

RESTAURANT FOR LEASE

# BEVERLY HILLS

468 N BEDFORD DRIVE



*\*Conceptual rendering. Not as currently built.*



**+/- 9,800 SF**

**+/- 5,600 SF  
GROUND FLOOR**

**+/- 4,200 SF  
SECOND FLOOR**

## **ONE SPACE, MULTIPLE CONCEPTS.**

Opened in **1995**, Crustacean is not simply a restaurant, but a defining **Beverly Hills institution** for decades. Widely regarded as a landmark, it has played a meaningful role in shaping the city's reputation for elevated, globally influenced cuisine.

The property underwent an extensive **eight-month, multimillion-dollar transformation**, introducing state-of-the-art **kitchens**, a redesigned **bar**, **elevators**, and comprehensive upgrades to all core systems.

# EXISTING CONDITIONS

## GROUND FLOOR

- Full bar
- State of the art kitchen
- ADA restrooms
- 3 all-season patios
- Elevator



## SECOND FLOOR

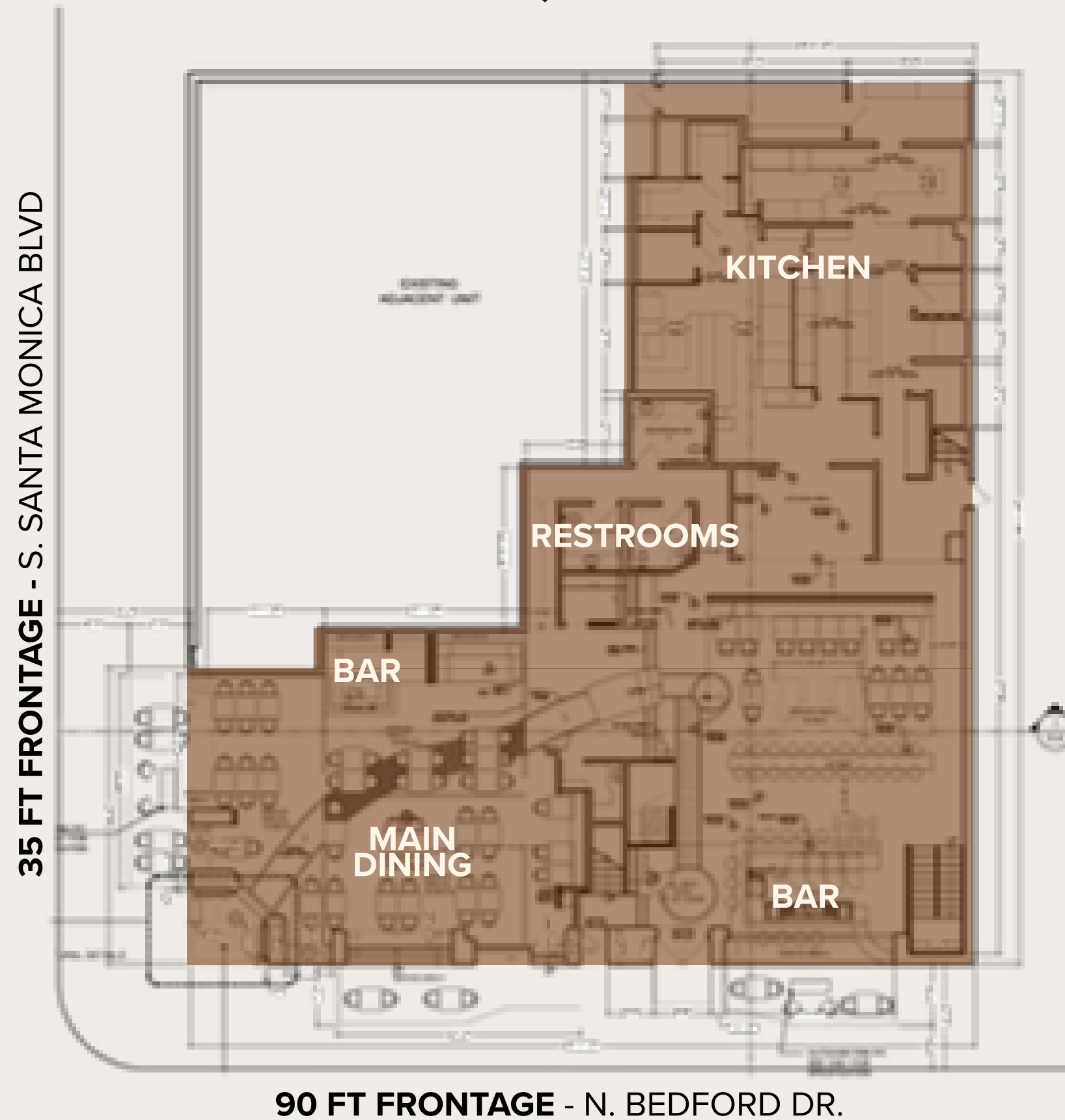
- Full bar
- Full kitchen
- ADA restrooms
- Wine room & display
- Vaulted ceiling with skylights



