

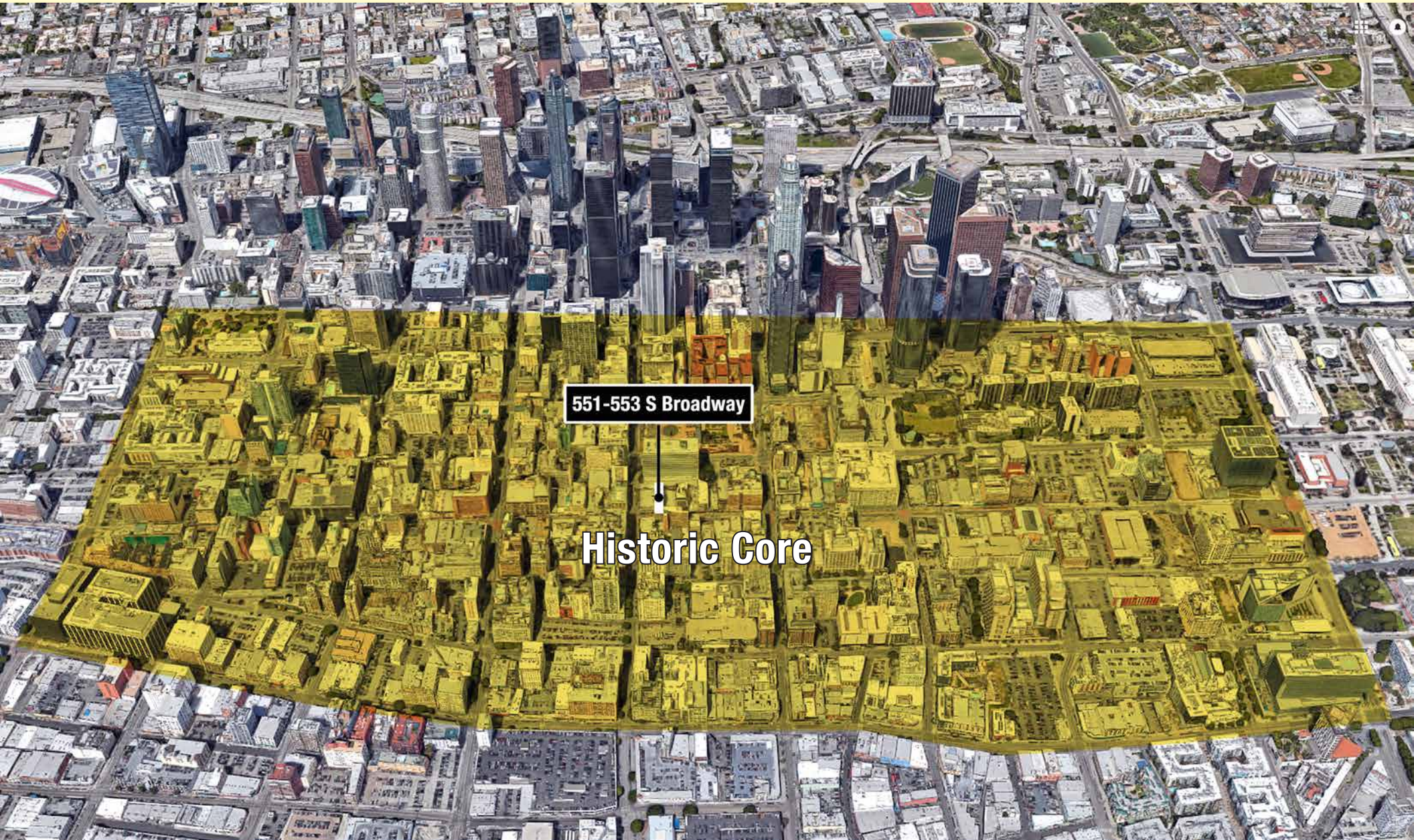
COMMERCIAL SPACE FOR LEASE

Prime DTLA Historic Core Location

551-553 S BROADWAY, LOS ANGELES, CA 90013



Offering Memorandum



- Ground Floor Unit & Full Basement Available
- Retail, Restaurant/Bar or Creative Applications
- Must be Taken Together
- Heart of Historic Core
- Heavy Traffic Location
- Booming DTLA Corridor



Exclusively offered by
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551-553 S BROADWAY LOS ANGELES, CA 90013

Property Details

Total Available Area 9,167 Sq.Ft.

