

A CENTURY OF GRANDEUR

100



**BILTMORE**  
LOS ANGELES

LANDMARK RETAIL & RESTAURANT SPACE FOR LEASE



# BILTMORE

## LOS ANGELES

Presented by:

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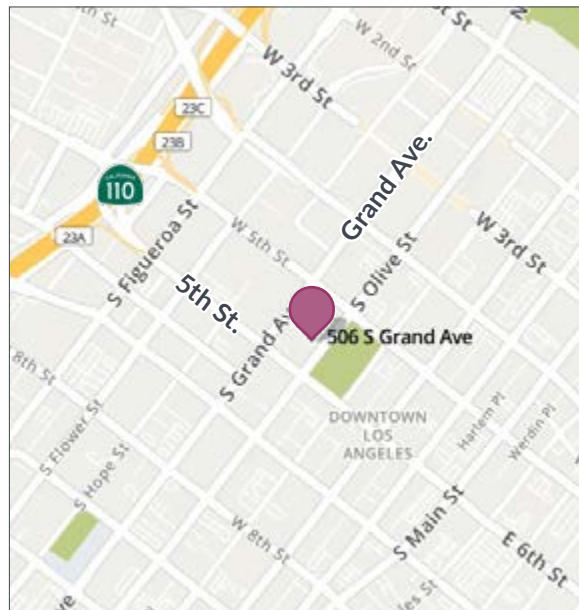
## AVAILABLE

- Size:** Spaces ranging from ±875 SF up to ±4,860 SF  
**Rent:** \$3.50 - \$3.75 PSF/Mo., NNN  
**Parking:** On-site valet parking

## PROPERTY HIGHLIGHTS

- At the base of the 683-key Millennium Biltmore Hotel and office tower
- Multiple, move-in-ready restaurant, retail and coffee spaces
- Full CUP's attached to the property for a Type 47 and Type 48 liquor license
- Across the street from DTLA's "Central Park", Pershing Square, undergoing a renovation and consistently programmed with concerts/events
- The Biltmore is one of the most sought after and active destinations for filming in Los Angeles
- 4 million square feet of Class A office space within a 4-block radius
- 10,000 apartments/condos within a 5-block radius
- Thousands of hotel rooms, including the Hilton Checkers and Bonaventure, within 2 blocks
- Situated in the veritable center of DTLA, surrounded by the Financial District, Bunker Hill, Historic Core and Jewelry Districts

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



## NEIGHBORING TENANTS





Fifth St.



Grand Ave.

Olive Ave.

**SPACE 1**  
Corner Retail Space  
±1,900 SF  
\$3.75 SF/mo.

**SPACE 5**  
Former Gift Shop  
±875 SF  
\$3.50 SF/mo.

  
**CASA IPANEMA**

**SPACE 4**  
Former Restaurant Space  
±4,860 SF  
\$3.50 SF/mo.

SABO

**SPACE 3**  
Coffee Shop  
**LEASED!**

  
**LOOSELEAF**  
Super 'N' Hot

Loading Dock





LOBBY  
GIFT SHOP ↑

CENTRAL GALLERIA FACING 5TH STREET (NORTH)



