

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



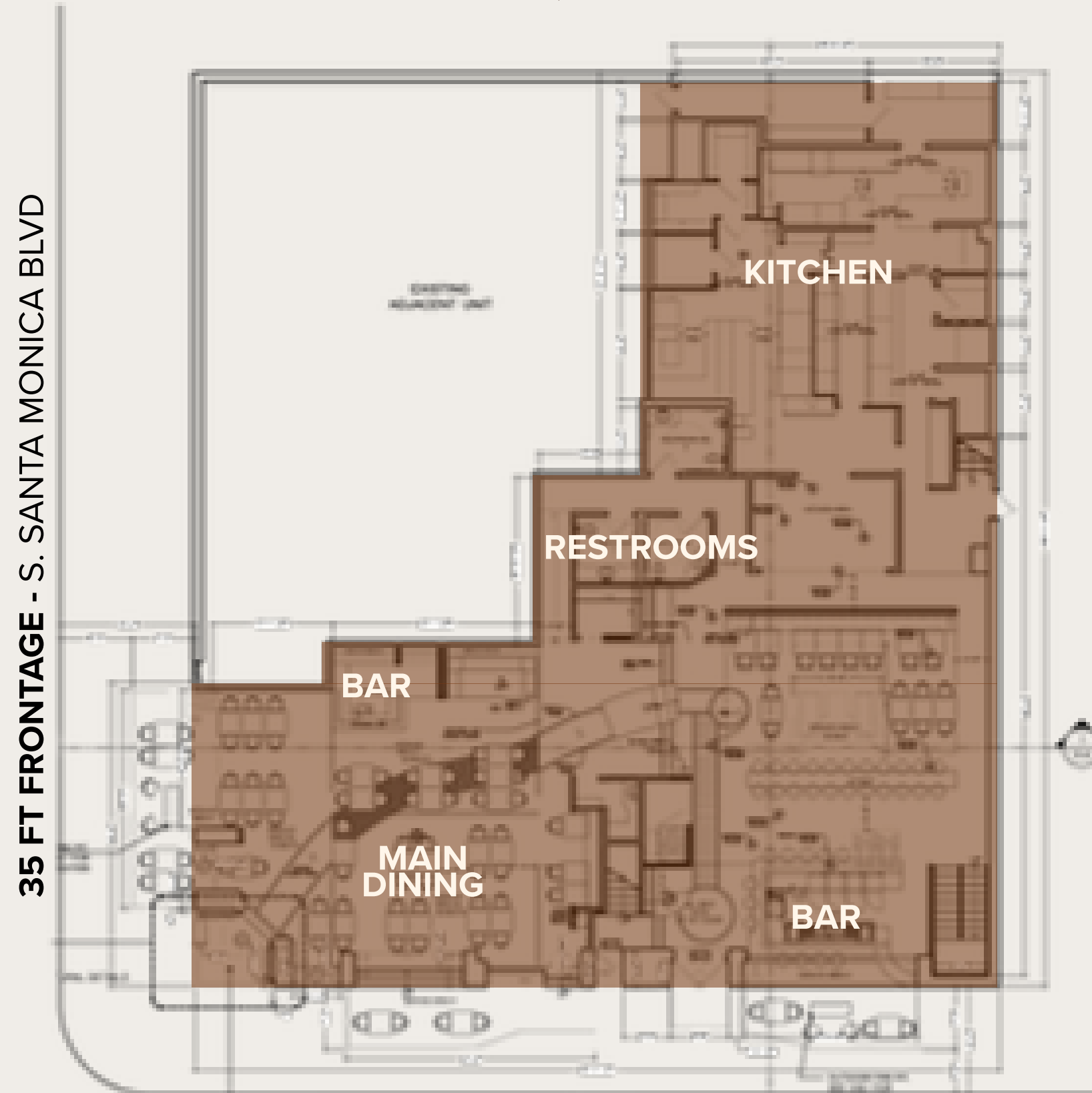
SECOND FLOOR

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

