OFFERING MEMORANDUM

332 S DOHENY DR

BEVERLY HILLS, CA 90211

AN EXTREMELY RARE DEVELOPMENT OPPORTUNITY COMPRISING 5,620 SF OF ALLEY-ACCESS LAND ON ONE OF BEVERLY HILLS' MOST PRESTIGIOUS STREETS



Marcus & Millichap
THE NEEMA GROUP

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.



332 S DOHENY DR

BEVERLY HILLS, CA 90211

EXCLUSIVELY LISTED BY

NEEMA AHADIAN

Senior Managing Director of Investments
CA BRE License #01346750
TEL: 310.909.5444
Neema@MarcusMillichap.com

Marcus & Millichap
THE NEEMA GROUP

PROPERTY SUMMARY

332 S DOHENY DR
BEVERLY HILLS, CA 90211

PROPERTY INFORMATION

ADDRESS:	332 S Doheny Dr Beverly Hills, CA 90211
APPROX. LOT SIZE:	5,620 SF
PARCEL NUMBER:	4331-025-026
ZONING:	BHR4YY
PROPERTY TYPE:	Land Development

PRICING INFORMATION

SALE PRICE:	$2,750,000
PRICE PER SF LAND:	$489



INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present 332 S. Doheny Drive, Beverly Hills, CA, an extremely rare development opportunity comprising 5,620 SF of alley-access land on one of Beverly Hills' most prestigious streets. The existing improvement is a vacant ~1,584 SF single-family residence with a detached rear garage.

§

The offering renders a rare development opportunity on an exceptional 5,620 SF infill site located on prestigious Doheny Drive, in the heart of one of Southern California's most desirable residential markets.

§

Flexible Multifamily Development Potential – Zoned BHR4YY (R-4), offering a range of development options, including the ability to utilize California's State Density Bonus Program.

§

The property boasts a convenient walkability, with close proximity to Rodeo Drive, Century City, and Beverly Center, along with an abundance of restaurants, cafes, shopping, and services.

§

The approximately 0.129-acre (5,620 SF) lot benefits from rear alley access, adding valuable flexibility for site planning, parking, and overall project design.

§

The property is fully entitled with approved plans for a 9 Unit + ADU *(*10 Total)*, 5-story multifamily building featuring rooftop amenities, with approvals secured through both the Beverly Hills Planning Commission and Architectural Commission.

§

A buyer pursuing the existing project would inherit a complete pre-development package, including full architectural, structural, and MEP plan sets, geotechnical clearance, a CEQA exemption, and a recorded density bonus covenant, representing significant time and capital savings from day one.

§

The site also qualifies for ministerial small lot subdivision under SB 1123, offering a streamlined path to three fee-simple luxury townhomes without discretionary review.

§

Beverly Hills remains one of the most desirable and competitive rental markets in Los Angeles. Combined with the high barrier to entry for comparable development sites, this represents a compelling opportunity for creative investors seeking premier locations to build.

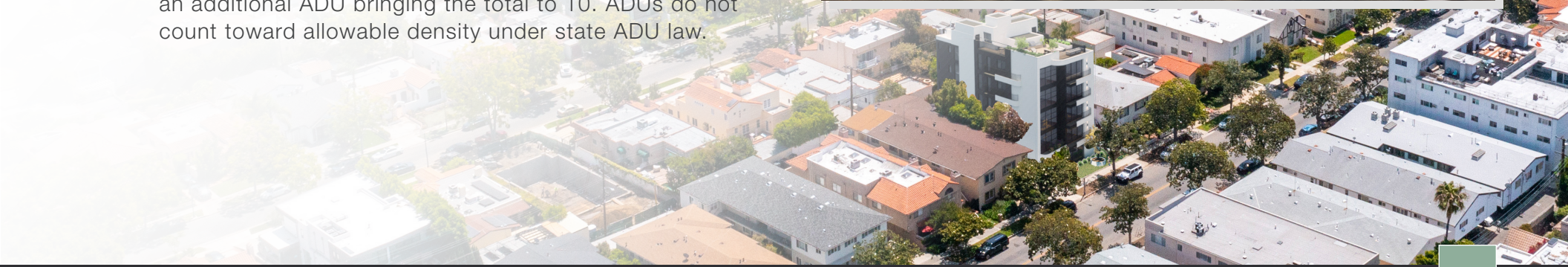
DEVELOPMENT OPPORTUNITY

332 S DOHENY DR
BEVERLY HILLS, CA 90211

Existing Approved Plans for 9 Units + ADU *(*10 Total)*, 5-story Multifamily Building