COMING SOON

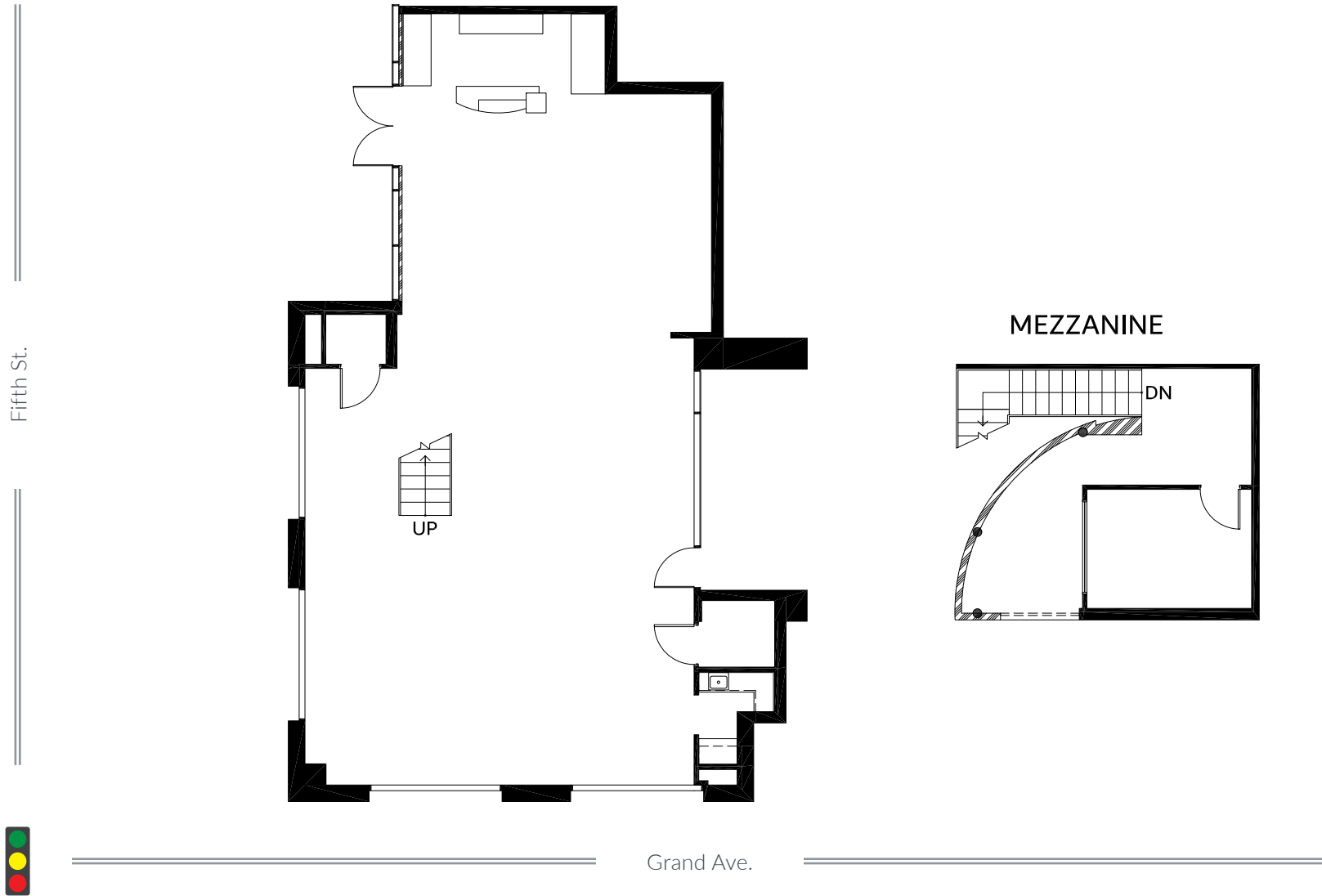


COMING SOON

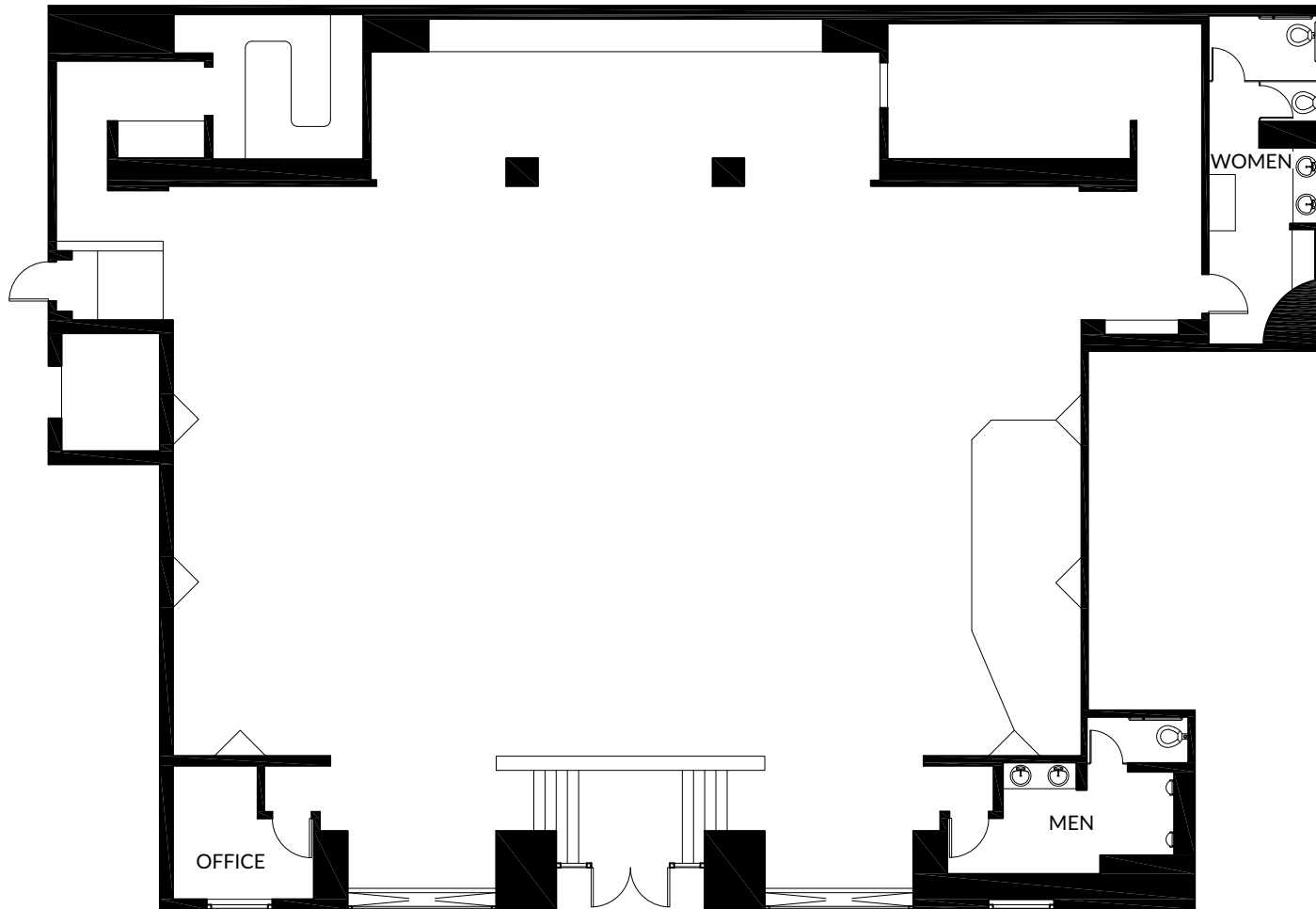
OLIVE STREET-FACING SPACES ACROSS FROM PERSHING SQUARE



