

THE BEDFORD TRIANGLE

PRIME SPACE FOR LEASE

Beverly Hills



FOR INQUIRIES

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CBRE

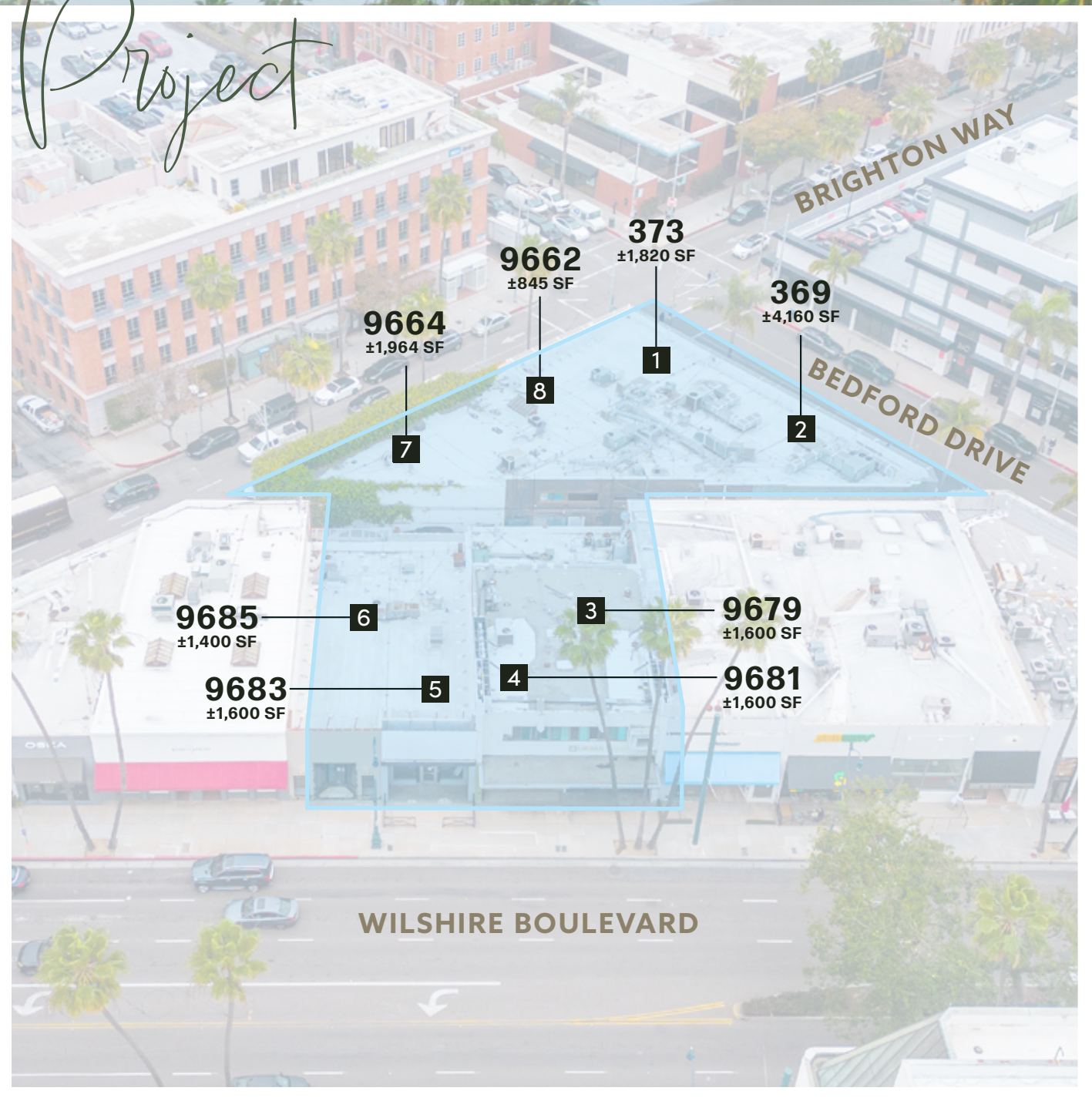
ODYSSEY



About the Project

The Bedford Triangle is situated in the heart of Beverly Hills, within the iconic Golden Triangle and amongst some of the most prestigious and luxurious businesses in the world.

