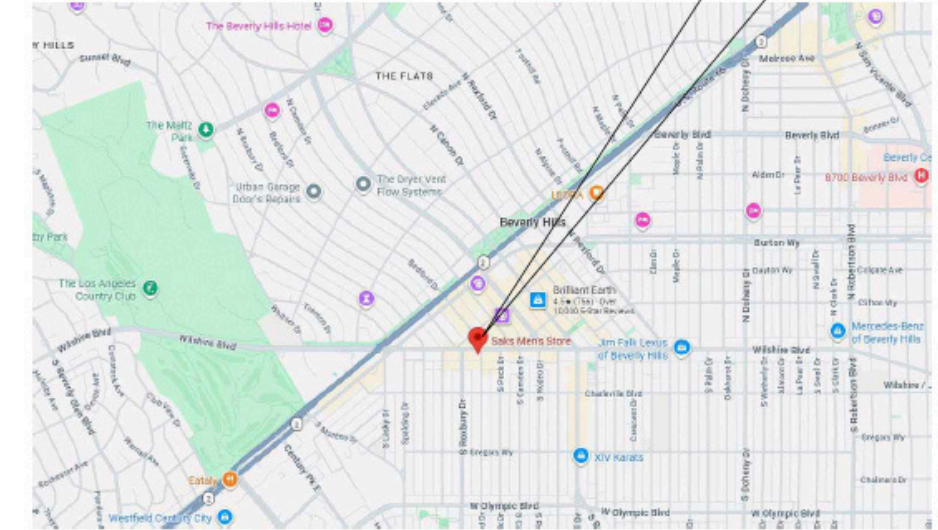








9634 WILSHIRE BOULEVARD
BEVERLY HILLS, CA 90212

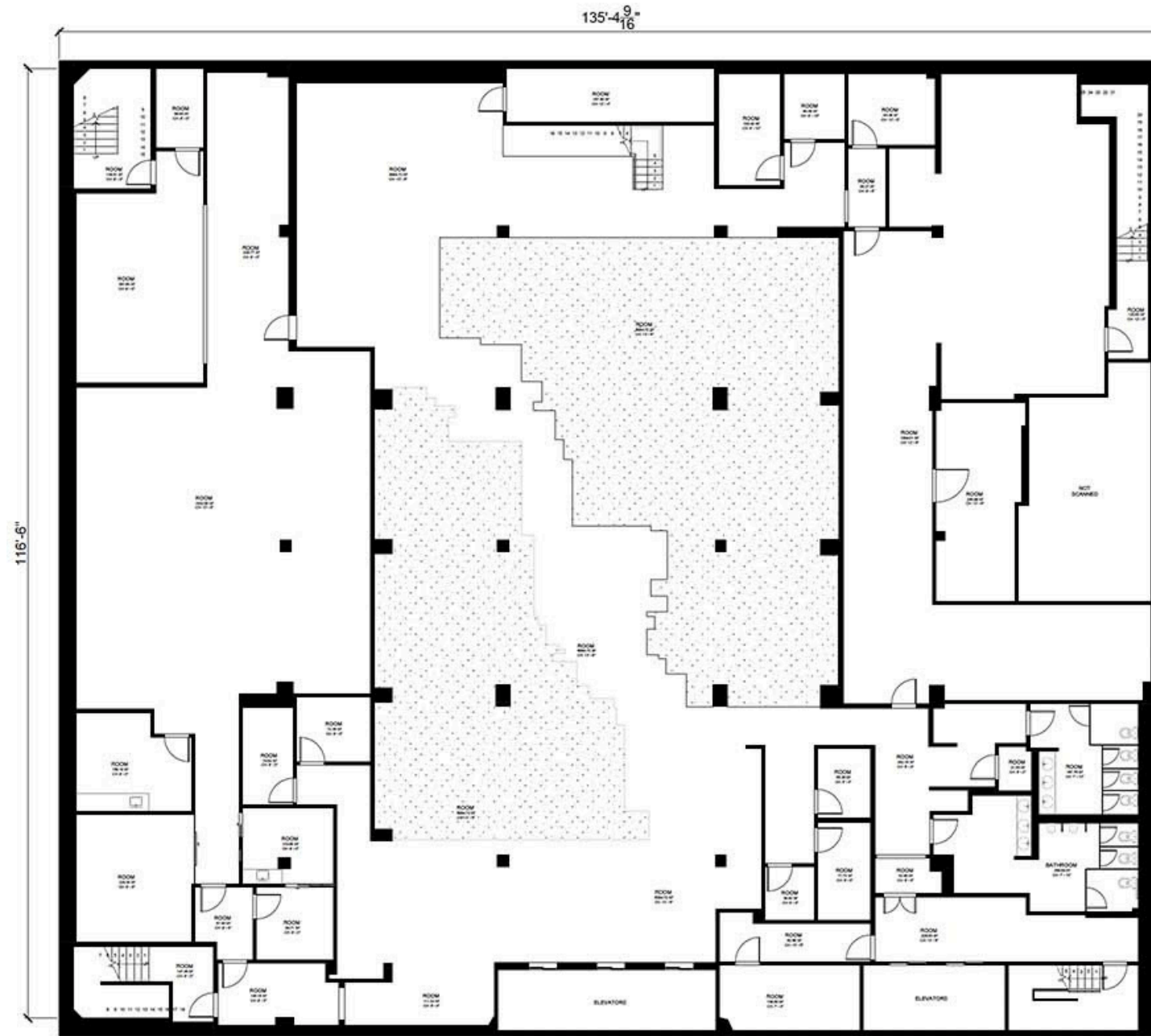


KEYMAP

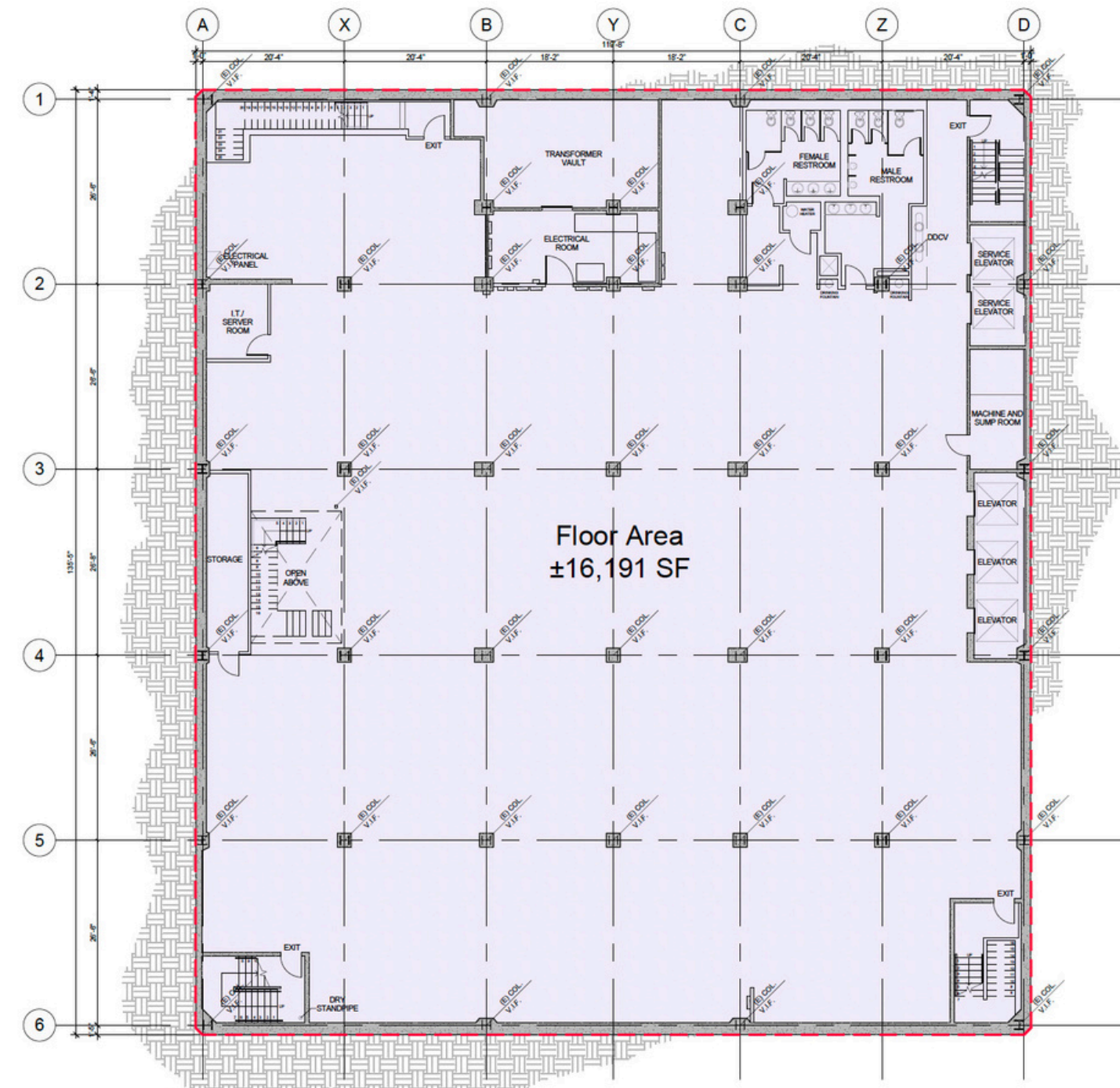


AREA CALCULATIONS:

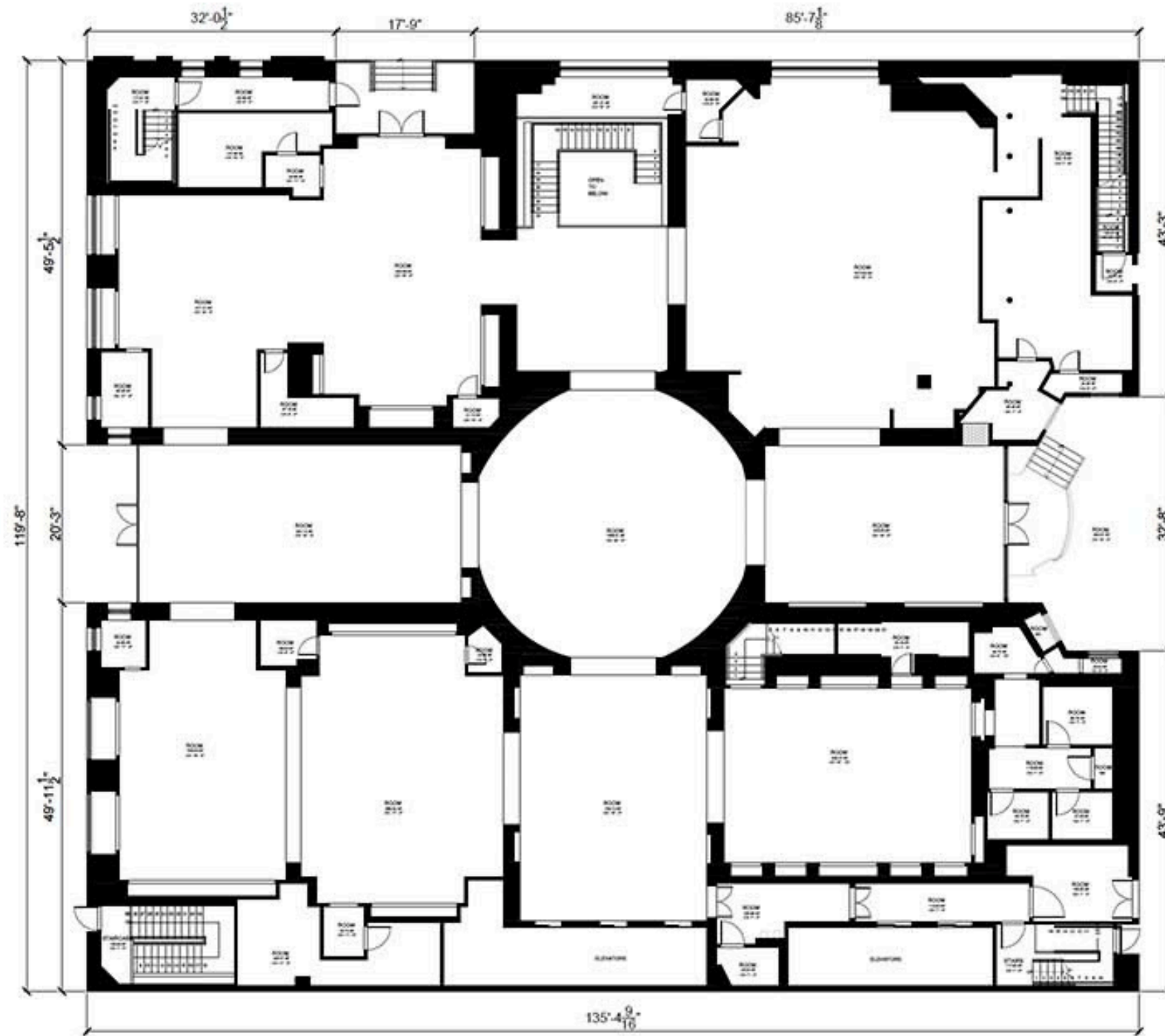
BASEMENT FLOOR	± 16,191 SF
GROUND FLOOR	± 14,099 SF
PORTICO	± 806 SF
MEZZANINE FLOOR	± 2,180 SF
SECOND FLOOR	± 15,276 SF
THIRD FLOOR	± 15,276 SF
FOURTH FLOOR	± 15,082 SF
FIFTH FLOOR	± 13,693 SF
TOTAL TENANT GLA	± 92,603 SF