# EXISTING FLOOR PLAN / SINGLE OPERATOR

**GROUND FLOOR: +/- 5,600 SF**

**SECOND FLOOR: +/- 4,200 SF**



**TENANT A: +/- 9,800 SF**

*A single tenant has the opportunity to takeover the entire space, spanning both the ground and second floor. The upper level offers flexibility for a dedicated bar, speakeasy, or an entirely distinct concept, complete with a separate entrance.*

\*All square footage figures are approximate and subject to verification.



# DUAL CONCEPTS

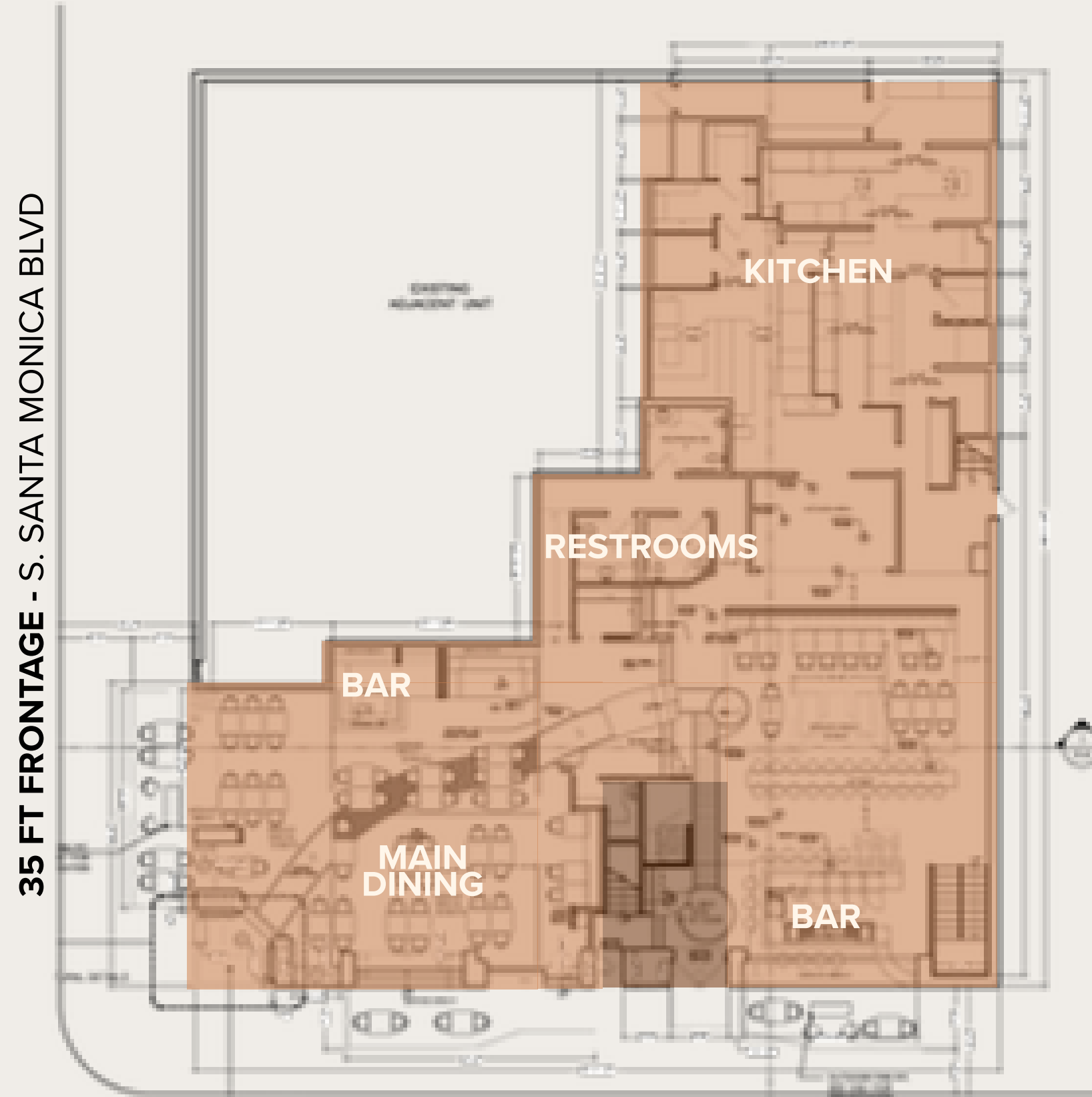
