

WELLTOWER BEVERLY HILLS

BEDFORD DRIVE RETAIL FOR LEASE

JOIN THESE **EXCITING**
LOCAL TENANTS

JON & VINNY'S
ITALIAN

COMONCY
ESPRESSO • PASTRIES • SALADS • SANDWICHES

CRUSTACEAN



ANASTASIA
Beverly Hills



welltower



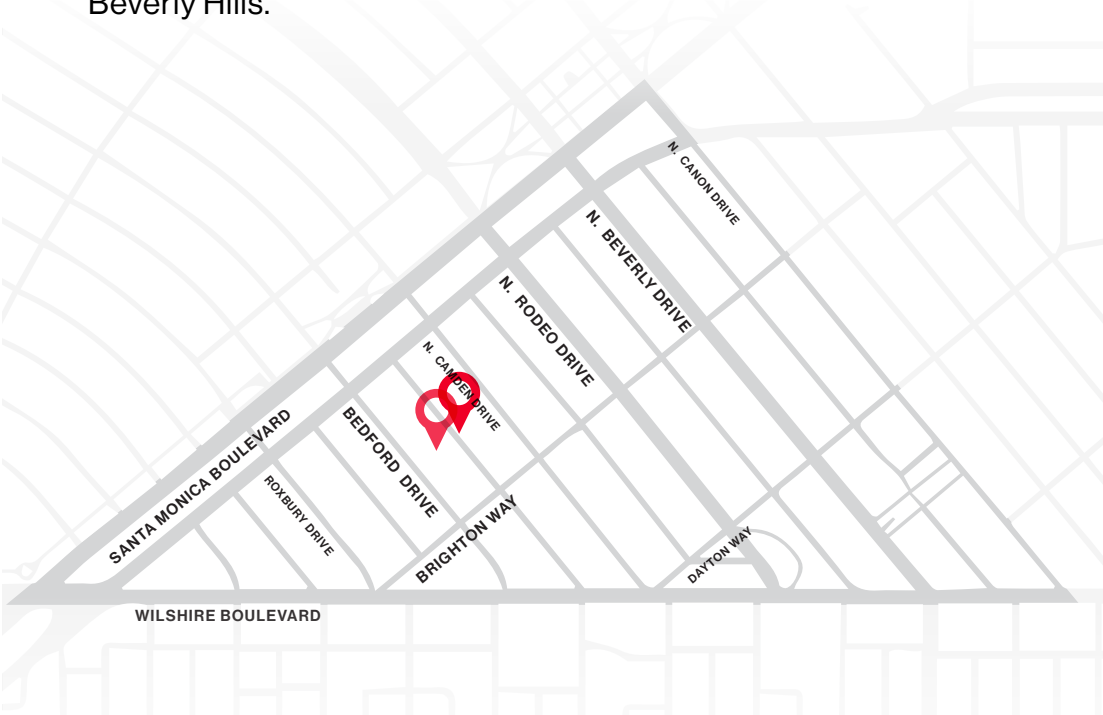
CUSHMAN &
WAKEFIELD

BEVERLY HILLS

Welltower properties located in the affluent Beverly Hills “Golden Triangle,” which has the prestigious reputation as one of the world’s most coveted destination for luxury retail, gourmet restaurants, and health and wellness practitioners.

Bedford Drive and Brighton Way provide the Beverly Hills Golden Triangle with a hyperlocal focus. The eclectic mix of cafés, buzzworthy restaurants, boutiques, and service providers draws a consistent flow of visitors throughout the day.

Available spaces range from ± 484 to ± 777 square feet, with frontage on North Bedford Drive or wraparound frontage on Brighton Way and North Bedford Drive. Spaces are available now and offer prime opportunities to become part of this coveted destination within Beverly Hills.



