

BLOCKS FROM CRYPTO.COM AREA, LA LIVE & THE LA CONVENTION CENTER

Move-In Ready ±13,500 SF Flagship Restaurant



1100 S. Flower Street, Los Angeles, CA 90015

 [CLICK FOR VIRTUAL TOUR](#)

JUSTIN WEISS · 213-538-8631 · Justin.Weiss@kwprealestate.com · DRE #01920886

LEE SHAPIRO · 310.887.6226 · Lee.Shapiro@kwprealestate.com · DRE #00961769

Move-In Ready ±13,500 SF Flagship Restaurant

1100 S. Flower Street, Los Angeles, CA 90015

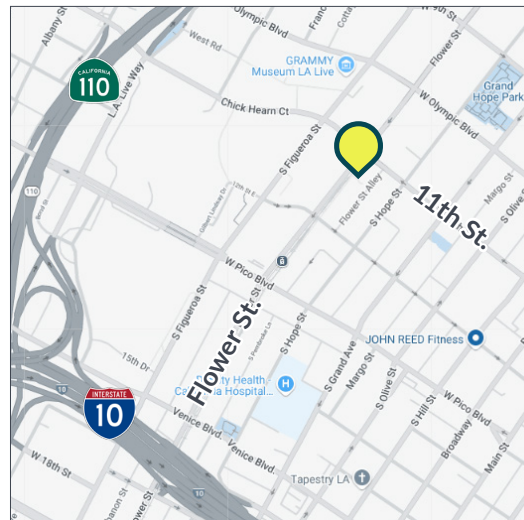
AVAILABLE

- Size:** ±13,500 SF
- Rent:** \$3.00 PSF/Mo, MG + 9% percentage rent of \$5 mil annual sales
- Parking:** Ample garage and valet parking adjacent
- Available:** Immediately

PROPERTY HIGHLIGHTS

- Flagship, freestanding, hard-corner restaurant space in the heart of LA's Sports & Entertainment District
- Private elevator access to each floor
- Operational restaurant space with no key money and TI allowance available for qualified tenants
- Large outdoor dining patio
- Type 47 CUP with the potential to purchase an existing liquor license
- 30 ft. high ceilings
- The space boasts a wrap-around mezzanine with up to 6 private event and conference rooms
- Multiple bars on the ground level and mezzanine level

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



TRADE AREA



The Ritz-Carlton®



PINE & CRANE

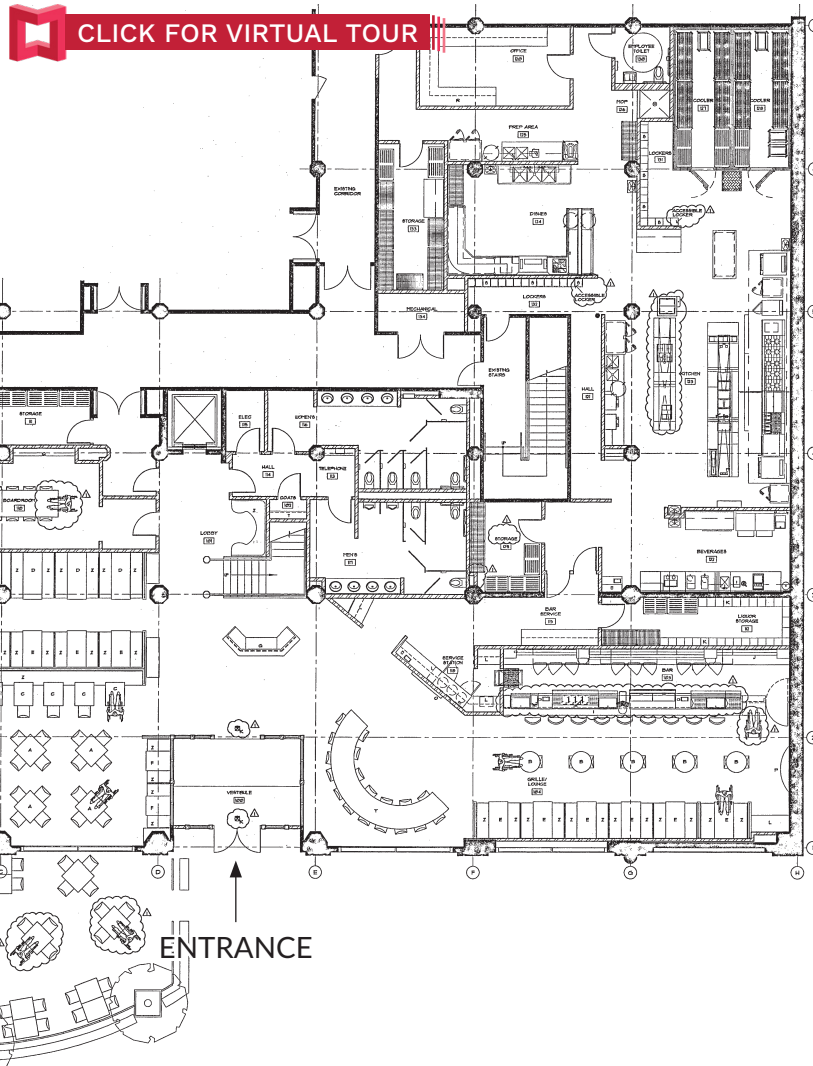


JW MARRIOTT HOTELS & RESORTS

Move-In Ready ±13,500 SF Flagship Restaurant

1100 S. Flower Street, Los Angeles, CA 90015

GROUND FLOOR PLAN



11th St.

Flower St.



Move-In Ready ±13,500 SF Flagship Restaurant



1100 S. Flower Street, Los Angeles, CA 90015



DINING ROOM



Move-In Ready ±13,500 SF Flagship Restaurant



1100 S. Flower Street, Los Angeles, CA 90015



MEZZANINE



Move-In Ready ±13,500 SF Flagship Restaurant



1100 S. Flower Street, Los Angeles, CA 90015



KITCHEN



Move-In Ready ±13,500 SF Flagship Restaurant



1100 S. Flower Street, Los Angeles, CA 90015



KITCHEN



Move-In Ready ±13,500 SF Flagship Restaurant

1100 S. Flower Street, Los Angeles, CA 90015

- FIGAT7TH**
 Bath & Body Works
 Gold's Gym
 H&M
 MAC
 Morton's
 Nordstrom Rack
 Target
 Victoria's Secret
 Zara

- THE BLOC**
 Alamo Drafthouse
 District Bar | Kitchen
 JOEY DTLA
 LA Fitness
 Macy's
 Nordstrom Local
 Sheraton Grand
 Uniqlo

- LA LIVE**
 Fleming's
 Grammy Museum
 Katsuya
 Lucky Strike
 Rock'N Fish
 Tom's Urban
 Wolfgang Puck
 Yard House



Move-In Ready ±13,500 SF Flagship Restaurant

1100 S. Flower Street, Los Angeles, CA 90015

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



R E A L E S T A T E

JUSTIN WEISS

310-887-3450

Justin.Weiss@kwprealestate.com

DRE #01920886

LEE SHAPIRO

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

KWP Real Estate (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.