

FOR LEASE

601 S BROADWAY, LOS ANGELES, CA 90014

HOT & HIGH-PROFILE DOWNTOWN LOS ANGELES LEASE OPPORTUNITY

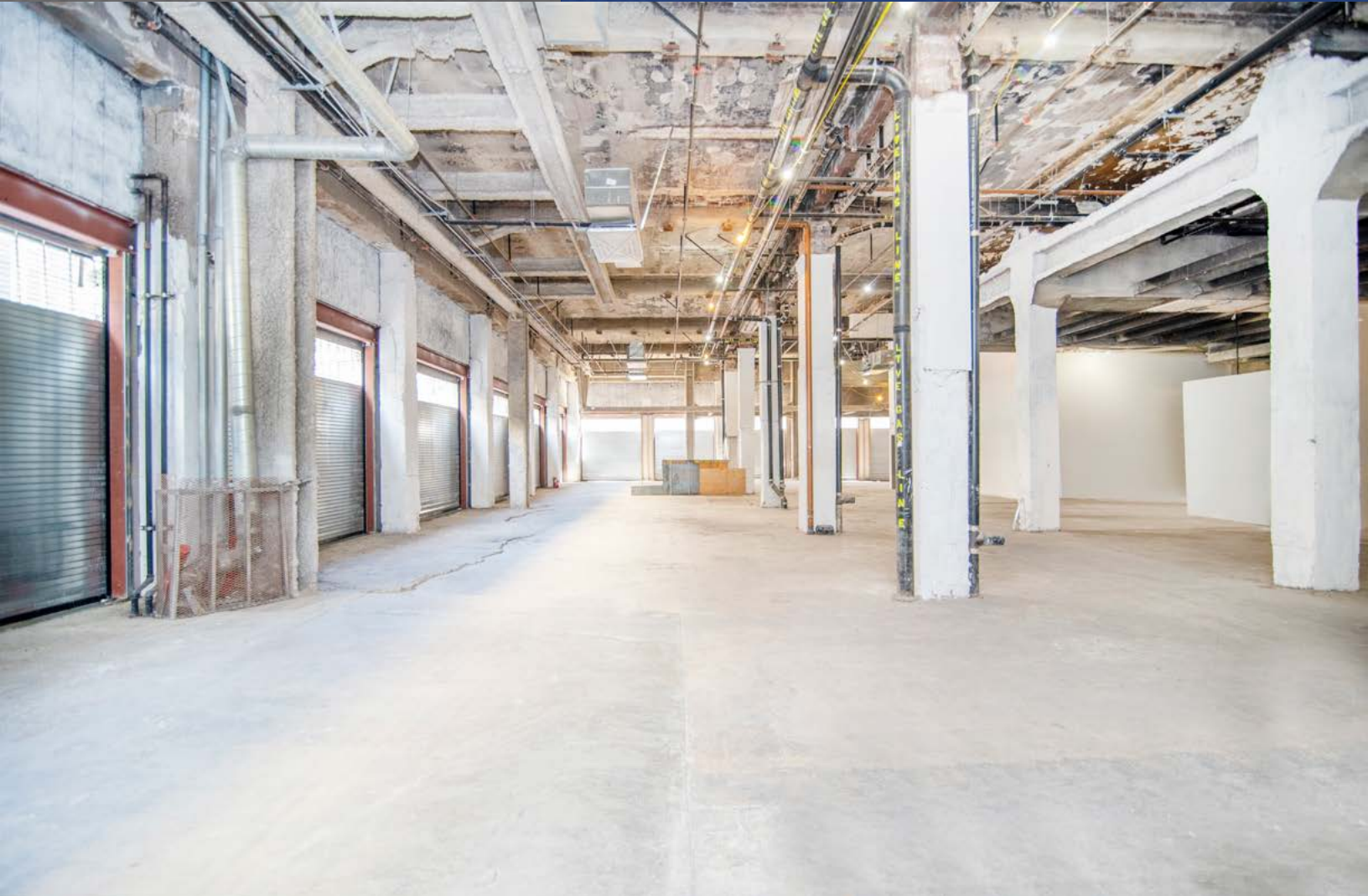


Fantastic 8,272 square feet of vacant ground floor retail - mercantile space plus a same size basement is available for lease. Nestled between the Historic Core, Jewelry District and close to the Financial District, this space would be ideal for a single or multitenant focused on food, coffee, or a food hall. This property presents a unique multipurpose opportunity in the heart of DTLA's hottest, hippest, high-growth area.