## S. SANTA MONICA BOULEVARD POV



*\*Conceptual rendering. Not as currently built.*

# DEMISING OPTION 1 / DUAL CONCEPT

**GROUND FLOOR: +/- 5,600 SF**



**90 FT FRONTAGE - N. BEDFORD DR.**

 **TENANT A: +/- 5,500 SF**

 **TENANT B: +/- 100 SF**

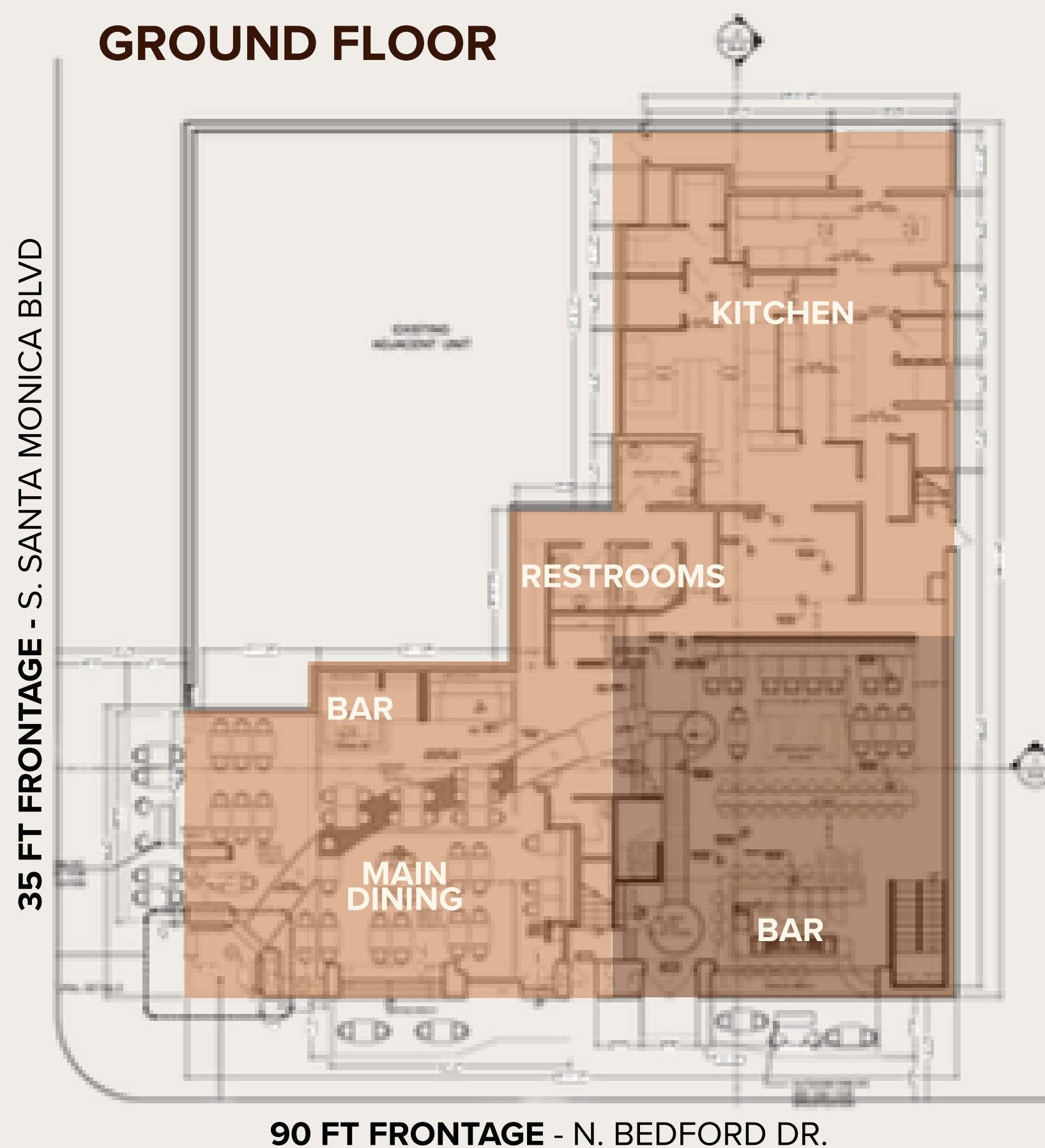
**SECOND FLOOR: +/- 4,200 SF**





 **TENANT B: +/- 4,300 SF**


*One tenant occupies the ground floor with a dedicated bar and kitchen, while the second occupies the stairs and entrance on the ground floor and the entire second floor. Each tenant has its own bar, kitchen and entrances.*

