



# 9629 BRIGHTON WAY

Beverly Hills CA 90210



**12,800 SF**

Medical Office  
Opportunity  
FOR LEASE

# PROPERTY HIGHLIGHTS

**Size:** 12,800 SF (1st Floor 4,800 SF | 2nd Floor 8,000 SF)

**Rent:** Available upon request

**Availability:** Immediate

Rare opportunity to lease a prominent, large block of medical space within the Beverly Hills Triangle. The building is located at the well-known and high-traffic intersection of Brighton Way and Bedford Drive. Additionally, the building offers massive frontage and signage opportunities on both streets. Private, secure parking is located in the subterranean garage. Well suited for a surgery center, concierge medicine, oncology, or any use requiring unparalleled identity on the preeminent healthcare street on the west coast.

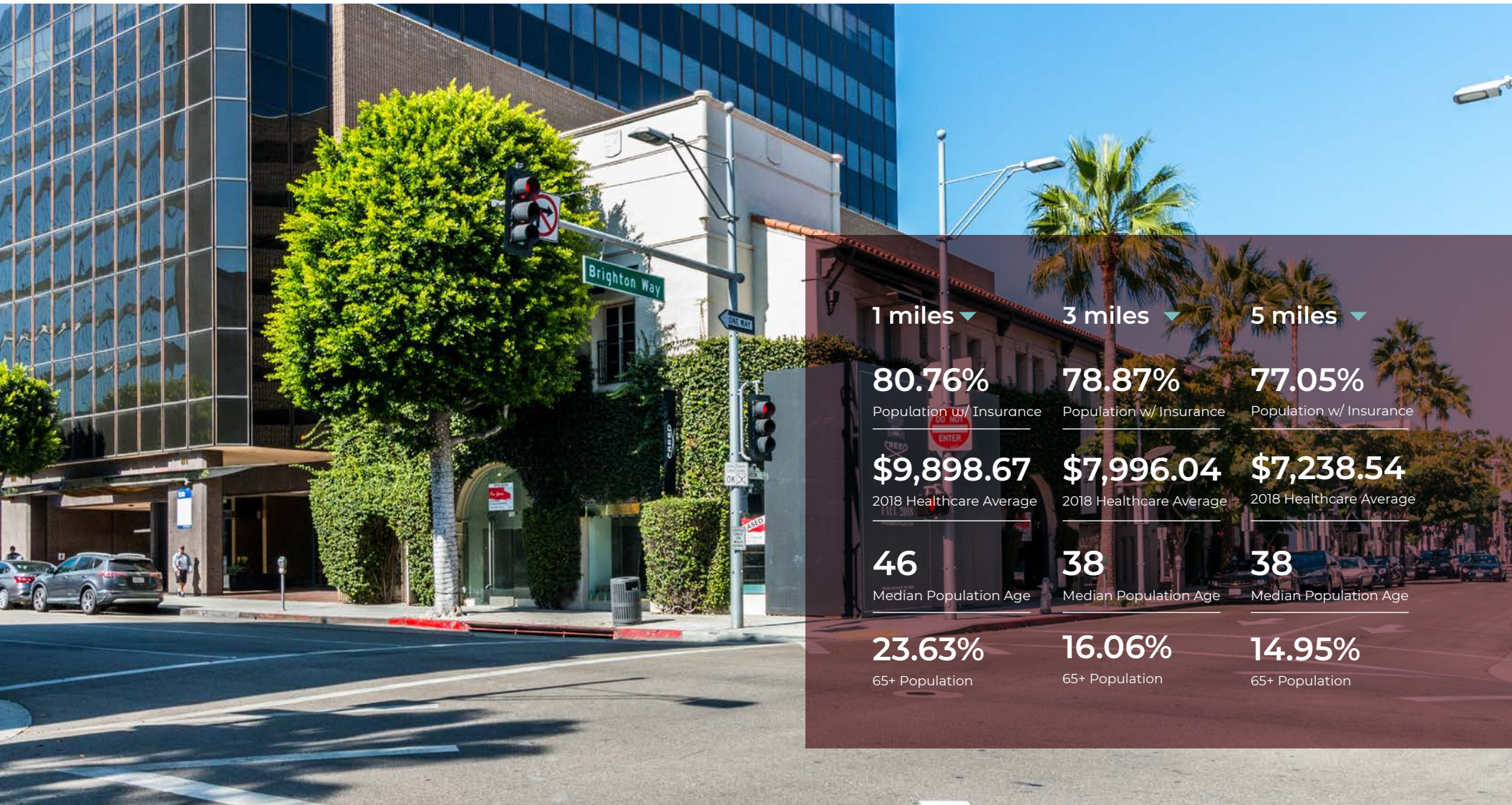