GRAND AVENUE-FACING SPACES



SPACE 1  
CORNER RETAIL SPACE  
±1,900 SF • \$3.75 PSF/Mo., NNN



Grand Ave.

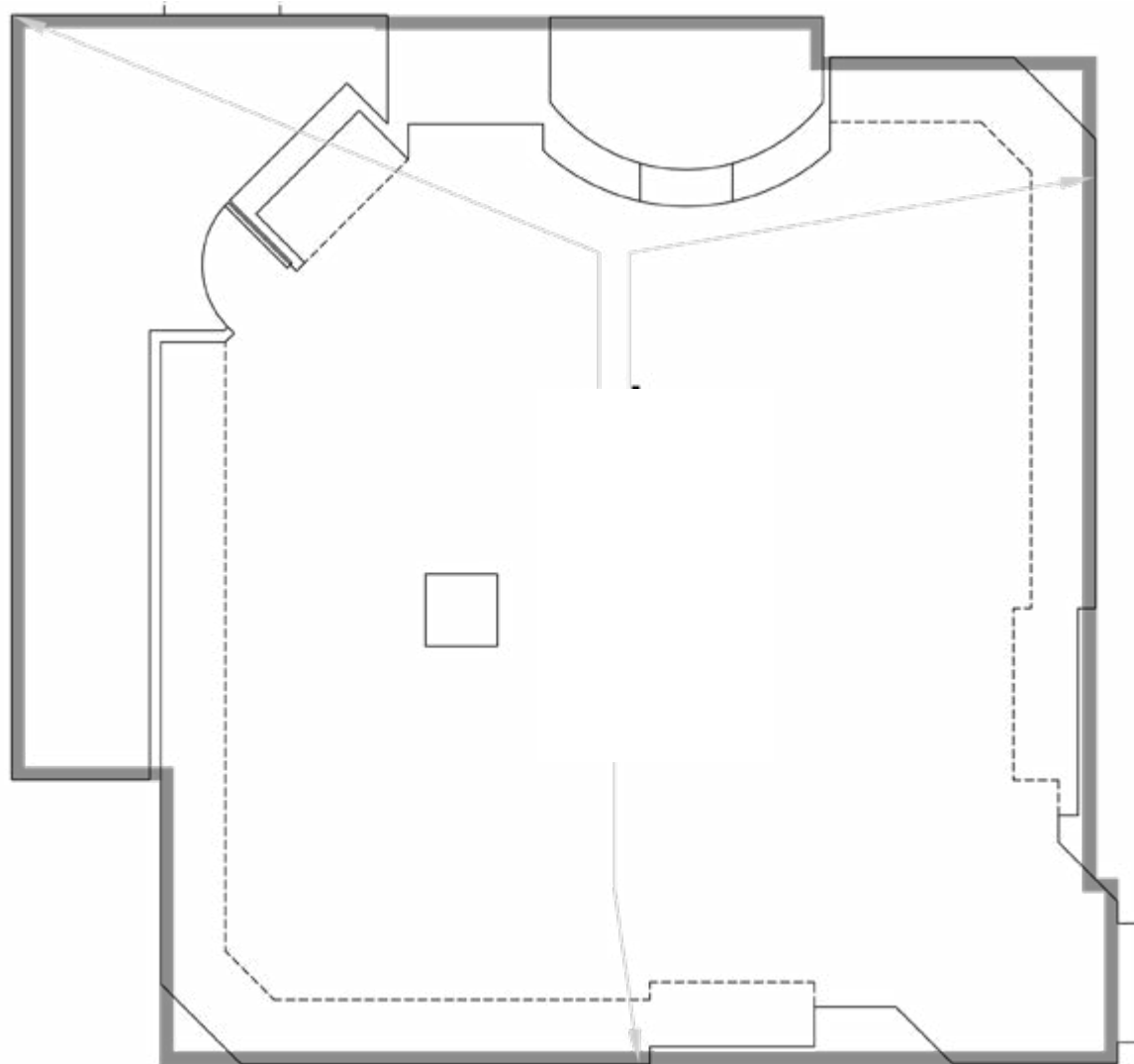
SPACE 4  
FORMER RESTAURANT SPACE  
±4,860 SF • \$3.50 PSF/Mo., NNN