- Fully entitled: Planning Commission and Architectural Commission both signed off without a single opposing vote
- Density bonus permit in place: 6 base units + 50% state density bonus = 8 market-rate units + 1 affordable; covenant recorded with LA County and runs with the land
- Key waivers granted: height increased from 40 ft to 51 ft (5 stories), rear setback reduced to 6'6" at grade enabling subterranean parking, side setbacks reduced from 23 ft to 12'6"
- CEQA cleared: Class 32 Categorical Exemption; no environmental review required
- 1 very-low-income unit with a 55-year restriction, already baked into the recorded covenant a buyer assumes at close
- *The property is entitled for 9 units (6 base units plus a 50% state density bonus: 8 market rate and 1 affordable), with an additional ADU bringing the total to 10. ADUs do not count toward allowable density under state ADU law.





EXTERIOR RENDERINGS








BEVERLY CENTER
CEDARS-SINAI MEDICAL CENTER
BEVERLY CONNECTION
SLS HOTEL
HORACE MANN ELEMENTARY SCHOOL
BLU BEVERLY HILLS
LAWRY'S THE PRIME RIB
BEVERLY HILLS DESIGN INSTITUTE
WILSHIRE/ LA CIENEGA
PARK LA BREA
WILSHIRE BLVD
ROBERTSON BLVD
ROBERTSON BLVD
332 S DOHENY DR
BEVERLY HILLS, CA 90211

DEVELOPMENT ACTIVITY

Nearby Developments

Major development projects are underway in Beverly Hills. The extension of the Purple Metro line is fueling a wave of new and redevelopment to Beverly Hills and surrounding areas. One Beverly Hills, a $2 Billion redevelopment will reshape the corner of Wilshire Blvd and Santa Monica Blvd.

The city of Beverly Hills is experiencing an explosive boom in residential and office development. The City of Beverly Hills currently has multiple new developments in various stages of planning including a new streetscape plan for Wilshire and La Cienega.



ONE BEVERLY HILLS RENDERING

ONE BEVERLY HILLS

(1.8 miles from the subject property)

An approved $2 billion development at the intersection of Wilshire and Santa Monica. The site totals 17.5 acres and is being planned by Beverly Hilton owner Alagem Capital and will include:

- Multiple structures containing 303 condominiums, a new hotel featuring 42 suites and 37 branded residences
- A new pavilion approximately 35,000 SF of retail and restaurant space
- 330,000 SF of new retail shops and restaurants
- Underground parking for 2,100 vehicles

NEARBY DEVELOPMENT MAP

1 

232 S Doheny Dr, Beverly Hills, CA 90211

9 Units | Five-story density bonus infill on the same block as the subject, nearly identical in scale and mechanism.

2 

227 Tower Dr, Beverly Hills, CA 90211

10 Units | Five-story apartment building near Wilshire/San Vicente developed by Torkian Construction, approved under state housing mandate obligations.

3 

349 N Oakhurst Ave, Beverly Hills, CA 90210

14 Units | Seven-story infill replacing a fourplex near the LA/Beverly Hills/WeHo border, designed by Mayes Offices with two affordable units.

4 

825-829 Larrabee St, West Hollywood, CA 90069

13 Units | Four-story infill by Faring Development replacing two single-family homes, designed by Patrick Tighe Architecture with courtyard and private terraces.

5 

1006 N Edinburgh Ave, West Hollywood, CA 90046

14 Units | Four-story density bonus residential building in the low-rise infill pocket directly north of the Beverly Hills border.

6 

1414 S Beverly Dr, Los Angeles, CA 90035

10 Units | Brand-new four-story boutique luxury building delivering 10 one-, two-, and three-bedroom residences with a rooftop deck, steps from Beverly Hills.

