Premiere Flagship Opportunity

345 N. Rodeo Dr.

Bevery Hills, California

For more information, contact:

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PROPERTY FEATURES

- One of the world's most prestigious addresses
- World-class location
- Located in the most luxury-retail concentrated area

345 N. Rodeo Drive sits in the heart of Rodeo Drive, a three-block showpiece of ultra luxury designer boutiques. Rodeo Drive is centrally located in Beverly Hills Golden Triangle, a high-traffic, pedestrian-oriented 16-block area and one of the world's most prominent and recognized luxury shopping districts. Elsewhere in the Golden Triangle, high-end international chains include Neiman Marcus, Saks Fifth Avenue, St. John, Mikimoto, Façonnable, Barneys New York, The GAF, Banana Republic, Ralph Lauren, Club Monaco, Z Gallerie, Ann Taylor, Guess, BCBG, bebe Sport, Williams Sonoma, Victoria's Secret, and Crate & Barrel.

The Property occupies a coveted site on Rodeo Drive in affluent Beverly Hills, California, which has the prestigious reputation as one of the world's most exclusive residential communities. The Beverly Hills economy is close to $20 Billion annually, with residents spending approximately $1 Billion on retail purchases and $247 million on services annually. Residential incomes within a five-mile radius of the intersection of Wilshire Boulevard and Rodeo Drive amount to over $30 Billion.

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A Rare Opportunity

Festival Retail Fund LP is pleased to present for your consideration Gucci’s premier West Coast flagship store, located on Beverly Hills prestigious Rodeo Drive. Gucci is one of the world’s pre-eminent luxury brands, and this one of their two flagship locations in the United States. The Gucci store’s significant Rodeo Drive presence is essential to their global brand identity and crucial to their dominant market position. Gucci has been at this location for over 20 years, and their existing lease Gucci is currently paying approximately $750,000 which equates to approximately one-fourth today’s fair market value. This rent structure provides a tremendous upside for an investor.

Building Features

- Single identity building presence
- Building occupies over 50% of frontage on N. 300 block of Rodeo Drive
- Renovated by tenant in 1997 at cost in excess of $10 million
- 13,533 Square feet
- High ceilings
- In between Prada and Fendi

Tenants in the Immediate Area

- Bally
- Badgley Mischka
- Battaglia
- Bebe
- Bevini
- Bijan
- Brioni
- Carter
- Celine
- Chanel
- Chopard
- Christian Dior
- Coach
- David Orgell
- David Yurman
- De Beers
- Dior Homme
- Dolce & Gabbana
- Emanuel Ungaro
- Fendi
- Ferragamo
- Graff
- Gucci
- Gucci
- Guy Laroche
- Hermès
- Hugo Boss
- JP Todd's
- Kazanjian & Fogerty
- Kaufdorf
- Marina Rinaldi
- Max Mara
- Michael Kors
- Omega
- Prada
- Roberto Cavalli
- Sergio Rossi
- Valentino
- Van Cleef & Arpels
- Yves St. Laurent
- Zegna Sport