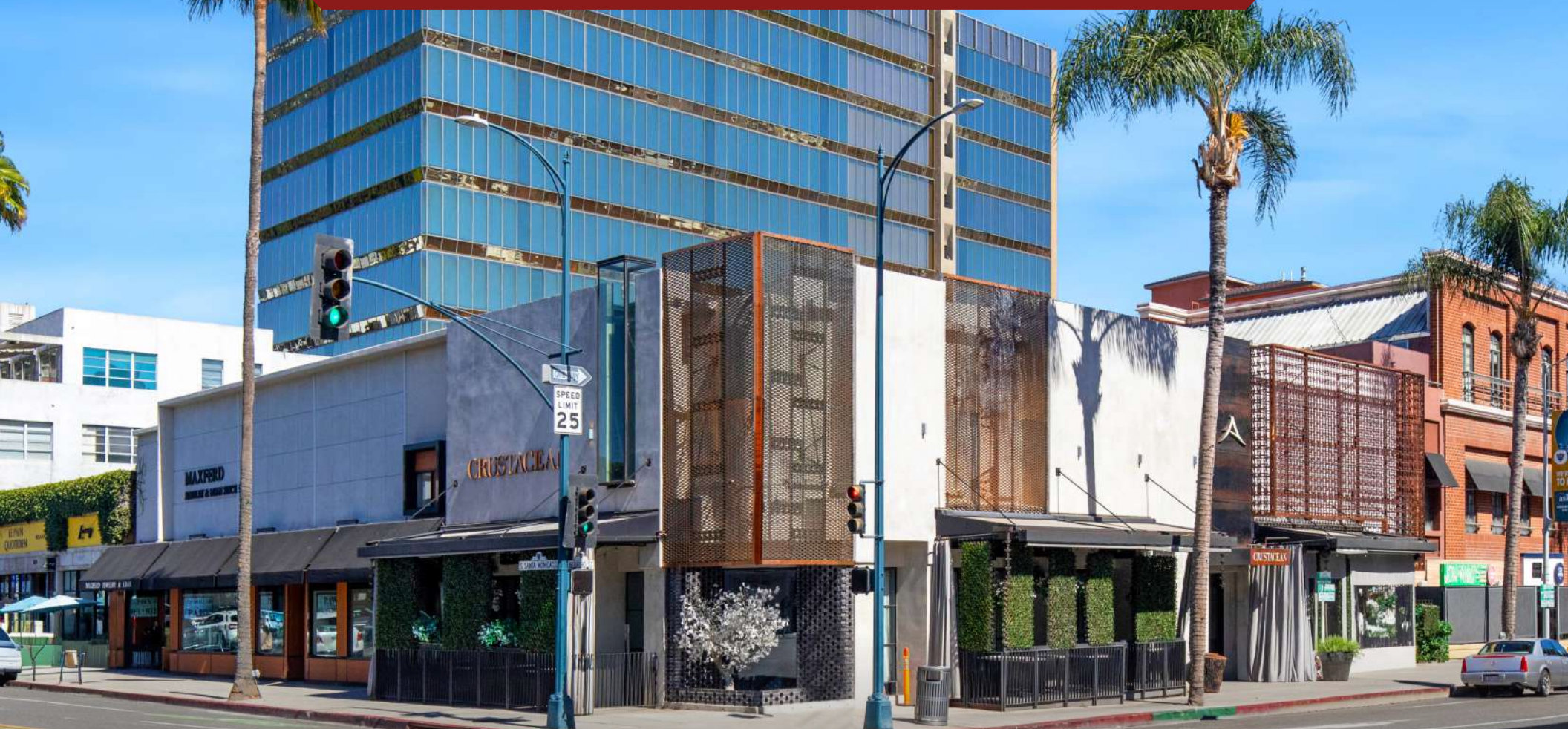


THE BEDFORD

468 N Bedford Drive, Beverly Hills, CA 90210

BEVERLY HILLS FLAGSHIP RESTAURANT OPPORTUNITY



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A Rare Restaurant Opportunity in the Beverly Hills Golden Triangle

