

FOR LEASE

463 NORTH BEDFORD DRIVE

BEVERLY HILLS, CA 90210

CBRE

FLAGSHIP RETAIL OPPORTUNITY

BEVERLY HILLS GOLDEN TRIANGLE



NEAL GOLUB

Vice President

Lic. 01023733

+1 310 550 2667

neal.golub@cbre.com

RYAN GURMAN

Senior Vice President

Lic. 01972081

+1 310 650 7545

ryan.gurman@cbre.com

THE VISION



The designs presented in this package are conceptual only for the purposes of reviewing and marketing vacant commercial spaces at 461 N. Bedford Drive, Beverly Hills, California 90210. Final design plans and scope of work are subject to negotiation between City of Beverly Hills, acting in its proprietary capacity as Landlord and prospective Tenant(s). All plans are subject to further review by Landlord and subject to City permitting and plan review processes.

THE VISION



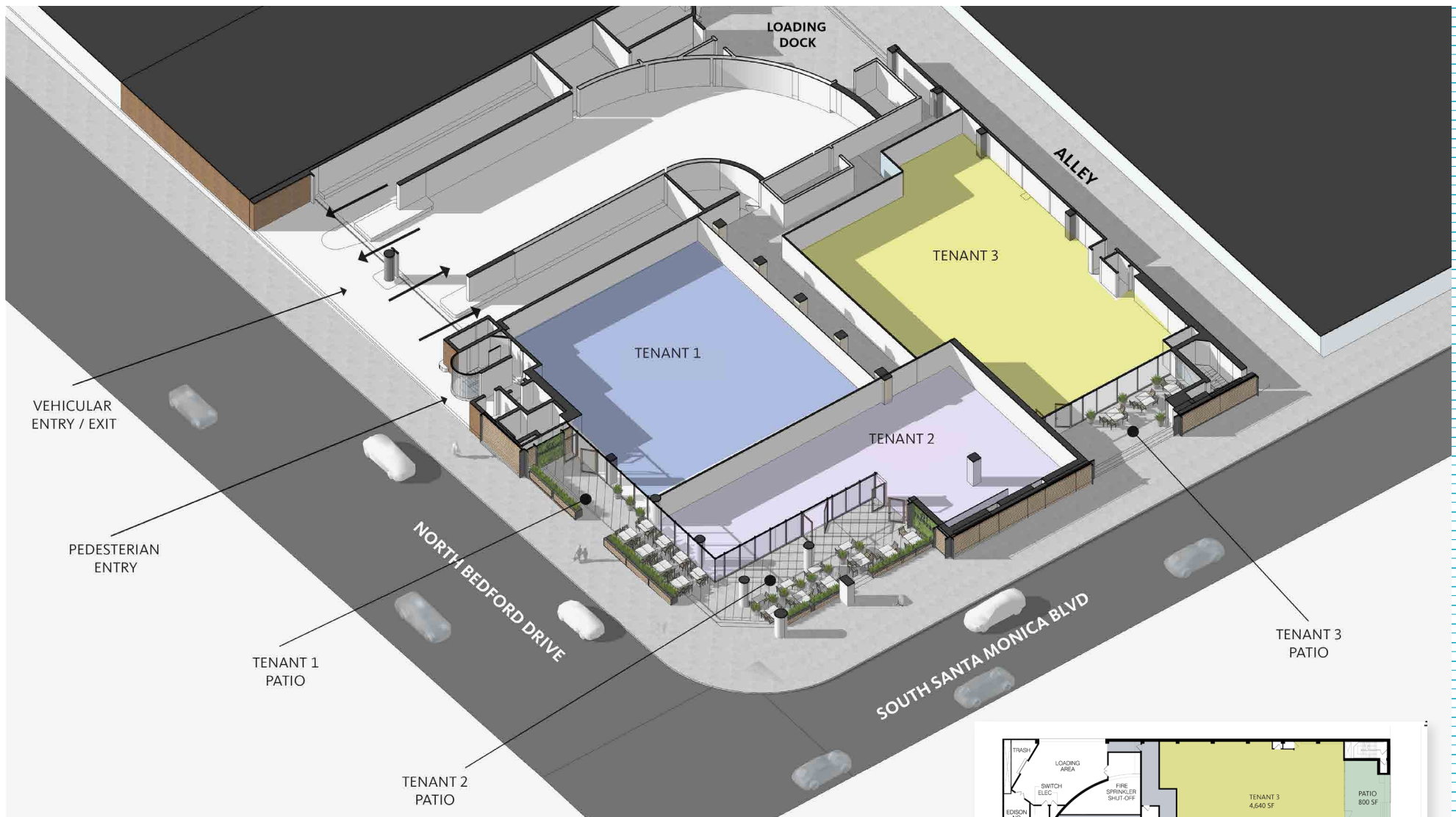


TENANT 1 | 8,888 TOTAL SF
 INTERIOR GLA: 6,846 SF
 OUTDOOR AREA: 768 SF
 B.O.H. 1,274 SF

TENANT 2 | 9,675 TOTAL SF
 INTERIOR GLA: 6,707 SF
 OUTDOOR AREA: 2,406 SF
 B.O.H. 562 SF

FUTURE DEMISING PLANS **2 RESTAURANTS PLAN | TOTAL 18,563 SF**





TENANT 1 | 5,646 TOTAL SF
 INTERIOR GLA: 4,403 SF
 OUTDOOR AREA: 1,243 SF
 B.O.H. 2,747 SF

TENANT 2 | 4,730 TOTAL SF
 INTERIOR GLA: 3,519 SF
 OUTDOOR AREA: 1,211 SF
 B.O.H. 2,747 SF

TENANT 3 | 5,440 TOTAL SF
 INTERIOR GLA: 4,640 SF
 OUTDOOR AREA: 800 SF
 B.O.H. 2,747 SF

FUTURE DEMISING PLANS

3 RESTAURANTS PLAN | TOTAL 18,563 SF



BEDFORD DRIVE

463 N. BEDFORD DRIVE

SIZE: $\pm 16,541$ to $\pm 18,160$ SF
(potentially divisible)

RATE: \$6.50/SF/MO

NNN: $\pm \$0.87$ /SF/MO

(includes Possessory Interest Tax estimate)