CBRE



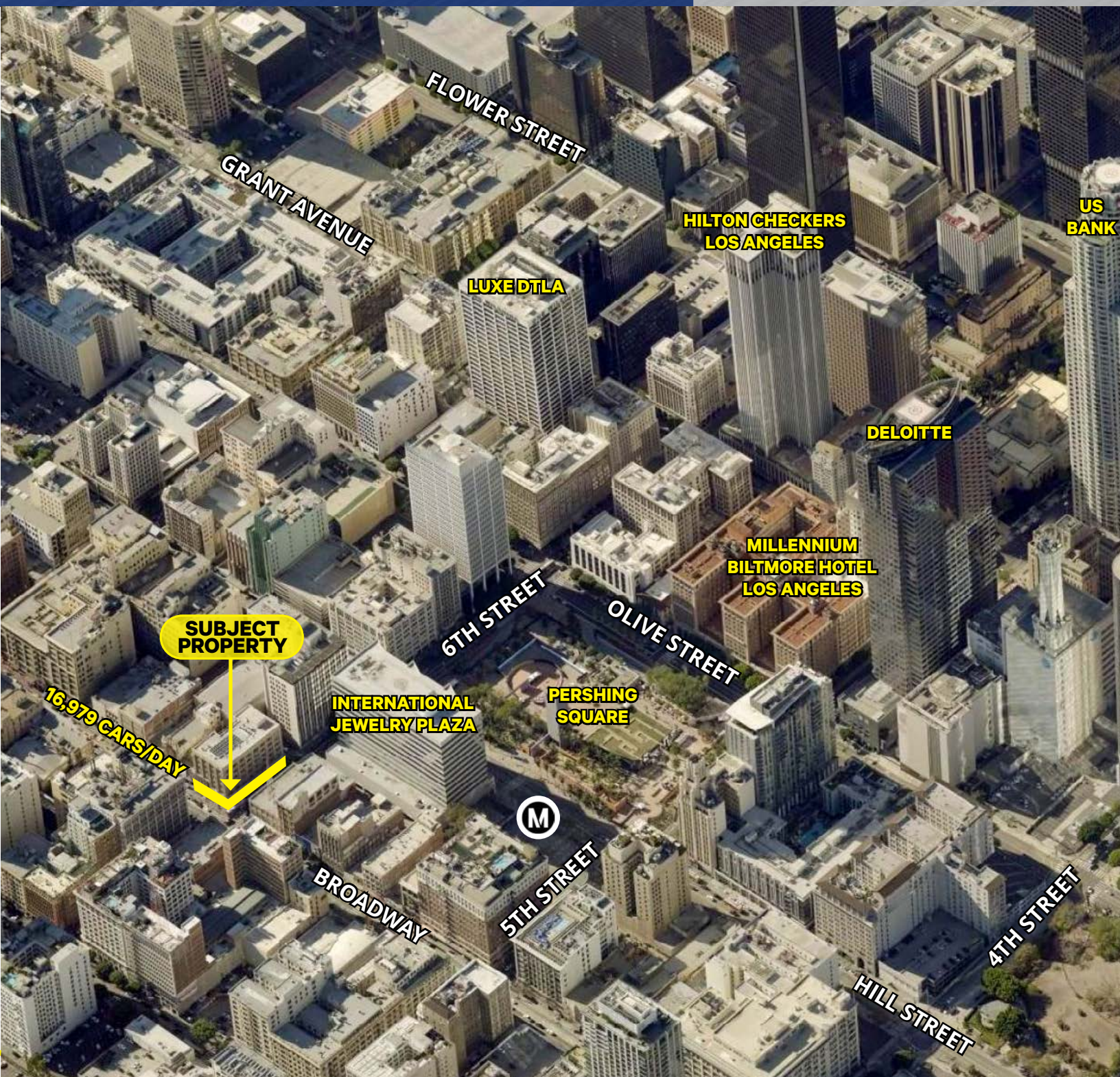
**COLDWELL BANKER
REALTY**



Lease
Information

Ground Floor Retail Space:	±8200 Sq. Ft.
Basement Space:	±8000 Sq. Ft.
Lease Rate:	Negotiable
Lease Term:	Negotiable

