



**BC** **BRANDON COHAN**  
REAL ESTATE // [BCRE.LA](http://BCRE.LA)

FOR LEASE

# THE BEDFORD TRIANGLE

BEVERLY HILLS  
369 N Bedford Drive

## INTRODUCING THE BEDFORD TRIANGLE

**The Bedford Triangle is one of the most premium properties in Beverly Hills, set between Bedford Drive, Brighton Way and Wilshire Blvd, in the iconic “Golden Triangle.”**

A stone’s throw from Rodeo Drive and directly neighboring best in class tenancy, The Bedford Triangle features second generation restaurant spaces, the top-tier hard corner of Bedford and Brighton, as well as additional prime retail spaces available for lease. Each space boasts beautiful frontage, immense visibility, high foot traffic and ideal square footages that align with the criteria of an array of concepts.

Surrounded by world renowned boutiques, hospitality brands, prominent medical practices and financial institutions, the bustling streets are filled with professionals, clientele, locals and tourists daily. At the heart of Beverly Hills, The Triangle is a daytime lifestyle hub and a nighttime favorite place to be.

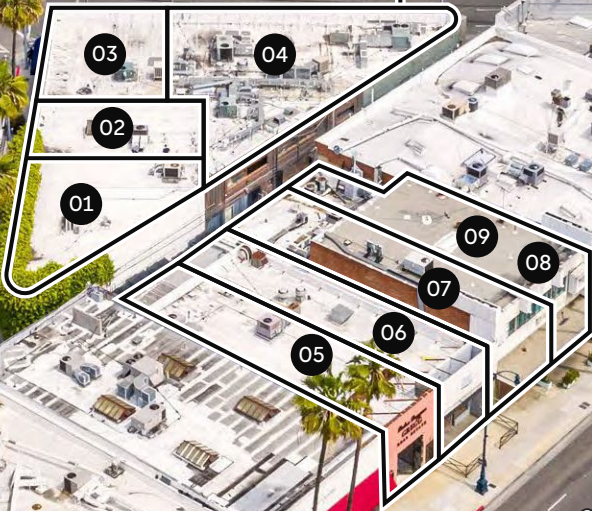


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BEDFORD DR.

BRIGHTON WAY

WILSHIRE BLVD.



- Units For Lease**
- 01 9664 Brighton Way
  - 02 9662 Brighton Way
  - 03 373 Bedford Dr.
  - 04 369 Bedford Dr.
  - 05 9685 Wilshire Blvd.
  - 06 9683 Wilshire Blvd.
  - 07 9681 Wilshire Blvd.
  - 08 9679 Wilshire Blvd.
  - 09 9677 Wilshire Blvd.

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**±19,011 SF**

**RETAIL & RESTAURANT**

**Brighton Way**

#	ADDRESS	STATUS	USE	GROUND FLOOR
01	9664	Vacant	Retail	1,964 SF
02	9662	Vacant	Retail	845 SF
<b>TOTAL</b>				<b>2,845 SF</b>

**Bedford Drive**

#	ADDRESS	STATUS	USE	GROUND FLOOR	MEZZ SPACE
03	373	Vacant	Retail	1,820 SF	458 SF
04	369	Vacant	Restaurant	4,160 SF	
<b>TOTAL</b>				<b>5,980 SF</b>	<b>458 SF</b>

**Wilshire Boulevard**

#	ADDRESS	STATUS	USE	GROUND FLOOR	MEZZ SPACE
05	9685	Vacant	Retail	1,400 SF	
06	9683	Vacant	Retail	1,600 SF	
07	9681	Vacant	Retail	1,600 SF	900 SF
08	9679	Vacant	Urban Fresh	1,028 SF	900 SF
09	9677	Vacant	2 <sup>ND</sup> Floor Retail	2,300 SF	
<b>TOTAL</b>				<b>7,928 SF</b>	<b>1,800 SF</b>

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FULLY BUILT OUT KITCHEN



ICONIC STREET FRONT BUILDINGS



THE BEDFORD TRIANGLE

# AREA MAP

BEVERLY HILLS

WEST HOLLYWOOD

PASADENA

DOWNTOWN LA

**THE BEDFORD  
TRIANGLE**  
BEVERLY HILLS



THE BEDFORD TRIANGLE



## THE BEDFORD TRIANGLE



## DEMOGRAPHICS

### POPULATION

1 MILES	3 MILES	5 MILES
<b>27,394</b>	<b>261,380</b>	<b>691,798</b>

### AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
<b>\$155,936</b>	<b>\$140,789</b>	<b>\$124,303</b>

±126,584 households in a 5-mile radius earning more than:

**\$100,000**

±52,265 households in a 5-mile radius earning more than:

