

RETAIL/RESTAURANT FINANCIAL INSTITUTION SPACES FOR LEASE • HOPE+FLOWER

1212 S. Flower Street, Los Angeles, 90015
3 Separate Buildings | Construction Complete
SWC of 12th St./Hope St. | SEC of 12th St./Flower St.



Presented by:

Justin Weiss | Vice President
310-887-3450 | justin.weiss@kwprealestate.com
DRE #01920886

Lee Shapiro | Executive Vice President
310-887-6226 | lee.shapiro@kwprealestate.com
DRE #00961769



Retail/Restaurant/Financial Institution Spaces For Lease

1212 S. FLOWER STREET, LOS ANGELES, 90015 • SOUTH PARK DTLA

PROPERTY DESCRIPTION

Location: 1212 S. Flower Street, Los Angeles, 90015
Space Available: ±402 SF - ±855 SF
Rent: \$3.75 - \$4.25 PSF/Mo.
Parking: Abundant on-site parking

HIGHLIGHTS

- At the base of two, 40-story residential towers with a total of 730 luxury apartments
- Located at the Metro's Pico Station with lines connecting DTLA with USC, Culver City, Santa Monica and Long Beach
- Join the latest neighborhood tenants, CVS, Mastro's Ocean Club, and Percolate Tea.
- Across the street from Crypto.com Arena, the L.A. Convention Center, and DTLA mega-project Circa and Moxy/AC Hotels
- In the heart of South Park, DTLA's most dense residential neighborhood with 7,000 apartments and thousands more under construction
- Click [here](#) to learn more about Hope + Flower

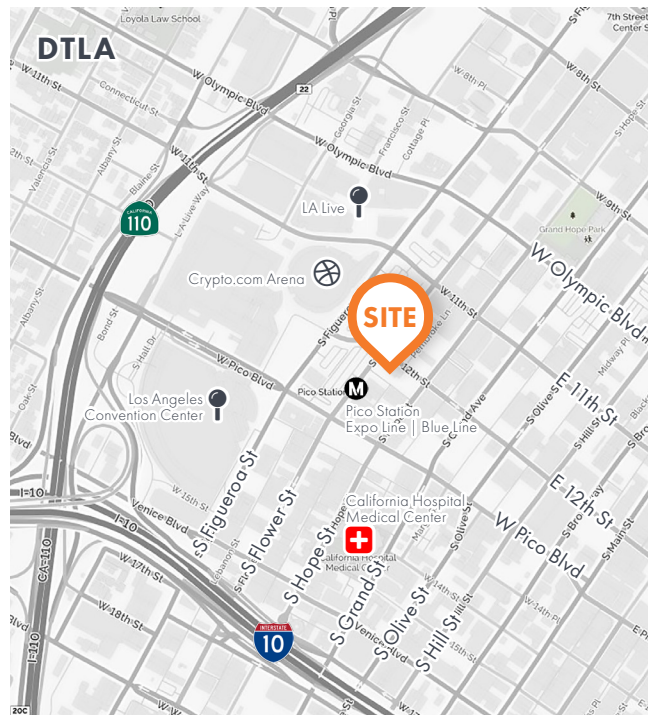
**Prospective tenants are hereby advised that all uses are subject to City approval*