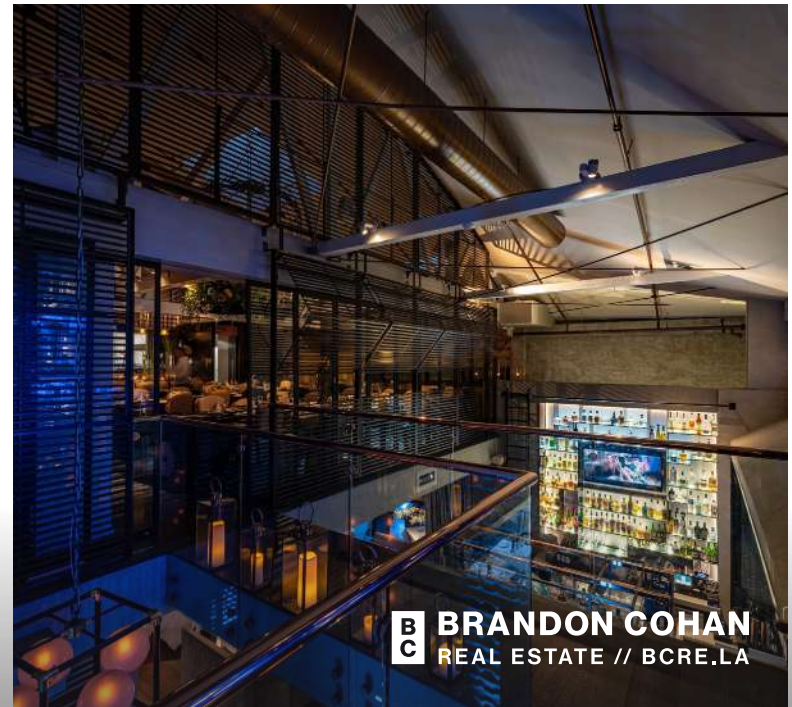
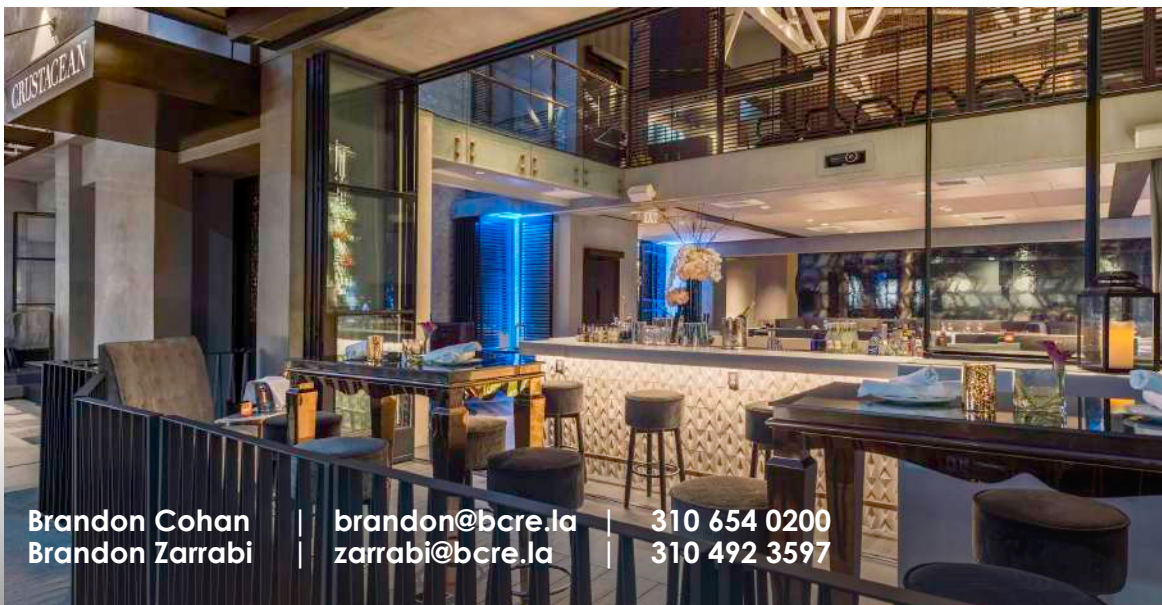
±4,966 SF - 18,266 SF | Turnkey Restaurant | Available Immediately

468 N Bedford Drive offers a fully built-out, two-level restaurant space in the heart of the Beverly Hills Golden Triangle. Available for the first time in over 30 years, the space is the *premier restaurant location in the city*, due to its exceptional visibility, accessibility, and prominent positioning. The current tenant, Crustacean, is one of LA's most acclaimed dining destinations. They completed \$8 million of improvements in 2018-2020. Property is under new ownership as of September 2026.