Available Area 1st Floor: 4,247 Sq.Ft.
Basement: 4,920 Sq.Ft.

Year Built 1923

Zoning LA C5

Frontage on Broadway 40'

Highlights

551-553 S Broadway is located between 5th and 6th Streets in the heart of the Downtown Los Angeles Historic Core and Theater District.

The ground floor space is ideal for any retail or restaurant use. The space has an open, “make it your own” feel with high ceiling clearance, and has excellent signage and exposure on busy Broadway.

The basement is perfect for storage and warehousing, or may be converted to creative applications.

The site is within walking distance of a metro station and other public transportation. The new Apple Store is located at 8th & Broadway, and nearby amenities include The Ace Hotel, Urban Outfitters, the Broadway Trade Center, Theory, Acme Studio, home design stores, restaurants and more.

The site is also within a short walk of Whole Foods and Bottega Louie.

Lease Rental: \$13,414 Per Month

1st Floor: \$2.00 Per Sq.Ft. MG | Basement: \$1.00 per Sq.Ft. MG



WALK SCORE



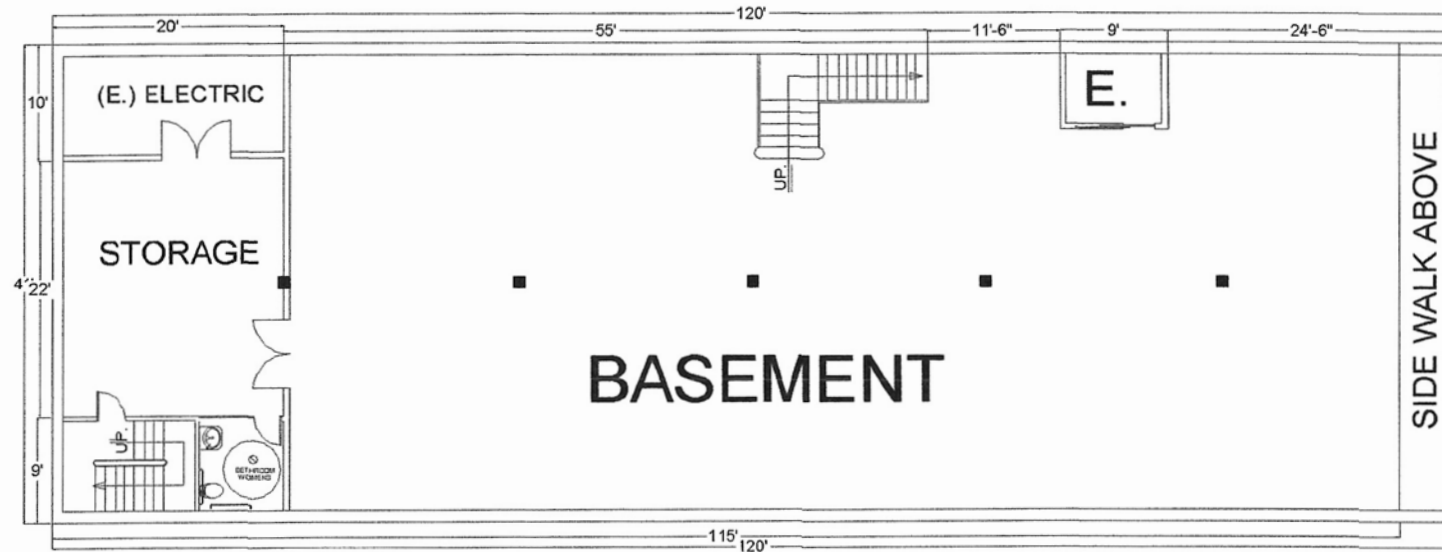
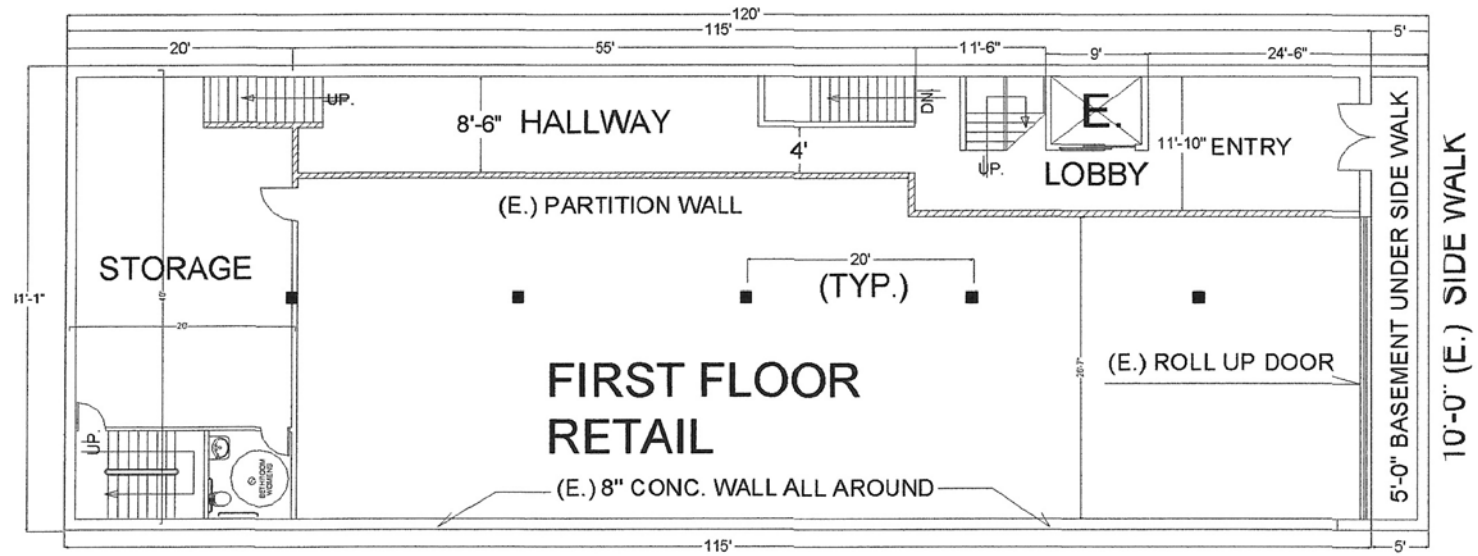
98