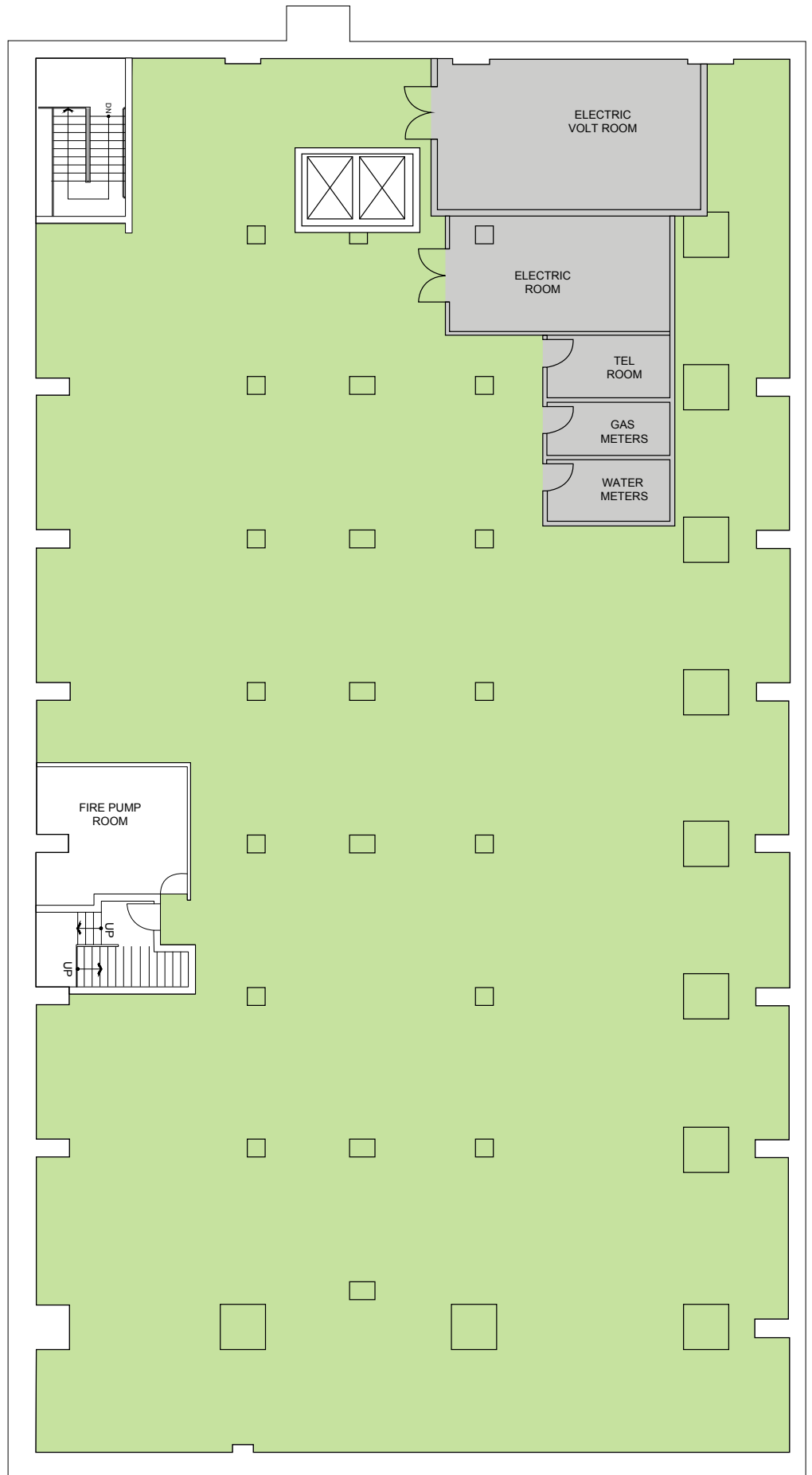
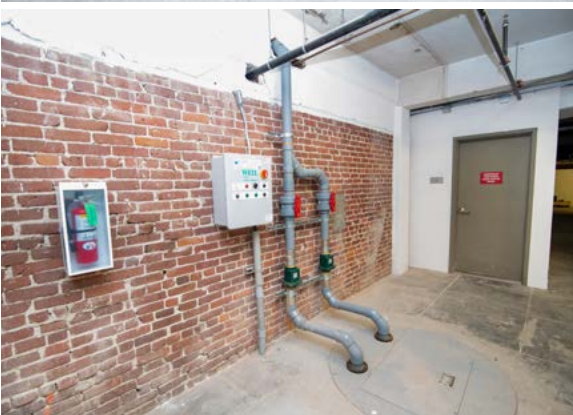




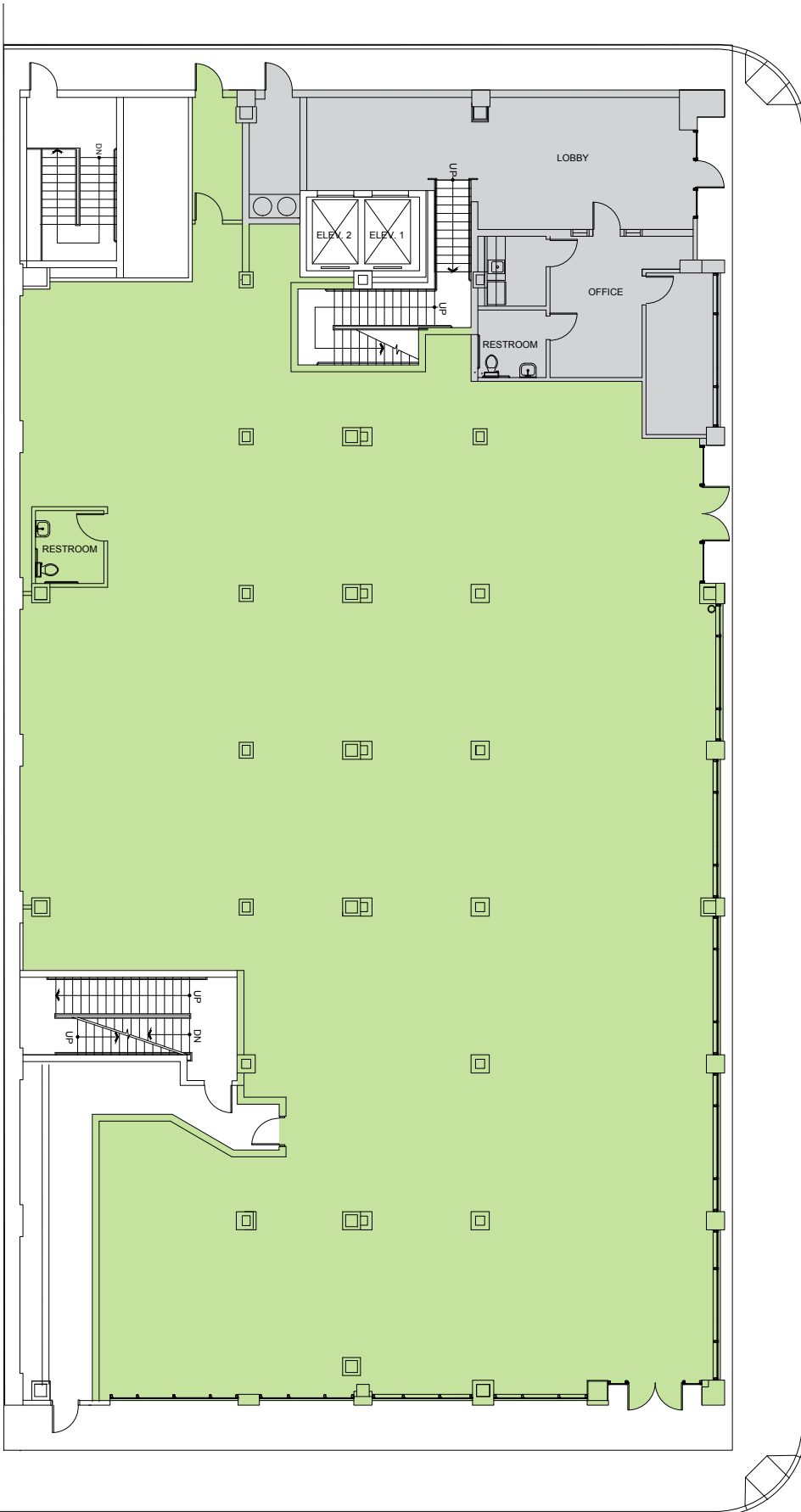
BUILT IN CLIENTELE CREATES STEADY CASH FLOW AND INTEREST