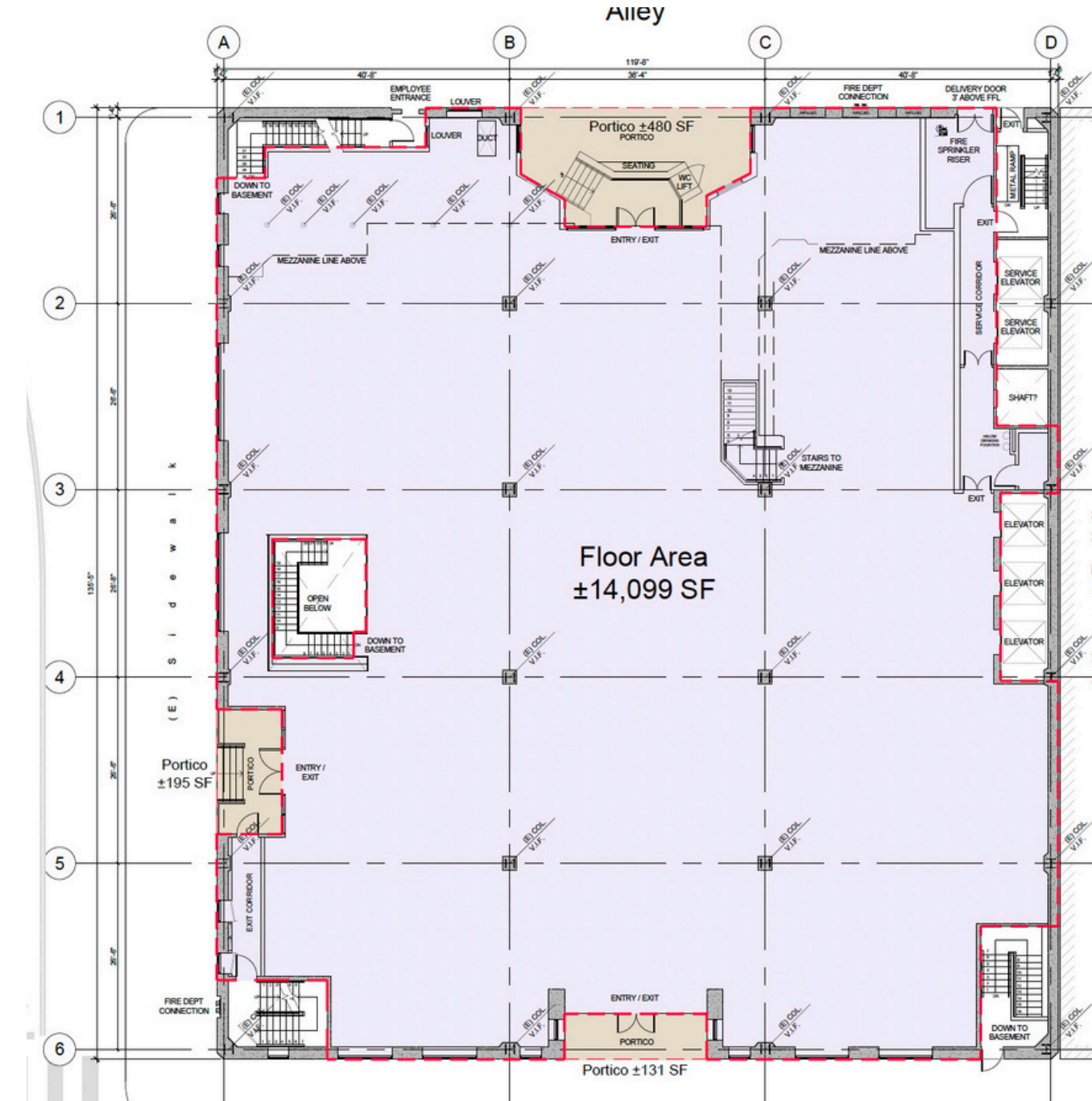
BASEMENT LEVEL - EXISTING



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

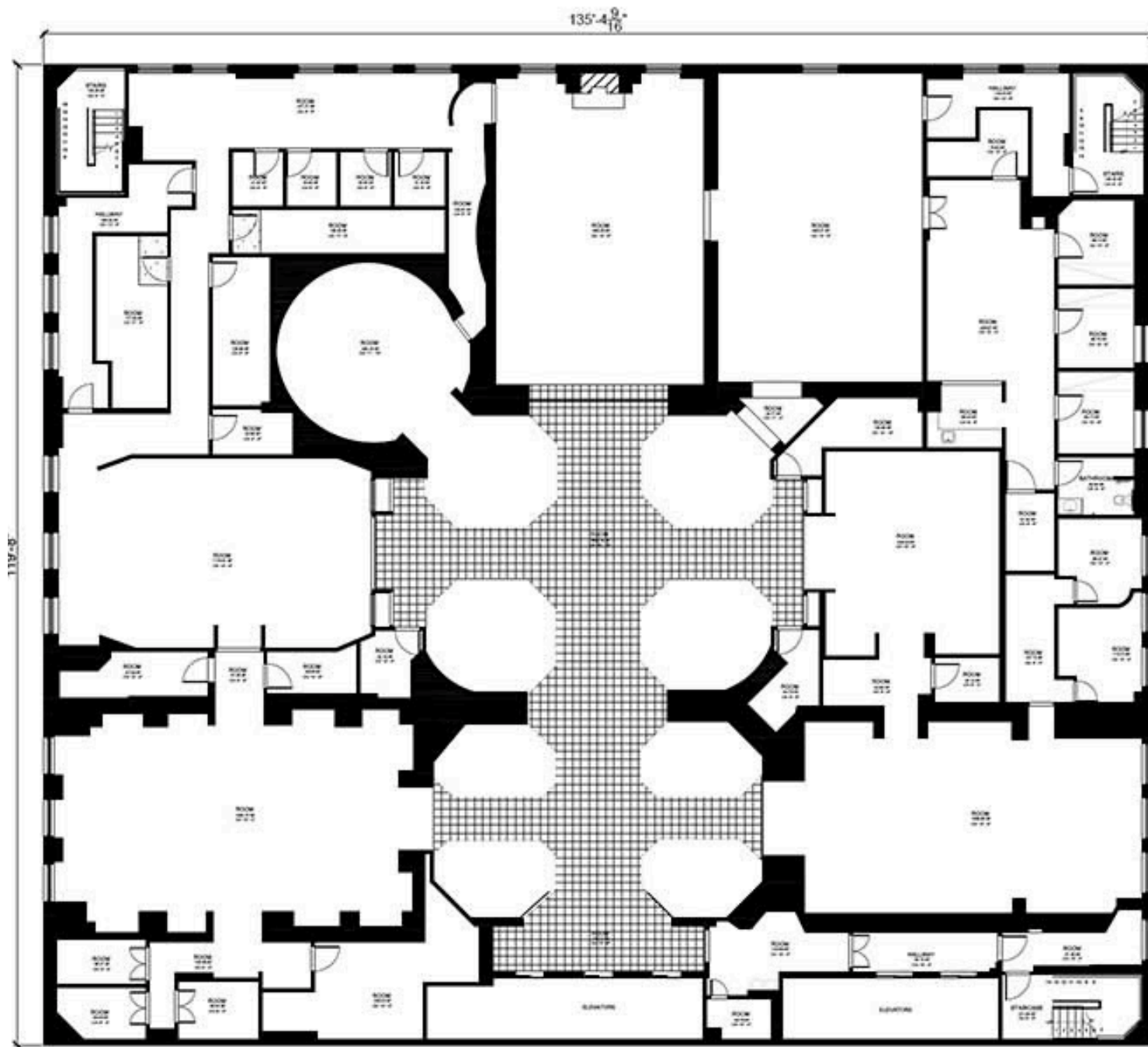


FIRST FLOOR - EXISTING

