



Retail Space for Lease

DOWNTOWN LOS ANGELES
311 S. SPRING STREET, DTLA 90013

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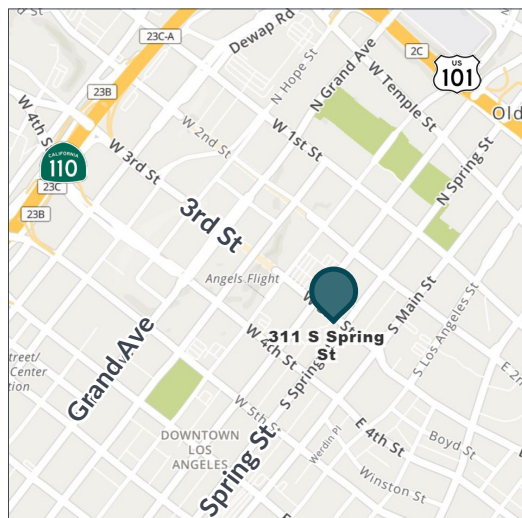
AVAILABLE

- Size:** ±8,827 SF (divisible to 1,500 SF)
- Rent:** \$2.25 PSF/Mo., NNN
- Parking:** Abundant parking in garages and surface lots next door and across the street.

PROPERTY HIGHLIGHTS

- Space can be demised into suites as small as 1,500 square feet
- Short term leases available
- Surrounded by over 230,000 government employees
- One block from four boutique hotels under construction or planned, including the citizenM and Cambria hotels
- Within blocks of over \$3 billion worth of construction, including The Grand, a residential/retail/hospitality mixed-use development and The Perla condo tower
- 5,000 apartments/condos within a quarter mile
- Walking distance to DTLA's cultural center with Dorothy Chandler Pavilion, The Ahmanson Theatre/Mark Taper Forum, Walt Disney Concert Hall, The Broad, Grand Park and MOCA
- Two blocks from two Metro stations: Pershing Square and Civic Center, both with B and D Line access