The two-level restaurant features two separate kitchens, restrooms, bar areas, separate private entrances as well as multiple dining rooms, allowing it to be split into a multitude of concepts.

The space is delivered with all existing infrastructure in place, presenting a rare turnkey opportunity in the heart of Beverly Hills.

First Floor - ±6,400 SF | Second Floor - ±4,966 SF | *Potential Rooftop - ±7,000 SF

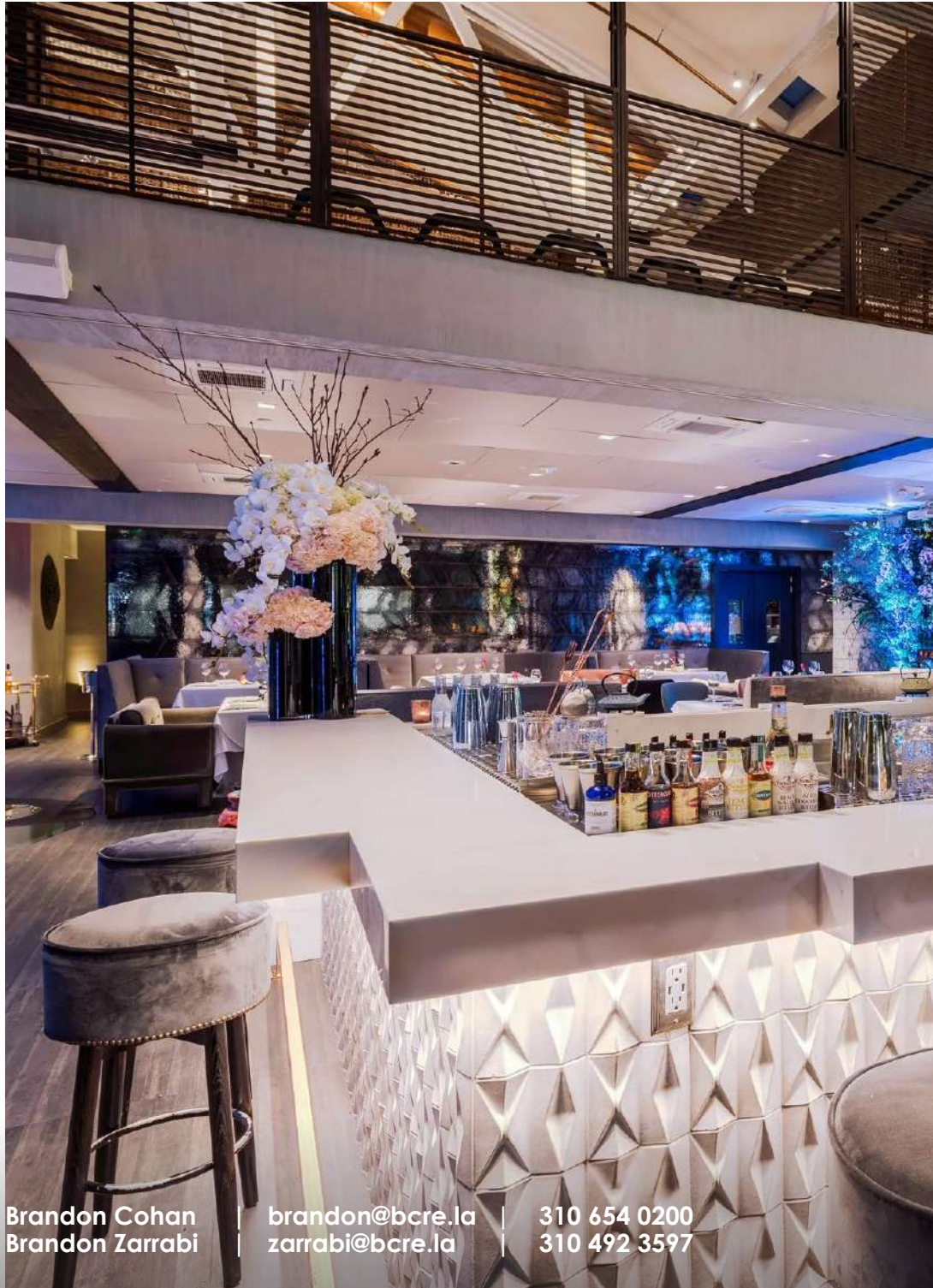


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PROPERTY HIGHLIGHTS

- ▶ **Iconic Facade** — Illuminated custom lattice screen, immediate brand identity on Bedford Dr
- ▶ **Two Levels** — Each floor has exclusive private entrances, kitchens, restrooms and bars
- ▶ **Multi-Concept Opportunity** — The space can be configured in a variety of ways, accommodating multiple concepts including a flagship dining room, omakase counter, cocktail bar, members' club, and more.
- ▶ **Two Full Commercial Kitchens** — Full cooking infrastructure in place on both levels