From charming sidewalk cafes to chic boutiques, this area offers a unique blend of culinary and retail experiences. The opportunity is now here to be in proximity to the upscale amenities such as high-end shopping, fine dining and an affluent environment.



WALKING DISTANCE TO RODEO DRIVE	WALKING DISTANCE TO BEVERLY DRIVE	WALKING DISTANCE TO CANON DRIVE	DRIVE TO CENTURY CITY	DRIVE TO WEST HOLLYWOOD	DRIVE TO SANTA MONICA
2 Blocks	3 Blocks	4 Blocks	5 Minute	10 Minute	15 Minute



Currently Available

1. 373 BEDFORD DR. | **±1,820 SF**
End Cap Retail Space with Unique Layout and Mezzanine.
2. 369 BEDFORD DR. | **±4,160 SF**
Second Generation Restaurant, Patio Seating Available!
3. 9679 WILSHIRE BLVD. | **±1,600 SF**
Second Generation Café Space
4. 9681 WILSHIRE BLVD. | **±1,600 SF**
Retail Ready
5. 9683 WILSHIRE BLVD. | **±1,600 SF**
Retail or Café
6. 9685 WILSHIRE BLVD. | **±1,400 SF**
Retail Ready
7. 9664 BRIGHTON WAY | **±1,964 SF**
Retail Ready
8. 9662 BRIGHTON WAY | **±845 SF**
Retail Ready