**\$200,000**



# CO-TENANCY

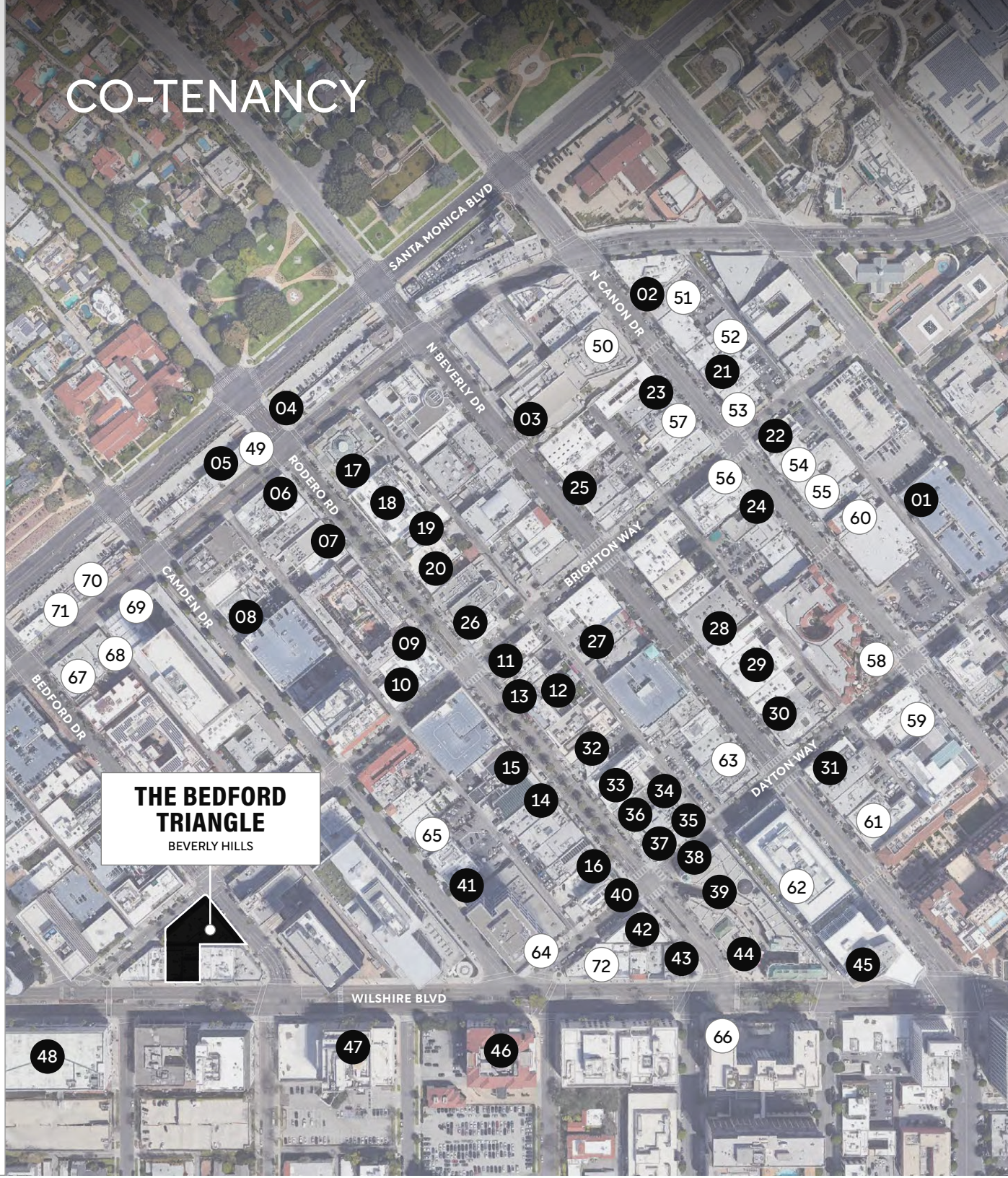
## ● RETAIL

- 01 Whole Foods
- 02 drybar
- 03 Crate & Barrel
- 04 Bobbi Brown
- 05 Bang & Olufsen
- 06 Saint Laurent
- 07 Loro Piana
- 08 Gagosian
- 09 Goyard
- 10 Bvlgari
- 11 Cartier
- 12 Rolex
- 13 Patek Philippe
- 14 Balenciaga
- 15 Gucci
- 16 Dior
- 17 Céline
- 18 Ralph Lauren
- 19 Hermes Paris
- 20 Bijan
- 21 Umberto
- 22 alo yoga
- 23 Amiri
- 24 James Perse
- 25 Theory
- 26 Chanel
- 27 Gearys
- 28 lululemon
- 29 Nespresso
- 30 diptyque
- 31 Sephora
- 32 Tom Ford
- 33 Moncler
- 34 Saint Laurent
- 35 Valentino
- 36 Bottega Veneta
- 37 Harry Winston
- 38 Van Cleef & Arpels

- 39 Audemars Piguet
- 40 Burberry
- 41 Christie's
- 42 Louis Vuitton
- 43 Rimowa
- 44 Tiffany & Co.
- 45 Soulcycle
- 46 Barneys Newyork
- 47 Saks Fifth Avenue
- 48 Neiman Marcus

## ○ FOOD & BEVERAGE

- 49 Alfred Coffee
- 50 Wally's
- 51 La Scala
- 52 Porta Via Beverly Hills
- 53 Il Pastaio
- 54 Xi'an
- 55 Caffè Roma
- 56 e. baldi
- 57 Steak 48
- 58 Via Alloro
- 59 Palm Restaurant
- 60 Mastro's Restaurant
- 61 Jon & Vinny's
- 62 AVRA Beverly Hills
- 63 Ladurée
- 64 Ocean Prime
- 65 Mr Chow
- 66 CUT by Wolfgang Puck
- 67 Crustacean Beverly Hills
- 68 Le Pain Quotidien
- 69 La Colombe Coffee
- 70 Kreation Organic Juicery
- 71 Sprinkles Cupcakes
- 72 The Grill



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