- ▶ **Existing Bar Build-Out** — Two full bars across ground and second levels
- ▶ **Two Private Dining Rooms** — Combined capacity ±80 seated guests, ideal for events
- ▶ **Golden Triangle Location** — Bedford Dr between Wilshire & Santa Monica Blvd
- ▶ **Exceptional Parking Access** — Valet parking in front of restaurant, with multiple nearby lots and plenty of street parking available
- ▶ **Three Covered Patio Spaces** — Three covered, first-floor outdoor patio dining spaces
- ▶ **Potential Rooftop** - Potential to build a 7,000 SF rooftop

First and second floor can be divided into multiple concepts, with their own kitchens, restrooms and exclusive entrances.

+ POTENTIAL ROOFTOP

±7,000 SF

2nd Floor

±4,966 SF

1st Floor

±6,400 SF

Private entrance with dedicated elevator access direct to the second floor.



SANTA MONICA BOULEVARD

BEDFORD DRIVE

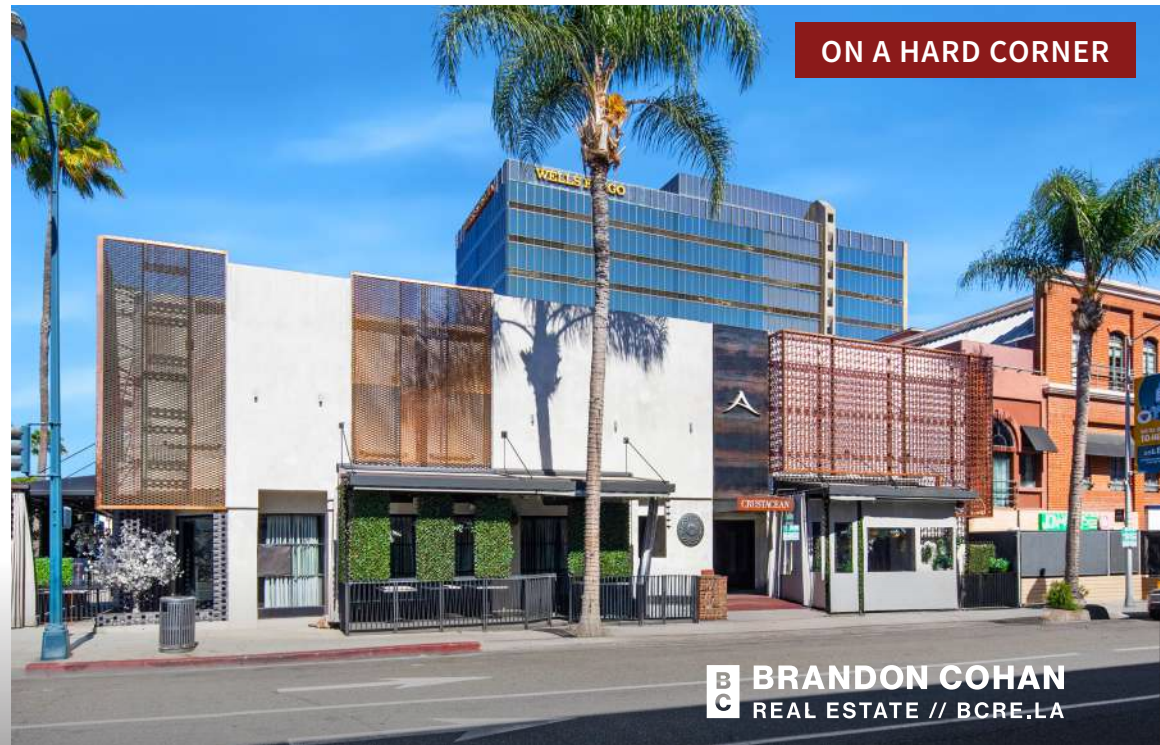
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Exterior



Beverly Hills does not wait.