7 

1415 S Robertson Blvd, Los Angeles, CA 90035

65 Units | Seven-story mixed-use building featuring 64 apartments plus an ADU above ground-floor retail, developed via TOC incentives near the Pico/Robertson intersection.

8 

834 S Holt Ave, Los Angeles, CA 90035

47 Units | Six-story, 60,000 SF density bonus development replacing three existing apartment buildings just west of La Cienega Park, approved by City Planning Commission January 2026.

9 

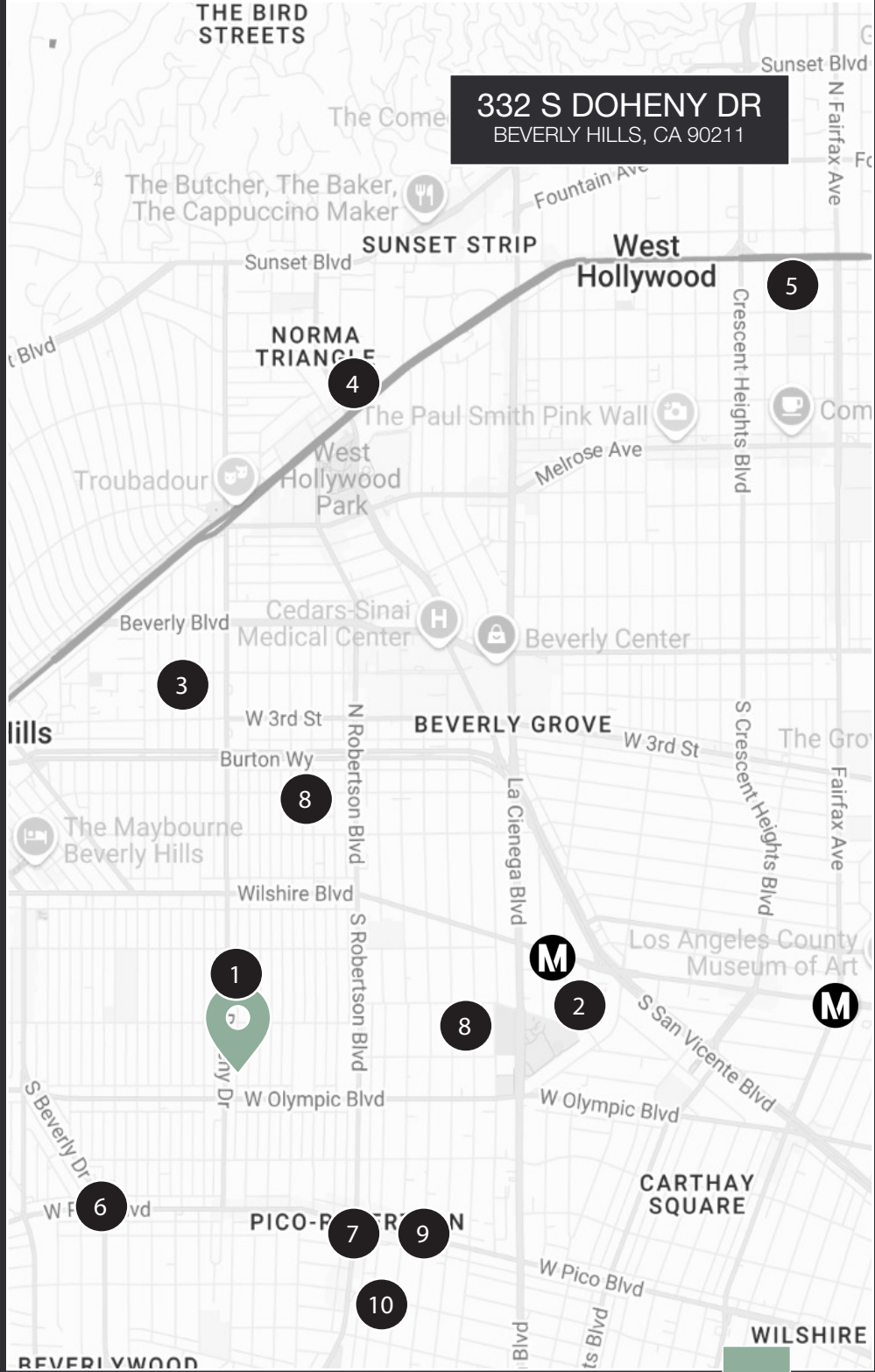
8688 W Pico Blvd, Los Angeles, CA 90035

55 Units | Seven-story 100% affordable housing complex replacing a surface parking lot, designed by Beverly Design with corrugated metal and stucco exterior.