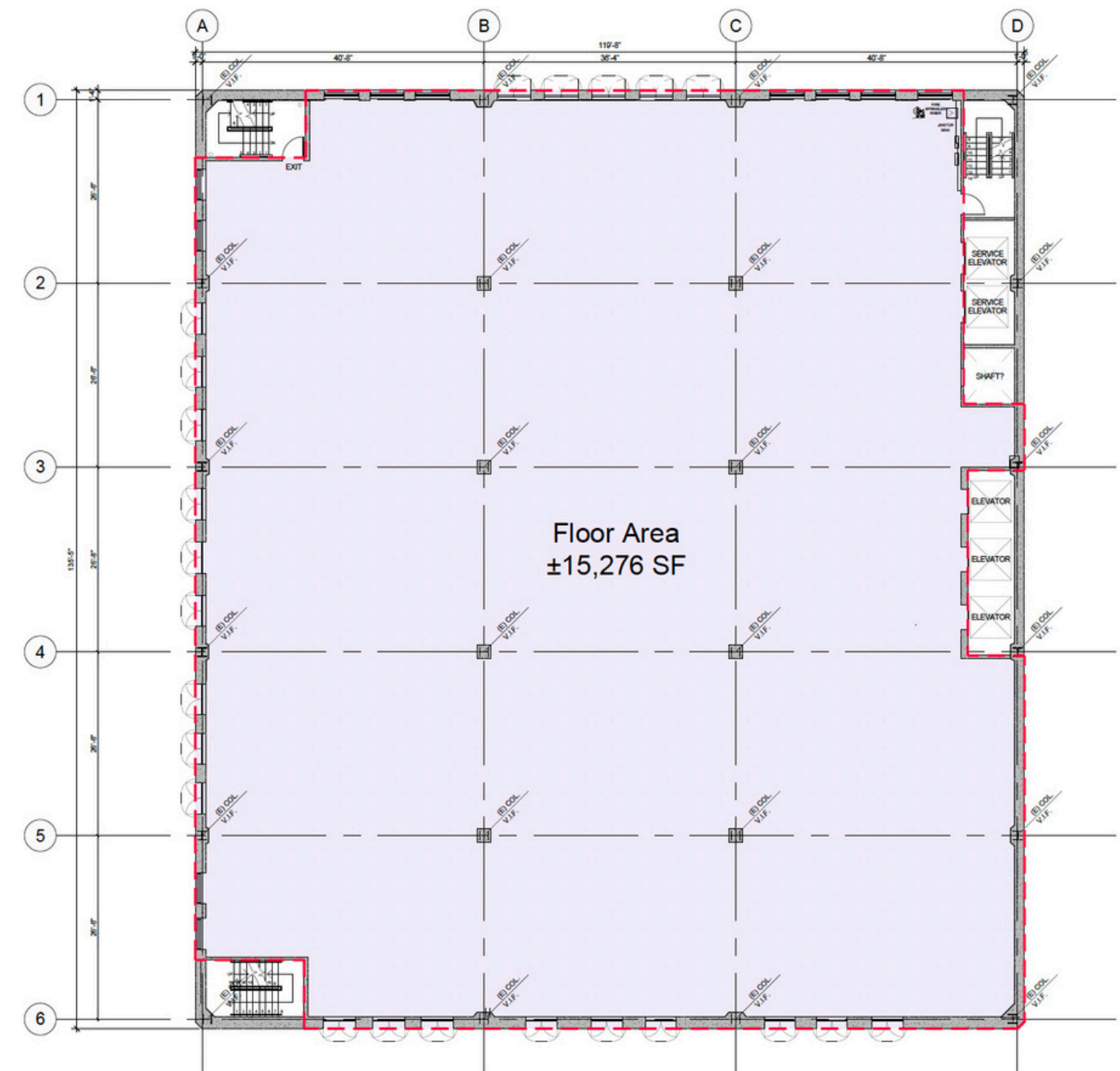


FIRST FLOOR - CONCEPTUAL STUDY

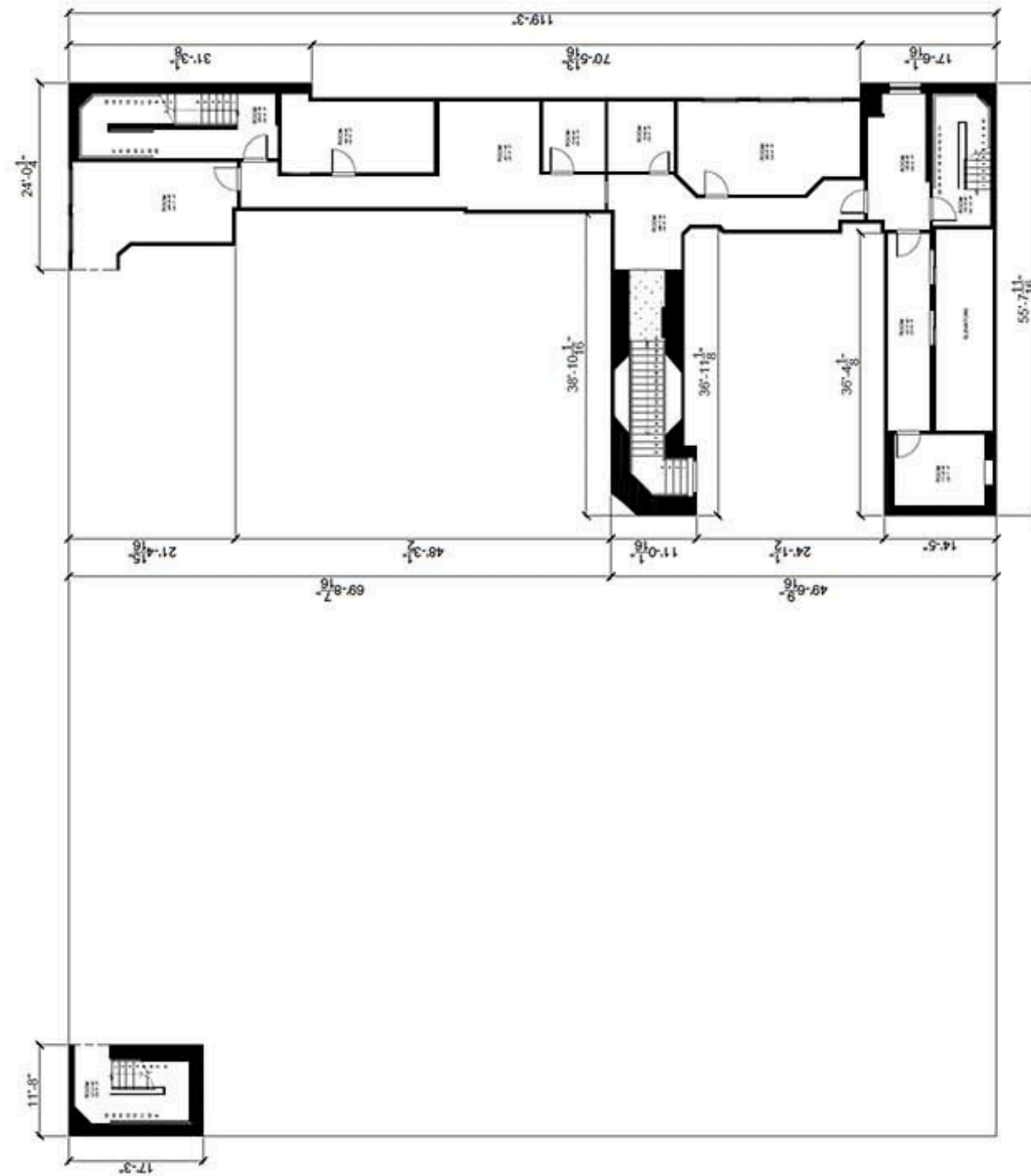
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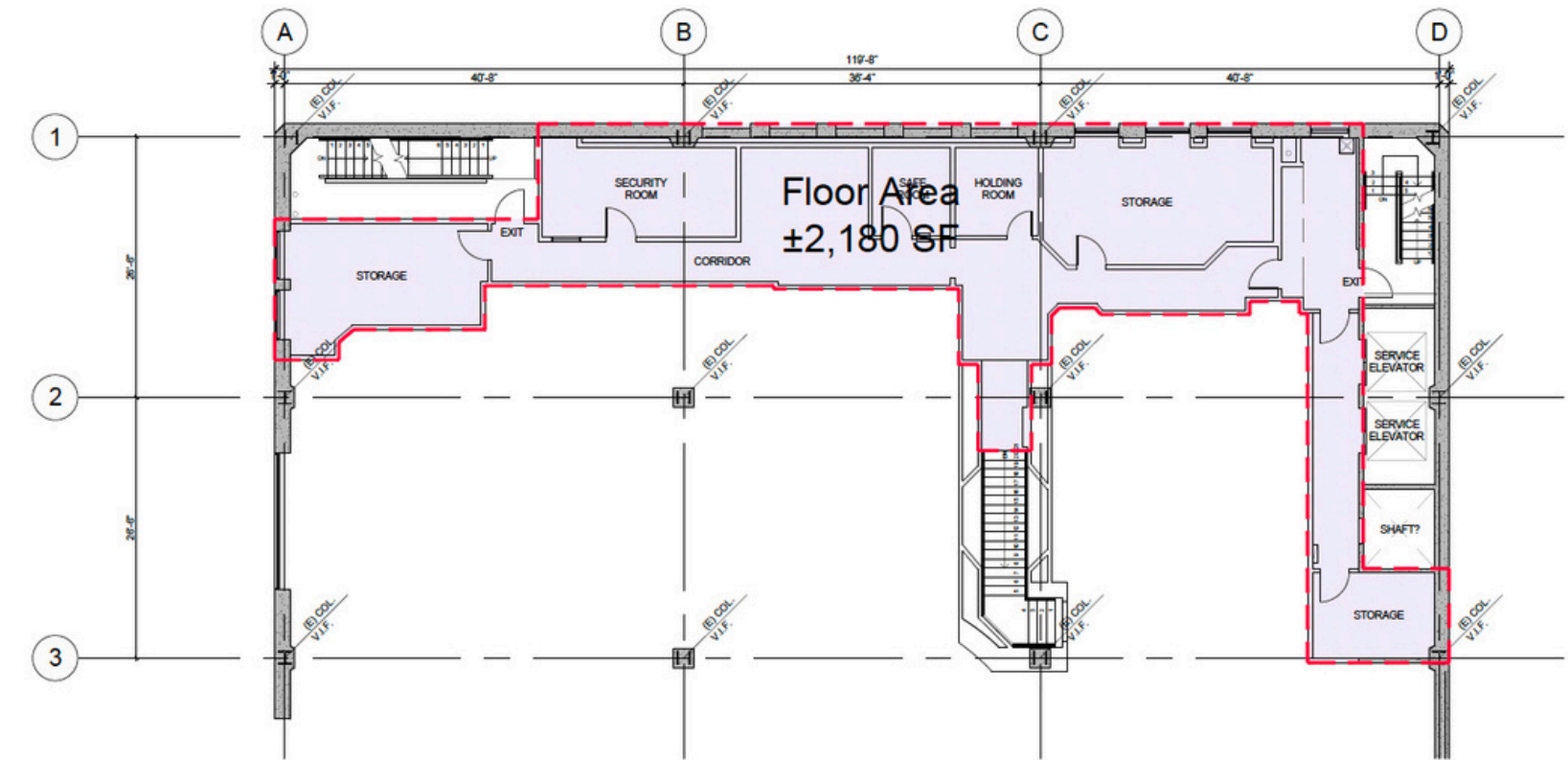
SECOND FLOOR EXISTING