TRANSIT SCORE



100

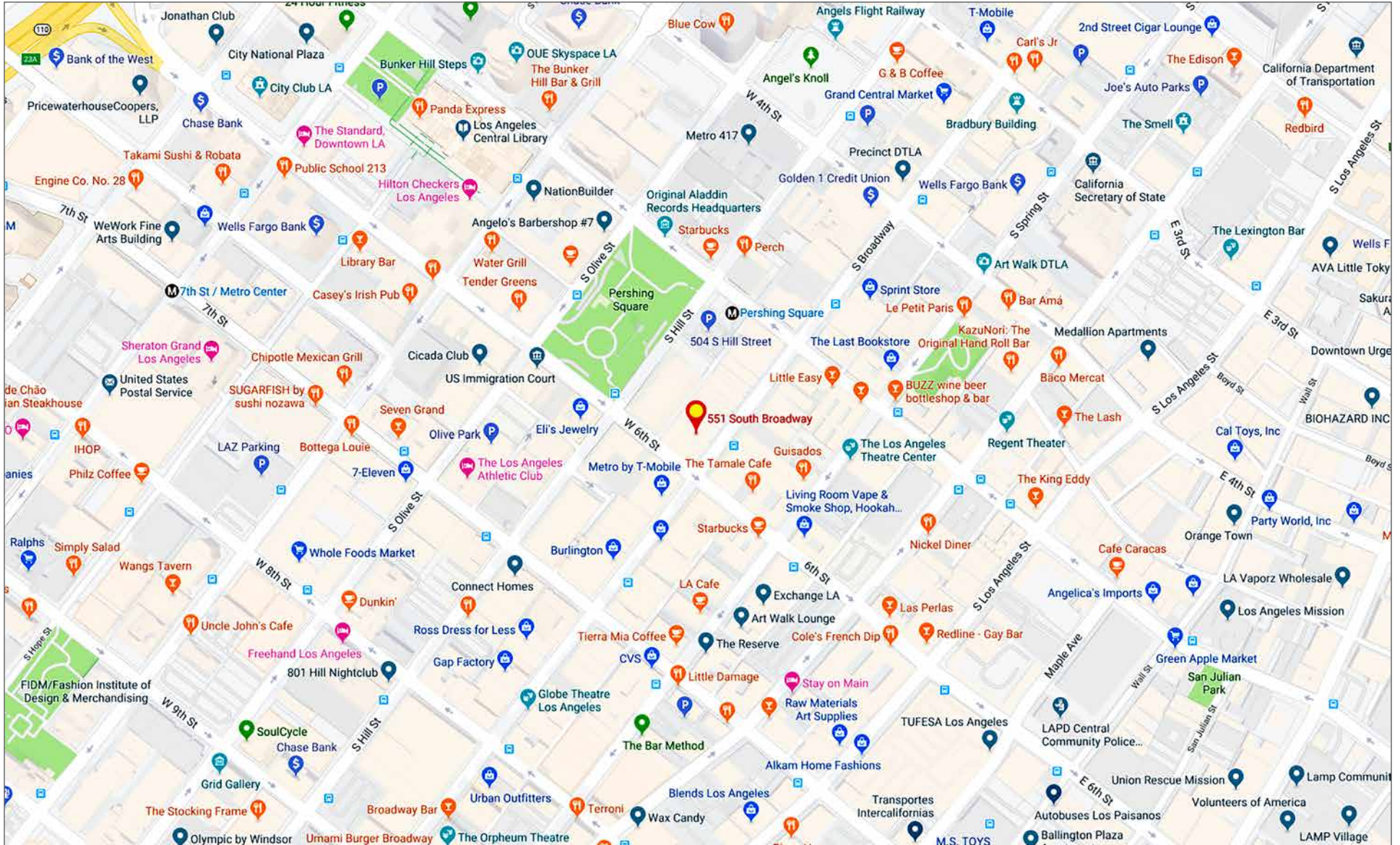
Property Layout



Property Aerial



Nearby Retailers & Restaurants



Proposed Broadway Streetcar Map



The Downtown LA Streetcar will be a modern, fixed-rail streetcar that offers new choices for how you connect to downtown's neighborhoods, restaurants and bars, cultural and entertainment landmarks, and regional transportation resources—including Metro's growing rail network. The four-mile route will run approximately 18 hours a day to connect riders with places like South Park, the Financial District and Historic Broadway, Grand Park and the Civic Center, the Fashion District, and the Convention Center, Staples Center, and LA Live.

The streetcar will be the most frequent streetcar service in the entire country, with 7-minute headways during peak hours and frequencies of 10 to 15 minutes during off-hours. With frequent service and door-to-door service throughout the community, the Downtown LA Streetcar will offer an attractive alternative to driving between neighborhood destinations for residents and visitors alike, and it will catalyze additional commercial and residential development in the city's most urban, transit-accessible core.