10 

1500 Wooster St, Los Angeles, CA 90035

26 Units | Six-story KFA-designed apartment building pitched for a site just east of Robertson Boulevard.



CENTURY CITY

BEVERLY HILLS

332 S DOHENY DR
BEVERLY HILLS, CA 90211

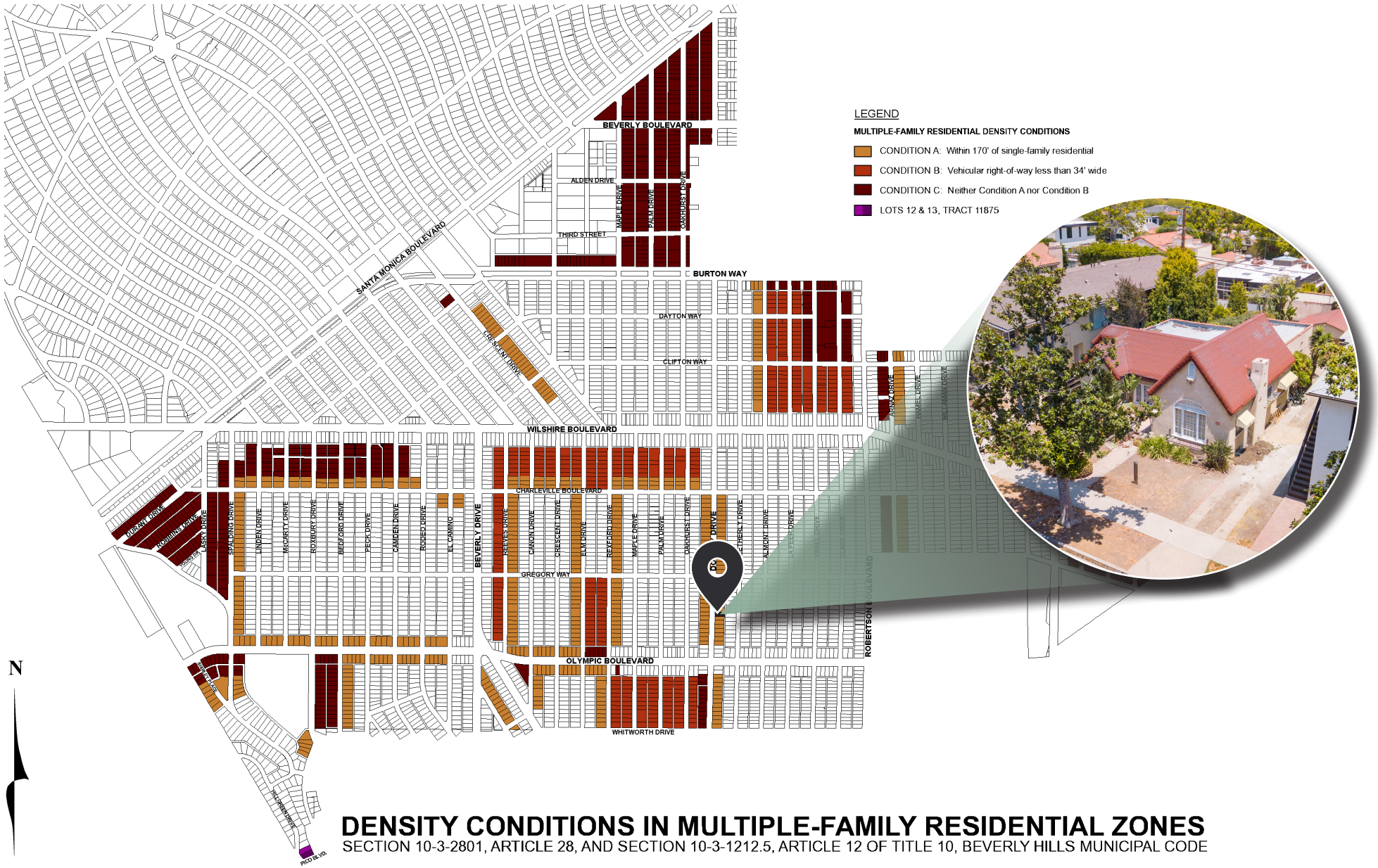






BEVERLY HILLS DENSITY MAP

332 S DOHENY DR
BEVERLY HILLS, CA 90211

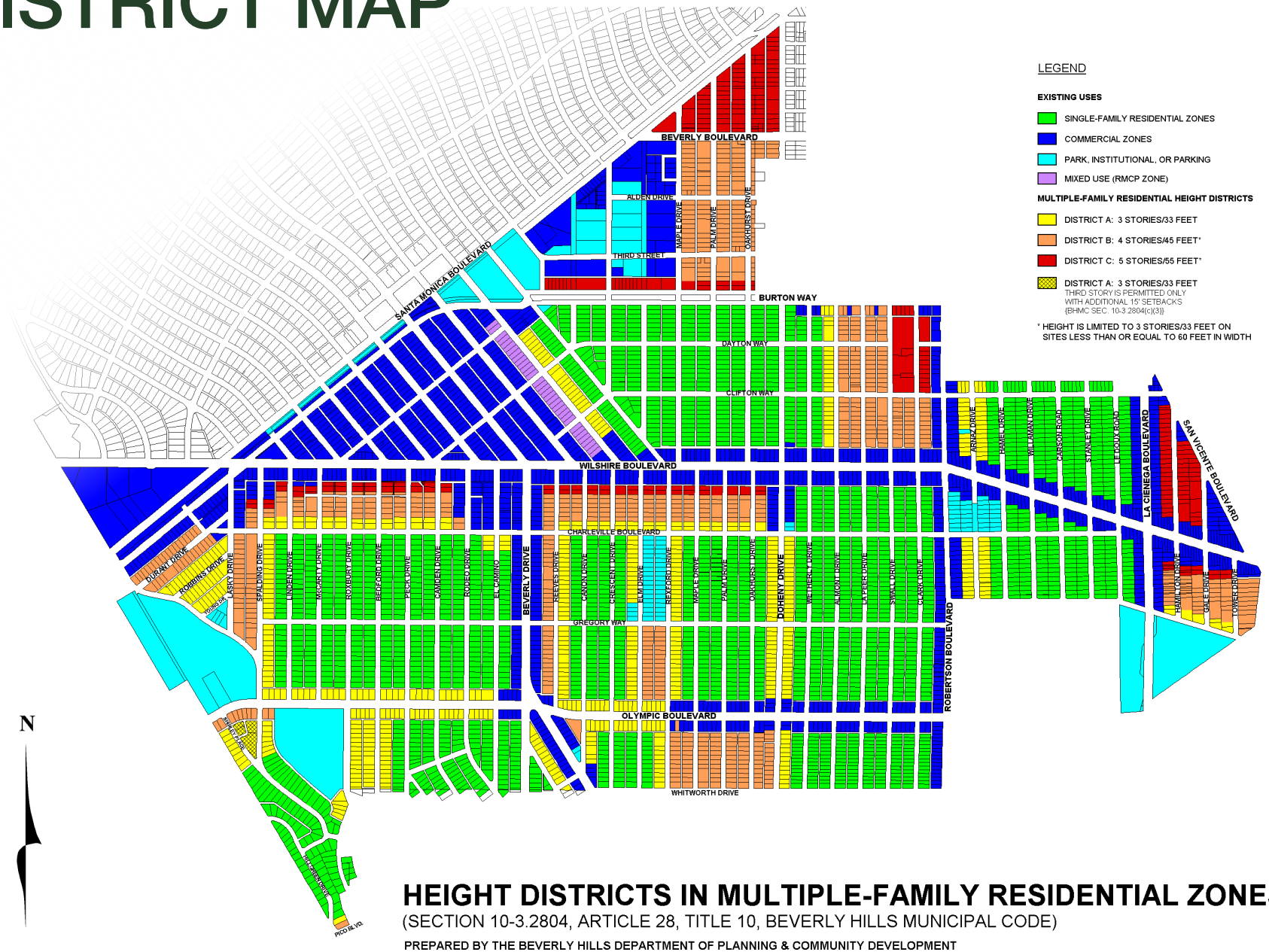


DENSITY CONDITIONS IN MULTIPLE-FAMILY RESIDENTIAL ZONES

SECTION 10-3-2801, ARTICLE 28, AND SECTION 10-3-1212.5, ARTICLE 12 OF TITLE 10, BEVERLY HILLS MUNICIPAL CODE

PREPARED BY THE BEVERLY HILLS DEPARTMENT OF COMMUNITY DEVELOPMENT
NOVEMBER 10, 2009

BEVERLY HILLS HEIGHT DISTRICT MAP



HEIGHT DISTRICTS IN MULTIPLE-FAMILY RESIDENTIAL ZONES

(SECTION 10-3.2804, ARTICLE 28, TITLE 10, BEVERLY HILLS MUNICIPAL CODE)

PREPARED BY THE BEVERLY HILLS DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
OCTOBER 3, 2002



Beverly Hills

MARKET OVERVIEW
ONE OF THE MOST FAMOUS CITIES IN THE WORLD