■ Building C Retail

NEIGHBORING TENANTS

LOCATION



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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com
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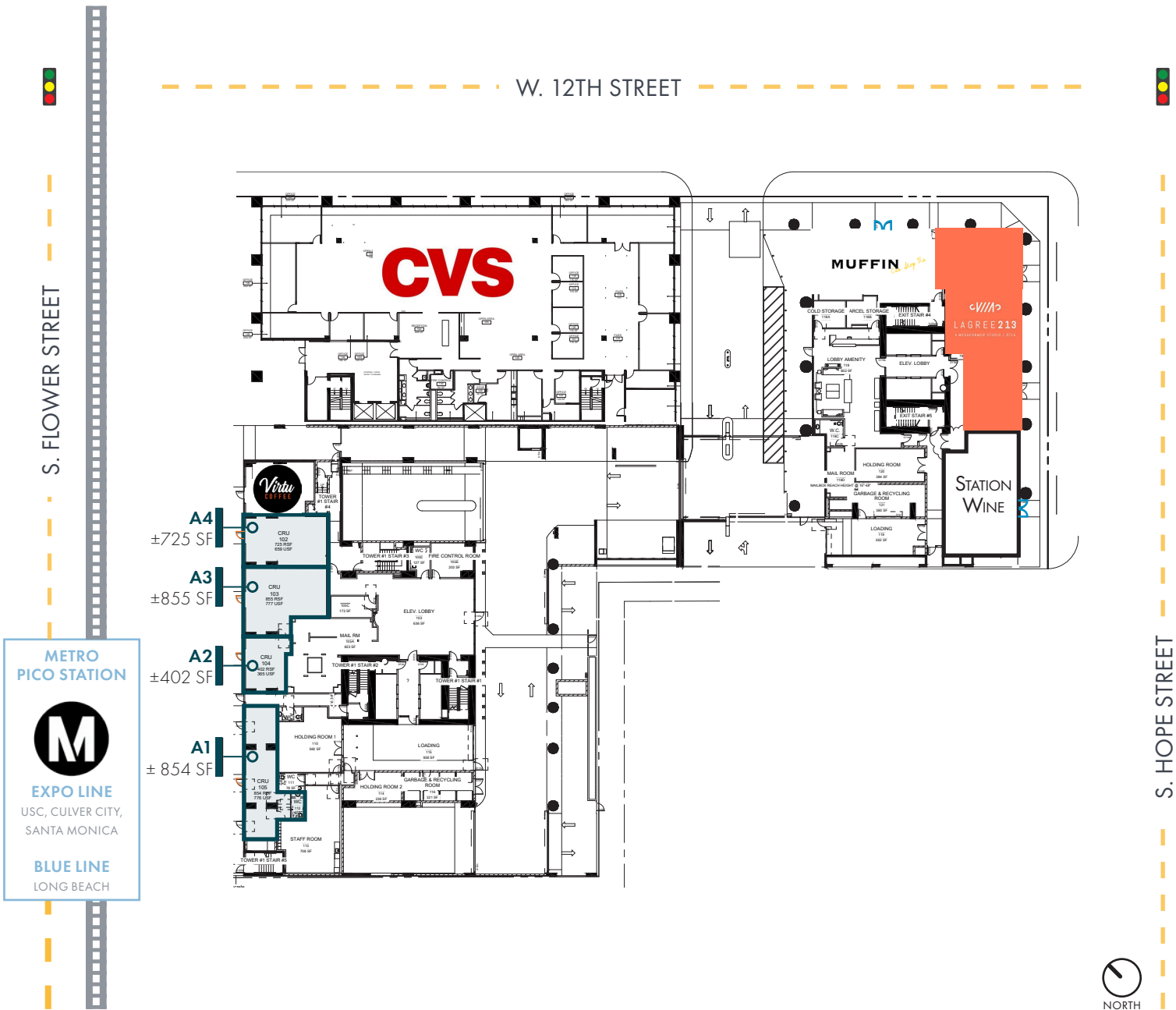
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Site Plan

Building A

\$2,010 - \$4,275/Mo.