# DEMISING OPTION 1 / DUAL CONCEPT



 **TENANT A: +/- 5,500 SF**

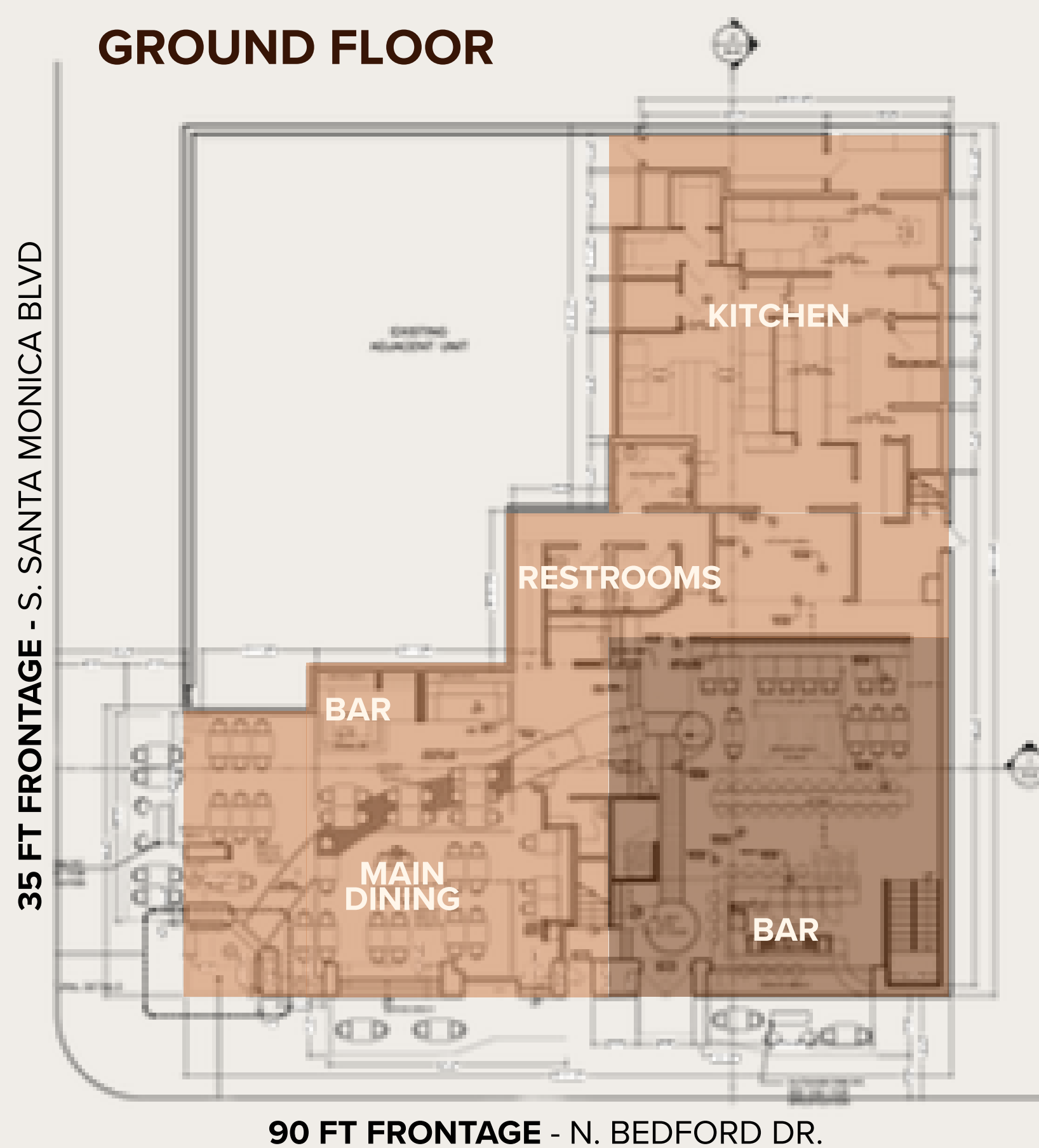
 **TENANT B: +/- 1,750 SF**

 **TENANT B: +/- 4,300 SF**

**TOTAL: +/- 5,950 SF**

*One tenant occupies the ground floor with a dedicated bar and kitchen, while the second occupies the stairs and entrance on the ground floor and the entire second floor. Each tenant has its own bar, kitchen and entrances.*

# DEMISING OPTION 2 / DUAL CONCEPT



**TENANT A: +/- 3,850 SF**



**TENANT B: +/- 5,950 SF**

*One tenant occupies majority of the ground floor with a dedicated bar and kitchen, while the second occupies the remaining ground floor space and the entire second floor, also with its own bar and kitchen; both have separate entrances.*

# DUAL CONCEPTS

## N. BEDFORD DRIVE POV



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# THE GOLDEN TRIANGLE

A destination for world-class, large-format restaurants

## VEHICLE TRAFFIC

S. SANTA MONICA BLVD: 24.6K AVG DAILY CARS

N. BEDFORD DRIVE: 10K AVG DAILY CARS

ONE BEVERLY HILLS (+)

ĀMAN  
Casa ♥ Tua  
LOS MOCHIS  
the BEVERLY HILTON

W  
WALDORF ASTORIA  
HOTEL & RESIDENCES

THE PENINSULA  
HOTELS

Steak  
48

BW  
BEVERLY WILSHIRE  
Beverly Hills  
A FOUR SEASONS HOTEL  
CUT

the  
HONOR  
BAR

60  
SIXTY  
BEVERLY HILLS





CUT



FUNKE



LA DOLCE VITA



MR. CHOW

# IN GOOD COMPANY



CIPRIANI



AVRA



CASA TUA



MAREA

# Beverly Hills



## WHATNOW

### New York's Bad Roman to Replace Palm Restaurant

Published Date: March 6, 2025

**Bad Roman**, a modern, maximalist Italian restaurant from **Quality Branded**, is getting ready to make its West Coast debut with a new location coming to **Beverly Hills** at **267 N Canon Drive**.