The 50 luxury residential apartment units located above the subject property provide a captive retail audience. In addition, the heavy pedestrian traffic from 6th Street and Broadway, a key downtown corridor, generates ongoing visibility and a bustling yet consistent flow of visitors. The Pershing Square Metro, a major transportation and commuter hub, is also located a little over a block away.

Floor Plan Basement

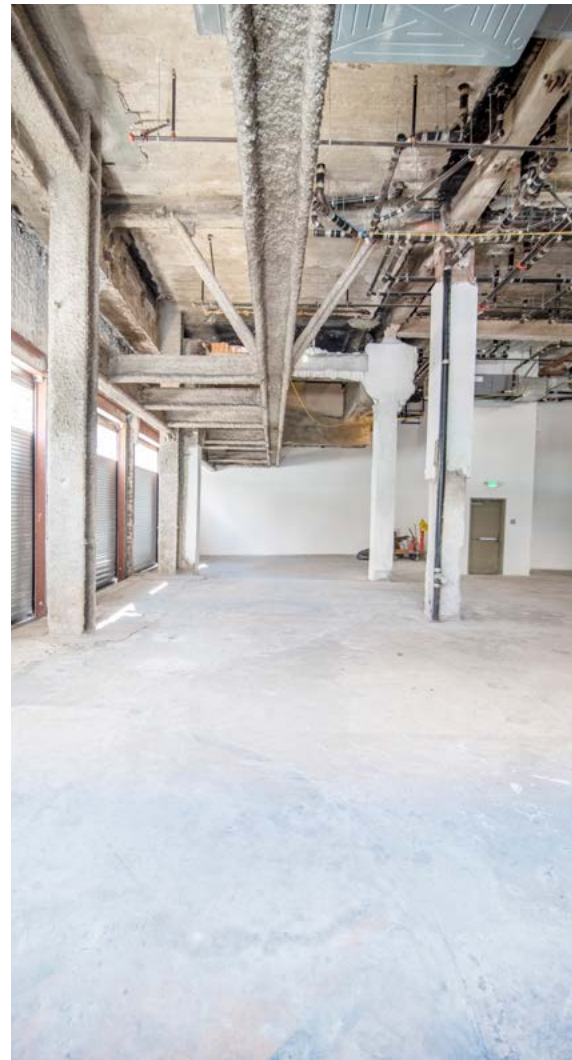


Floor Plan Ground Floor



S. BROADWAY

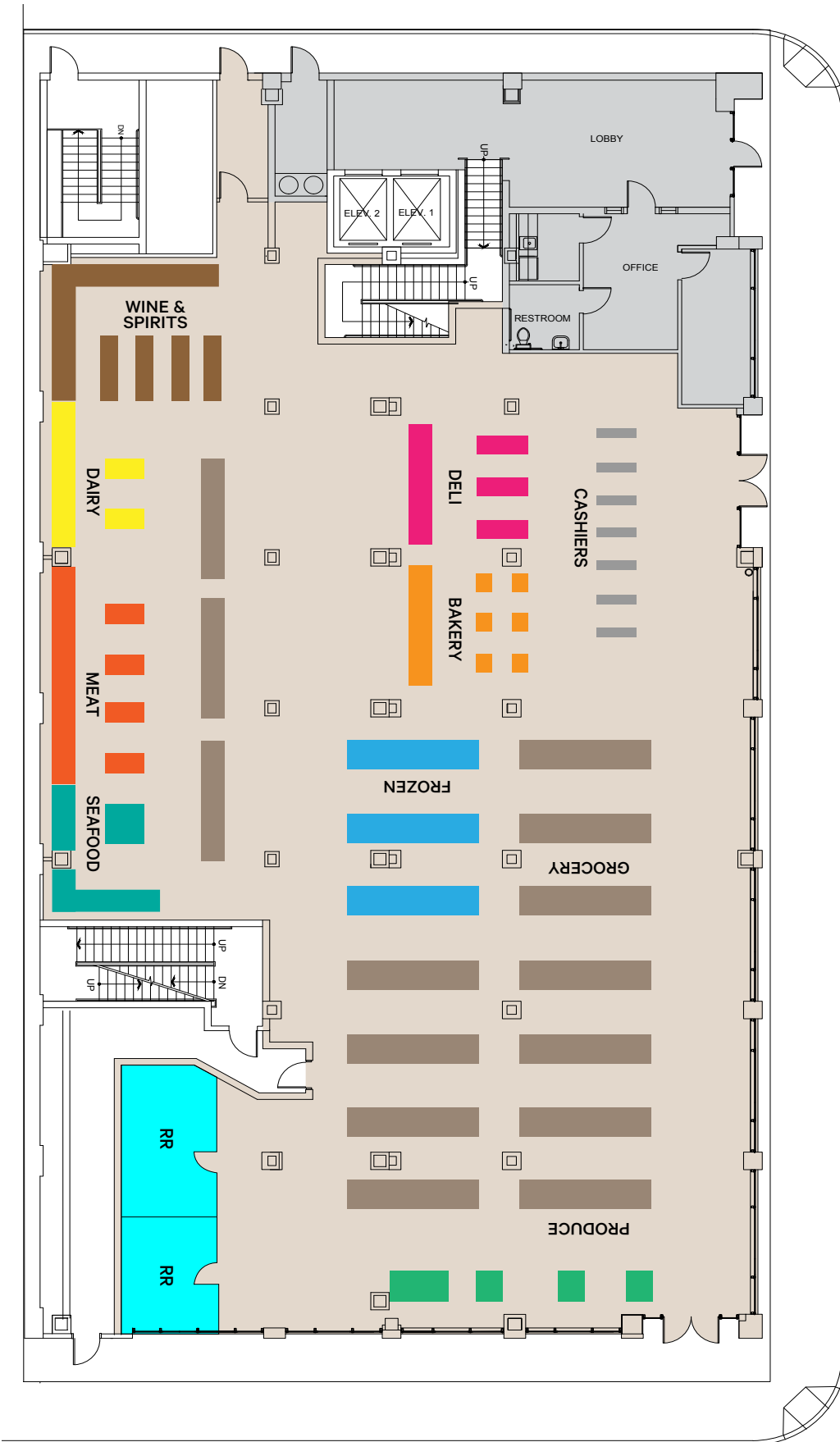
D O W N T O W N L O S A N G E L E S



W. 6TH STREET

Concept Use Food Court





S. BROADWAY

W. 6TH STREET





Downtown L.A.



A SIZZLING AND EXCEPTIONALLY WALKABLE DOWNTOWN LOCATION

According to Walk Score®, the property's location is rated a 98 out of 100! This exceptionally high score has earned it the title of "Walker's Paradise" as daily errands can be accomplished on foot. This neighborhood is the 3rd most walkable neighborhood in Los Angeles.

All within a few blocks of this high-profile location are the new Apple Store on Broadway and its surrounding mega-retail options, Whole Foods, the landmark Grand Central Market, the Historic Core Farmer's Market, DTLA Art Walk/Shop Walk, and an abundance of top-rated restaurants and bars. Nearby parks include Pershing Square, Angels Knoll Park and Grand Hope Park.



The location also scored a **perfect 100** as a "Rider's Paradise" given its outstanding access to world-class transportation options. This includes two ideally located Metro stations – Pershing Square (**0.2 mi**) and 7th Street (**0.4 mi**) as well as bus lines and car sharing.

