



SANTEE PASSAGE

RETAIL FOR LEASE

SANTEE PASSAGE | 700-718 S LOS ANGELES ST, DTLA

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OVERVIEW

Santee Passage is a **new food hall** in DTLA's Fashion District, at the corner of Los Angeles Street and 7th Street. Santee Passage's 23,000 square feet is divided between two historic buildings on either side of a narrow pedestrian passageway—hence the name. The two buildings, with entrances at 700 and 718 Los Angeles Street, will be unified through architecture, design, and leasing strategy.

Santee Passage will offer a wide cross section of L.A.'s varied and exciting food culture. Targeted vendors include a range of cuisines and categories such as tacos, noodles, sandwiches, bowls, craft beer and natural wine, frozen desserts, sweet baked goods, BBQ (whether it hails from Texas or Thailand), salads, juice, bagels, dumplings, and so on.

TARGET TENANTS

- Culinary Styles: Fourth- wave coffee, new- style tacos, healthy bowls, noodles, Asian/Indian QSR, better burgers, creative salads, sandwiches, Mediterranean (falafel/kababs), fancy deli, seafood, ice cream/frozen desserts, tea/matcha, baked goods, craft beer, wine, full bar
- Anchor Tenant, Building 700: full-service bar with strong food offerings
- Anchor Tenant, Building 718: iconic coffee bar
- Existing Legacy Tenants: Pizza Hut, Bronze Aussie, Brunch, courtyard bodega, Subway