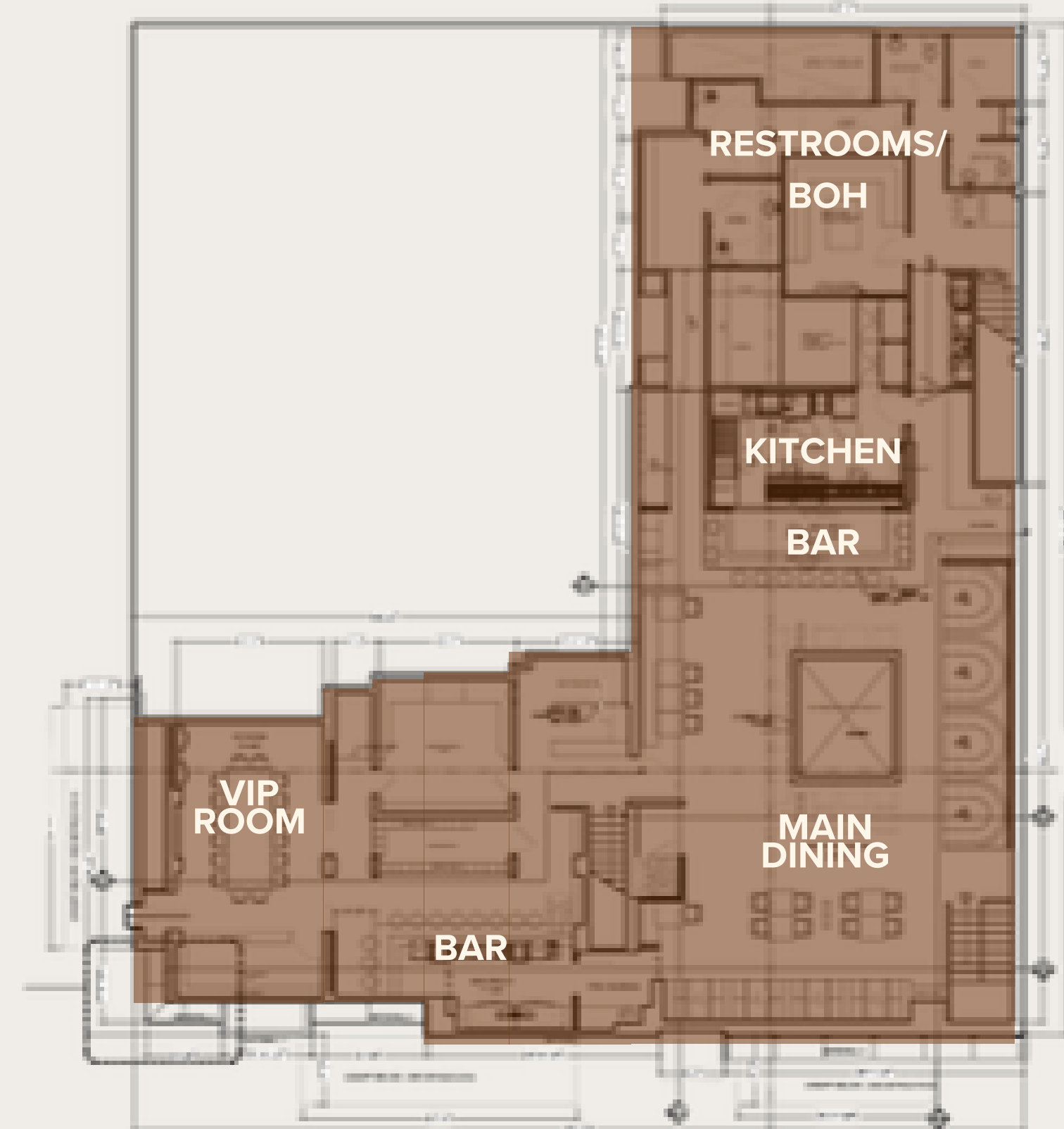


EXISTING FLOOR PLAN / SINGLE OPERATOR

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.