**BEDFORD DRIVE
"EXCLUSIVE MEDICAL ROW"**

CENTURY CITY

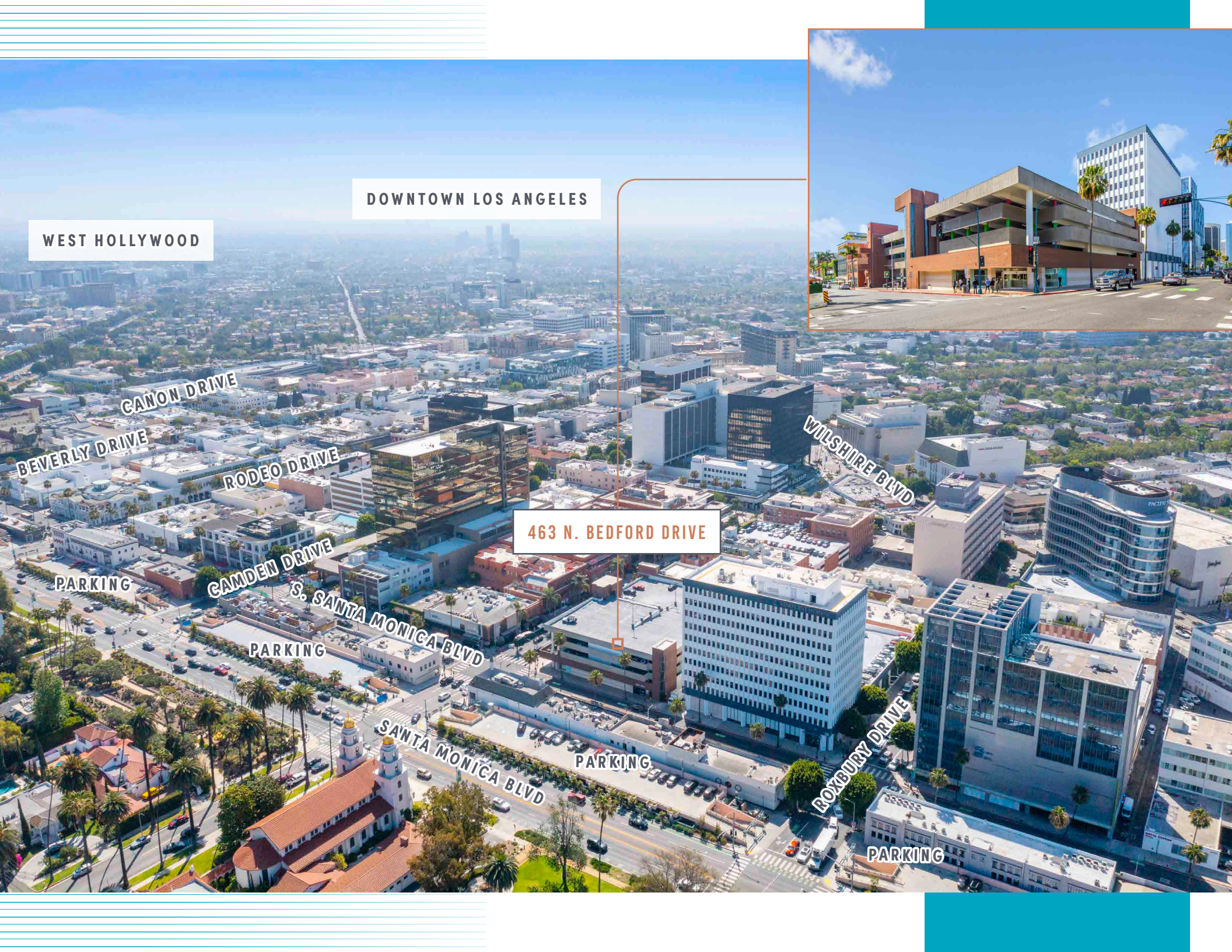
**CITY
PUBLIC
PARKING
(2 HOUR FREE)**

BEDFORD DRIVE

S. SANTA MONICA BLVD

PARKING





DOWNTOWN LOS ANGELES

WEST HOLLYWOOD

CANON DRIVE

BEVERLY DRIVE

RODEO DRIVE

PARKING

CAMDEN DRIVE

S. SANTA MONICA BLVD

PARKING

SANTA MONICA BLVD

PARKING

463 N. BEDFORD DRIVE

WILSHIRE BLVD

ROXBURY DRIVE

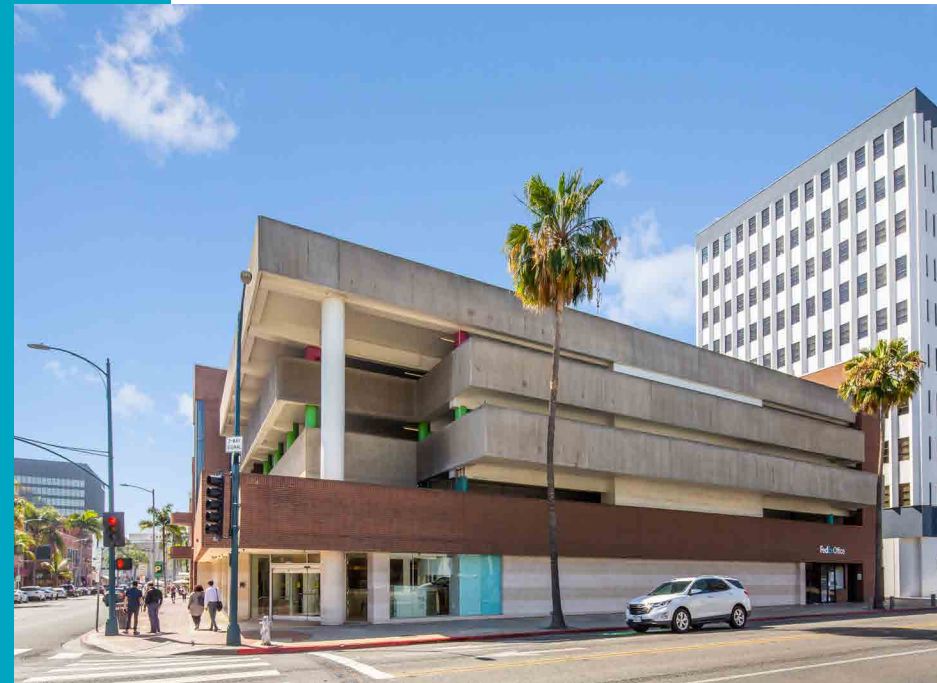
PARKING





ONE-OF-A-KIND CORNER FLAGSHIP RETAIL

OPPORTUNITY on this signalized corner of Santa Monica Blvd and N. Bedford Drive in the Beverly Hills Golden Triangle. Steps from the world-renowned Rodeo Drive, the shops of N. Beverly Drive and local/tourist classics such as the famous Sprinkles Cupcakes, Mr. Chow's Restaurant, Sotheby's Auction House, Equinox Beverly Hills, Crustacean Restaurant, Jon & Vinny's BH, Shake Shack, Casa Cipriani, The Beverly Hilton Hotel, Waldorf Astoria, Beverly Wilshire Hotel, The Peninsula Hotel, and much more!