Timeline:

November 2016: LA Streetcar secures \$200 million in funding from Measure M, approved with 71% of the vote

Winter 2016 / 2017: Preliminary engineering (30% design) completed, finalizing updated cost estimate

Mid-2017: Finalize streetcar financial plan; begin procurement process for streetcar vehicles

Mid-2018: Begin streetcar construction

Mid-2020: Complete streetcar construction; begin vehicle and systems testing

Retail Photos



Downtown Los Angeles Demographics



2016 **65,043**

1999 **18,700**



2016 **37,840**

1999 **11,626**

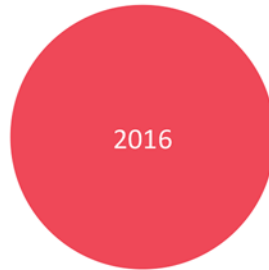


2016 **\$653**

1999 **\$169**



\$14.6 billion



\$4.8 billion



OPEN FOR BUSINESS

800+

New restaurants, bars, retail, nightlife, and amenities 2008–2016

A VIBRANT COMMUNITY

\$98,000 average median household income of residents

66% of residents are between the ages of 23–44

79% of residents have earned a college degree or higher

500,000+ weekday population

19 million annual visitors

CONTINUED GROWTH

Hotel Rooms

8,177 Current Inventory

2,756 Under Construction

4,515 Pipeline

Residential Units

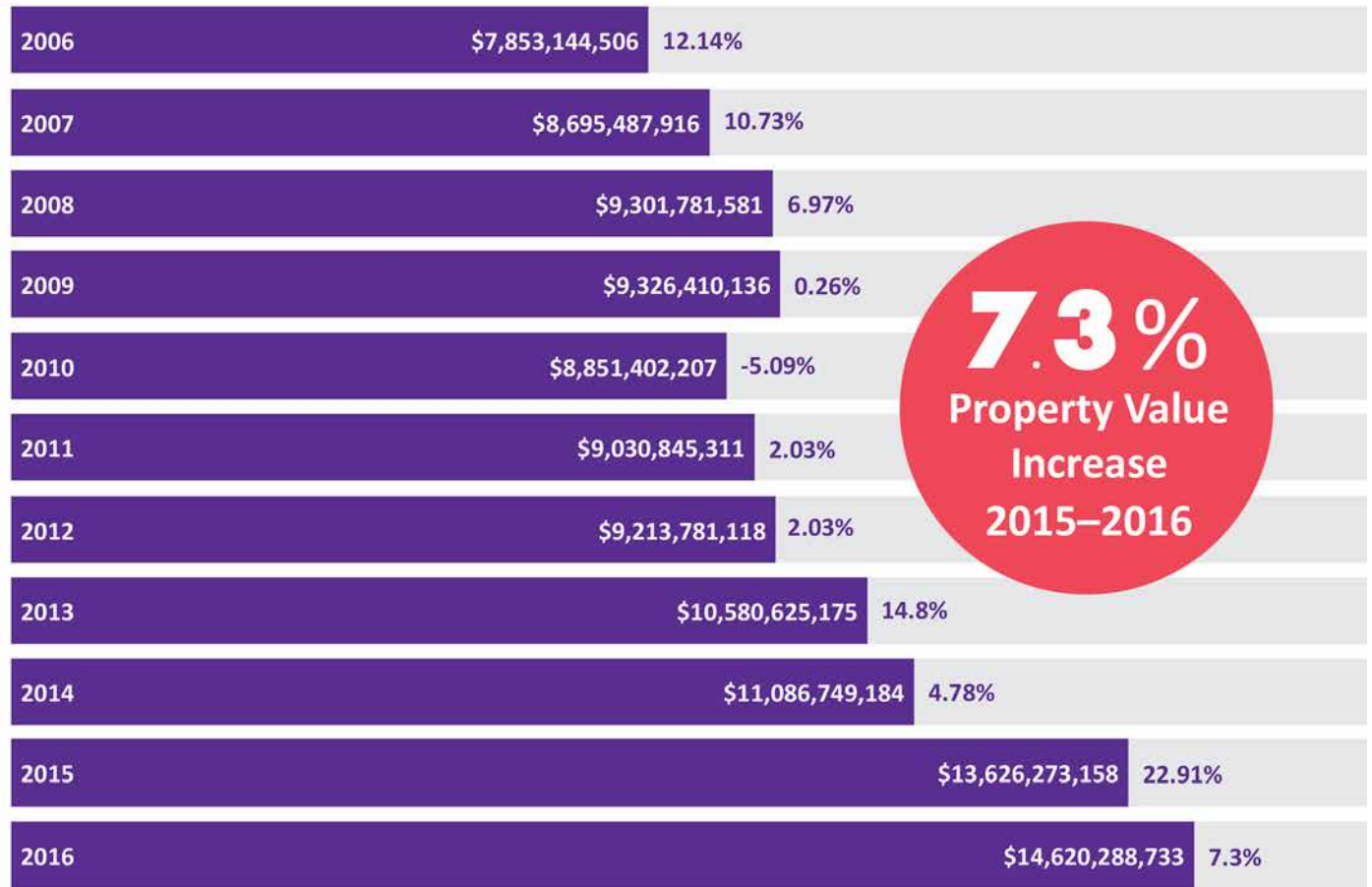
37,840 Current Inventory

11,467 Under Construction

26,907 Pipeline

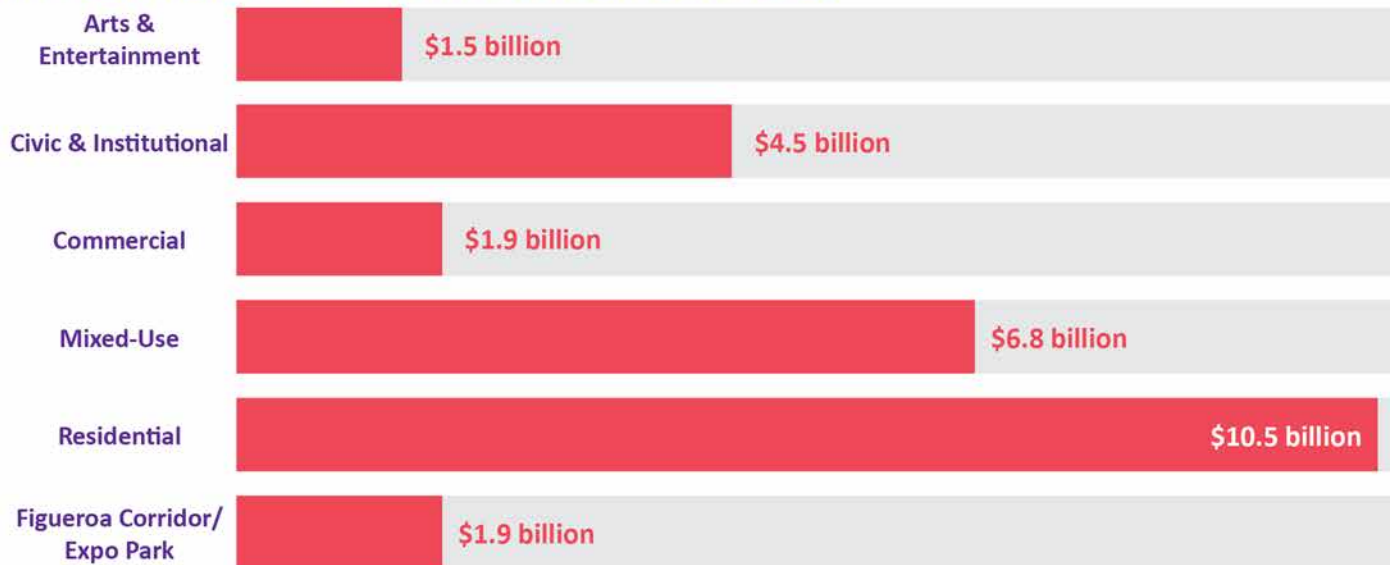
Downtown Los Angeles Property Values 2006-2016

Downtown Los Angeles Investment 1999-2016



7.3%
Property Value Increase
2015-2016

INVESTMENT IN DOWNTOWN LA 1999-2016



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