



RETAIL & RESTAURANT SPACES FOR LEASE



1200 S. Grand Ave., Los Angeles, CA 90015 • SEC of 12th Street & Grand Ave.

LEE SHAPIRO
310-887-6226
DRE #00961769

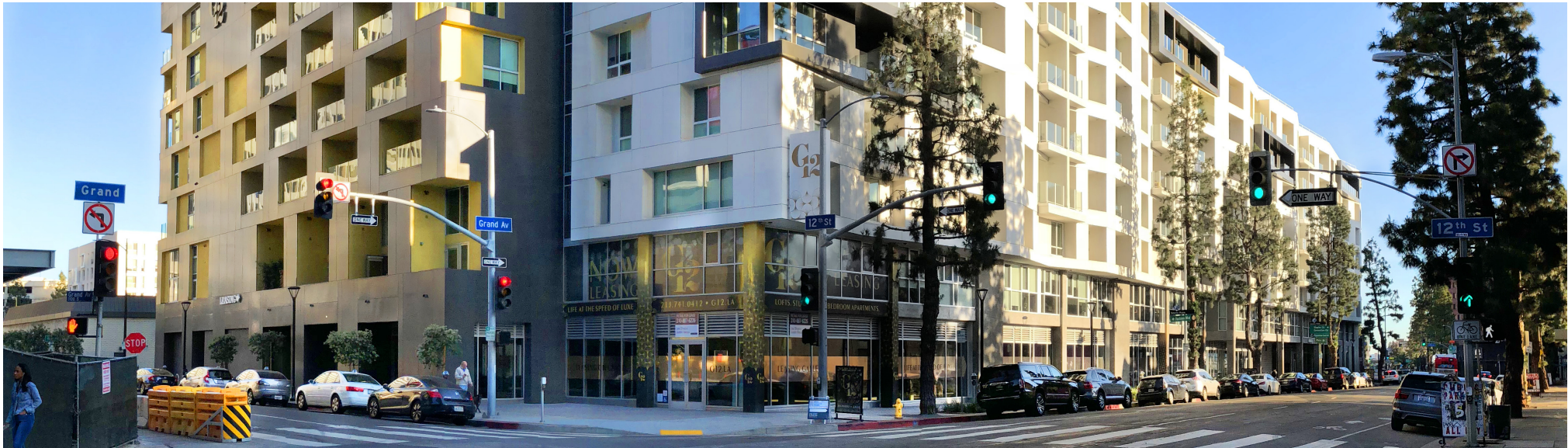
JUSTIN WEISS
310-887-3450
DRE #01920886

FRANC MAGAÑA
310-887-3572
DRE #01866952



Retail/Restaurant Spaces for Lease

G12 • 1200 S. GRAND AVE., LOS ANGELES, CA 90015 • SEC OF 12TH STREET & GRAND AVENUE



PROPERTY DESCRIPTION

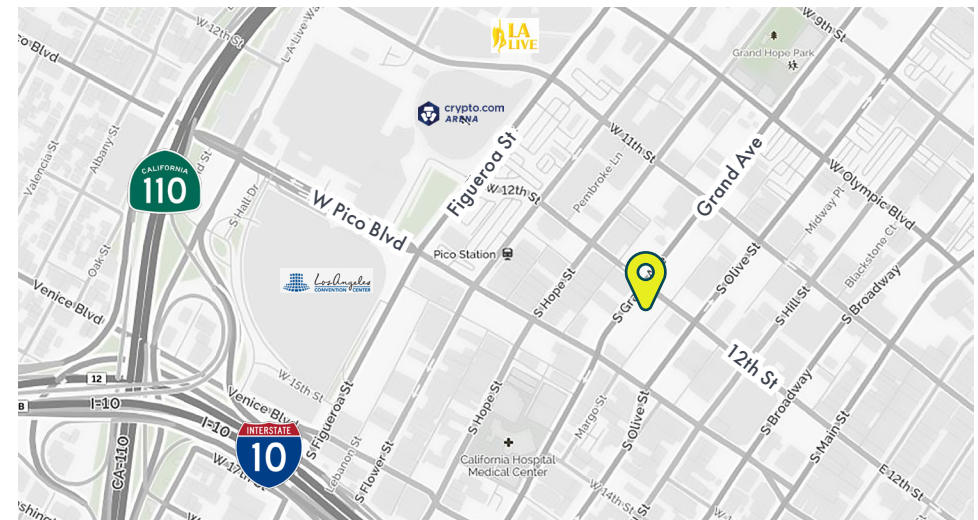
Size:	Sizes ranging from ±1,409 SF to ±6,516 SF
Rent:	\$3.15 - \$3.50 PSF/Mo., NNN
NNN:	±1.16 PSF/Mo.
Parking:	Abundant on-site parking

PROPERTY HIGHLIGHTS

- Largest contiguous space in the submarket
- Below 347 luxury apartment units
- Join Awesome Coffee. Coming soon.
- Near the I-10 and CA-110 Freeways
- Three blocks from Crypto.com Arena, LA LIVE and the L.A. Convention Center

Prospective tenants are hereby advised that all uses are subject to City approval.