TOTAL: 14,989 SF
RATES UPON REQUEST



Nearby Tenants

THE BEDFORD TRIANGLE
OFFERS A DESTINATION RETAIL HUB
IN THE HEART OF BEVERLY HILLS

RETAIL

ANASTASIA BEVERLY HILLS
ALO YOGA
NEIMAN MARCUS
SAKS FIFTH AVENUE
VIA RODEO

FOOD

LA COLOMBE COFFEE
BACARI (COMING SOON)
MR. CHOW
CIPRIANI
WALLY'S
IL PASTAIO
JON AND VINNY'S

HOTELS

THE MAYBOURNE HOTEL
THE BEVERLY WILSHIRE
WALDORF ASTORIA
THE BEVERLY HILTON
THE PENINSULA

CENTURY
CITY

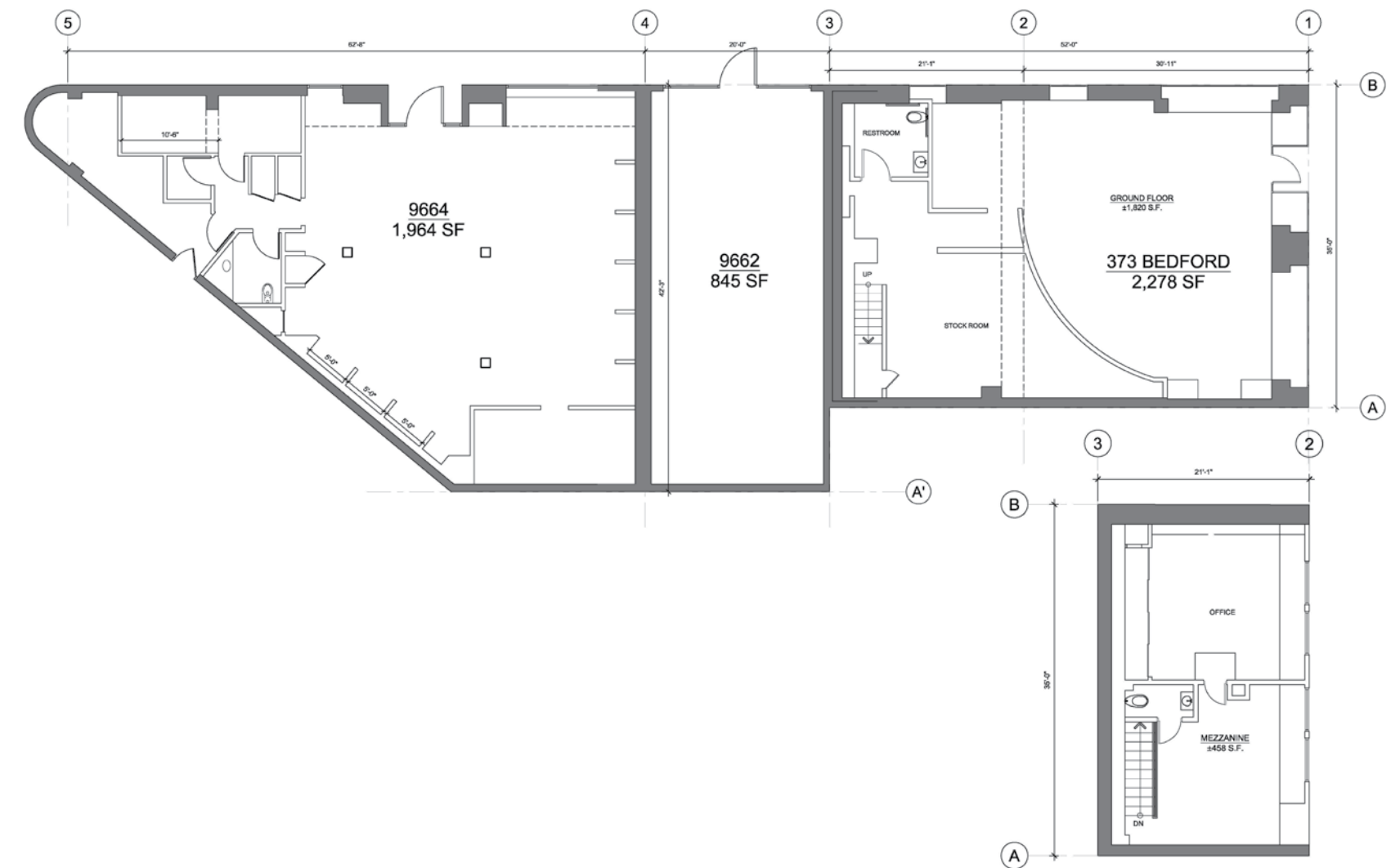




Retail Site Plans

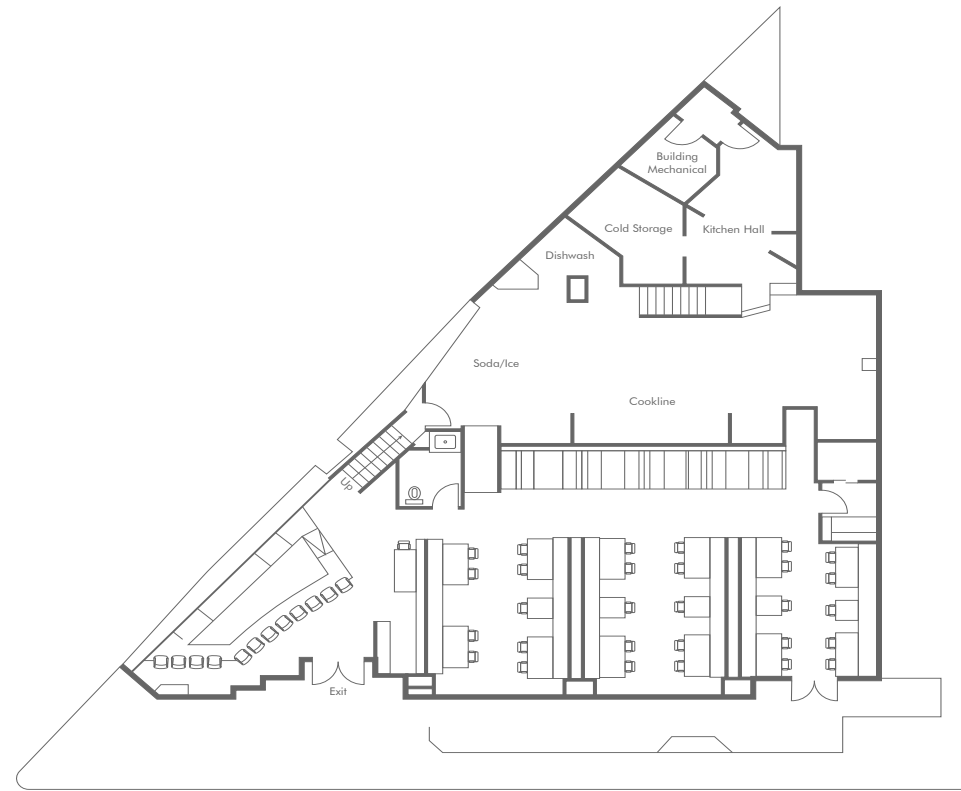
9664 & 9662 BRIGHTON WAY

373 N BEDFORD DR.

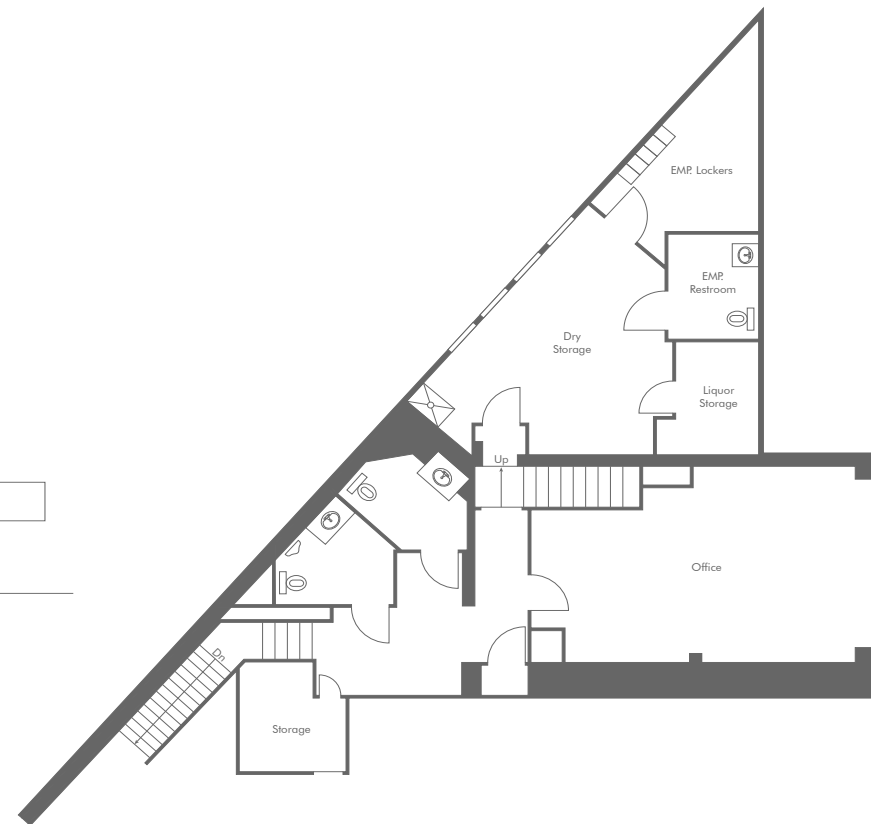


373 N BEDFORD DR. - MEZZANINE

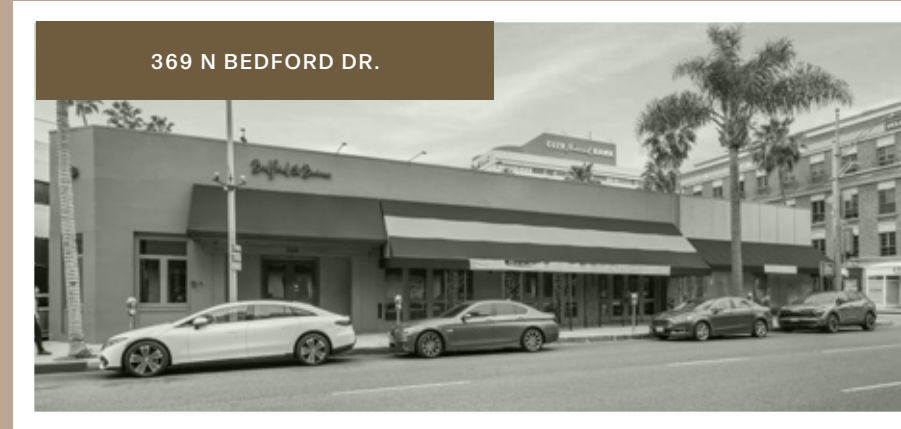
Restaurant Site Plans



369 N BEDFORD DR - FIRST FLOOR



369 N BEDFORD DR - SECOND FLOOR



369 N BEDFORD DR.



SECOND GEN RESTAURANT
±4,160 SF | ALL FF & E | PRIVATE DINING ROOM | HOOD
POTENTIAL FOR PATIO SEATING



Nearby Parking

- 2 HOUR FREE PARKING LOT UP THE STREET
- 7 STORY LOT
- ADDITIONAL PARKING LOTS ALONG SANTA MONICA BLVD

Parking



HOLLYWOOD HILLS

WEST HOLLYWOOD

BEVERLY HILLS FLATS

RODEO DRIVE

Public
Parking

S. SANTA MONICA BLVD

SANTA MONICA BLVD

BEVERLY HILLS
TRIANGLE

THE
BEDFORD
TRIANGLE

WILSHIRE BLVD



Demographics

1 MILE2 MILES3 MILES

POPULATION

2023 Population - Current Year Estimate	23,180	271,166	685,141
2028 Population - Five Year Projection	23,037	272,214	694,603
