



AVISON
YOUNG

Ferrante

1000 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA



NOW PRELEASING

±1,458 to ±19,685 SF

RETAIL SPACE

AVAILABLE

YANSY NARANJO

Senior Associate

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DAVID MALING

Principal

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PROPERTY DESCRIPTION

Ferrante



SQUARE FOOTAGE:	±1,458 SF to ±19,685 SF
ASKING RENT:	Negotiable
TERM:	5 - 10 Years
DATE AVAILABLE:	Available June 2021

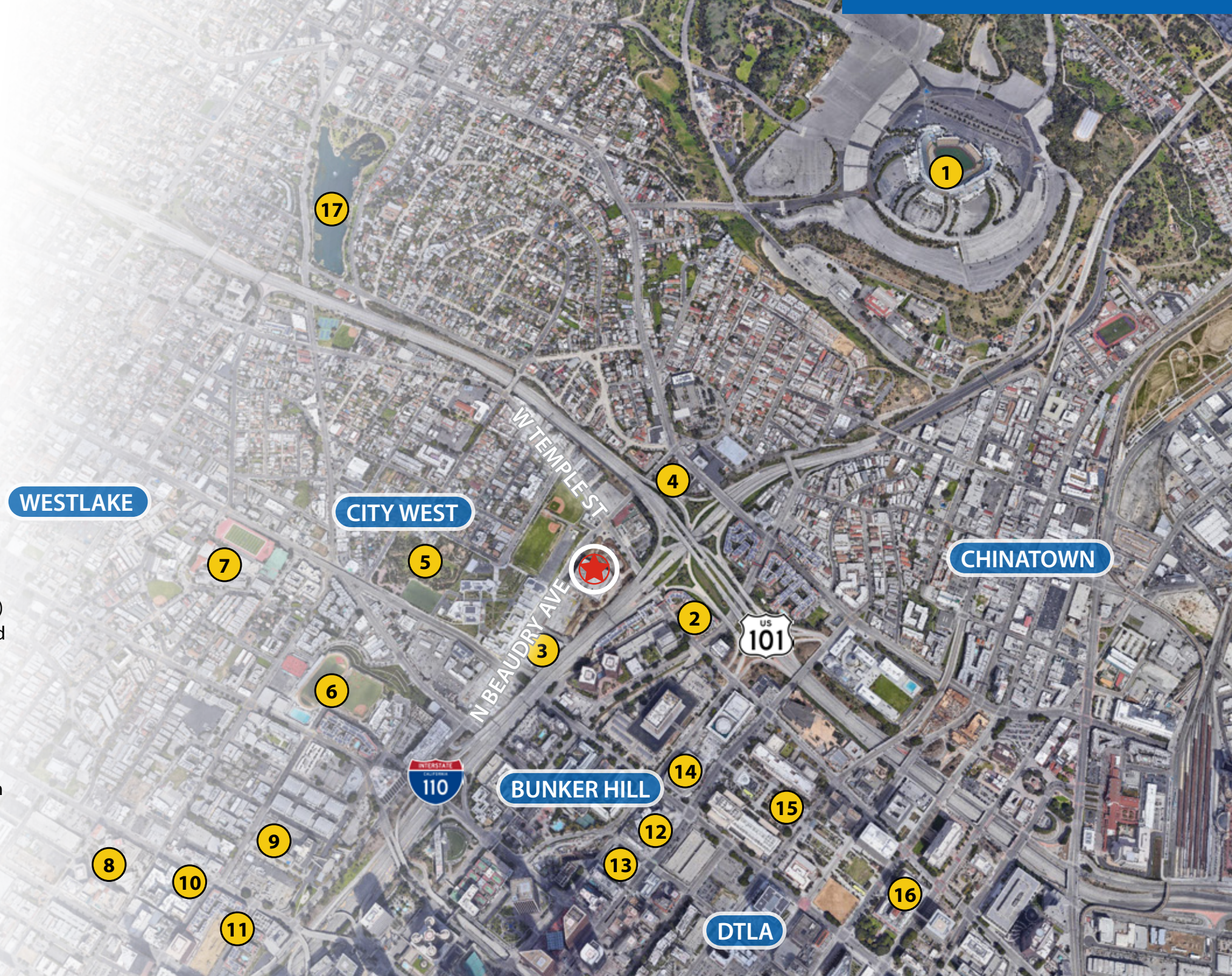
**1000 West Temple Street
Los Angeles, California**