HIGHLIGHTS



463 N. BEDFORD DRIVE

Size: $\pm 16,541$ to $\pm 18,160$ SF
(potentially divisible)

Rate: \$6.50/SF/MO

NNN: $\pm \$0.87$ /SF/MO

(includes Possessory Interest Tax
estimate)



Tremendous Frontage
along both S. Santa
Monica Blvd and North
Bedford Drive



Direct Deal
Through Landlord



Rare, Beverly Hills
larger corner location
w/ great parking



Beverly Hills City Parking Lot
directly attached to subject
property (Two Hours Free before
6pm) & Multiple City Parking Lots
within close walking distance



Rear Loading Area

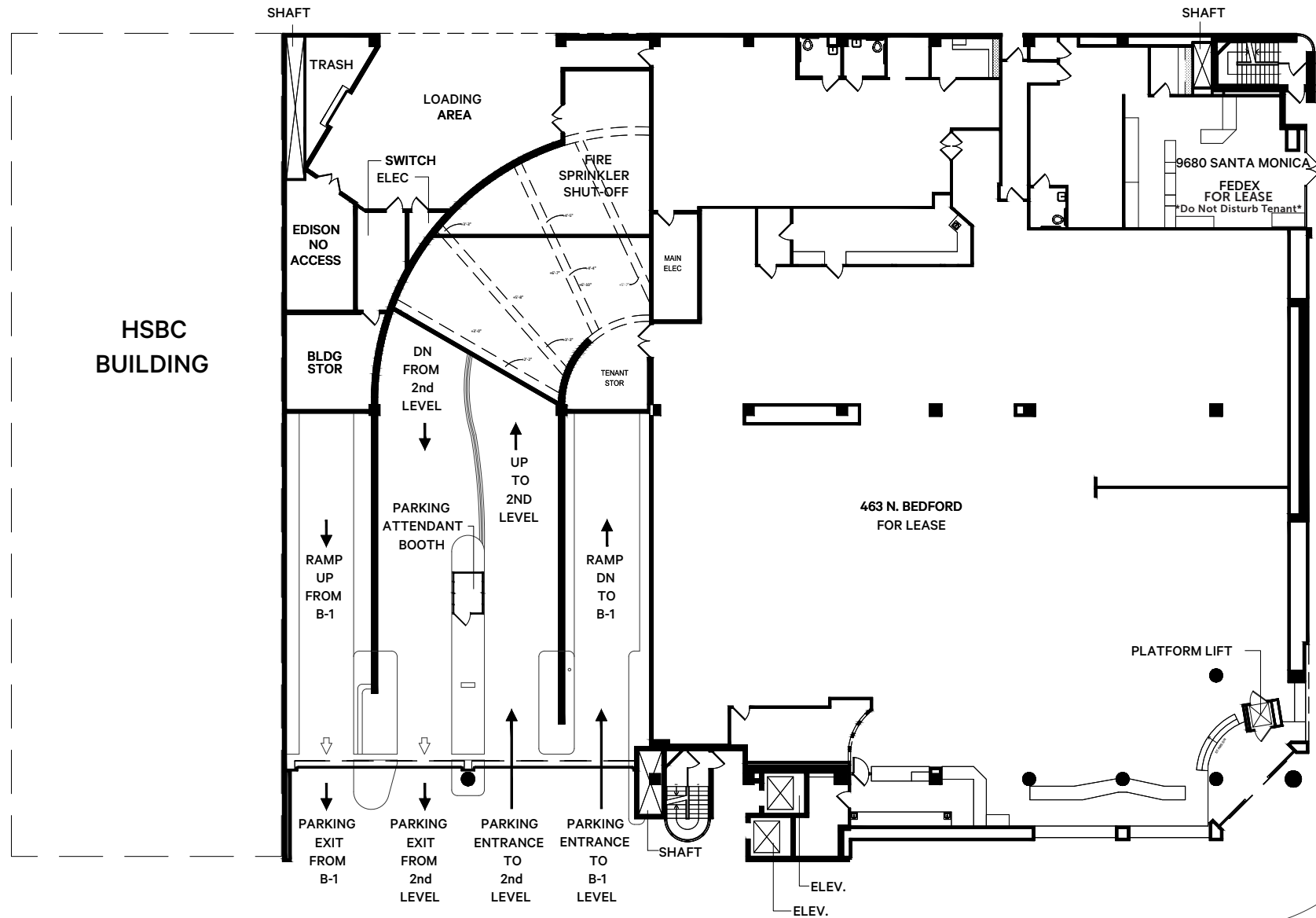


**BEDFORD DRIVE
"EXCLUSIVE MEDICAL ROW"**

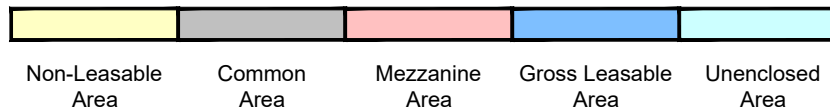
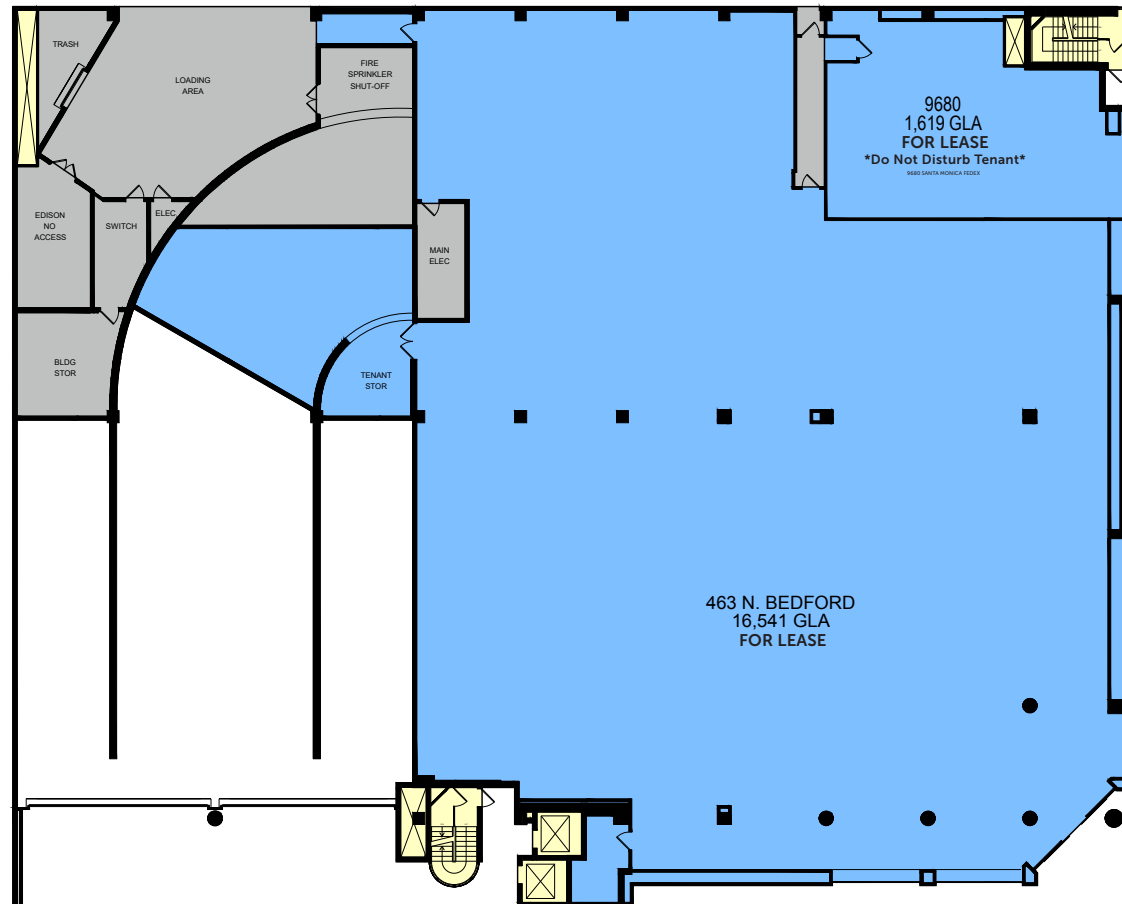
CENTURY CITY