LOCATION



LEE SHAPIRO
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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com
KWP Real Estate (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

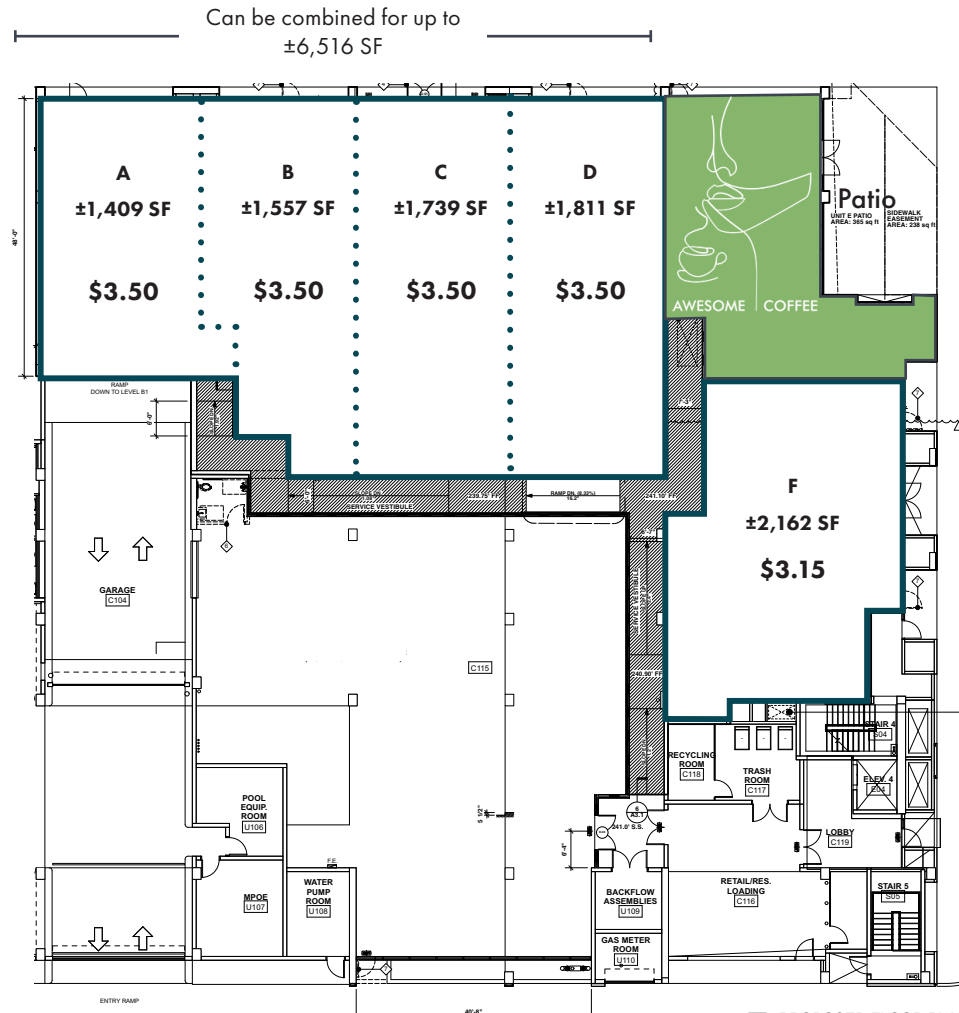
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Demising Plan

GRAND AVE.



All Rents are PSF/Mo.,NNN



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DTLA Demographics

Live 80,000+ RESIDENTS

\$93,000

AVERAGE HHI

61%

25-54 YEARS OLD

67%

LOVE DTLA

90%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
41%	POPULATION GROWTH 2010-2022



67% POST
SECONDARY EDUCATION



46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK

Work 288,000+ JOBS

\$95,000

AVERAGE HHI

61%

30-54 YEARS OLD

79%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
19%	JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
19%	OF CITYWIDE JOBS



57% POST
SECONDARY EDUCATION



57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion

SPENT YEARLY

745

RETAIL BUSINESSES
PER SQUARE MILE

58%	HAVE VISITED GRAND CENTRAL MARKET
58%	HAVE VISITED ARTS DISTRICT
55%	HAVE VISITED LITTLE TOKYO



171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE



93 WALK SCORE



Source: DCBID Demographic Survey 2024

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