Highlights

- The Ferrante, a Mediterranean inspired mixed-use project by GH Palmer boasts 1,150 apartments with a combined 21,250 sq. ft. of ground floor retail. You are greeted by a grand fountain entrance and outdoor patio seating options as well as subterranean parking
- Highly visible ground level street facing units ranging from ±1,568 sq. ft. – 19,685 sq. ft. with an anticipated 2021 delivery
- Excellent and highly visible location on hard corner of N Beaudry Avenue & W Temple Street, adjacent to Harbor Freeway (Highway 110), in City West
- Parking is plentiful with more than 2,600 stalls (retail parking ratio 2.2/1,000 SF) for residents and retail tenants as well as metered street parking on Temple and Beaudry
- Property location benefits from the synergy of the abundance of nearby amenities, businesses, proximity to Downtown LA, Hwy 101 and 110 Freeways
- Capture high traffic counts with ±296,615 VPD on 110 Harbor Freeway & W 1st Street
- Great opportunity for various retail and service uses including: restaurants with outdoor dining options, grocery, convenience, beauty, drug store, Insurance and more!

Local Demographics & Traffic Counts

Harbor Frwy/ Transit Way & W 1st Street SW - ±296,615 VPD
Walk Score - Very Walkable (82)



- SUBJECT PROPERTY
- 1 **Dodger Stadium**
- 2 **DaVinci Apartments**
- 3 **Canvas Apartments**
- 4 **CVS & Jack in the Box**
- 5 **Vista Hermosa Natural Park**
- 6 **Contreras High School**
- 7 **Belmont High School**
- 8 **PIH Health Good Samaritan Hospital**
- 9 **Los Angeles Center Studios**
- 10 **Grocery Outlet**
- 11 **The Piero Apartments**
- 12 **Walt Disney Concert Hall**
- 13 **The Broad**
- 14 **Dorothy Chandler Pavilion**
- 15 **Grand Park LA**
- 16 **LA City Hall**
- 17 **Echo Park**