DUAL CONCEPTS

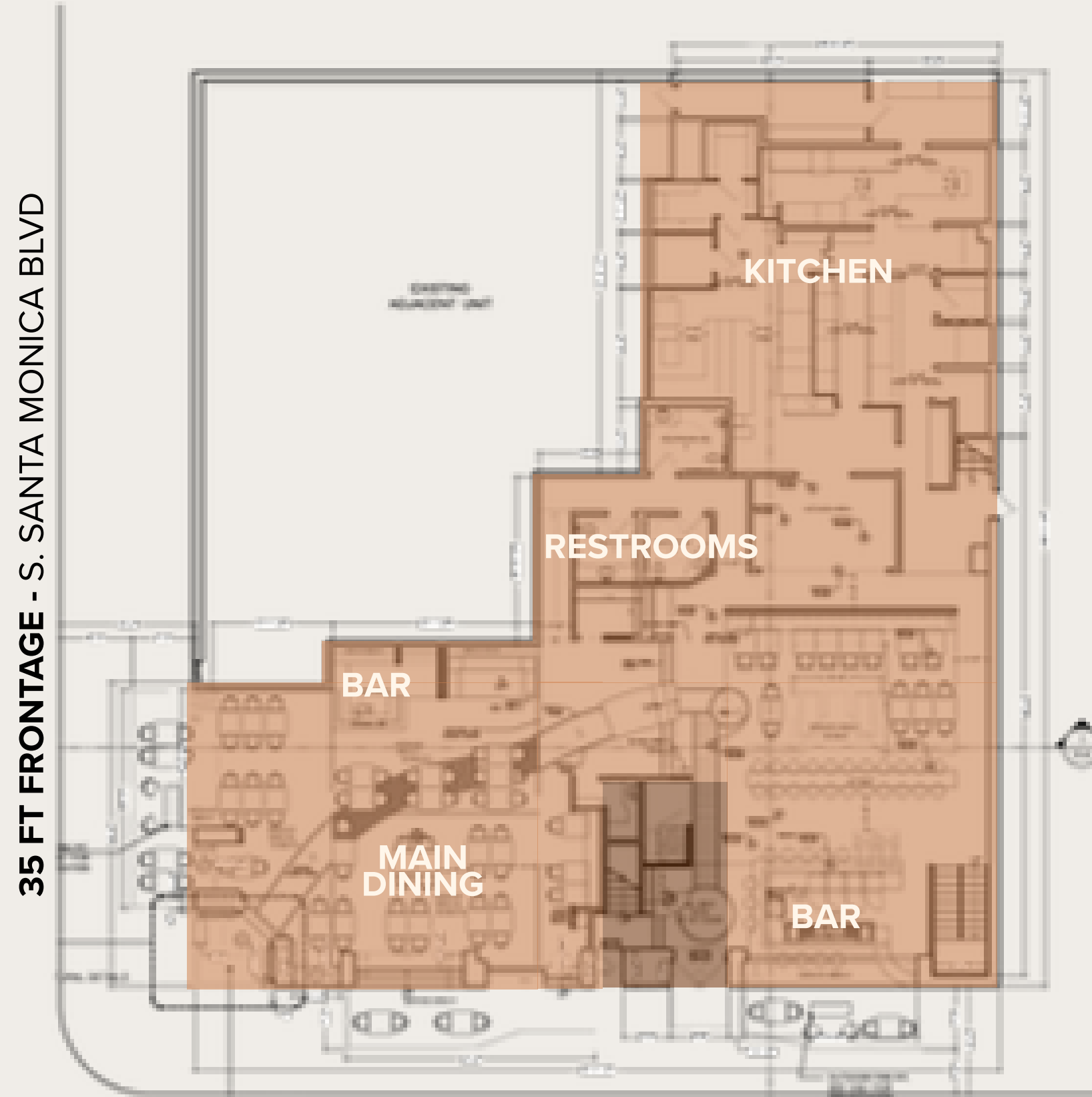
S. SANTA MONICA BOULEVARD POV



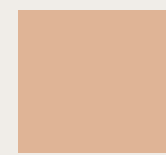

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DEMISING OPTION 1 / DUAL CONCEPT