The city's Chamber of Commerce conducted a dedicated business attraction mission to New York, meeting with restaurant groups and operators and positioning Beverly Hills as the natural West Coast home for premier dining concepts. **Marea** and **Bad Roman** have opened. **Sant Ambroeus** is under construction. **Monsieur Dior by Dominique Crenn** is open on Rodeo.

The narrative has shifted. Beverly Hills is now a dining destination, not simply a retail destination. Bedford Drive sits at the center of that evolution.

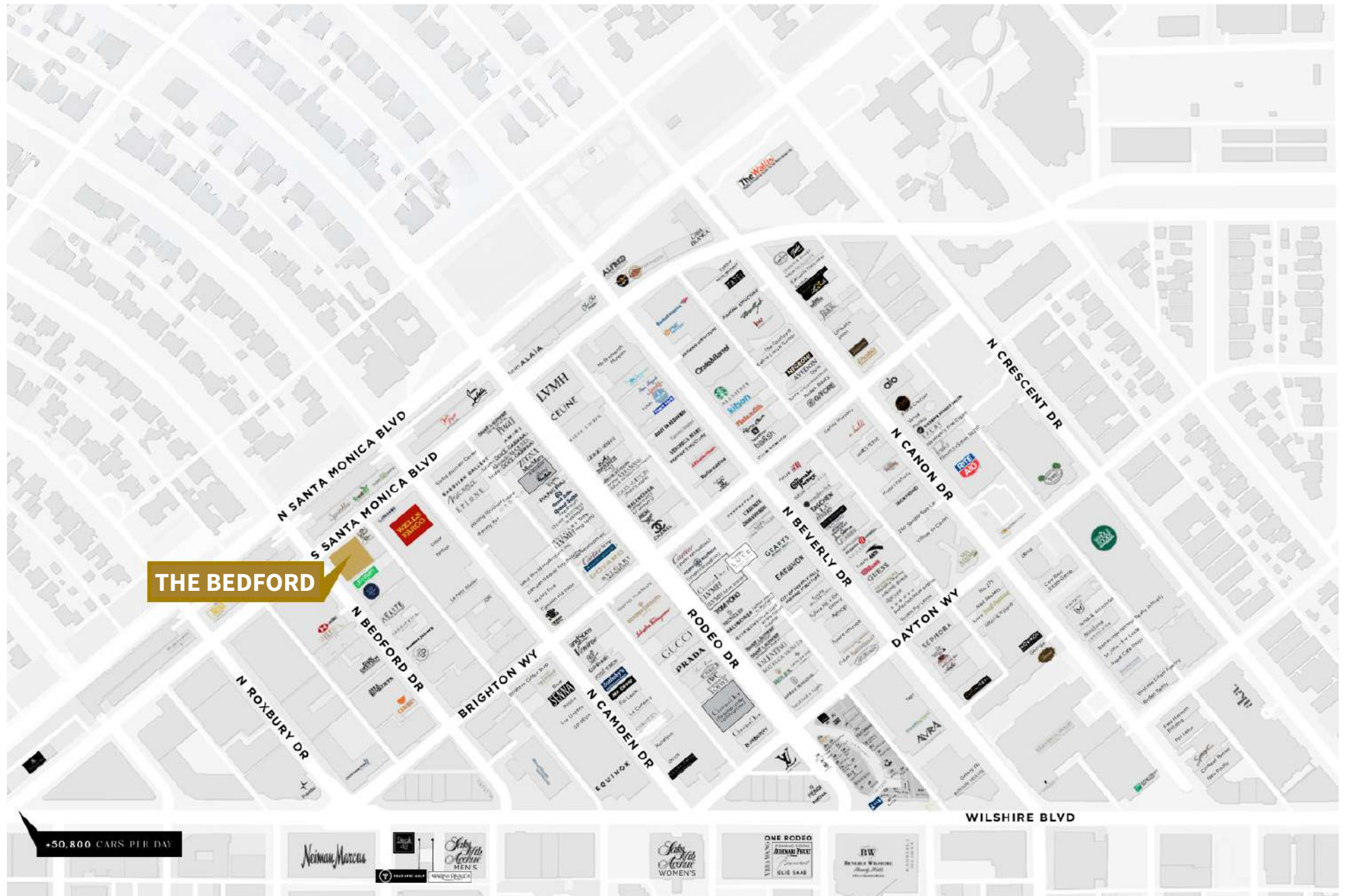
Moreover, the property benefits from exceptional daytime foot traffic driven by surrounding luxury retail, boutique hotels, and Class A offices, as well as strong evening destination dining demand.