SITE PLAN

±19,685 SF

TOTAL SQUARE FOOTAGE AVAILABLE

SUITE A: ±2,153 SF

SUITE B: ±1,750 SF

SUITE C: ±1,823 SF

SUITE D: ±1,922 SF

SUITE E: ±1,458 SF

SUITE F: ±1,882 SF

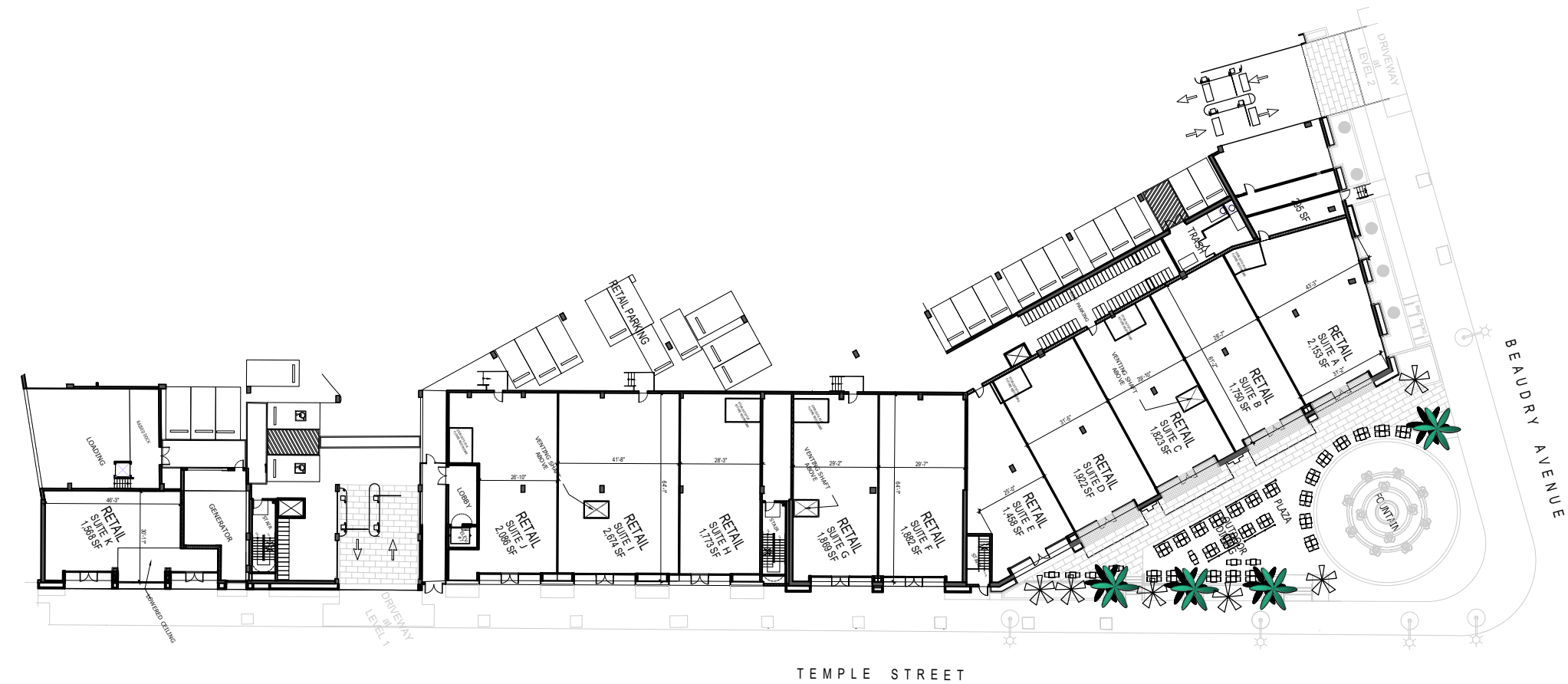
SUITE G: ±1,869 SF

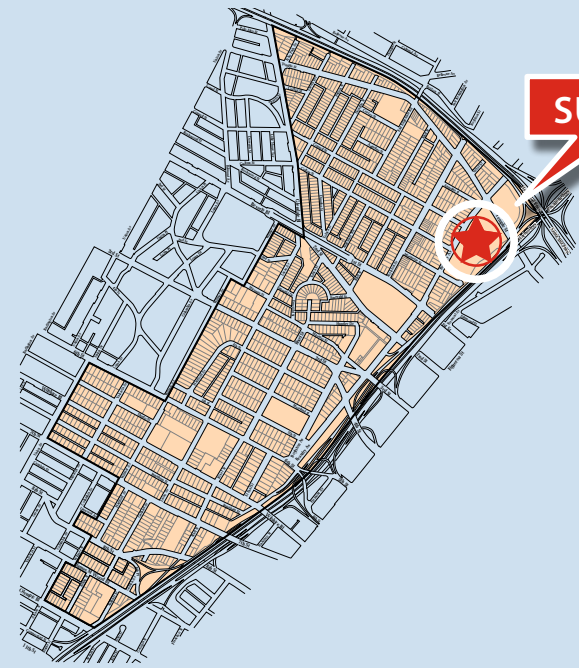
SUITE H: ±1,773 SF

SUITE I: ±2,674 SF

SUITE J: ±2,086 SF

SUITE K: ±1,568 SF





CENTRAL CITY WEST

Central City West Bounded by Temple Street, Wilshire Boulevard, the 110 Freeway and Lucas Avenue, City West was once a Downtown suburb that became an isolated, overlooked district separated from the central city by the freeway. The new wave of Downtown revitalization has made its once barren hills part of a larger redevelopment effort. It's now home to modern apartments and condominiums, new high schools bursting with students, and several noteworthy restaurants. Once more at the top of Downtown residential neighborhoods, Central City West is home to some of the most elegant buildings in DTLA.

LOCAL AMENITIES



DODGER STADIUM



DAVINCI APARTMENTS



VISTA HERMOSA PARK



WALT DISNEY CONCERT HALL



LA CITY HALL



47,239
POPULATION

35.7
MEDIAN AGE

78,430 | **33,714**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT



\$69,107
AVERAGE HOUSEHOLD INCOME

2.30
AVERAGE HOUSEHOLD SIZE

8.0% | **80.9%**
OWNER | RENTER
1-MILE OCCUPIED HOUSING UNITS

1-MILE DEMOGRAPHICS



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