4.7 MILLION
VISITORS IN 2023

\$1.69 BILLION
VISITOR SPENDING

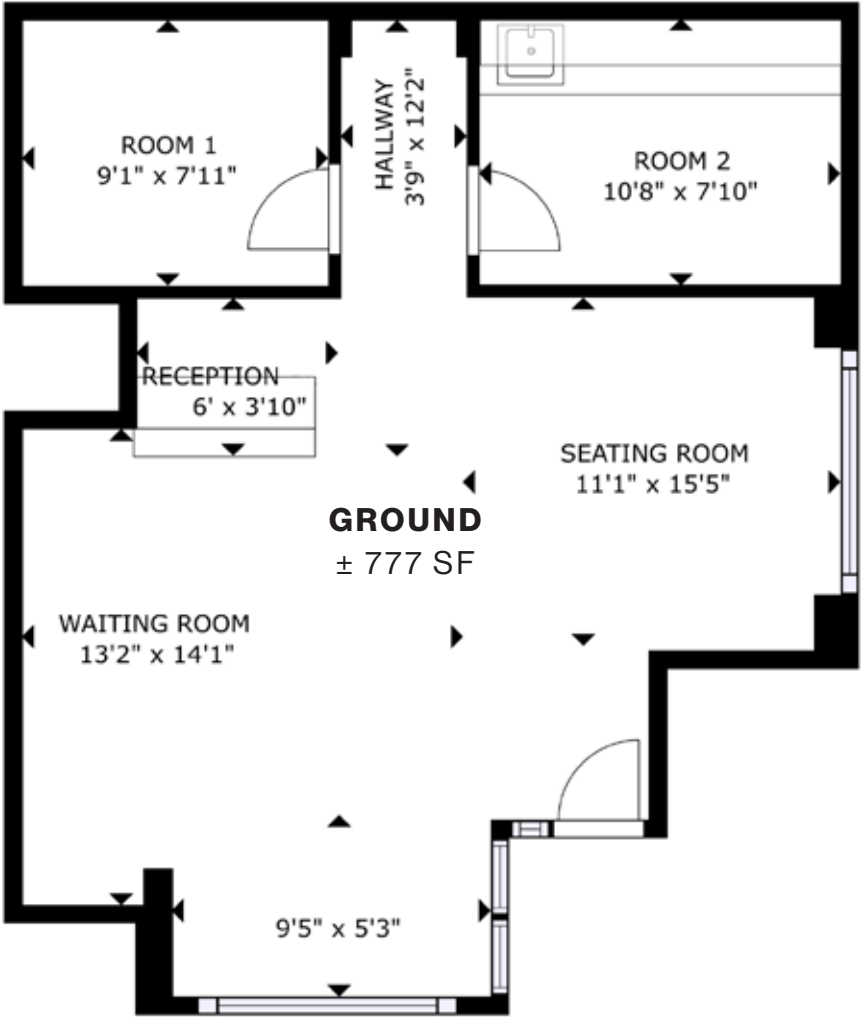
\$681.4 MILLION
LOCAL ECONOMY

PREMISES

418 N. BEDFORD DRIVE



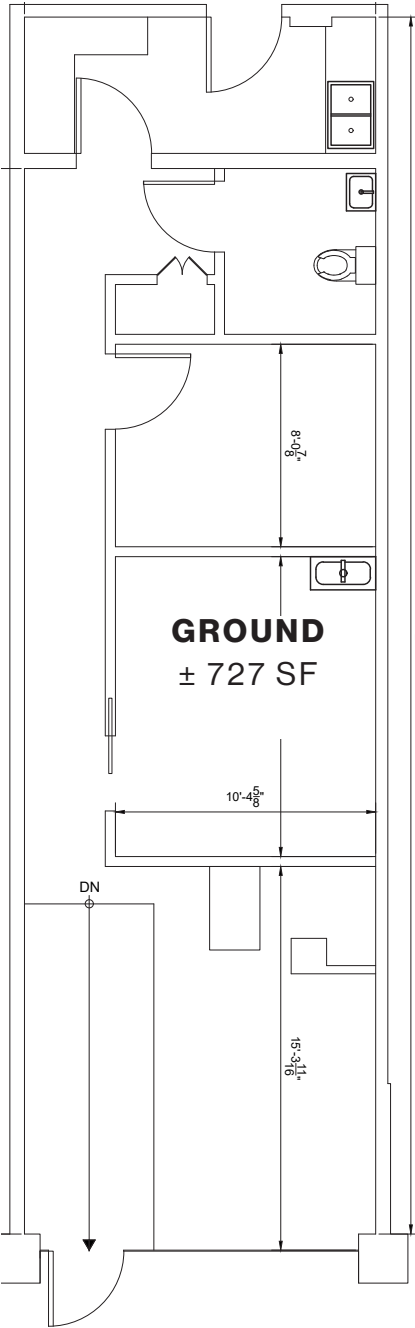
Ground 777 RSF
Frontage 15' on Bedford Drive