The property's location is also very bikeable, earning a score of **87** with biking being convenient for most trips.

Within Walking Distance to Many of DTLA's Buzziest and Perpetually Popular Hotspots

Enjoy popular international fare at neighborhood favorites including Bottega Louie, Sparrow, Surgarfish, Little Sister, Water Grill, DAMA, Pitchoun!, Le Petit Paris, Strada, Bestia, Amante, and Cabra.

Get your drink on at nearby favorites such as Bar Amá, The Varnish, Cicada Club, The Love Song Bar, the Lash, and Broadway Bar.

Rest easy steps away at several hip hotels including The Ace Hotel, Freehand, Hoxton, Mart South Hotel, and The Proper.



URBANSPEACE FOOD HALL SET TO OPEN IN THE FASHION DISTRICT

In late 2022, A big, new, nationally recognized food hall called Urbanspace will provide a destination dining experience in the redesigned California Market Center, which is only a few blocks from the subject property.

Hip, Hot & Happenings Broadway's Back in Action!

The 10-year “Bringing Back Broadway” initiative has incentivized nearly \$1 billion in investment on a once struggling street that’s now flourishing. Having successfully undergone a dramatic surge in new retail, housing and restaurants, The Theater District has become a hub for shopping and creative office and boutique hotel development. Now a notable destination hot spot rather than a neglected thoroughfare, the bustling Broadway District draws hundreds of thousands of visitors annually to enjoy hospitality, art, entertainment, dining, and a unique urban pedestrian experience.