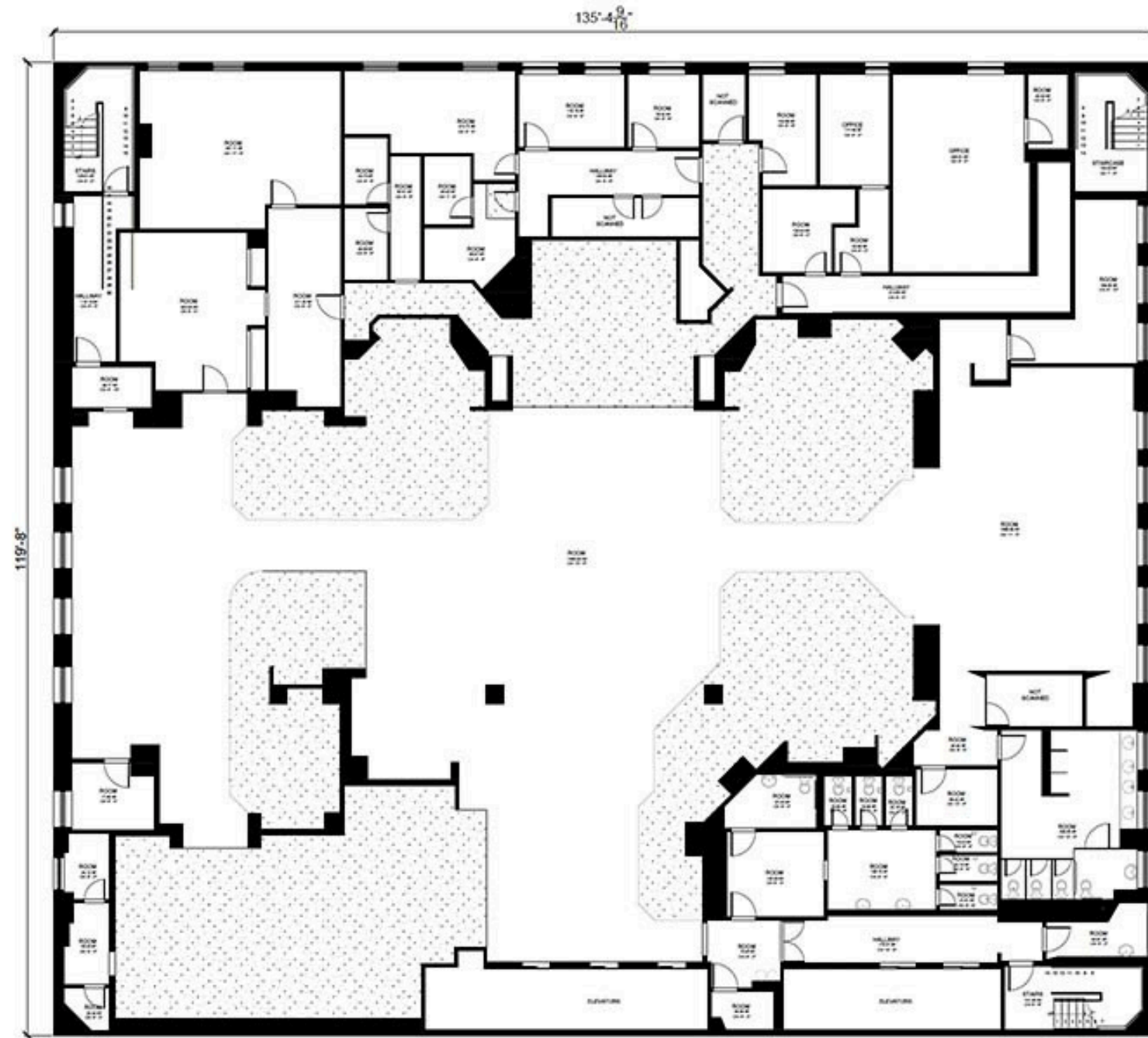
SECOND FLOOR - CONCEPTUAL STUDY
Subject to Change. Final layout is subject to field verification and structural/engineering review.