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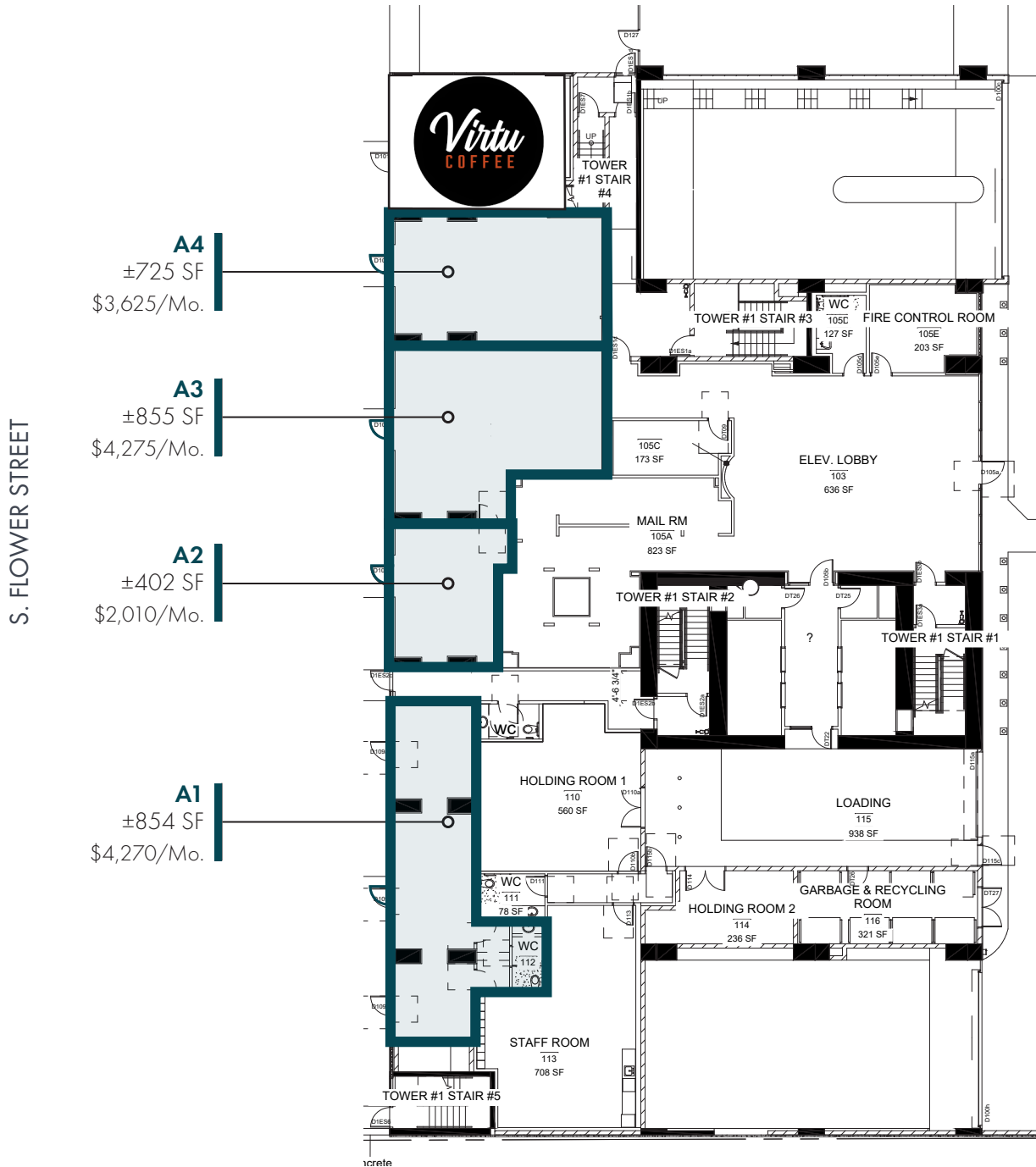
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Floor Plan

Building A

\$2,605 - \$4,275/Mo.



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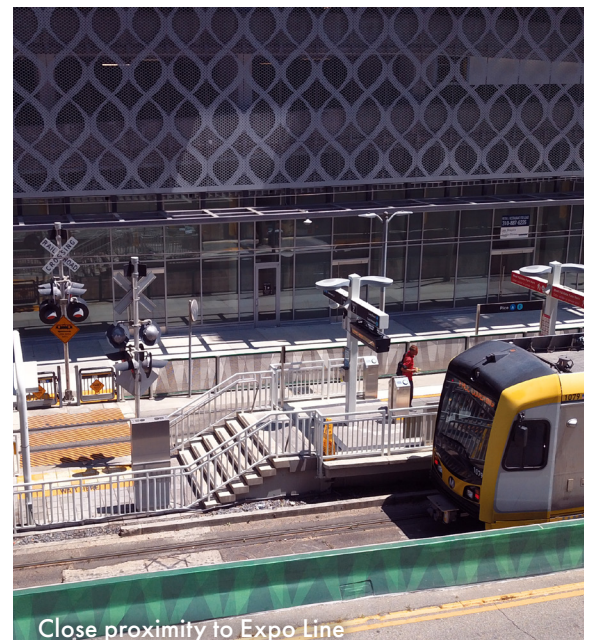
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A Photos