Beverly Hills is a city located in Los Angeles County, California, and is one of the most recognizable and prestigious communities in the United States. Surrounded by the city of Los Angeles, it is internationally known for its luxury lifestyle, upscale neighborhoods, and strong connection to the entertainment industry. The city's central location, beautiful landscaping, and well-maintained streets make it a popular destination for both residents and visitors.

The city is best known for Rodeo Drive, a world-famous shopping district featuring luxury boutiques, designer fashion brands, and fine dining. Beverly Hills is also home to iconic hotels, historic landmarks, art galleries, and parks such as Beverly Gardens Park. These attractions, along with the city's elegant architecture and palm tree-lined streets, contribute to its reputation as a premier destination for shopping, tourism, and entertainment.

Beverly Hills continues to be a symbol of sophistication and economic prosperity while maintaining a strong sense of community. The city provides high-quality public services, supports local businesses, and preserves its historic character through thoughtful planning and development. Its combination of cultural significance, luxury amenities, and global recognition has made Beverly Hills one of Southern California's most distinguished cities.



CLOSE PROXIMITY

to Popular Destinations

332 S Doheny Drive is a prime investment opportunity located in a highly sought-after neighborhood. Situated less than 1 mile from the heart of Beverly Hills, this property offers a convenient location with easy access to a variety of retail and entertainment options.

The property is also located 1.5 mile from Rodeo Drive, one of the most famous shopping districts in the world, known for its luxury boutiques and designer shops. Additionally, the property is located just a few blocks away from the Beverly Hills Triangle, an area known for its high-end restaurants, bars, and cafes.