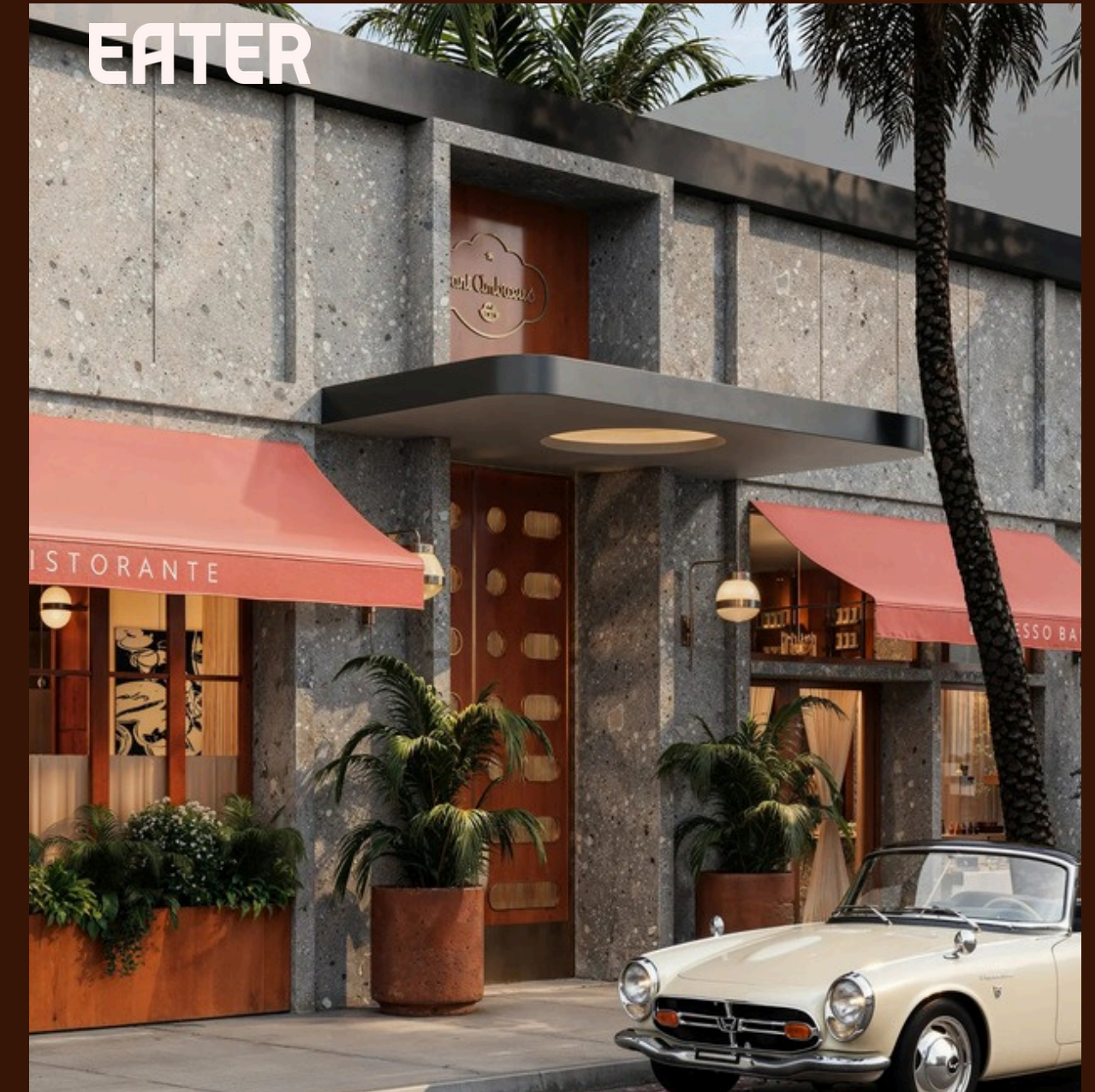
## EATER

### A Pair of Acclaimed Restaurants Will Debut in Los Angeles at a \$10 Billion Beverly Hills Development

One Beverly Hills will debut in 2028 with 45 restaurants and retail businesses, plus an all-suite hotel

By Mona Haddad | Sep 04, 2025 at 2:00 PM PDT

Upscale Miami Italian restaurant and private club, **Casa Tua Cucina**, and London's famed Mexican-Japanese restaurant, **Los Mochis**, will make their Los Angeles debut in a forthcoming 200,000-square-foot retail and dining property called **One Beverly Hills** in 2028.



## EATER

### COMING ATTRACTIONS

### Milanese Institution **Sant Ambroeus** Will Open Its First West Coast Location in **Beverly Hills**

The restaurant is set to debut just a block away from Rodeo Drive in 2026

## Robb Report



### **Aman** Will Bring Luxury Living to New Heights at the Upcoming **One Beverly Hills**

The first Aman hotel and residences on the West Coast anchors One Beverly Hills, a 17.5-acre enclave of top hotels, branded homes, and manicured gardens.

## WWD

Join the Leaders Shaping What's Next

EYE / LIFESTYLE

### EXCLUSIVE: **Dior** to Open First U.S. **Dining Experience**, **Monsieur Dior** by **Dominique Crenn**, on **Rodeo Drive**



# THE LANDING PLACE FOR HOSPITALITY

# CONTACT EXCLUSIVE AGENTS



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