GROUND FLOOR: +/- 5,600 SF

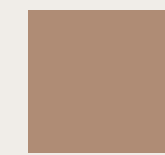


90 FT FRONTAGE - N. BEDFORD DR.

-  **TENANT A: +/- 5,500 SF**
-  **TENANT B: +/- 100 SF**

SECOND FLOOR: +/- 4,200 SF

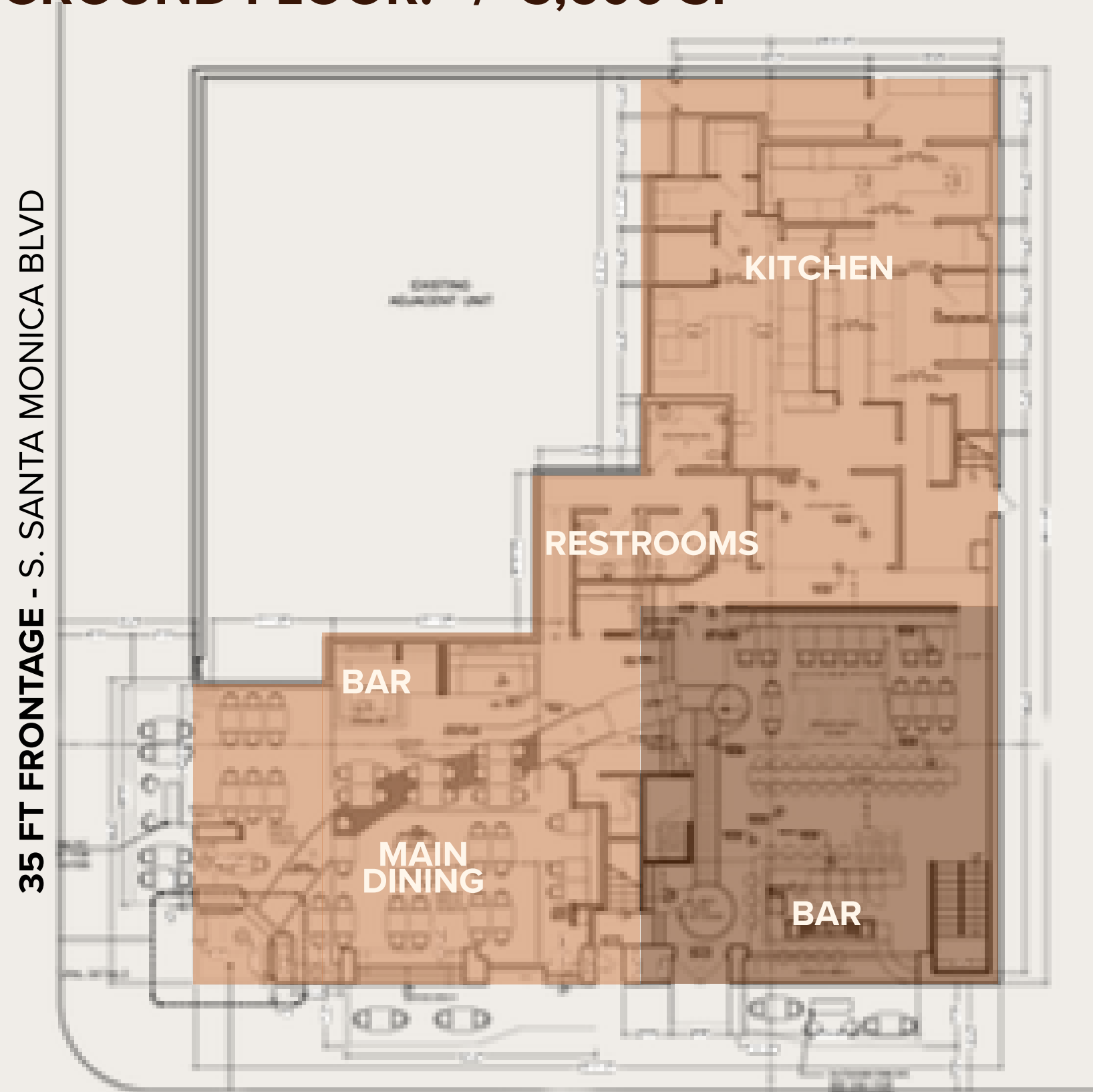


-  **TENANT B: +/- 4,200 SF**
- TOTAL: +/- 4,300 SF**



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 2 / DUAL CONCEPT

GROUND FLOOR: +/- 5,600 SF




90 FT FRONTAGE - N. BEDFORD DR.

-  **TENANT A: +/- 3,850 SF**
-  **TENANT B: +/- 1,750 SF**

SECOND FLOOR: +/- 4,200 SF



-  **TENANT B: +/- 4,200 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.