VERY WALKABLE
Most errands can be accomplished on foot. 87

GOOD TRANSIT
Many nearby public transportation options 64

BIKEABLE
Some bike infrastructure. 54

PROXIMITY TO

major transportation arteries and fantastic access to metro transportation

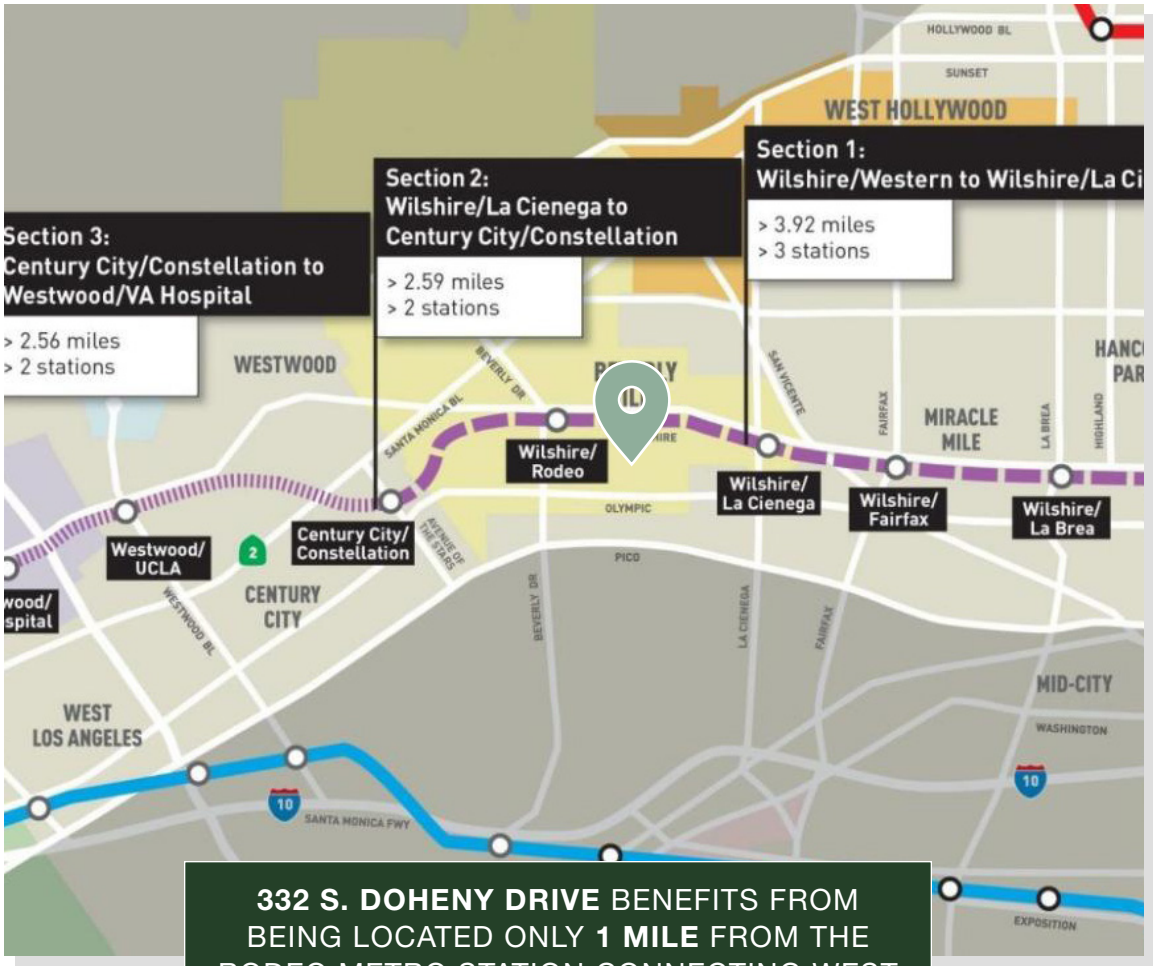
The Metro D Line Subway Extension expands the existing subway west from Wilshire/Western in Koreatown nearly nine miles along Wilshire Blvd to Westwood. The project is delivered in three sections that together improve access, reduce travel time, and strengthen connections between some of Los Angeles' most active job, education, medical, and cultural centers.

Section 1 extends the subway from Koreatown to the Wilshire/La Cienega area, serving the Miracle Mile and surrounding neighborhoods. This Opened on May 8, 2026.

