

# FOR LEASE

## 463 NORTH BEDFORD DRIVE

BEVERLY HILLS, CA 90210

### CBRE

# TREMENDOUS RETAIL OPPORTUNITY

BEVERLY HILLS GOLDEN TRIANGLE



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# 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



# BEDFORD DRIVE

463 N. BEDFORD DRIVE

SIZE:  $\pm 1,619$  SF

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



463 N. BEDFORD DRIVE

CANON DRIVE

BEVERLY DRIVE

RODEO DRIVE

WILSHIRE BLVD

PARKING

CAMDEN DRIVE

S. SANTA MONICA BLVD

PARKING

SANTA MONICA BLVD

PARKING

ROXBURY DRIVE

PARKING



### **ONE-OF-A-KIND CORNER 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: ±1,619 SF

Rate: \$6.50/SF/MO

NNN: ±\$0.87/SF/MO

(includes Possessory Interest  
Tax estimate)



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



Tremendous Frontage  
along S. Santa Monica  
Blvd



Direct Deal  
Through Landlord



Rear Loading Area

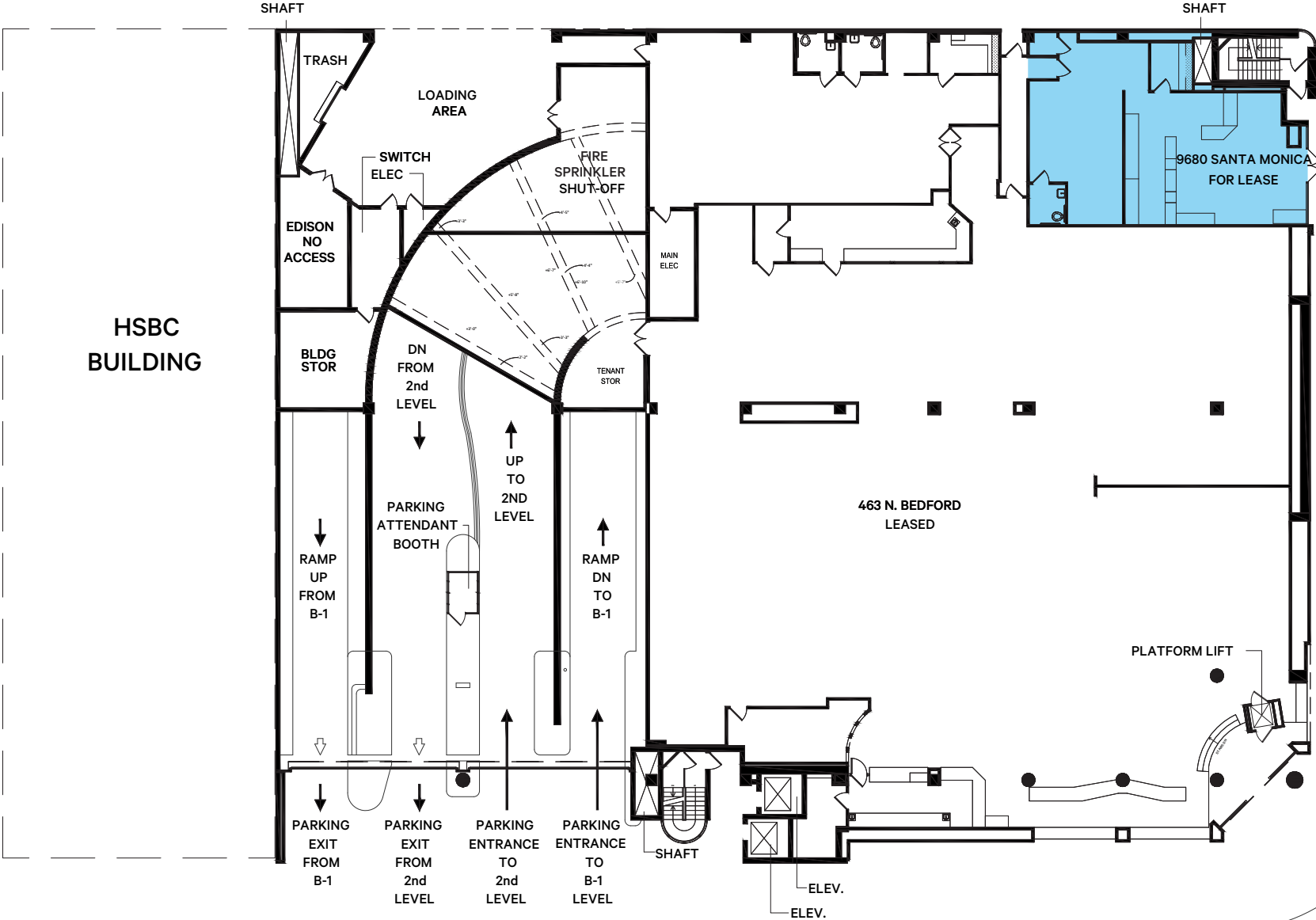


**BEDFORD DRIVE  
"EXCLUSIVE MEDICAL ROW"**

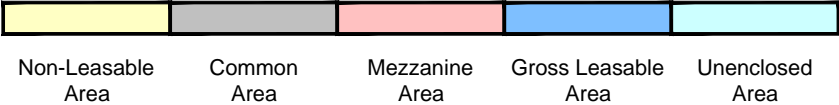
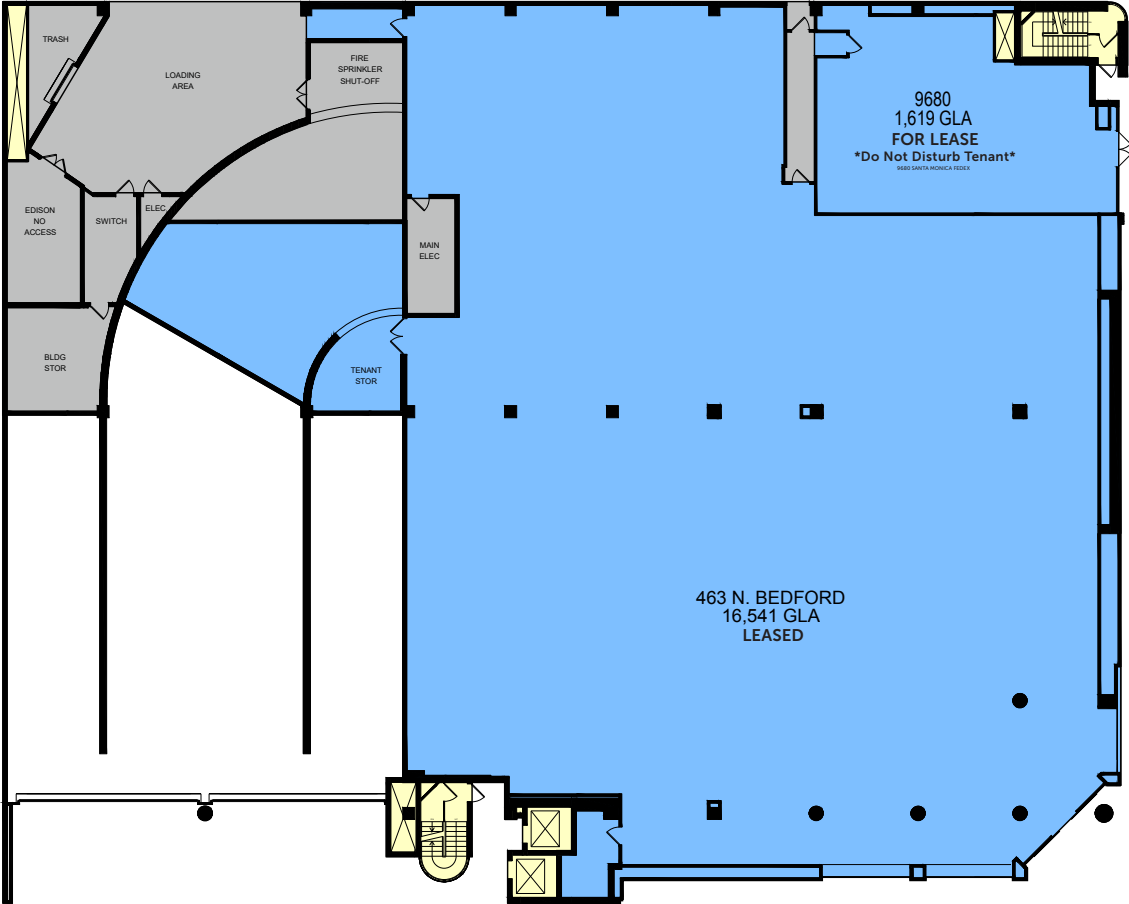
**463 N. BEDFORD DRIVE**

