FOR LEASE

463 NORTH BEDFORD DRIVE
Beverly Hills, CA 90210

FLAGSHIP RETAIL OPPORTUNITY
BEVERLY HILLS GOLDEN TRIANGLE

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463 N. BEDFORD DRIVE

**SIZE:** ±16,541 SF

**RATE:** $6.50/SF/MO

**NNN:** ±$0.87/SF/MO
(includes Possessory Interest Tax estimate)
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 (Coming Soon), Shake Shack (Coming Soon), Ample Hills Creamery (Coming Soon), Casa Cipriani (Coming Soon), The Beverly Hilton Hotel, Waldorf Astoria, Beverly Wilshire Hotel, The Peninsula Hotel, and much more!
463 N. BEDFORD DRIVE

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Rate: $6.50/SF/MO
NNN: ±$0.87/SF/MO (includes Possessory Interest Tax estimate)

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

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

Rear Loading Area

HIGHLIGHTS

463 N. BEDFORD DRIVE

CENTURY CITY

BEDFORD DRIVE "EXCLUSIVE MEDICAL ROW"
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
BEVERLY HILLS

35,848 RESIDENTS
44.8 MEDIAN AGE

FEMALE 54.3% MALE 45.7%

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

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<tr>
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<th>1 MILE</th>
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<th>3 MILES</th>
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<tbody>
<tr>
<td>2021 Population - Current Year Estimate</td>
<td>20,977</td>
<td>105,161</td>
<td>261,098</td>
</tr>
<tr>
<td>2026 Population - Five Year Projection</td>
<td>21,028</td>
<td>105,808</td>
<td>263,793</td>
</tr>
<tr>
<td>2021-2026 Annual Population Growth Rate</td>
<td>0.05%</td>
<td>0.12%</td>
<td>0.21%</td>
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#### HOUSEHOLDS

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<tbody>
<tr>
<td>2021 Households - Current Year Estimate</td>
<td>9,702</td>
<td>50,654</td>
<td>120,684</td>
</tr>
<tr>
<td>2026 Households - Five Year Projection</td>
<td>9,688</td>
<td>50,754</td>
<td>121,489</td>
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<tr>
<td>2021-2026 Annual Household Growth Rate</td>
<td>-0.03%</td>
<td>0.04%</td>
<td>0.13%</td>
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<tr>
<td>2021 Average Household Size</td>
<td>2.15</td>
<td>2.05</td>
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#### HOUSING INCOME

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<tr>
<td>2021 Average Household Income</td>
<td>$179,368</td>
<td>$161,858</td>
<td>$144,949</td>
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<tr>
<td>2026 Average Household Income</td>
<td>$203,075</td>
<td>$185,587</td>
<td>$166,958</td>
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<tr>
<td>2021 Median Household Income</td>
<td>$121,968</td>
<td>$107,014</td>
<td>$97,372</td>
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<tr>
<td>2026 Median Household Income</td>
<td>$138,850</td>
<td>$121,489</td>
<td>$110,554</td>
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<tr>
<td>2021 Per Capita Income</td>
<td>$83,590</td>
<td>$78,103</td>
<td>$67,484</td>
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<tr>
<td>2026 Per Capita Income</td>
<td>$94,251</td>
<td>$89,177</td>
<td>$77,385</td>
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<tr>
<td>2021 Housing Units</td>
<td>10,840</td>
<td>56,452</td>
<td>132,812</td>
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<tr>
<td>2021 Vacant Housing Units</td>
<td>1,138</td>
<td>5,798</td>
<td>12,128</td>
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<tr>
<td>2021 Occupied Housing Units</td>
<td>9,703</td>
<td>50,654</td>
<td>120,684</td>
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<tr>
<td>2021 Owner Occupied Housing Units</td>
<td>4,050</td>
<td>21,008</td>
<td>41,471</td>
</tr>
<tr>
<td>2021 Renter Occupied Housing Units</td>
<td>5,653</td>
<td>29,646</td>
<td>79,213</td>
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#### PLACE OF WORK

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<tr>
<td>2021 Businesses</td>
<td>10,076</td>
<td>19,549</td>
<td>34,238</td>
</tr>
<tr>
<td>2021 Employees</td>
<td>87,404</td>
<td>171,696</td>
<td>374,414</td>
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#### EDUCATION

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

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

## Hotels
- The Beverly Hills Hotel
- The Beverly Hilton
- Beverly Wilshire Four Seasons
- Crescent Hotel
- Beverly Hills
- Hotel Beverly Terrace
- Maybourne Beverly Hills
- SIRTAJ Hotel Beverly Hills
- The Peninsula Beverly Hills
- Viceroy L’Ermitage
- Waldorf Astoria

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

## Food
- Avra Beverly Hills
- Caulfield's Bar & Dining Room
- Cipriani
- Comoncy
- CPK
- Crustacean
- Beverly Hills CUT
- E Baldi
- II Fornaio
- II Pastaio
- Jon & Vinny's
- La Colombe Coffee
- La Scala
- Laduree
- Mastra's
- Mirame
- Mr Chow
- Mulberry Pizza
- Nate'n Al
- Nespresso
- Novakov
- Nozawa Bar
- Nusr-Et
- Ocean Prime
- Porta Via
- Pressed Juicery
- Shake Shack
- Spago
- Sprinkles
- Starbucks (3)
- Sugarfish
- The Form of Beverly Hills
- The Palm
- Via Alloro
- Wally's Beverly Hills
- Yazawa

## Fashion & Home
- & Other Stories
- AG Jeans
- Alice and Olivia
- AllSaints
- BVLGARI
- Burberry
- Céline
- Chanel
- Club Monaco
- COS
- Crate & Barrel
- David Yurman
- Dior
- Dolce & Gabbana
- Fendi
- Gagosian Gallery
- Gucci
- Harry Winston
- Hermès
- James Perse
- Loro Piana
- Louis Vuitton
- Lululemon
- Moncler
- Pottery Barn
- Prada
- Sephora
- Sotheby's
- Tiffany
- Tom Ford
- Valentino
- Yves Saint Laurent
463 North Bedford Drive
Beverly Hills, CA 90210

For Lease

Flagship Retail Opportunity
Beverly Hills Golden Triangle

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