2020 Population - Census	23,561	271,245	682,640
2010 Population - Census	23,468	260,125	662,438
2020-2023 Annual Population Growth Rate	-0.50%	-0.01%	0.11%
2023-2028 Annual Population Growth Rate	-0.12%	0.08%	0.27%

HOUSEHOLDS

2023 Households - Current Year Estimate	11,249	123,555	312,832
2028 Households - Five Year Projection	11,275	124,977	319,850
2010 Households - Census	11,007	122,035	301,900
2020 Households - Census	11,159	122,815	309,446
2020-2023 Compound Annual Household Growth Rate	0.25%	0.19%	0.34%
2023-2028 Annual Household Growth Rate	0.05%	0.23%	0.44%
2023 Average Household Size	2.06	2.02	2.10

HOUSING INCOME

2023 Average Household Income	\$182,839	\$163,306	\$150,527
2028 Average Household Income	\$206,572	\$188,526	\$173,741
2023 Median Household Income	\$116,220	\$103,775	\$94,392
2028 Median Household Income	\$134,659	\$120,274	\$110,248
2023 Per Capita Income	\$88,749	\$75,046	\$69,148
2028 Per Capita Income	\$101,064	\$87,182	\$80,442

EDUCATION

2023 Population 25 and Over	17,943	193,402	502,245
HS and Associates Degrees	5,119	52,357	149,404
Bachelor's Degree or Higher	12,225	132,668	317,767

HOUSING UNITS

2023 Housing Units	12,806	137,351	343,177
2023 Vacant Housing Units	1,557	13,796	30,345
2023 Occupied Housing Units	11,249	123,555	312,832
2023 Owner Occupied Housing Units	4,774	42,458	103,241
2023 Renter Occupied Housing Units	6,475	81,097	209,591