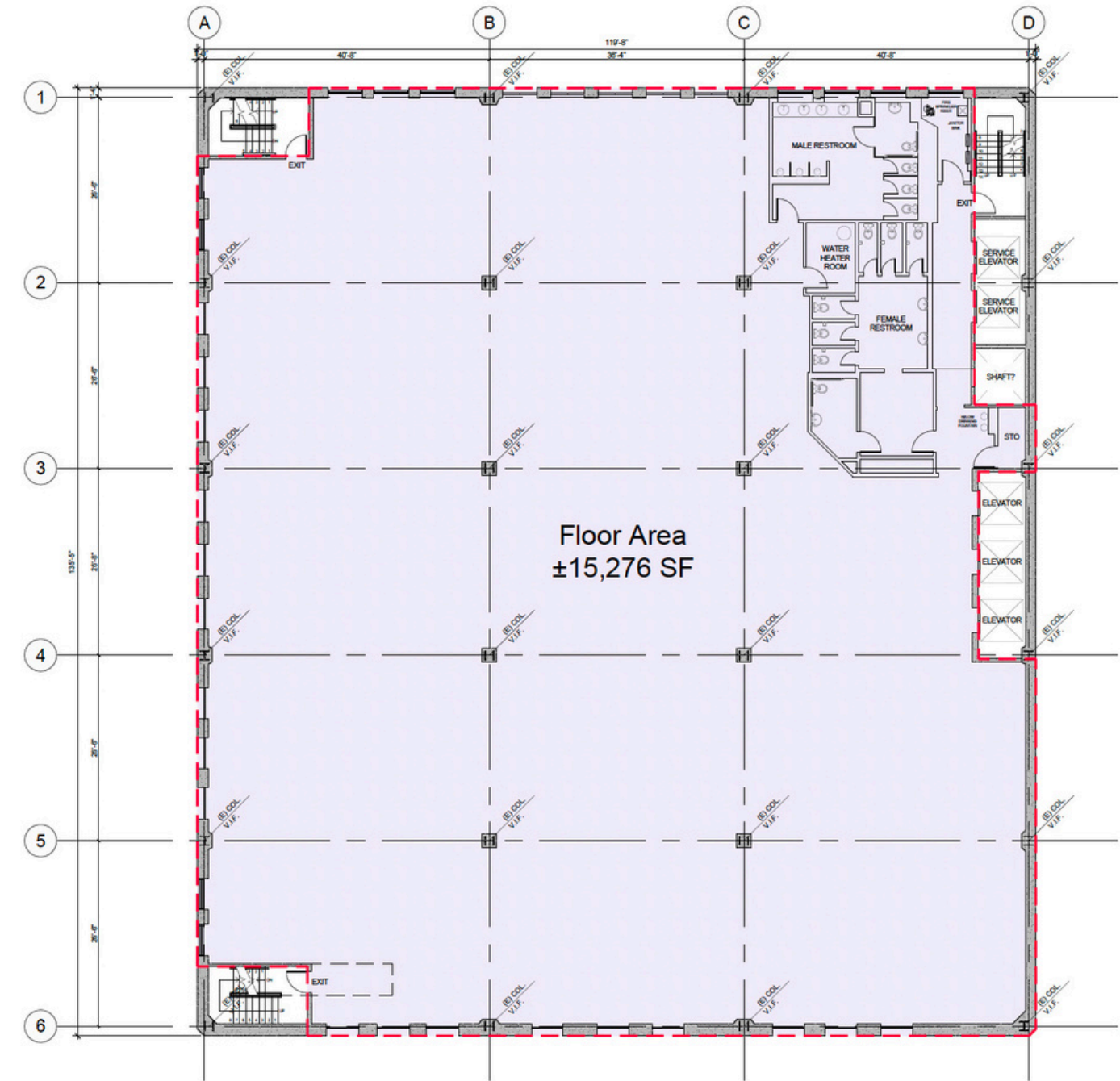
MEZZANINE EXISTING



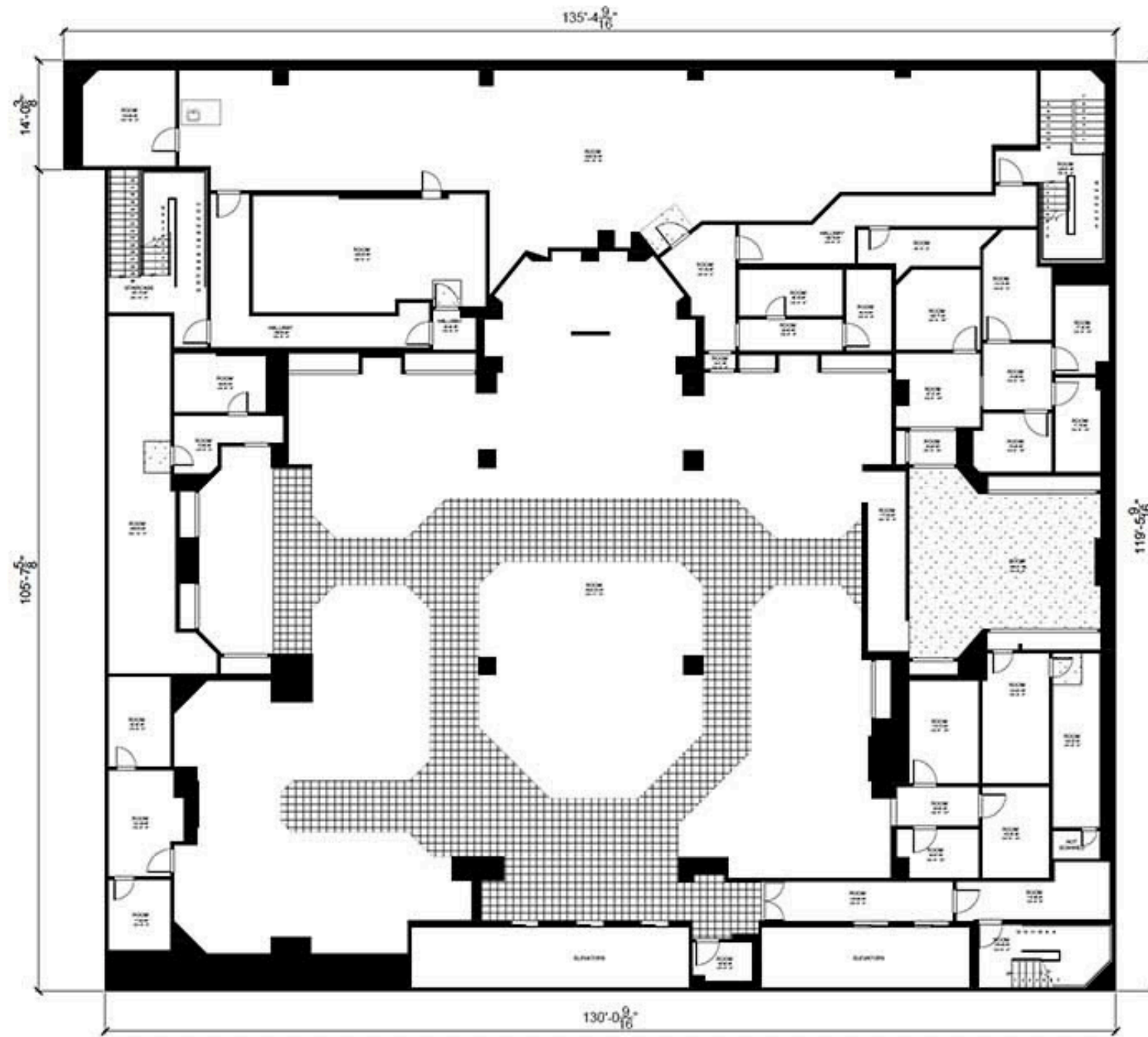
MEZZANINE - CONCEPTUAL STUDY
Subject to Change. Final layout is subject to field
verification and structural/engineering review.