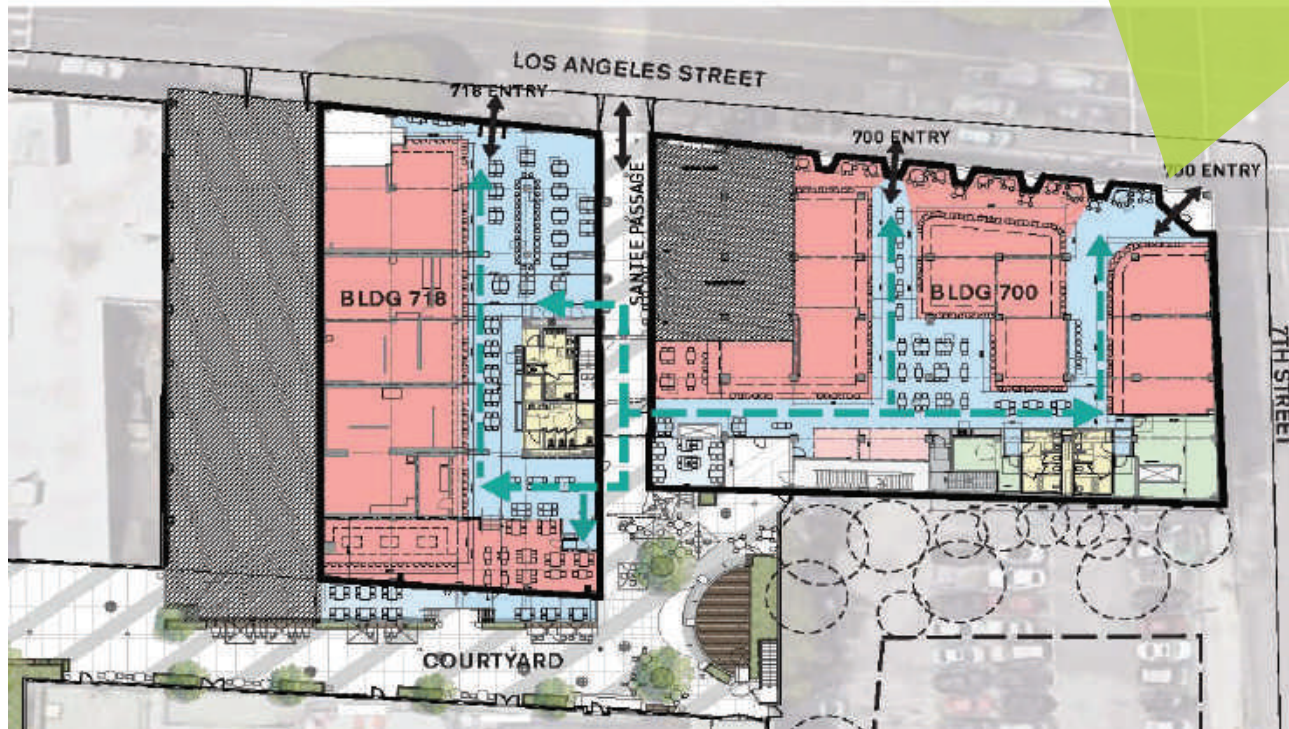
TOTAL SPACE: 155 - 1, SF

LEASE RATE: Negotiable

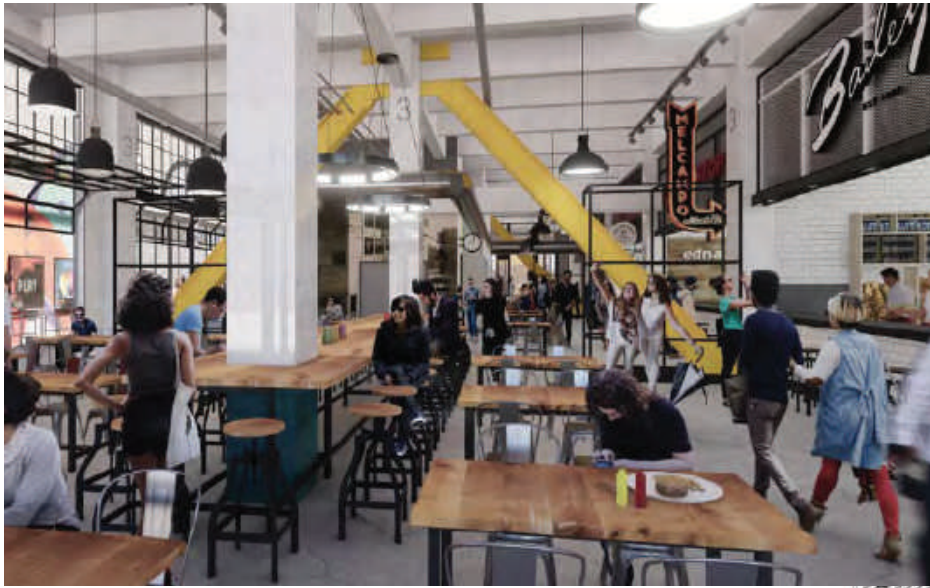
PROPERTY SUMMARY & HIGHLIGHTS

- Mixed use retail concept offers potential regular customers
- Heavy foot traffic from residents of Santee Court, FIDM students, visitors to the Flower and Fashion Districts
- Close proximity to Crypto.com Center, Convention Center & LA Live Entertainment District