MEGA ADDIDAS LEASE DEAL AT THE NEWLY REDEVELOPED CALIFORNIA MART

Adidas has leased the top two floors, totaling 107,000 square feet, in the Fashion District’s redeveloped California Mart. Located just blocks from the property, this was the largest office lease in a year in DTLA.

APPLE’S FLAGSHIP BROADWAY STORE AND SURROUNDING RETAIL EXCITEMENT

Just blocks away from the property, Apple transformed the 7,650 square foot historic Tower Theatre at the corner of 8th and Broadway into its flagship DTLA location. Opened in Summer 2021, this section of Broadway is now a buzzing development zone featuring luxurious new housing and top retailers including flagships stores for Vans and Jordan Brand, West Elm, Urban Outfitters, Theory, A.L.C., Aesop, A.P.C., COS, MYKITA, Gentle Monster, and BNKR.

2028 SUMMER OLYMPICS WILL BRING EVEN MORE TRAFFIC TO DTLA

The presence of the 2028 Olympics in LA – LA28 as it’s being called – is further accelerating DTLA’s already booming gentrification even without the construction of new stadiums or athlete housing.



THE RESIDENTS

The success of Downtown's revitalization is most clearly demonstrated by the significant growth of its residential population. While most of Downtown has welcomed new residential communities, growth has been primarily concentrated in several areas, most notably in South Park, the Historic Core, and the Arts District.