It is steps away from the iconic Rodeo Drive, and neighboring operators include **Il Pastaio**, **Spago**, **La Scala**, **Nozawa Bar**, **Steak 48** and some of the highest-performing luxury retailers in the country. Bedford Drive consistently ranks among the top restaurant streets in Los Angeles by sales volume per square foot.



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AVG. HOUSEHOLD INCOME

\$346k

U.S. Census Bureau 2024 - Income By Zipcode

ANNUAL VISITOR SPENDING

\$1.70B

Beverly Hills Tourism Economic Report 2024

HOTEL GUEST DAILY SPEND

\$1,100/day

Beverly Hills Tourism Economic Report 2024

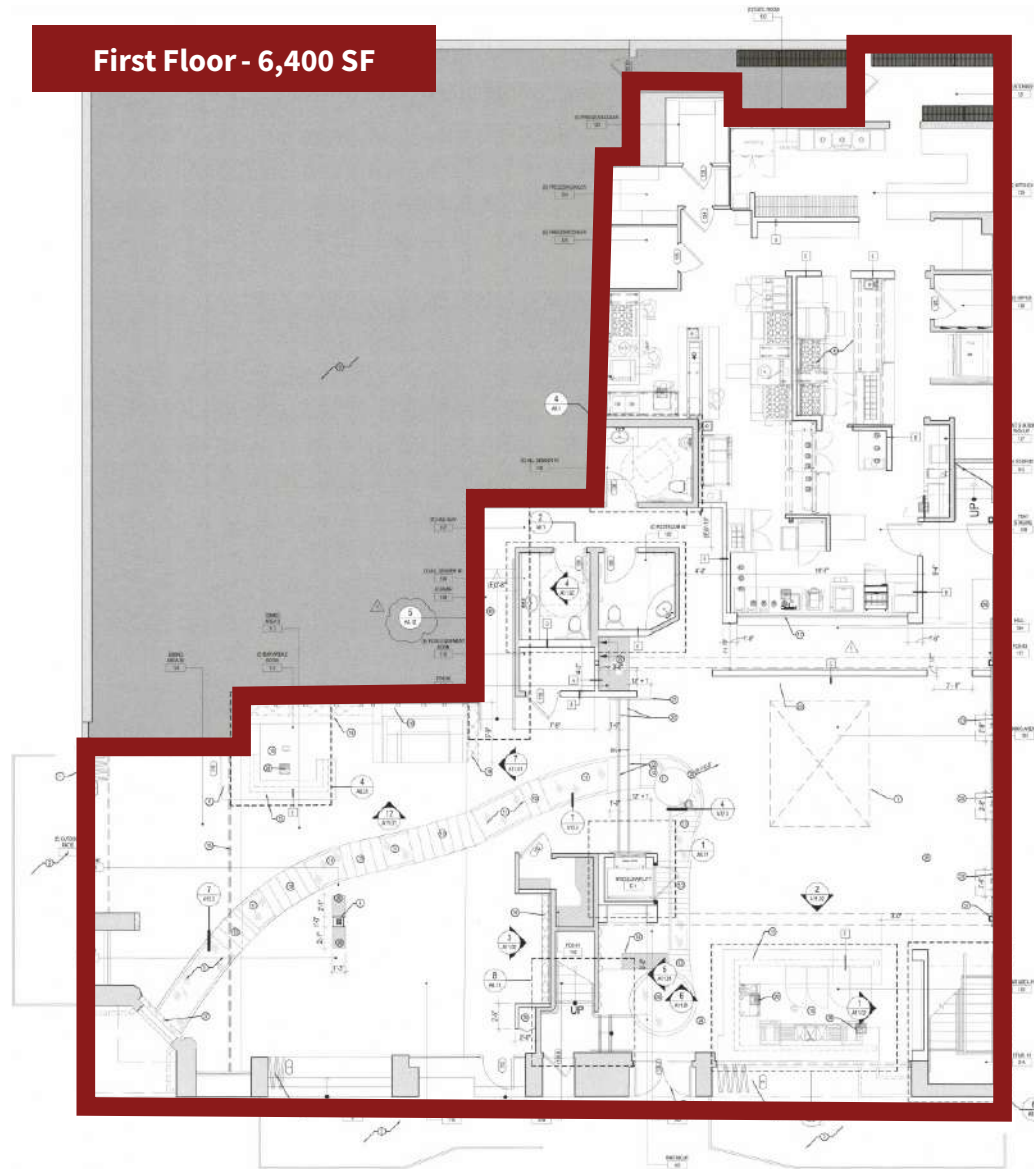
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Floor Plan - First Floor