700-718 S LOS ANGELES ST SITE PLAN

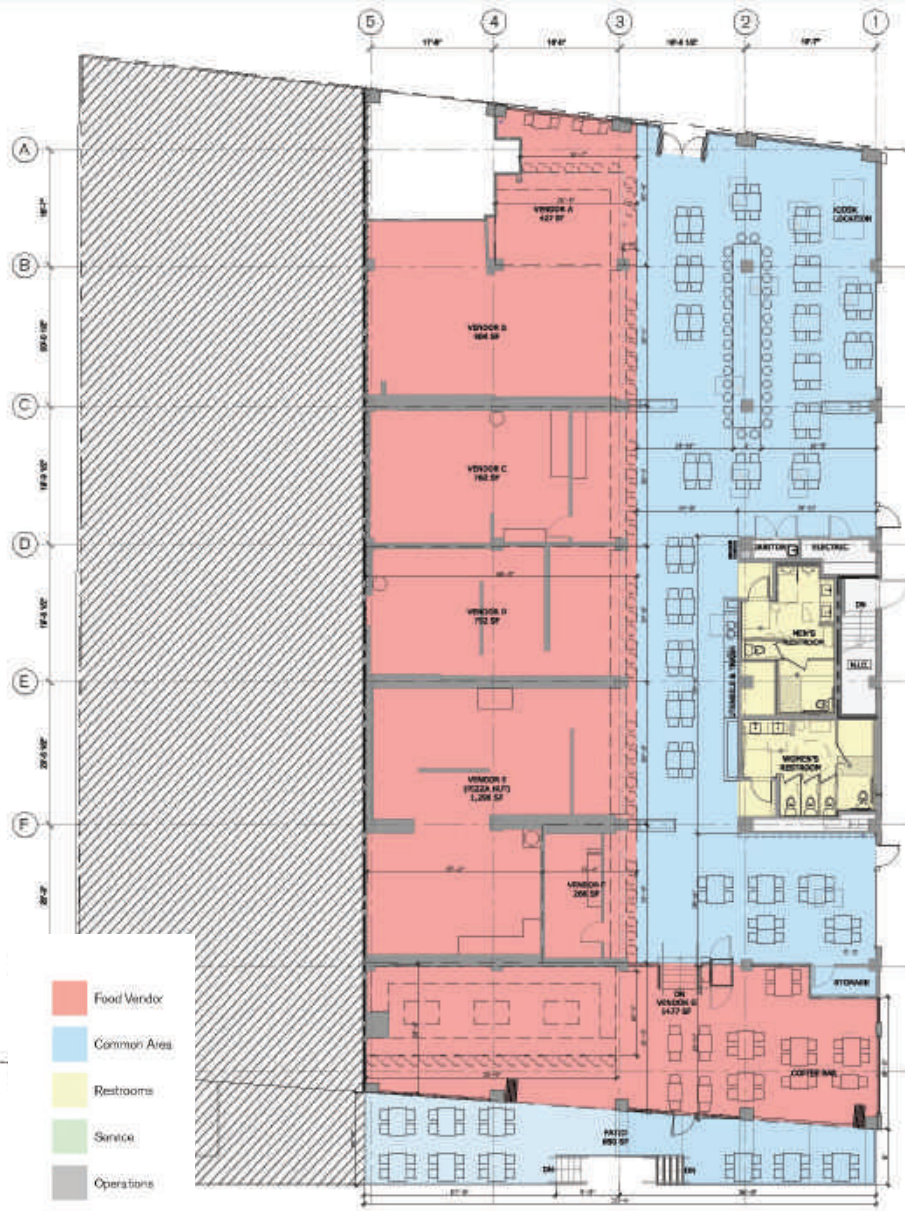


SUITE	TENANT	SIZE	TYPE
700 - A	Available	599 SF	NNN
700 - B	Available	522 SF	NNN
700 - C	Available	320 SF	NNN
700 - D	Available	472 SF	NNN
700 - E1	Available	397 SF	NNN
700 - E2	Available	343 SF	NNN
700 - F	Available	461 SF	NNN
700 - G	Available	440 SF	NNN
700 - H	Available	331 SF	NNN
700 - I	Available	569 SF	NNN