85,000+
RESIDENTIAL POPULATION

\$86,300
AVERAGE HOUSEHOLD INCOME

37%
POPULATION GROWTH FROM 2010 - 2019

53%
BETWEEN THE AGES OF 25 - 49

41%
WALK, BIKE, OR TAKE TRANSIT TO WORK

62%
TRAVEL LESS THAN 5 MILES TO WORK

DTLA RESIDENTS FAVORITE RETAIL PLACES

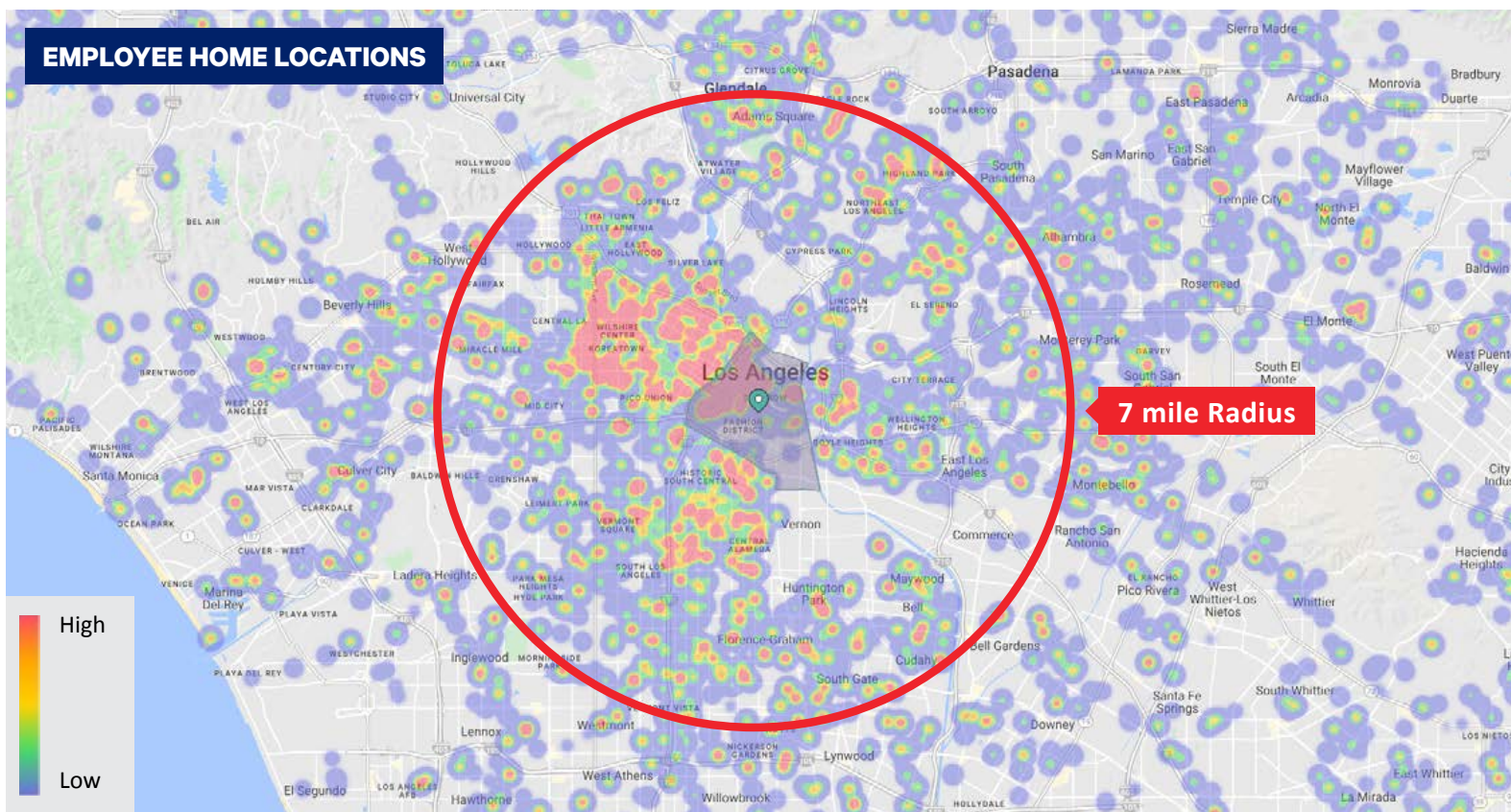
TOP 5 DESTINATIONS - JAN TO JULY 2022

	VISITS
(1) FIGAT7TH	45,852
(2) WHOLE FOODS MARKET	29,430
(3) GRAND CENTRAL MARKET	21,772
(4) LITTLE TOKYO GALLERIA	21,090
(5) RALPHS	21,082



THE WORKERS

Downtown LA is the largest and most densely concentrated hub of commercial activity in Southern California. Long the home of traditional office tenants, the past decade has seen a new wave of creative and innovative companies, and the talent they employ, expanding in DTLA.



Source: Placer.ai

300,000+

WORKER POPULATION

47,000+

WORKERS PER SQUARE MILE

19%

OF ALL JOBS IN THE CITY OF LA

\$85,000

AVERAGE HOUSEHOLD INCOME

59%

BETWEEN THE AGES OF 30-54

50%

COMMUTE LESS THAN 7 MILES FROM HOME



THE VISITORS

With an unparalleled collection of arts & cultural institutions, sports and entertainment venues, and its vibrant urban lifestyle, DTLA has become a world-class destination for visitors from across the nation and globe. Locally, DTLA serves a wide range of roles for residents of the City and County of Los Angeles.