463 N. BEDFORD DRIVE

GROUND FLOOR PLAN 1

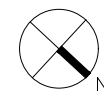


GROUND FLOOR PLAN 2



463 N. BEDFORD DRIVE
BEVERLY HILLS, CA 90210

1st FLOOR



- Retail
- Eateries
- Entertainment
- Lodging
- Fitness
- Companies



LOCAL HAPPENINGS



7 TOTAL LEVELS OF PARKING
ON-SITE PARKING
2-HOURS FREE BEFORE 6PM

DO NOT ENTER EXIT DO NOT ENTER EXIT 461 PUBLIC PARKING AVAILABLE MONTHLY PARKING 461 N Bedford Dr





7 TOTAL LEVELS OF PARKING
ON-SITE PARKING
2-HOURS FREE BEFORE 6PM



HOLLYWOOD HILLS

WEST HOLLYWOOD

BEVERLY HILLS FLATS

463 N. BEDFORD DRIVE

RODEO DRIVE

BEVERLY HILLS TRIANGLE

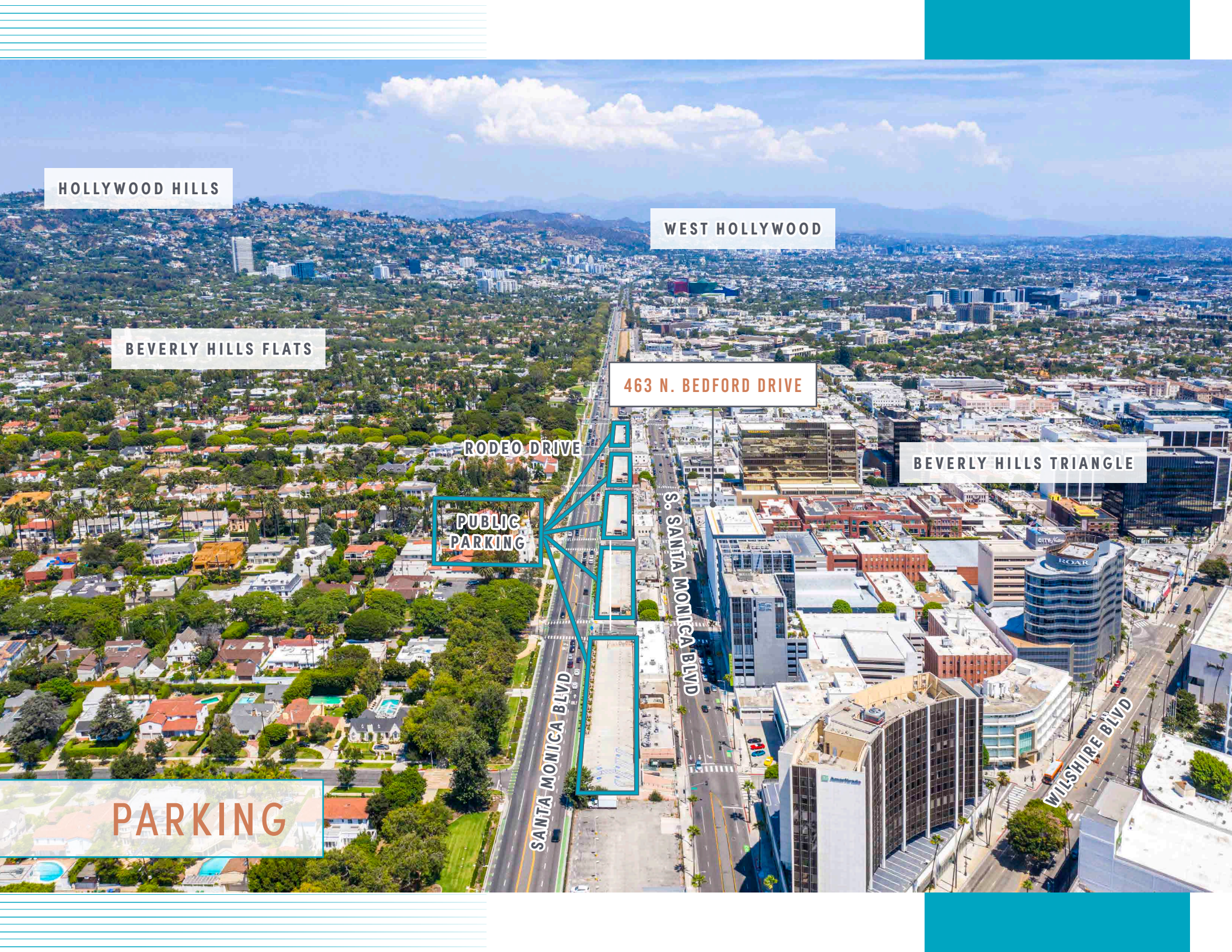
PUBLIC
PARKING

S. SANTA MONICA BLVD

SANTA MONICA BLVD

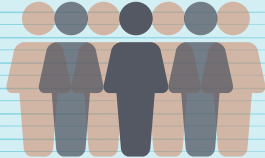
WILSHIRE BLVD

PARKING

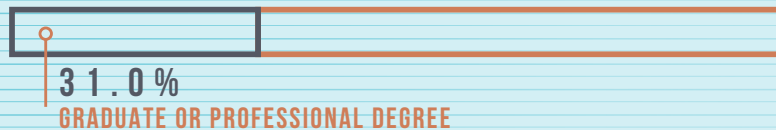
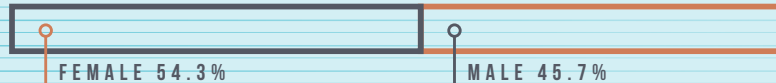


BEVERLY HILLS

35,848
RESIDENTS



44.8
MEDIAN AGE



\$2.7BN

YEARLY TOTAL
SPENDING IN CITY
OF BEVERLY HILLS

\$161k

AVERAGE HOUSEHOLD
INCOME

7.4MM

YEARLY VISITORS TO
CITY OF BEVERLY HILLS

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2021 Population - Current Year Estimate	20,977	105,161	261,098
2026 Population - Five Year Projection	21,028	105,808	263,793
2021-2026 Annual Population Growth Rate	0.05%	0.12%	0.21%



HOUSEHOLDS

2021 Households - Current Year Estimate	9,702	50,654	120,684
2026 Households - Five Year Projection	9,688	50,754	121,489
2021-2026 Annual Household Growth Rate	-0.03%	0.04%	0.13%