**SPACE 4**  
**FORMER RESTAURANT SPACE**  
**±4,860 SF • \$3.50 PSF/Mo., NNN**



GALLERIA CORRIDOR SPACES



SPACE 5  
Former Gift Shop  
±875 SF • \$2.50 PSF/Mo., NNN



SPACE 5  
Former Gift Shop  
±875 SF • \$2.50 PSF/Mo., NNN



- KEY
- Retail/Restaurant
  - Multifamily
  - Hotel
  - Office/Business
  - Attraction/Entertainment

Ahmanson Theatre

Mark Taper Forum

Dorothy Chandler Pavilion

Walt Disney Concert Hall

Los Angeles Superior Court

Conrad Hotel

The Grand LA

Otium

Vespaio

The Emerson

The Broad

MOCA

M  
CIVIC CENTER /  
GRAND PARK

U.S. Federal Courthouse

Los Angeles City Hall

Westin Bonaventure

Omni Hotel

LAPD Headquarters

LADOT Headquarters

Angel's Flight

Grand Central Market

Blue Bottle Coffee

Maccheroni Republic

Perla on Broadway

Relevant Group Building\*

L.A. Public Library

The Standard

Millennium Biltmore

Continental Hotel\*

AVA Little Tokyo

6TH ST

Pershing Square

M  
PERSHING SQUARE

Perch

citizenM Hotel\*

Barclay Hotel\*

Orsa & Winston

Le Petit Paris

Sushi Zo

Trust Building

Bar Amá

San Fernando Lofts

Cambria Hotel\*

Tulsi

Medallion Apartments

KazuNori

Blossom

Hellman Building

Regent Theater

Lovesong

Spring for Coffee

Nickel Diner

## DTLA DEMOGRAPHICS

### Live 80,000+ RESIDENTS

**\$93,000**  
AVERAGE HHI



**61%**  
25-54 YEARS OLD

**67%**  
LOVE DTLA



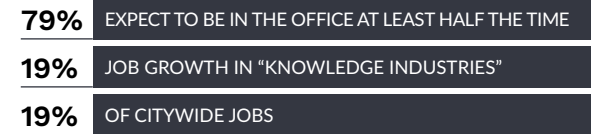
**67%** POST  
SECONDARY EDUCATION



**46%** WALK, BIKE,  
OR TAKE TRANSIT TO  
WORK

### Work 288,000+ JOBS

**\$95,000**  
AVERAGE HHI



**61%**  
30-54 YEARS OLD



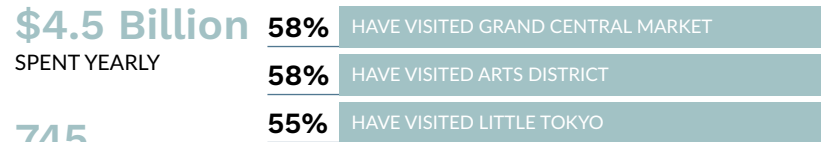
**57%** POST  
SECONDARY EDUCATION



**57%** COMMUTE  
LESS THAN 7 MILES  
FROM THEIR HOME



### Visit 17 MILLION VISITORS IN 2023




**171** FOOD/BEVERAGE  
BUSINESSES PER  
SQUARE MILE



**93** WALK SCORE



Source: DCBID Demographic Survey 2024



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