**CENTURY CITY**

# 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





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

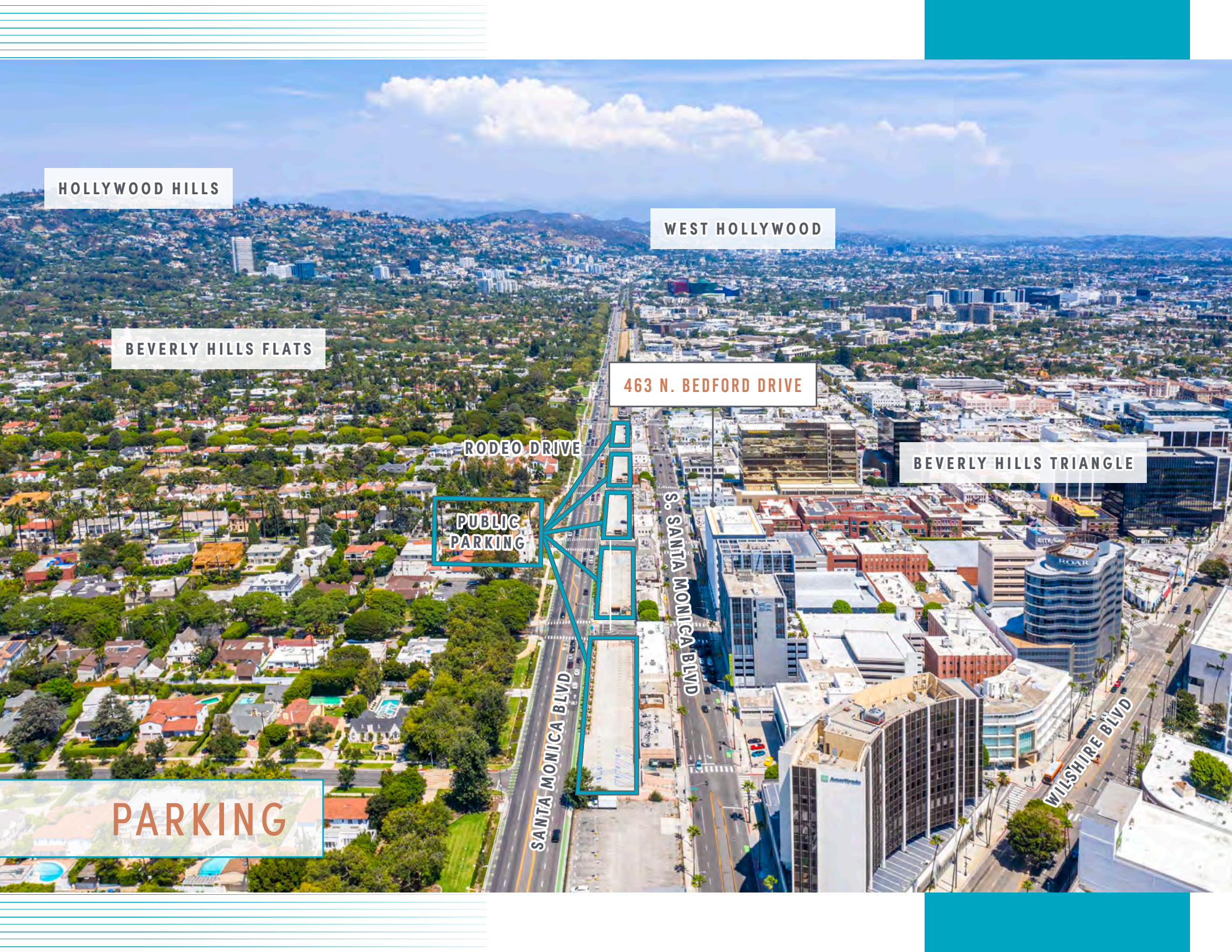
PUBLIC  
PARKING

S. SANTA MONICA BLVD

SANTA MONICA BLVD

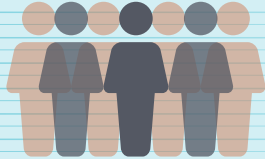
WILSHIRE BLVD

PARKING



# BEVERLY HILLS

35,848  
RESIDENTS



44.8  
MEDIAN AGE



53.6%  
RENT



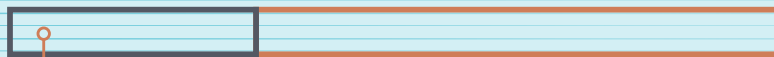
38.9%  
OWN



70.1%  
COMPLETED 4 YEARS OF COLLEGE OR HIGHER



95.8% EMPLOYED  
86% WHITE COLLAR WORKERS



31.0%  
GRADUATE OR PROFESSIONAL DEGREE

# \$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

	1 MILE	2 MILES	3 MILES
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

	1 MILE	2 MILES	3 MILES
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

	1 MILE	2 MILES	3 MILES
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



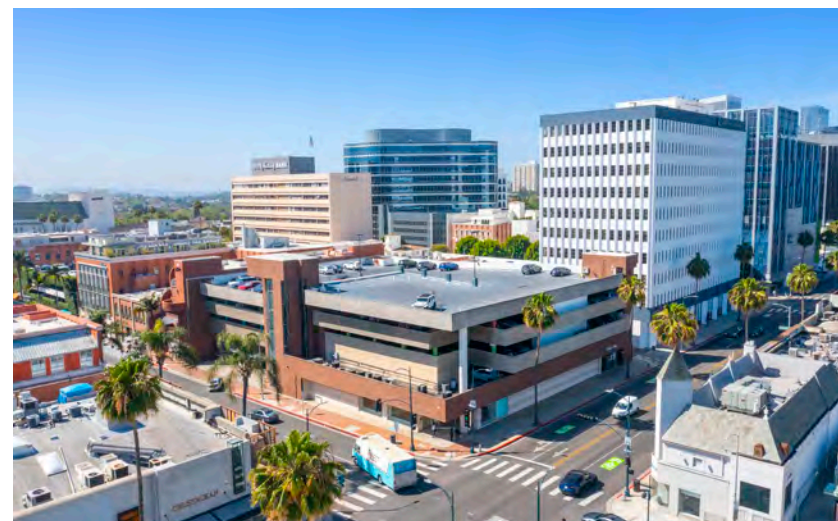
## HOUSING UNITS

	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

	1 MILE	2 MILES	3 MILES
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

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