

468 N. BEDFORD DR / 9646 S. SANTA MONICA BLVD BEVERLY HILLS, CALIFORNIA 90210



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CA RE Lic. #01260345
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For Lease
310 407 6585
Jay Luchs
Los Angeles

468 N. BEDFORD DR/ 9646 S. SANTA MONICA BLVD

Located in the heart of Beverly Hills' prestigious Golden Triangle, 468 N. Bedford Dr/9646 S. Santa Monica Blvd offers unparalleled visibility and access on one of Los Angeles' most iconic commercial corridors. This high-profile property is ideally situated near the intersection of Wilshire Boulevard and S Santa Monica, surrounded by luxury retail, renowned dining establishments, and top-tier office buildings.



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Address

468 N. Bedford Drive/
9646 S. Santa Monica Boulevard
Beverly Hills, CA 90210

Use

Restaurant/
Retail

Size

Ground Floor: ±5,600 SF
2nd Floor: ±4,200 SF
TOTAL: ±9,800 SF

Rent

Available upon
Request

Available

August 2026
(Potential for
earlier possession)



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Highlights

- Host area and multiple dining areas
- Full kitchens and full bars on both levels
- Patio on Bedford Drive
- High ceilings and ornate light fixtures
- Wine racks on 2nd floor
- Prime Beverly Hills location in the Golden Triangle
- Excellent frontage on S. Santa Monica Blvd with high vehicle and foot traffic
- Modern façade
- Walkable to luxury shopping, hotels, and fine dining
- Neighboring tenants include: Jon & Vinny's, Go Greek Yogurt, Le Pain Quotidien, Sprinkles Cupcakes, and more
- Close proximity to Century City, Westwood, and West Hollywood



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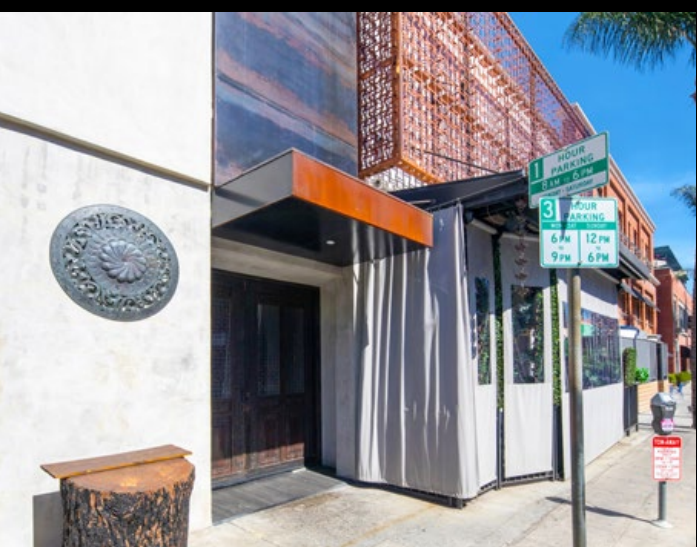
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Ground Floor Photos



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2nd Floor Photos



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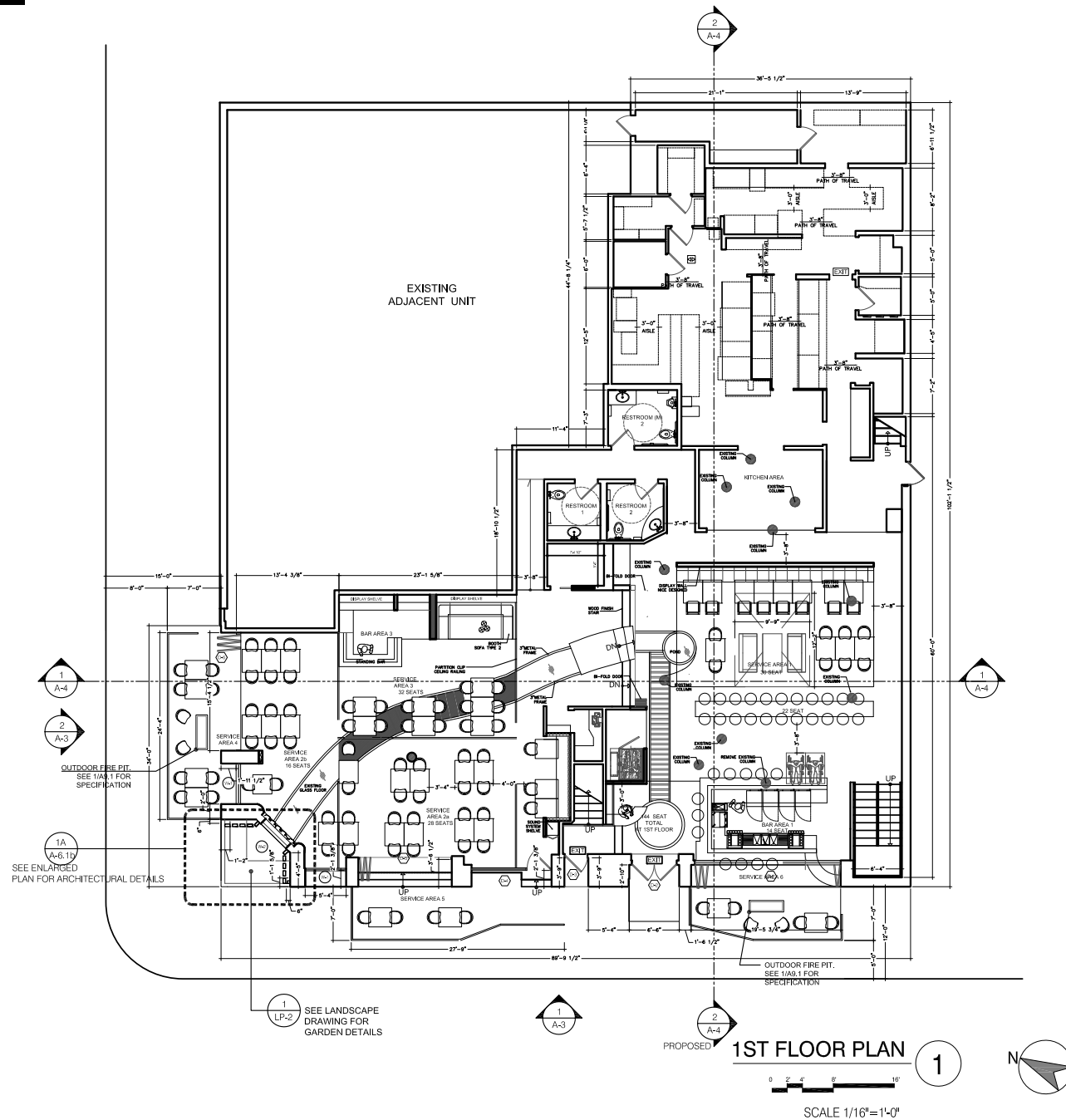
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Ground Floor Plan