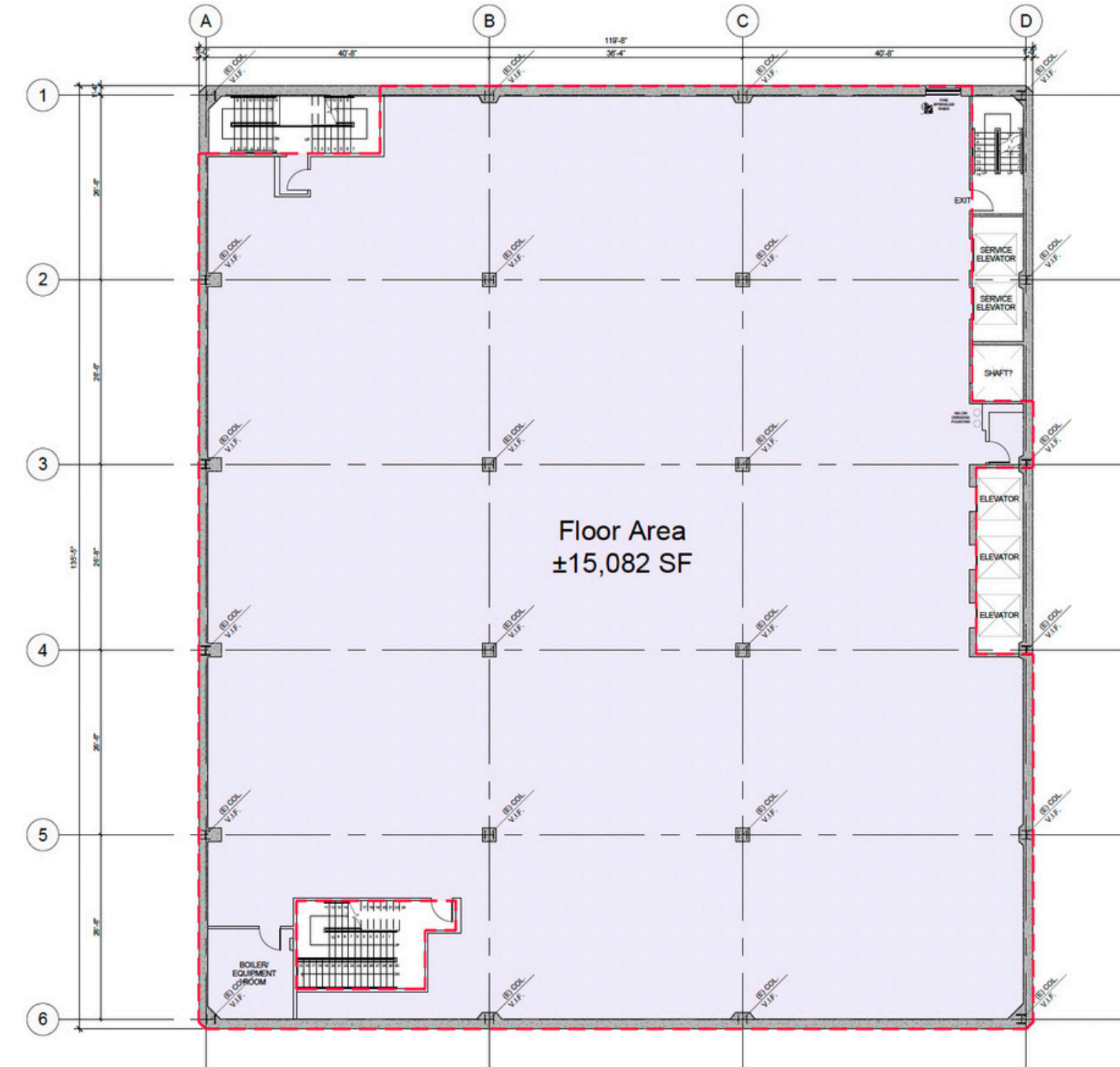
THIRD FLOOR EXISTING



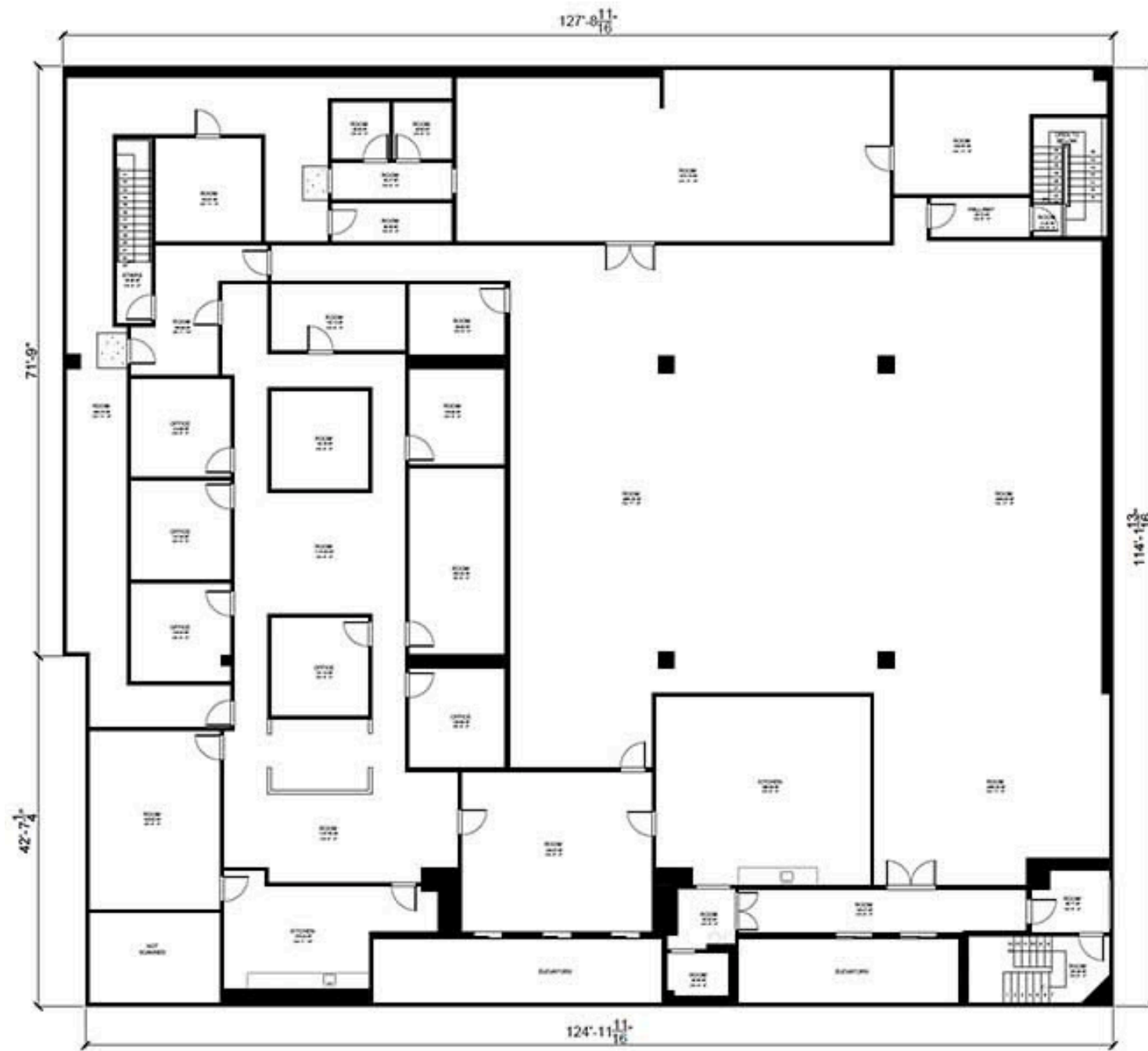
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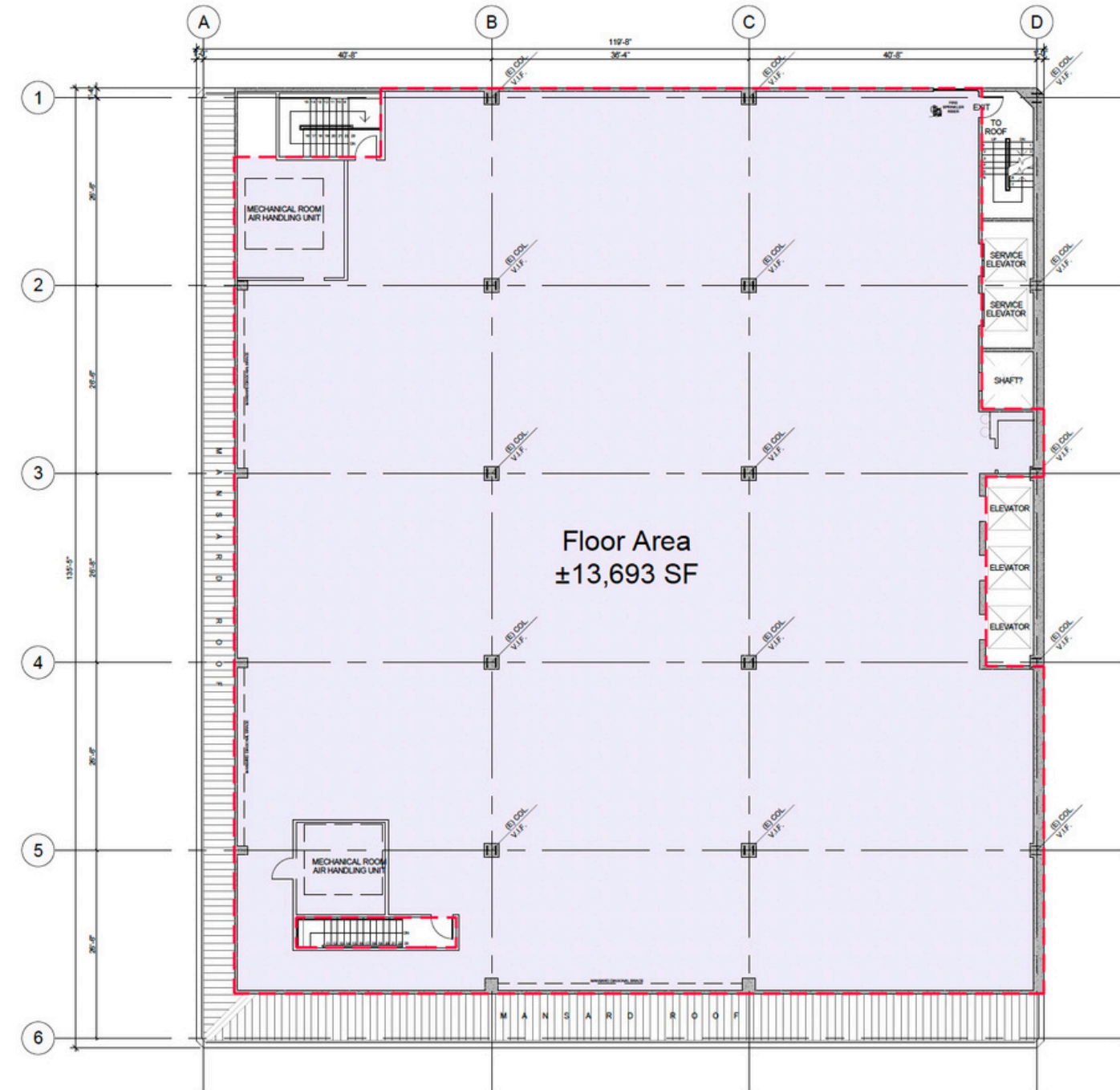
FOURTH FLOOR EXISTING