2021 Average Household Size	2.15	2.05	2.05



HOUSING INCOME

2021 Average Household Income	\$179,368	\$161,858	\$144,949
2026 Average Household Income	\$203,075	\$185,587	\$166,958
2021 Median Household Income	\$121,968	\$107,014	\$97,372
2026 Median Household Income	\$138,850	\$121,489	\$110,554
2021 Per Capita Income	\$83,590	\$78,103	\$67,484
2026 Per Capita Income	\$94,251	\$89,177	\$77,385



EDUCATION

2021 Population 25 and Over	16,331	81,496	188,511
HS and Associates Degrees	4,915	22,056	52,916
Bachelor's Degree or Higher	10,920	56,694	127,956



HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2021 Housing Units	10,840	56,452	132,812
2021 Vacant Housing Units	1,138	5,798	12,128
2021 Occupied Housing Units	9,703	50,654	120,684
2021 Owner Occupied Housing Units	4,050	21,008	41,471
2021 Renter Occupied Housing Units	5,653	29,646	79,213



PLACE OF WORK

2021 Businesses	10,076	19,549	34,238
2021 Employees	87,404	171,696	374,414



NEIGHBORS



AUTOMOTIVE

Beverly Hills Audi	O'Gara Beverly Hills
Jim Falk Lexus of Beverly Hills	» Bentley
Ferrari Beverly Hills	» Bugatti
Cadillac of Beverly Hills	» Aston Martin
Pagani	» Lamborghini
LUCID Motors	» McLaren
	» Rolls Royce



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



HOTELS

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



FASHION & HOME

& Other Stories	Club Monaco	Gucci	Pottery Barn
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	Yves Saint Laurent