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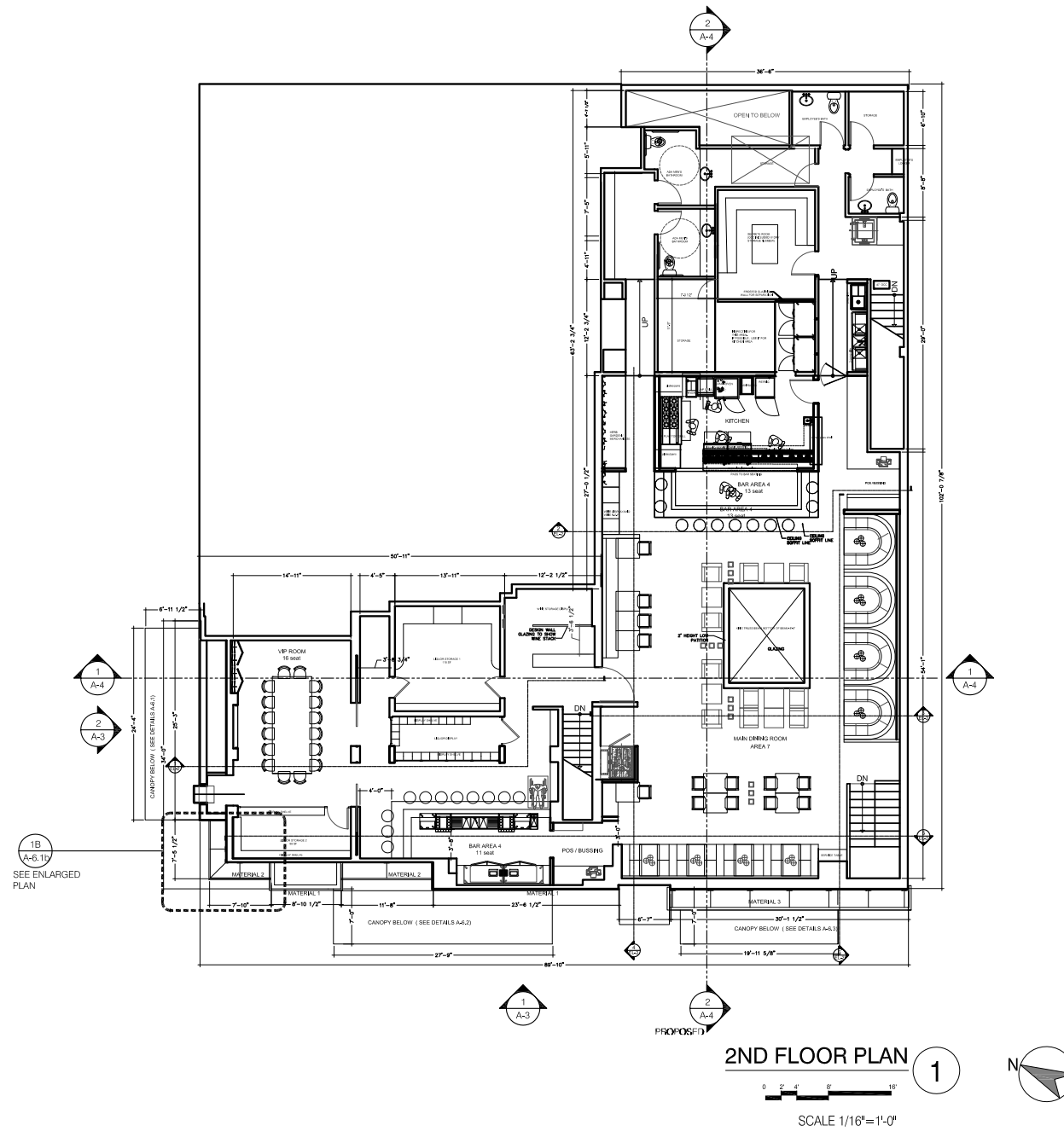
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2nd Floor Plan



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260,287

POPULATION
(3 Mile radius)*



4.75 Million

TOTAL ANNUAL
VISITOR VOLUME**



476,961

DAYTIME POPULATION
(3 Mile radius)*



\$1.69 Billion

VISITOR SPENDING**

*Esri 2024, **Beverly Hills Tourism Economic & Fiscal Impacts, and Visitor Profile 2023

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+50,800 CARS PER DAY

Traffic Count: Esri, Kalibrate Technologies (Q1 2025)

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