Building A



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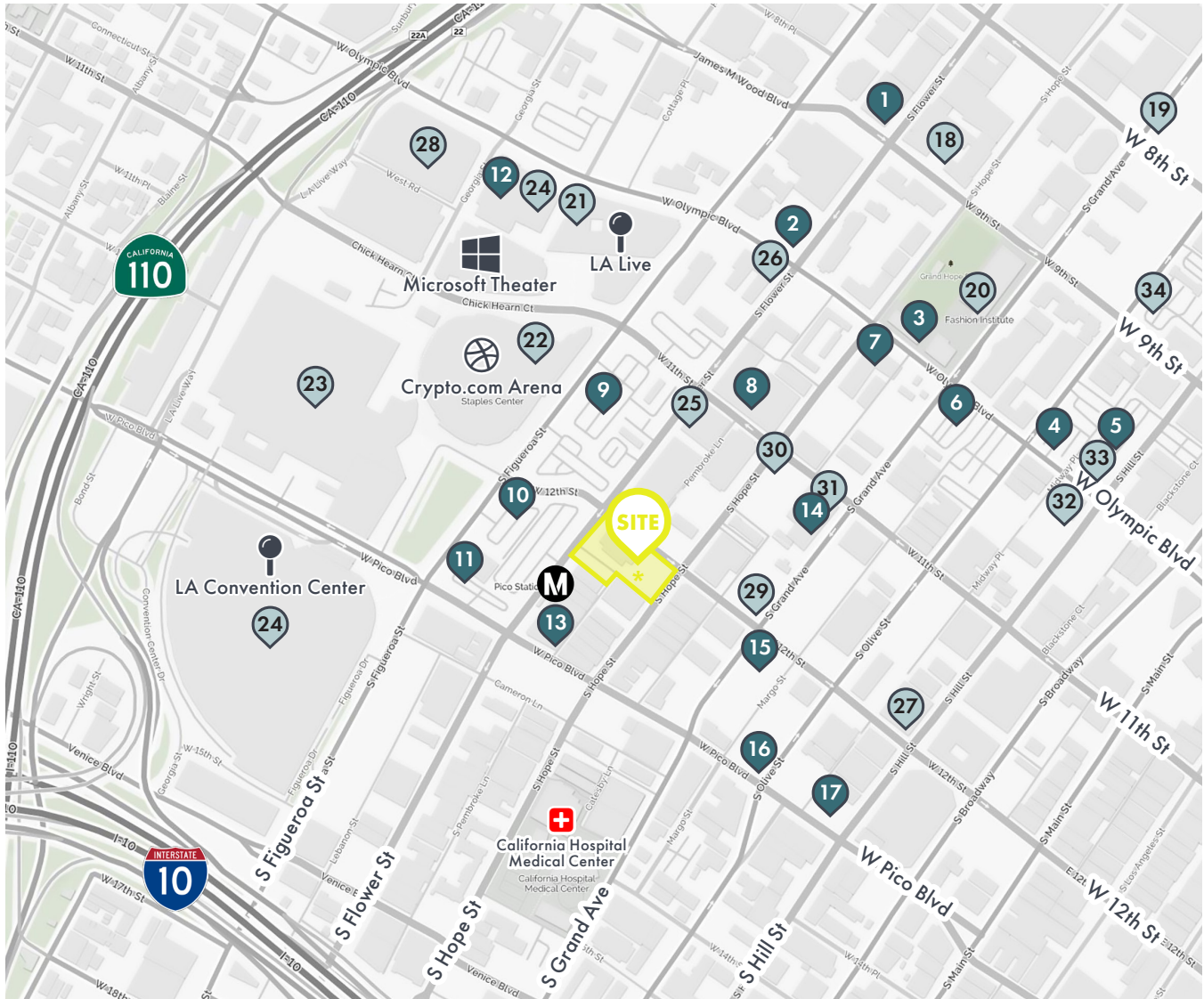


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Trade Area



Residential Developments

1. Watermarke Tower
2. 717 Olympic
3. Renaissance Tower
4. Hanover Olympic
5. Hanover South Park
6. Hanover Grand
7. Packard Lofts
8. Met Lofts

9. Oceanwide Plaza
10. Circa
11. 1200 Fig
12. Ritz-Carlton Residences
13. Onyx
14. Ten50
15. G12
16. Olive DTLA
17. The Project at Pico

Amenities

18. Ralphs
19. Whole Foods Market
20. FIDM
21. L.A. Live
22. Crypto.com Arena
23. L.A. Convention Center
24. The Ritz-Carlton
25. The Palm

26. Caña Rum Bar
27. Starbucks
28. Regal LA Live
29. Barcito
30. Prank Bar
31. Starbucks
32. Birdies
33. Loit Cafe
34. SoulCycle

* 700 units under construction

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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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