PLACE OF WORK

2023 Businesses	11,160	36,722	65,881
2023 Employees	93,769	393,200	613,852

Neighbors

FOOD

Avra Beverly Hills	Il Pastaio	Nate'n Al	Spago
Caulfield's Bar & Dining Room	Jon & Vinny's	Nespresso	Sprinkles
Cipriani	La Colombe Coffee	Novakov	Starbucks (3)
Comoncy	La Scala	Nozawa Bar	Sugarfish
CPK	Laduree	Nusr-Et	The Form of Beverly Hills
Crustacean	Mastro's	Ocean Prime	The Palm
Beverly Hills CUT	Mirame	Porta Via	Via Alloro
E Baldi	Mr Chow	Pressed Juicery	Wally's Beverly Hills
Il Fornaio	Mulberry Pizza	Shake Shack	Yazawa

FASHION & HOME

AG Jeans	COS	Harry Winston	Prada
Alice and Olivia	Crate & Barrel	Hermès	Sephora
AllSaints	David Yurman	James Perse	Sotheby's
BVLGARI	Dior	Loro Piana	Tiffany
Burberry	Dolce & Gabbana	Louis Vuitton	Tom Ford
Céline	Fendi	Lululemon	Valentino
Chanel	Gagosian Gallery	Moncler	
Club Monaco	Gucci	Pottery Barn	Yves Saint Laurent

HOTELS

The Beverly Hills Hotel	Hotel Beverly Terrace
The Beverly Hilton	Maybourne Beverly Hills
Beverly Wilshire Four Seasons	SIRTAJ Hotel Beverly Hills
	The Peninsula Beverly Hills
Crescent Hotel Beverly Hills	Viceroy L'Ermitage
	Waldorf Astoria

FITNESS & BEAUTY

Alo Yoga	Obagi Skin
Anastasia Beverly Hills	Rite Aid
Christophe	SKN Bar
Equinox	The Spa on Rodeo
José Eber	Umberto Salon

Beverly Hills

PRIME BEVERLY HILLS
SPACE FOR LEASE

THE BEDFORD TRIANGLE

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