

Move-In Ready Corner to Corner Space in DTLA

Restaurant Space for Lease

810 S. Spring Street, Los Angeles, CA 90014



Available

	Size (SF):	Rent (PSF/mo., NNN):
Unit 1:	±7,962 SF Ground: ±6,825 SF Mezzanine: ±1,137 SF	\$2.50
Unit 2:	±1,032 SF Former Coffee Shop	\$2.25
NNN:	±\$1.00 PSF/mo.	
Parking:	Ample off-site	
Available:	Immediately	

Features

- ▶ High profile ground floor restaurant with vaulted ceilings
- ▶ 20 ft high ceilings
- ▶ 1920's era historic former bank building converted into 93 lofts
- ▶ Type 47 CUP
- ▶ Valet parking is allowable in front of the premises on Spring St.; ample adjacent surface lots/garage parking across the street
- ▶ Adjacent to Fashion District's California Market Center, New Mart and Cooper buildings
- ▶ At the crossroads of the Fashion District, Historic Core and South Park with ±10,000 residential units within 3-minute walk of the property
- ▶ One block from DTLA's iconic Apple Store

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



Unit One

±7,962 SF: Ground: ±6,825 SF, Mezzanine: ±1,137 SF



Corner of Main St. & 8th St.



Large dining room



Unit One

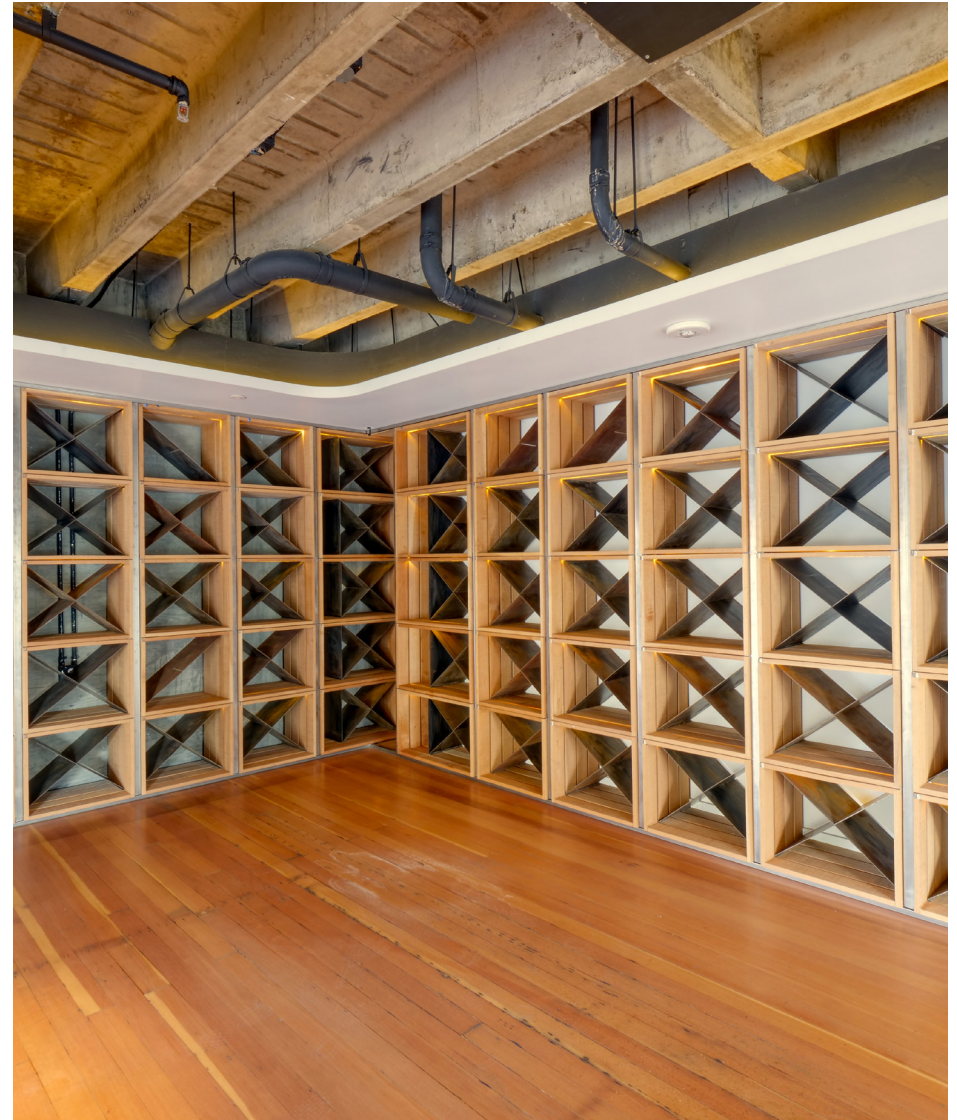
±7,962 SF: Ground: ±6,825 SF, Mezzanine: ±1,137 SF



Historic carved ceilings



Enclosed wine room



Wine room

Unit One

±7,962 SF: Ground: ±6,825 SF, Mezzanine: ±1,137 SF



Unit Two

±1,032 SF Former Coffee Shop



Historic carved ceilings



Enclosed wine room



Wine room

Downtown Los Angeles

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

Your trusted *partners*

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