

Retail for Lease

1540 S FIGUEROA ST



# FIGUEROA & FLOWER

Across from LA Live, Crypto.com Arena,  
and Los Angeles Convention Center

**CBRE**

# Get Ready to Be In the Center of It All!

This exceptional property in Downtown's vibrant South Park District offers prime frontage, open design, and parking. It ensures maximum visibility and high event traffic, especially with FIFA 2026 and LA28 Olympics approaching. An unparalleled opportunity for cultural, experiential, and event-driven tenants, benefiting from new residential and hospitality proximity.



Short walk to Crypto.com Arena, LA Live Grammy Museum, and Peacock Theater

Adjacent to the LA Convention Center

Short Distance from the Metrorail Station

1540 S FIGUEROA  
49,600 SF BUILDING  
24,796 SF LAND

1505 S FLOWER  
30,989 SF LAND

VENICE BLVD

FIGUEROA ST

VENICE BLVD

FLOWER ST

# PROPERTY OVERVIEW

As FIFA 2026 and LA28 accelerate leasing momentum across Downtown, this adaptive re-use destination stands out as a premier canvas for experiential retail, flagship activation, and globally oriented tenants entering the Los Angeles market.



## Prime Location

Close proximity to the Los Angeles Convention Center and event venues



## Convenient Parking

On-site surface parking for easy access.



## Adaptable & Historic

50,000 SF adaptive re-use building with flexible tenancy options



## High-Volume Ready

Robust utility capacity and infrastructure for operationally intensive uses



## Exceptional Visibility

Prominent street frontage and freeway exposure (I-10 & I-110)



## Versatile Spaces

Flexible, open floor plates ideal for single or multi-tenant concepts



## Automotive-Ready

Built-out with existing infrastructure, including EV charging stations



## Expansive Ceilings

High ceilings perfect for large-format retail, automotive, and creative installations



# IDEAL USE

## Automotive Dealership, Service & Mobility

Built out as an automotive dealership and service center, the property offers a turnkey opportunity for traditional auto users as well as EV and mobility concepts supported by existing service infrastructure and EV charging.



### Large-Format Retail / Showroom

The building supports large-format retail and showroom users such as sporting goods, home furnishings, electronics, and flagship brand concepts requiring open floor plates, visibility, and parking.



### Experiential Retail

High ceilings and open layouts make the space well suited for experiential retail concepts including golf simulators, pickleball or indoor sports, axe throwing, arcades, and interactive entertainment venues.



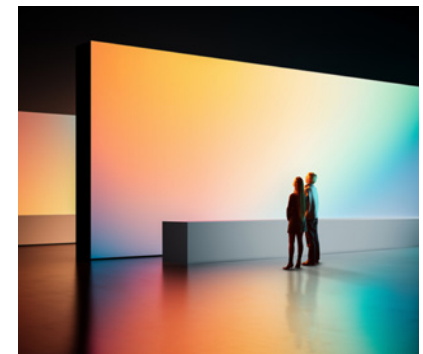
### Supermarket / Grocery

With its size, parking, and visibility, the property is suitable for supermarket, specialty grocery, or market-style retail concepts requiring high customer throughput and efficient operations.



### Events & Activations

The property can accommodate short-term events and brand activations such as fan zones, product launches, and promotional experiences tied to conventions, sports, and major citywide events.



# THE WORLD IS WATCHING

Prepare for Downtown LA's grand renaissance! In anticipation of global events, a dynamic wave of revitalization is sweeping through the city, including enhanced Metro light rail connections, the new LAX people mover, the creation of the Olympic Village at UCLA, a revitalized DTLA arena, and the flourishing of a vibrant hotel district.

## Hospitality Clusters

- Bunker Hill/Financial District
- South Park/Sports & Entertainment District
- Historic Downtown