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



NEIGHBORING TENANTS



Justin Weiss

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

Lee Shapiro

EVP, Director of Retail
310-887-6226
lee.shapiro@kwprealestate.com
DRE #00961769

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

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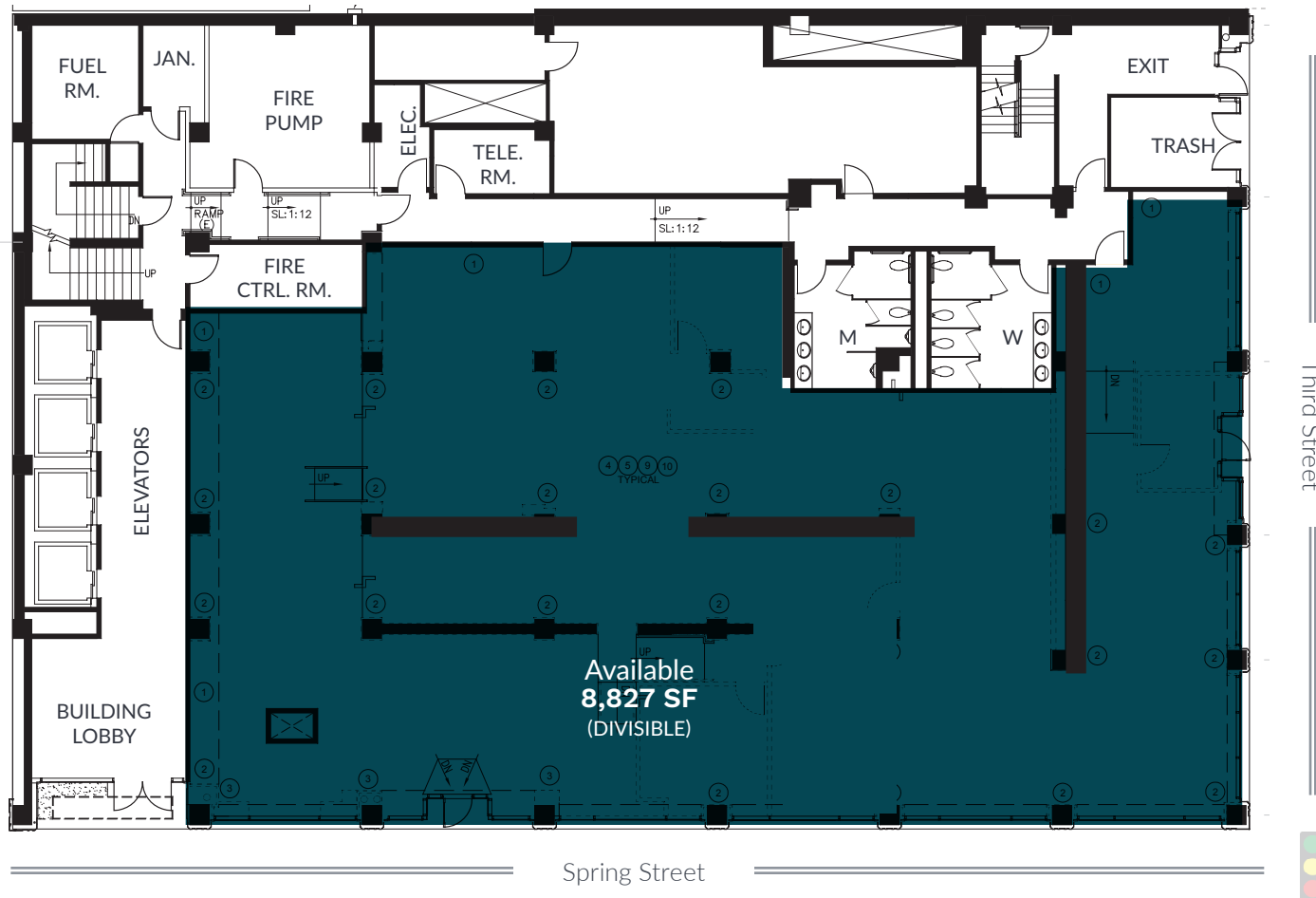
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SITE PLAN



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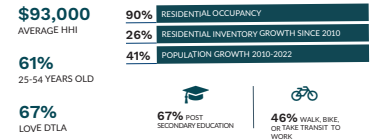


FLEXIBLE INTERIOR SPACE

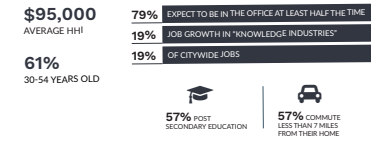
311 Spring Street features 8,827 square feet of ground floor commercial space, divisible to 1,500 square feet. Wide column spacing allows for a creative and flexible floor plan for a large single tenant, or demising to accommodate smaller retailers. Large windows let in ample natural light and high ceilings create a spacious feel. Ample frontage on Third and Spring Streets ensures high visibility for tenants and excellent signage opportunity.



Live 80,000+ RESIDENTS



Work 288,000+ JOBS



Visit 17 MILLION VISITORS IN 2023



Source: DCBID Demographic Survey 2024

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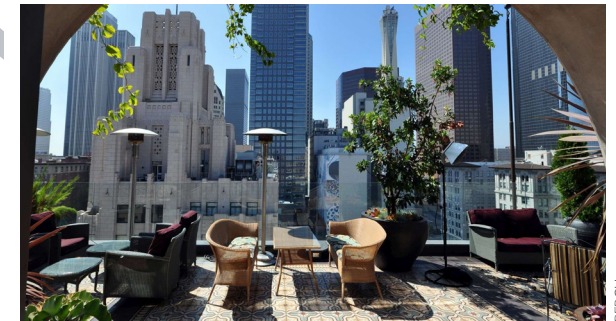
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SURROUNDING DTLA HIGHLIGHTS



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DTLA DEMOGRAPHICS

Live 80,000+ RESIDENTS


\$93,000
AVERAGE HHI

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

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

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

61%
30-54 YEARS OLD


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion **58%** HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY

58% HAVE VISITED ARTS DISTRICT

55% HAVE VISITED LITTLE TOKYO

745
RETAIL BUSINESSES
PER SQUARE MILE


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE



Source: DCBID Demographic Survey 2024

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