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



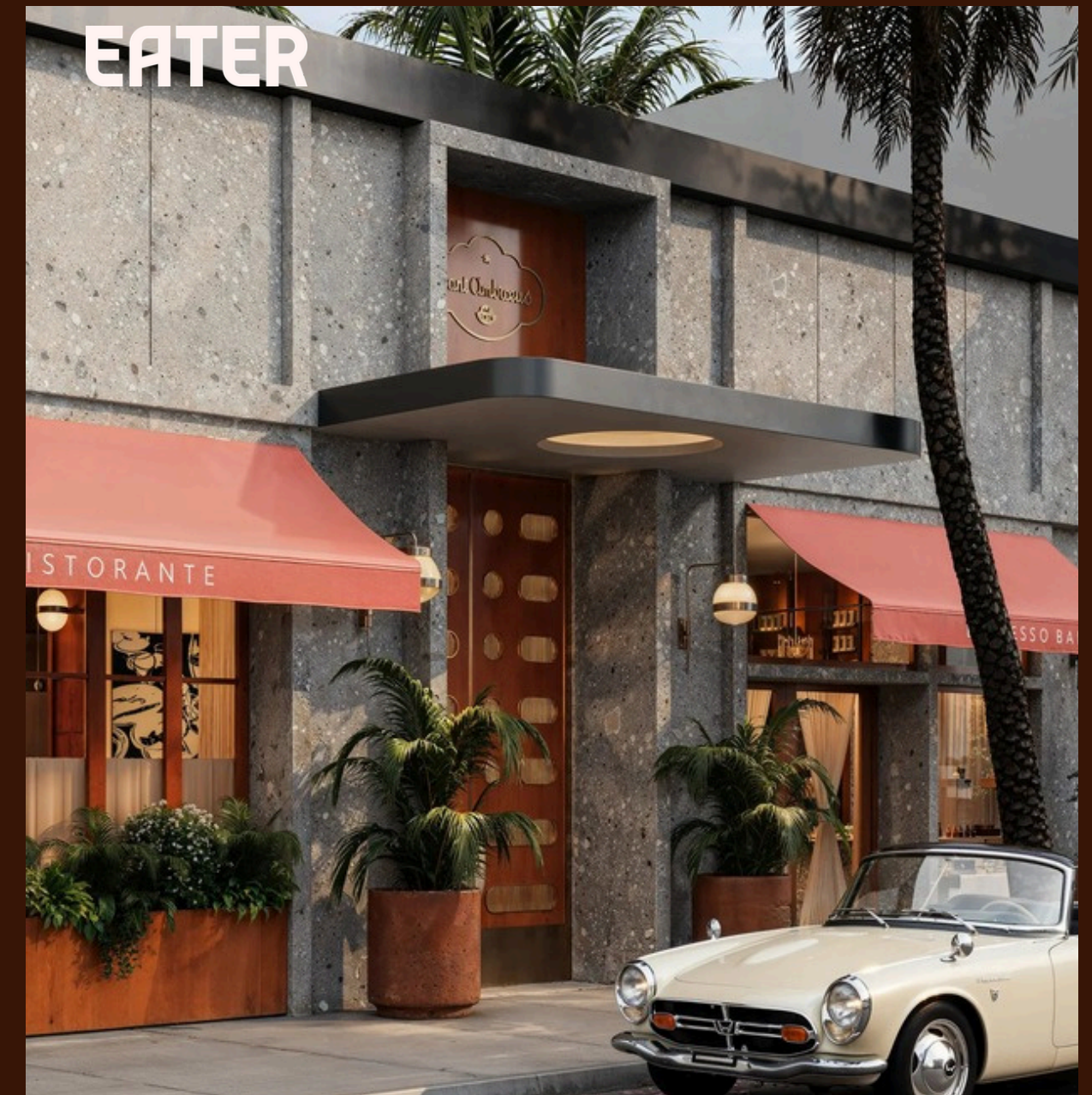
A Pair of Acclaimed Restaurants Will Debut in Los Angeles at a \$10 Billion Beverly Hills Development

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

By Mona Holman | 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



GREER COLTON

(405) 630-7076

GREER@THIRTYTHREEGROUP.COM

RACHEL ROSENBERG TURF

(323) 459-1482

RACHEL@THIRTYTHREEGROUP.COM



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