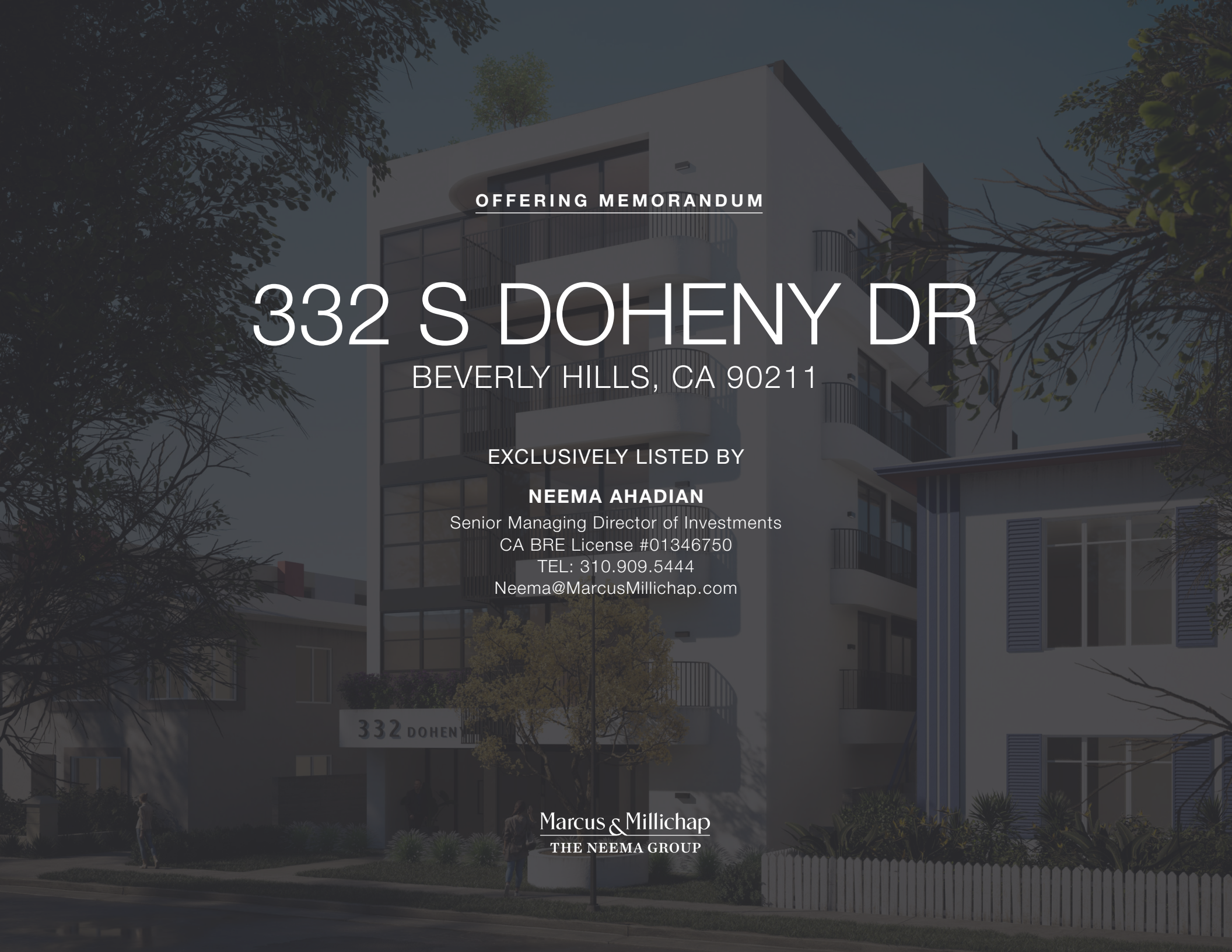
Section 2 continues west through Beverly Hills and Century City, connecting major employment centers and regional destinations. Section 3 extends the line to Westwood, improving access to UCLA, major medical facilities, and the Westside.

Across all three sections, the project creates a reliable, high-capacity transit option that improves mobility along the Wilshire Corridor, one of the most heavily traveled routes in the region. The extension supports faster, more predictable trips, improves connections to the broader Metro Rail system, and provides a convenient alternative to driving. By expanding subway service through dense, high-demand areas, the project improves access to opportunity and supports more sustainable travel choices for residents, workers, and visitors.

Metro®



332 S. DOHENY DRIVE BENEFITS FROM BEING LOCATED ONLY **1 MILE** FROM THE RODEO METRO STATION CONNECTING WEST LA TO UNION STATION AND BEYOND.



OFFERING MEMORANDUM

332 S DOHENY DR

BEVERLY HILLS, CA 90211

EXCLUSIVELY LISTED BY

NEEMA AHADIAN
Senior Managing Director of Investments
CA BRE License #01346750
TEL: 310.909.5444
Neema@MarcusMillichap.com

Marcus & Millichap
THE NEEMA GROUP