BEDFORD DRIVE

SANTA MONICA BOULEVARD

First Floor - 6,400 SF



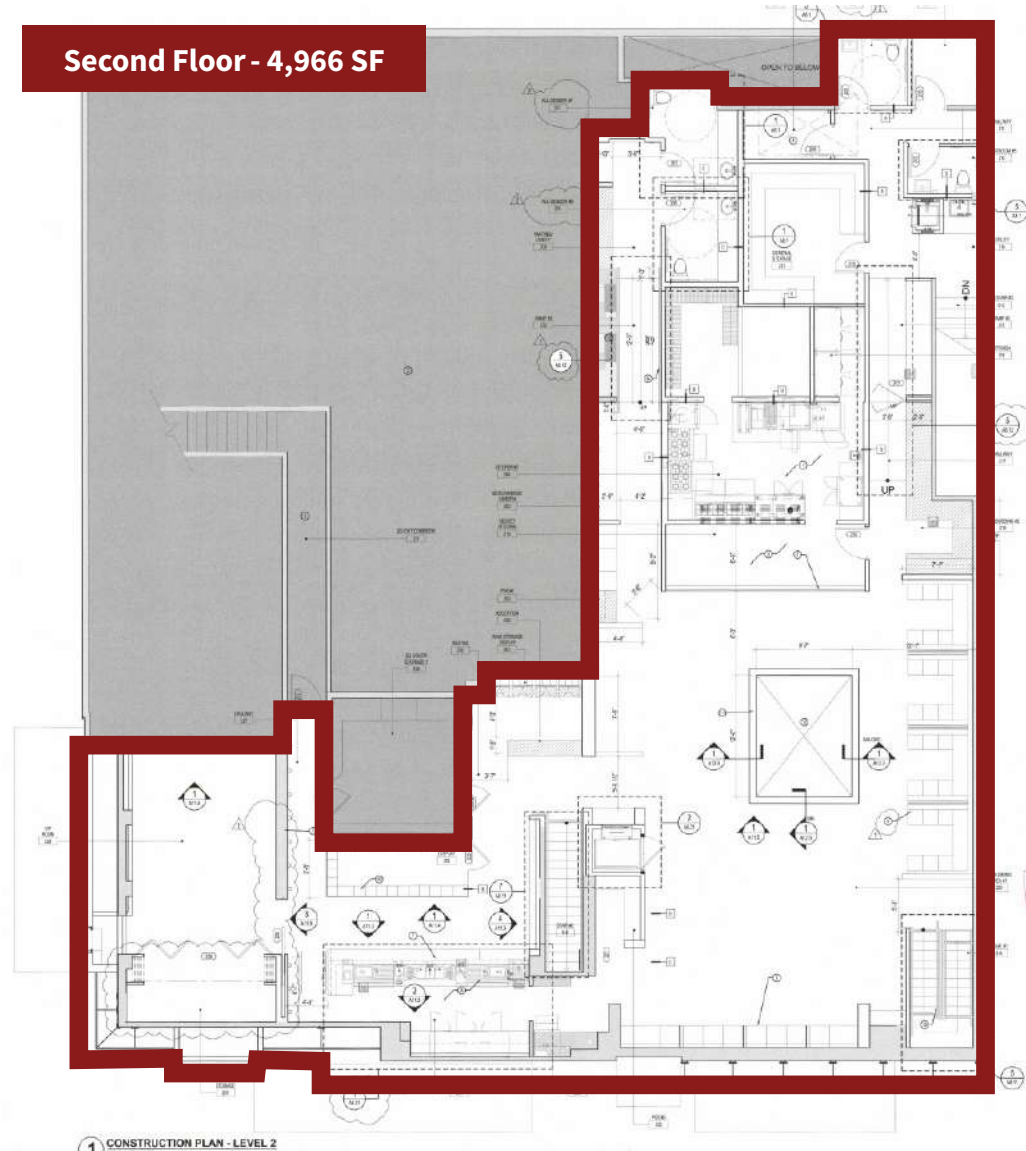
MULTIPLE DINING ROOMS



THREE STUNNING PATIOS



Floor Plan - Second Floor

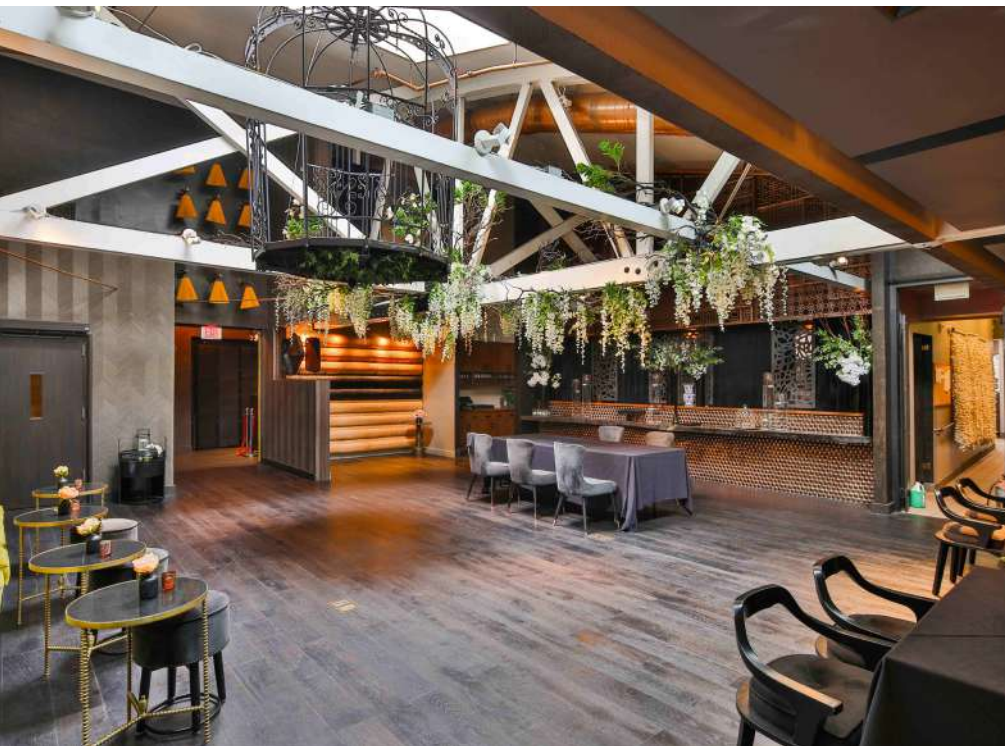


SANTA MONICA BOULEVARD

Second Floor - 4,966 SF



EXPANSIVE SPACE



TWO KITCHENS - ONE ON EACH LEVEL



Potential Rooftop

7,000 SF ROOFTOP OPPORTUNITY

Featuring stunning views of the Golden Triangle and Beverly Hills, there is no comparable space in Beverly Hills.



CONCEPTUAL RENDERINGS



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The Future of Beverly Hills



AMAN HOTEL

Aman Beverly Hills broke ground as part of the \$2B One Beverly Hills development at Wilshire & Santa Monica — an 8-acre botanical-garden enclave with an Aman hotel, branded residences, and private club, set to open within walking distance of the property. One more ultra-luxury hospitality anchor drawing global UHNW traffic to the Golden Triangle.



LV FLAGSHIP

Louis Vuitton's Frank Gehry-designed flagship — a 100,000+ sq. ft. “experiential” complex spanning Rodeo Drive to Beverly Drive with retail, a museum, rooftop dining, and a VIP client level — was unanimously approved by the Beverly Hills Planning Commission, cementing the northern end of Rodeo as the next major luxury draw.



2026 FIFA WORLD CUP

Los Angeles is an official host city for the 2026 FIFA World Cup, bringing a global spotlight — and an unprecedented wave of international visitors — directly to LA this summer, with match-day traffic spilling into Beverly Hills' hotels, restaurants, and retail corridors.



2028 OLYMPICS

LA28 returns the Summer Olympics to Los Angeles for the first time since 1984, positioning Beverly Hills as a premier hospitality and luxury-retail destination for a sustained, multi-year run-up of global visibility and visitor spend.

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