9629 BRIGHTON WAY / JLL





# PROPERTY IMAGES

9629 BRIGHTON WAY / JLL



1 miles ▼

**80.76%**

Population w/ Insurance

**\$9,898.67**

2018 Healthcare Average

**46**

Median Population Age

**23.63%**

65+ Population

3 miles ▼

**78.87%**

Population w/ Insurance

**\$7,996.04**

2018 Healthcare Average

**38**

Median Population Age

**16.06%**

65+ Population

5 miles ▼

**77.05%**

Population w/ Insurance

**\$7,238.54**

2018 Healthcare Average

**38**

Median Population Age

**14.95%**

65+ Population

# HEALTHCARE OVERVIEW

# NEIGHBORING TENANTS

*Saks Fifth Avenue*

ANASTASIA  
BEVERLY HILLS

pressed  
juicery

CRUSTACEAN  
BEVERLY HILLS

Lôngmi™ Lashes

Jo MALONE  
LONDON

OnlyRoses  
THE WORLD'S FINEST ROSES



MASAKI MATSUKA



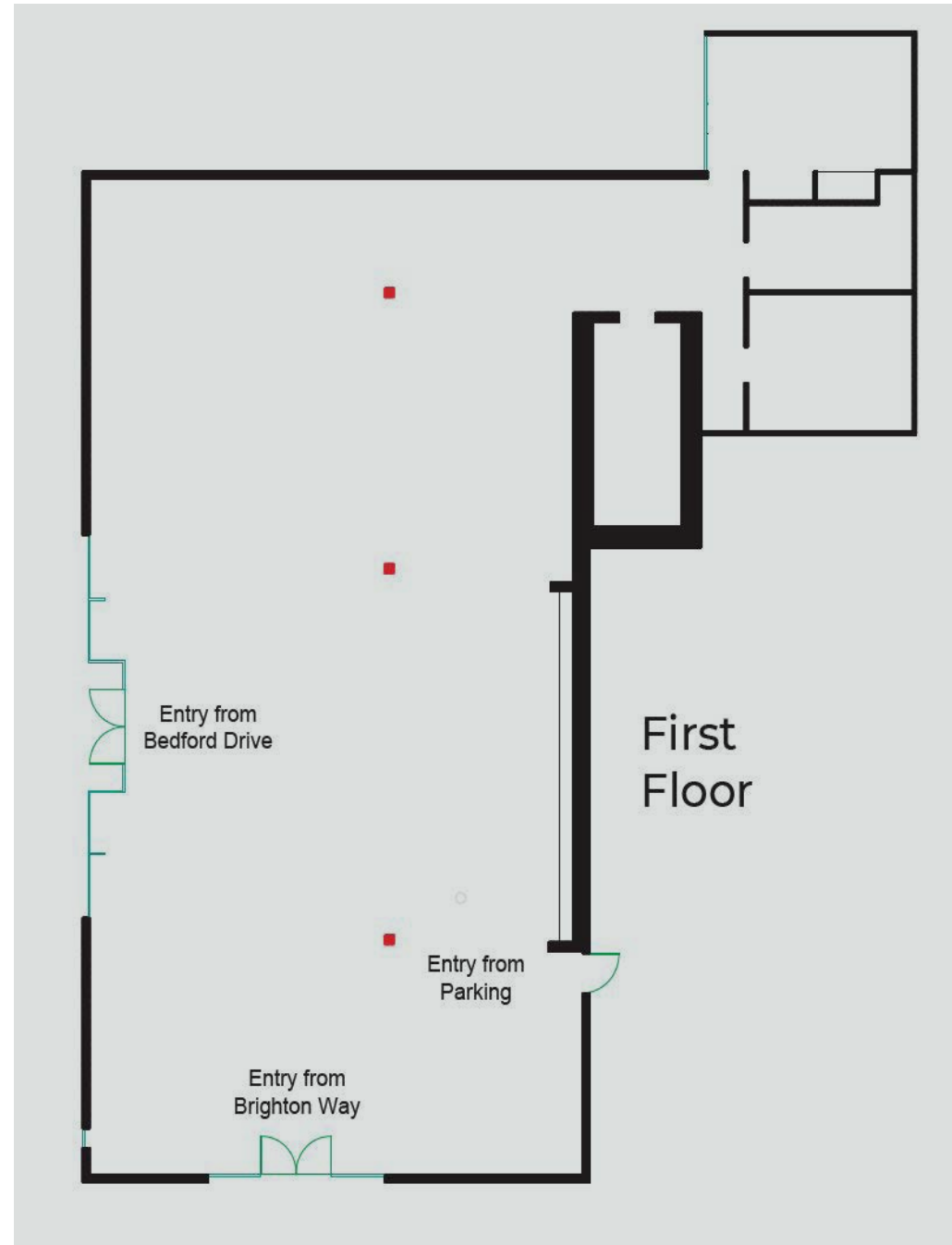
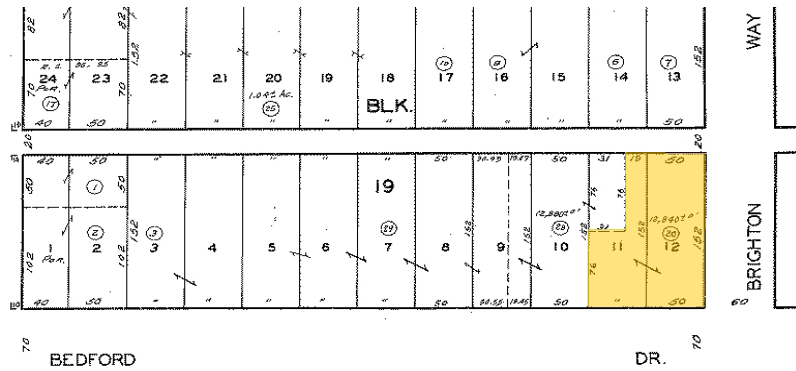
# STREET MAP

