

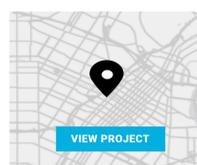


BEVERLY HILLS

# 34-story residential tower proposed at 8300 Wilshire Blvd. in Beverly Hills

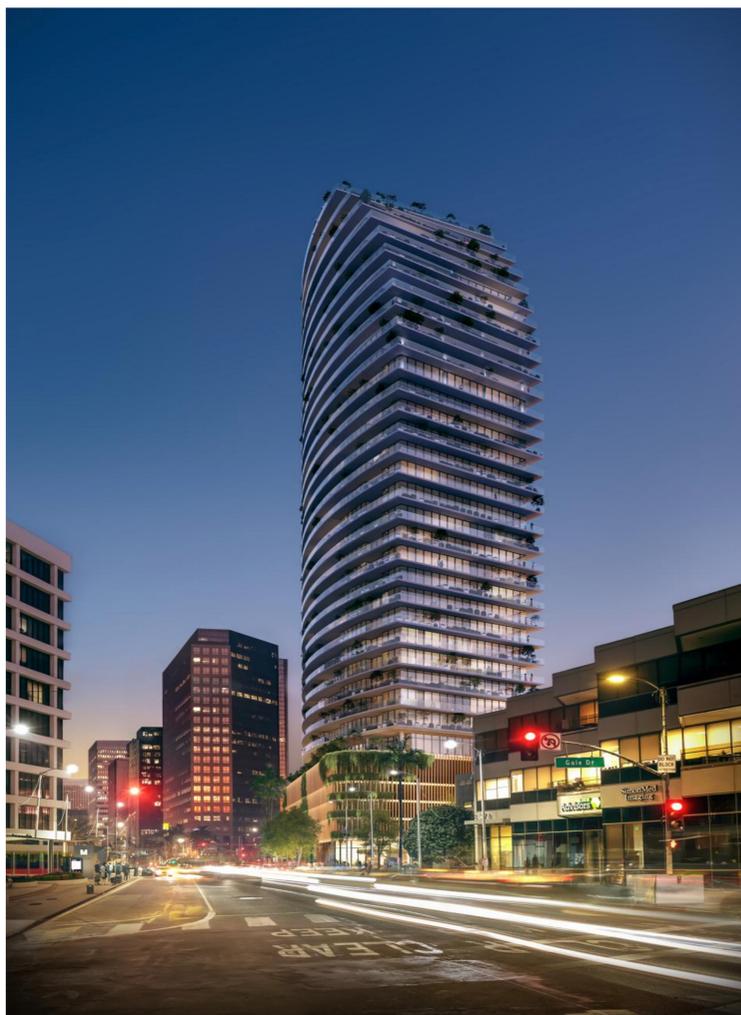
Mixed-use development from Millennium Partners would be called "The Eastern"

FEBRUARY 07, 2025, 10:00AM STEVEN SHARP 33 COMMENTS



A strip mall at the eastern border of **Beverly Hills** could give way to a new high-rise development under plans announced today by **Millennium Partners**.

The New York-based development firm has filed an application with the City of Beverly Hills seeking approvals to redevelop retail center at **8300 Wilshire Boulevard** with a 34-story tower called The Eastern. Plans call for a total of 249 residential units on its upper floors, ranging from studios to three-bedroom dwellings, with 10,574 square feet of ground-floor restaurant space and a 473-car garage on three subterranean and four above-grade levels.



Street-level view of The Eastern looking east along Wilshire Boulevard

Handel Architects

**Handel Architects** is designing the tower, while **Rios** is serving as landscape architect.

"Beverly Hills is one of the most attractive and desirable communities in the Los Angeles region, and it promises to grow even more exciting when Metro extends its subway system west into the city later this year," said Mario Palumbo Jr., managing partner of Millennium Partners Los Angeles and Board Chair of the Friends of the High Line. "We firmly believe our brand of amenity-rich, multi-family, mixed-use development is natural fit for Beverly Hills and will breathe much-needed new life into this end of town."

Millennium Partners is using state density bonus laws to achieve a larger structure than zoning rules would otherwise allow. In exchange, 22 of the proposed homes would be set aside for **very low- and moderate-income** households.



Aerial view of The Eastern looking southeast

Handel Architects

The proposed tower is described as a type of product currently unavailable in the expensive Beverly Hills community, and is intended to be priced at a level which could cater to younger families or professionals. The site also sits a short walk east from the site of the under-construction Wilshire/La Cienega Metro station, which is set to open sometime this year.

A timeline for The Eastern has not been announced, and a statement from Palumbo indicates that a community outreach process has commenced. The project has already secured the support of at least one former elected official.

"The vision put forth by The Eastern is exactly what the city called for in the General Plan when it thoughtfully designated properties at its gateways as appropriate locations for multi-family housing and increased density," said former mayor Willie Brien in a statement.



Aerial view of Mid-Wilshire, Beverly Grove, and Beverly Hills showing The Eastern in context with high-rise development along the Wilshire corridor

Handel Architects

The project, if realized, could serve as a prominent landmark at the eastern edge of Beverly Hills. Several high-rise buildings are also under construction at the western side of the site along Wilshire Boulevard as part of **the \$5-billion One Beverly Hills development**. Several other high-rise projects have also been proposed in the city **through the contentious Builder's Remedy process**.

Prior work from Millennium Partners in Los Angeles include **the never-built Hollywood Center** complex next to Capitol Records and **a proposed mid-rise office tower along Sunset Boulevard**.

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