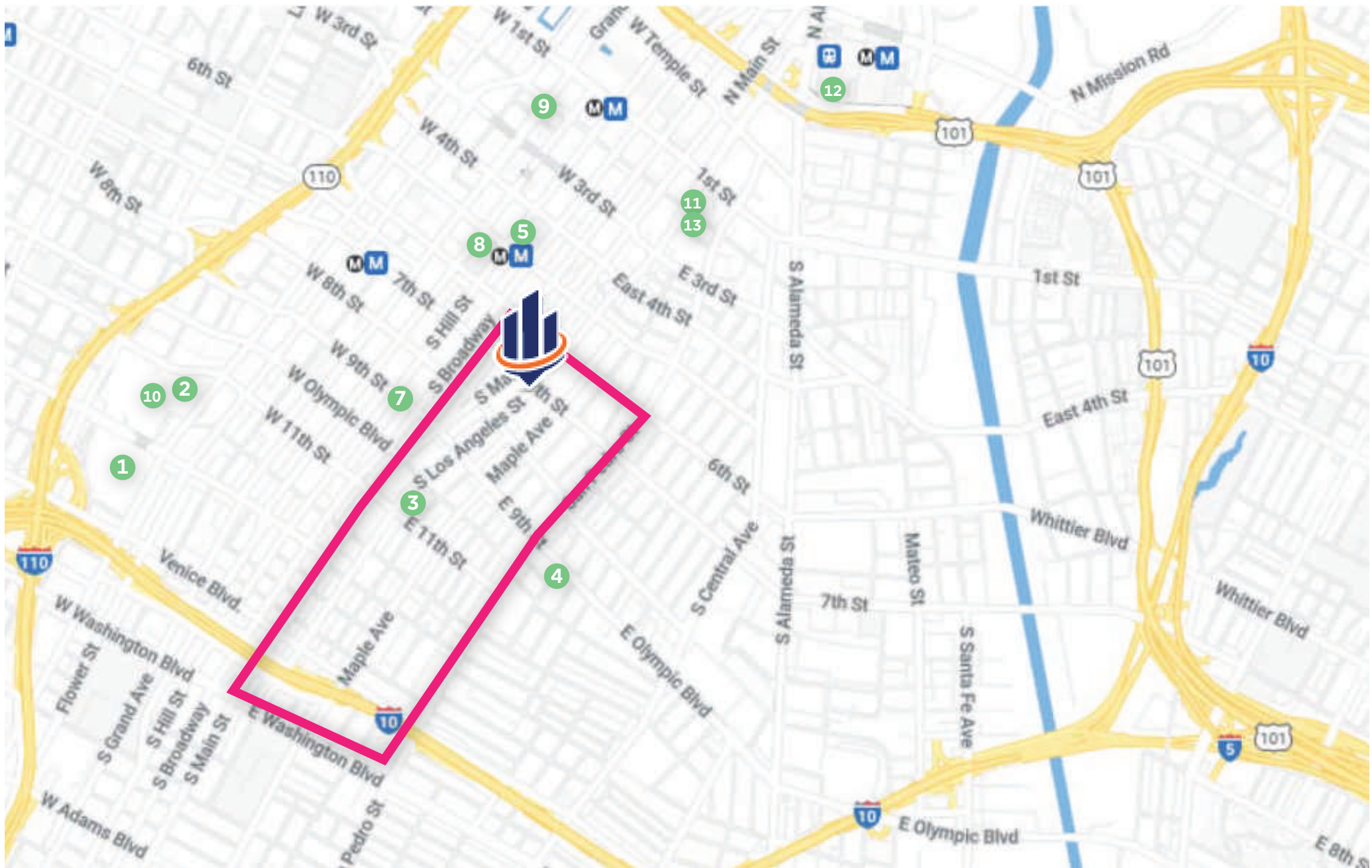
BUILDING 700

FLOOR PLAN



SUITE	TENANT	SIZE	TYPE
418 - A	Available	427 SF	NNN
418 - B	Available	904 SF	NNN
418 - C	Available	782 SF	NNN
418 - D	Available	752 SF	NNN
418 - E	Available	1,296 SF	NNN
418 - F	Available	265 SF	NNN
418 - F	Available	461 SF	NNN
418 - G	Available	1,477	NNN





FASHION DISTRICT

- | | | | |
|---|-------------------------------|-----------------------------------|-----------------------------|
| 1 LA Live Entertainment District | 4 Santee Alley | 7 Ace Hotel | 10 Convention Center |
| 2 Crypto.com Arena | 5 Perch | 8 Pershing Square | 11 City Hall |
| 3 FIDM | 6 Water Grill Downtown | 9 Walt Disney Concert Hall | 12 Union Station |

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DOWNTOWN LA
POINTS OF INTEREST

DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	28,954	434,161	1,234,635
AVERAGE AGE	43.0	30.7	31.1
AVERAGE AGE (MALE)	43.3	29.9	30.2
AVERAGE AGE (FEMALE)	43.5	31.6	32.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,777	132,738	379,089
# OF PERSONS PER HH	1.8	3.3	3.3
AVERAGE HH INCOME	\$43,882	\$39,580	\$46,429
AVERAGE HOUSE VALUE	\$378,466	\$464,800	\$508,387

* Demographic data derived from 2010 US Census



DEMOGRAPHICS MAP & REPORT



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