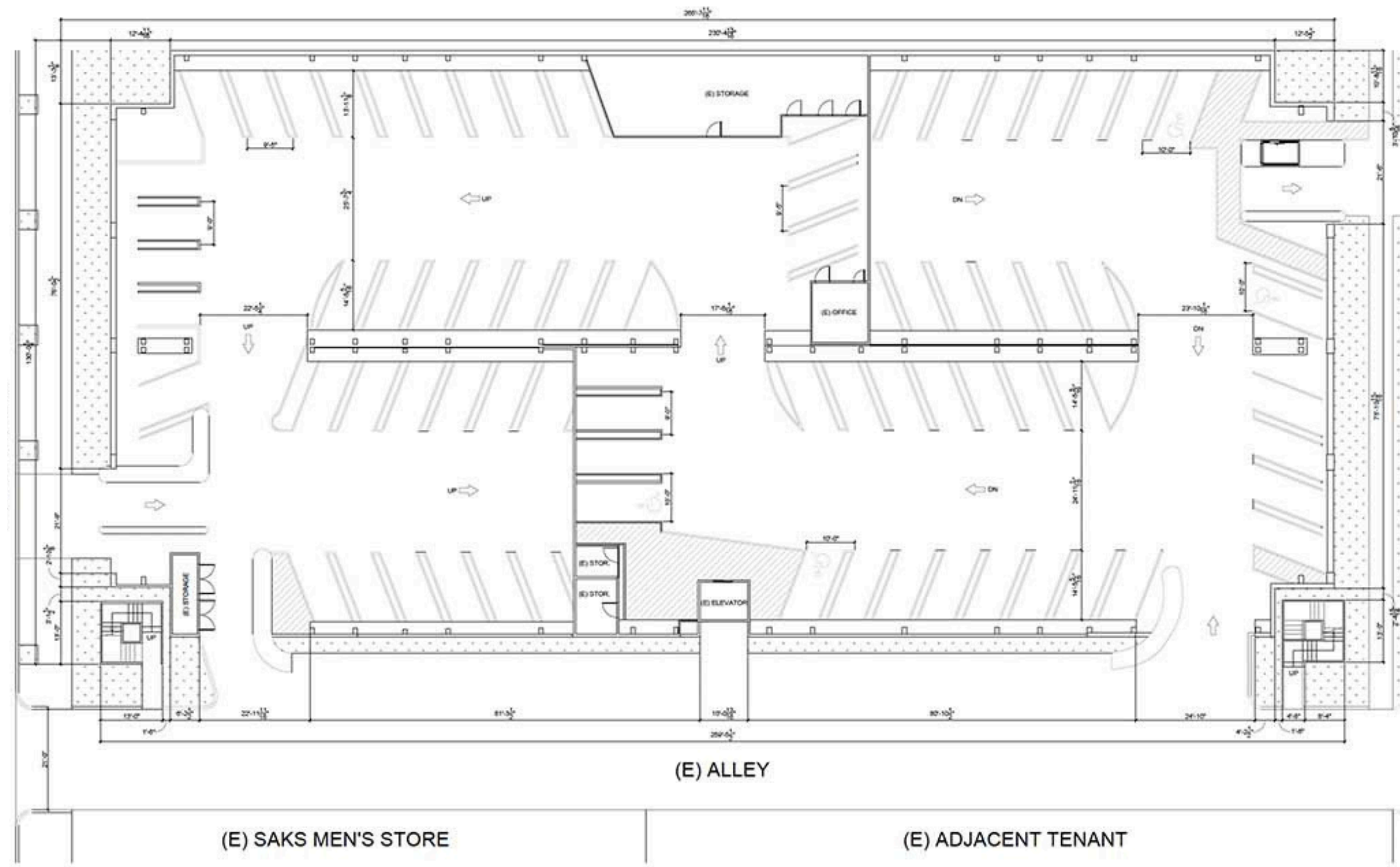
FOURTH FLOOR - CONCEPTUAL STUDY
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FIFTH FLOOR EXISTING



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



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

EXISTING SHARED PARKING
STRUCTURE - FOUR LEVELS

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



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

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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