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<p>Il Pastaio 400</p>	<p>370 Alo Yoga</p>
<p><b>N Canon Drive</b></p> <p>James Peise 9401                  Addiction Nouvelle Lingerie 9403                  Coco's Leather Goods 9405                  Gary Gagossian Bespoke Tailoring 9407                  Brows By Nikki 9409                  Fine Jewelry By Rafi 9413                  Jacques Mouw 9429                  Yves Delorme 9431                  Vacant 9433                  Prestige Skin Care Beverly Hills 9435                  Intermix 400</p>	
<p>BRIGHTON WAY</p>	
<p><b>N Beverly Drive</b></p> <p>Club Monaco 401</p> <p>Chanel 400</p>	<p>9460 Paper Source                  9470 Hublot Boutique                  9490a Richemont                  9490b Jaeger Le Coultre                  9490c Roger Dubuis Beverly Hills</p>
<p><b>N Rodeo Drive</b></p> <p>Bvlgari 401                  Wolford Boutique 9511                  Christofle Beverly Hills 9515                  Bonpoint 9521                  Anne Fontaine 9525                  ISAlA 9527                  Vhernier 9529                  Berluti 9533                  Creed 9533</p>	<p>471 David Yurman                  9520 What Goes Around Comes Around                  9528 Vacant                  9530 Vacant                  9536 Giuseppe Zanotti Design                  9540 Martin Katz                  9546 Rebag                  9548 andSons Chocolatiers</p>
<p><b>N Camden Drive</b></p> <p>Villa Blanca 9601                  Claude Morady Estate Jewelry 9615                  Parvaneh Beauty 9617                  Chris Aïre 9619                  Jo Malone 9621                  Pat Arelas Sterling 9625                  Vacant 9627                  Only Roses 9631                  Masaki Matsuka 9633                  Jonathan Antin Salon 9635  <b>Subject Property</b> Vacant 9629/9647</p>	<p>9600 Brighton Coffee Shop                  9604 Jarbo                  9606 Davantage                  9608 NATHALIA GAVIRIA                  9612 Avant Garde Boutique                  9622 Ferrarini                  9624 Mephisto                  9626 Leon's Beverly Hills                  9630 Destination Sama/Madison                  9636 Robert Clergerie                  9638 Arche                  390 Harari Inc</p>
<p><b>N Bedford Drive</b></p> <p>Vacant 9661                  Concierge Nutrition 9667                  Concierge Pharmacy 9669                  Office 9675</p>	<p>373 Vacant                  9662 Vacant                  9664 Vacant                  9666 Michelle Beverly Hills                  9666 Bob Shoda Hair</p>
<p>Wilshire Blvd</p>	

# SITE PLAN

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For more information, please contact:



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