15 million

VISITORS PER YEAR

35%

OF VISITORS LIVE >50 MILES FROM DTLA



TRAVELERS & TOURISTS

LIVE >50 MILES FROM DTLA

VISIT LESS OFTEN BUT DWELL FOR SIGNIFICANTLY LONGER



REGIONAL VISITORS

LIVE 10-50 MILES FROM DTLA

TYPICALLY VISIT FOR A SPECIFIC PURPOSE



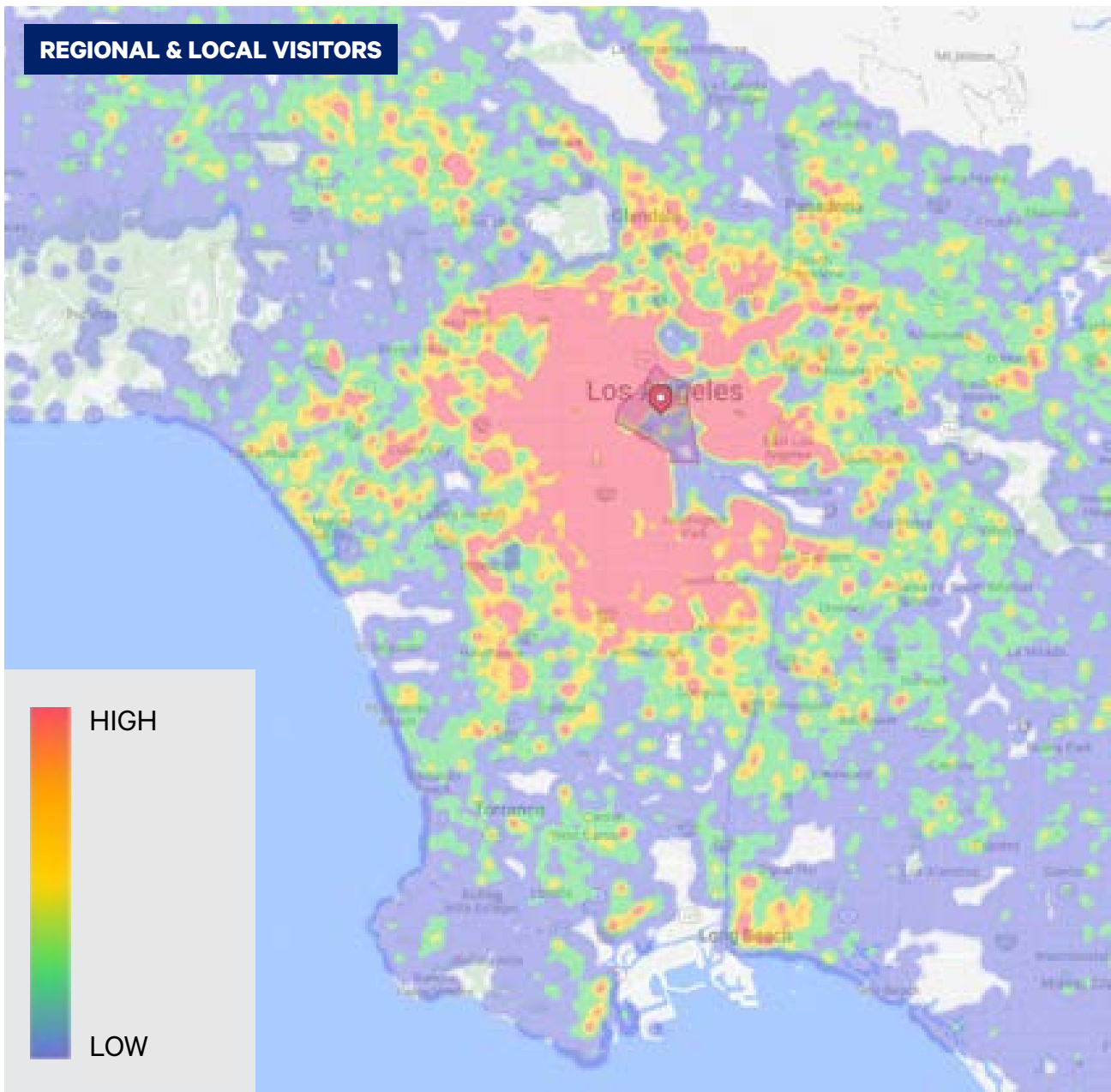
LOCAL VISITORS

LIVE <10 MILES FROM DTLA

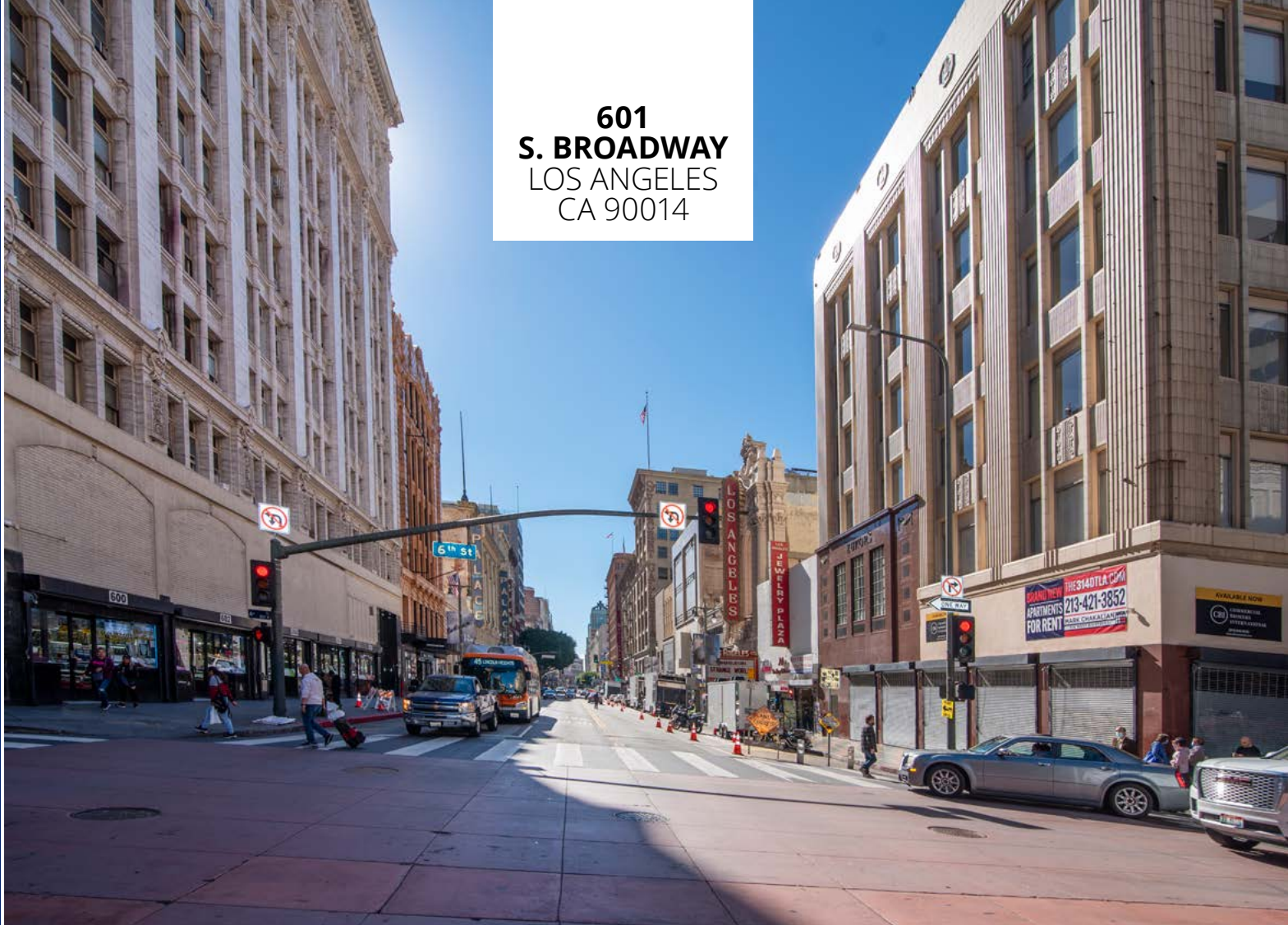
VISIT REGULARLY, OFTEN SEEKING “LOCAL NEEDS” SUCH AS GROCERIES, FITNESS, AND PERSONAL SERVICES

Visitors By The Numbers

	ALL	>50 MILES	10-50 MILES	<10 MILES
VISITORS JAN-JULY, 2022	12,972,564	4,604,032	4,788,035	3,580,497
VISIT FREQUENCY	4.28	2.19	3.53	8.06
AVERAGE DWELL TIME	230	353	194	165



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