421 N. BEDFORD DRIVE



Ground 727 RSF
Frontage 15' on Bedford Drive



NEIGHBORING TENANTS

Bedford Drive & Brighton Way are some of the busiest streets in the Beverly Hills and home to a mix of local retailers, salons, cafés, and service providers. The hyperlocal focus adds to the incomparable appeal of the Golden Triangle, allowing independent businesses to thrive alongside famous international retailers in one of the most coveted luxury markets in the world.



| SANTA MONICA BOULEVARD | |
|---------------------------------|-----------------------------|
| 463 | |
| Public Parking Lot | |
| 445 | HSBC |
| 443 | SHEERA |
| 443 | THE LA FACIALIST |
| 437 | DAN DEUTSCH OPTICAL OUTLOOK |
| 437 | STEVEN & CO. BEVERLY HILLS |
| Medical Offices | |
| 435 | |
| 433 | Judi's |
| Beverly Hills Nail Design | |
| 427 | |
| 425 | LE JOLIE NAIL SPA |
| 423 | JILL ROBERTS |
| 421 Bedford - FOR LEASE | |
| 419 | My blow la |
| 417 | THE H SALON |
| 415 Bedford Parking Entrance | |
| 413 | COMONCY |
| 415 Bedford Parking Ramp MD Spa | |
| 407 | BEVERLY HILLS |
| 9661 Brighton | |
| BRIGHTON WAY | |
| 373 | |
| 369 | |
| WILSHIRE BOULEVARD | |

| SANTA MONICA BOULEVARD | |
|------------------------------|-----------------------------------|
| 464 | CRUSTACEAN |
| 456-454 | JON & VINNY'S ITALIAN |
| 452 | GO GREEN |
| Office Building Lobby | |
| 450 | |
| 448 | AirSculpt |
| 438 | ANASTASIA BEVERLY HILLS |
| 436 | Medical Offices |
| 434 | MDO SIMON OURIAN M.D. |
| 432 | BEVERLY HILLS APOTHECARY |
| 430 | pressed |
| 436 Bedford Parking Entrance | |
| 428 | Café DELL'ARTE |
| 418 Bedford - FOR LEASE | |
| 414 | Medical Offices HealthyDoc FUTURE |
| 412 | BarberLab |
| Parking | |
| Offices | |
| 9647 Brighton | |
| BRIGHTON WAY | |
| 390 | esso CAFE |
| WILSHIRE BOULEVARD | |

BEDFORD DRIVE



CRUSTACEAN BEVERLY HILLS



JILL ROBERTS



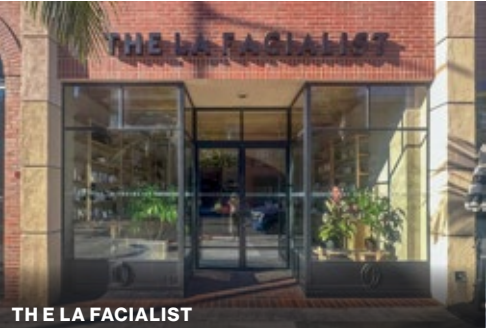
ANASTASIA BEVERLY HILLS



DAN DEUTSCH



JON & VINNY'S



THE LA FACIALIST



COMONCY CAFE



PRESSED

WELLTOWER BEVERLY HILLS

BEDFORD DRIVE RETAIL FOR LEASE

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**CUSHMAN &
WAKEFIELD**