FITNESS & BEAUTY

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



CENTURY CITY

WALDORF ASTORIA

BEVERLY HILLS HIGH SCHOOL

PENINSULA HOTEL

BEVERLY HILLS HOMES

463 N. BEDFORD DRIVE

PARKING

PARKING

PARKING

PARKING

BEVERLY HILLS FLATS



WILSHIRE CORRIDOR

HOLMBY HILLS

CENTURY CITY

BEVERLY HILTON

FUTURE "ONE BEVERLY" DEVELOPMENT

WALDORF ASTORIA

THE FLATS

SPRING PLACE

463 N. BEDFORD DRIVE

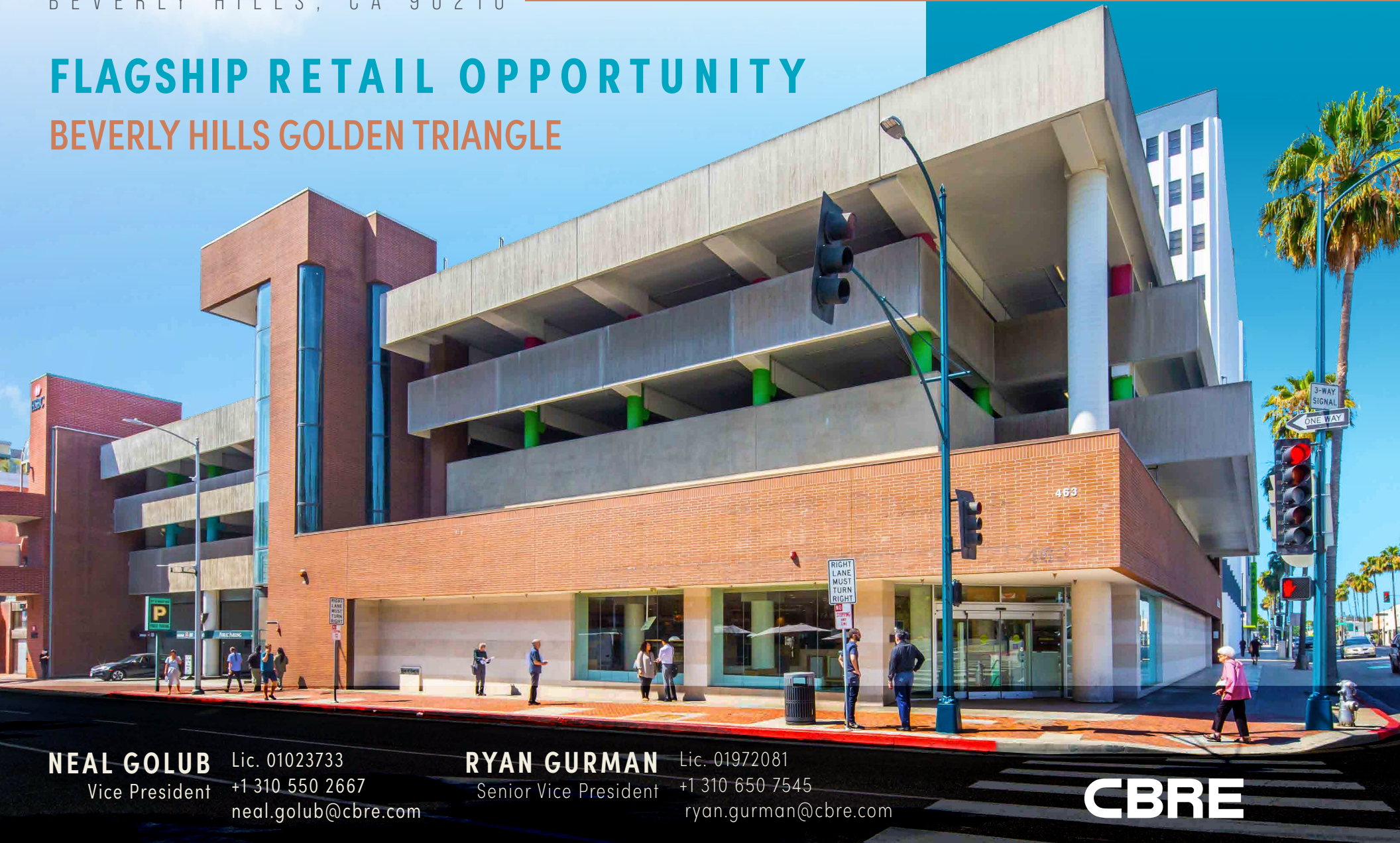
NEIMAN MARCUS

463 NORTH BEDFORD DRIVE

BEVERLY HILLS, CA 90210

FOR LEASE

FLAGSHIP RETAIL OPPORTUNITY BEVERLY HILLS GOLDEN TRIANGLE



NEAL GOLUB

Vice President

Lic. 01023733

+1 310 550 2667

neal.golub@cbre.com

RYAN GURMAN

Senior Vice President

Lic. 01972081

+1 310 650 7545

ryan.gurman@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.