**18+ Million**  
Visitors to DTLA  
in 2024



**400,000**  
Daily  
Commuters



**\$5 Billion**  
Retail Sales  
Annually



**6,000+**  
Retail /Food  
& Beverage  
Business



**World Cup**  
June 11-19, 2026



**Super Bowl**  
February 14, 2027



**Olympics**  
July 14-30, 2028

peacock theater



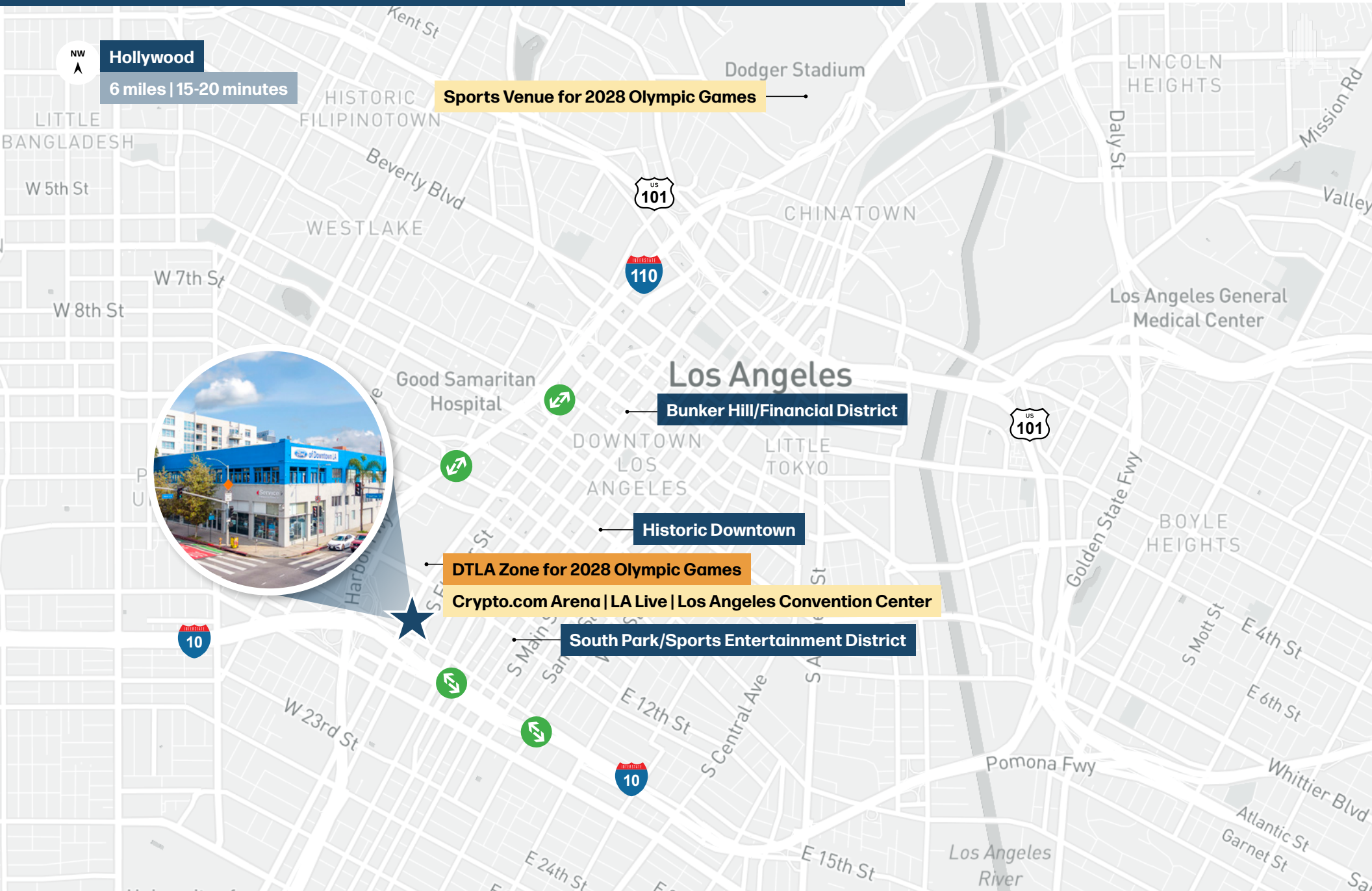
Los Angeles  
CONVENTION CENTER

THE BLOC

Figat7th

# GET READY TO PLAY

- LANDMARKS FOR SPORT EVENTS
- HOSPITALITY CLUSTERS
- INGREE/OUTGRESS



**Hollywood**  
6 miles | 15-20 minutes

**Sports Venue for 2028 Olympic Games**

**Bunker Hill/Financial District**

**Historic Downtown**

**DTLA Zone for 2028 Olympic Games**  
**Crypto.com Arena | LA Live | Los Angeles Convention Center**

**South Park/Sports Entertainment District**

# DOWNTOWN REIMAGINED



**87,000+**  
Downtown LA  
Residents



**40+ Million**  
SF of Office  
Space



**47%**  
Residential  
Population  
Growth from  
2010-2023



**36**  
Median Age  
of DTLA  
Residents



**\$98,000**  
Average DTLA  
Resident  
Household  
income



**48,505**  
Downtown  
Employees  
per square  
mile



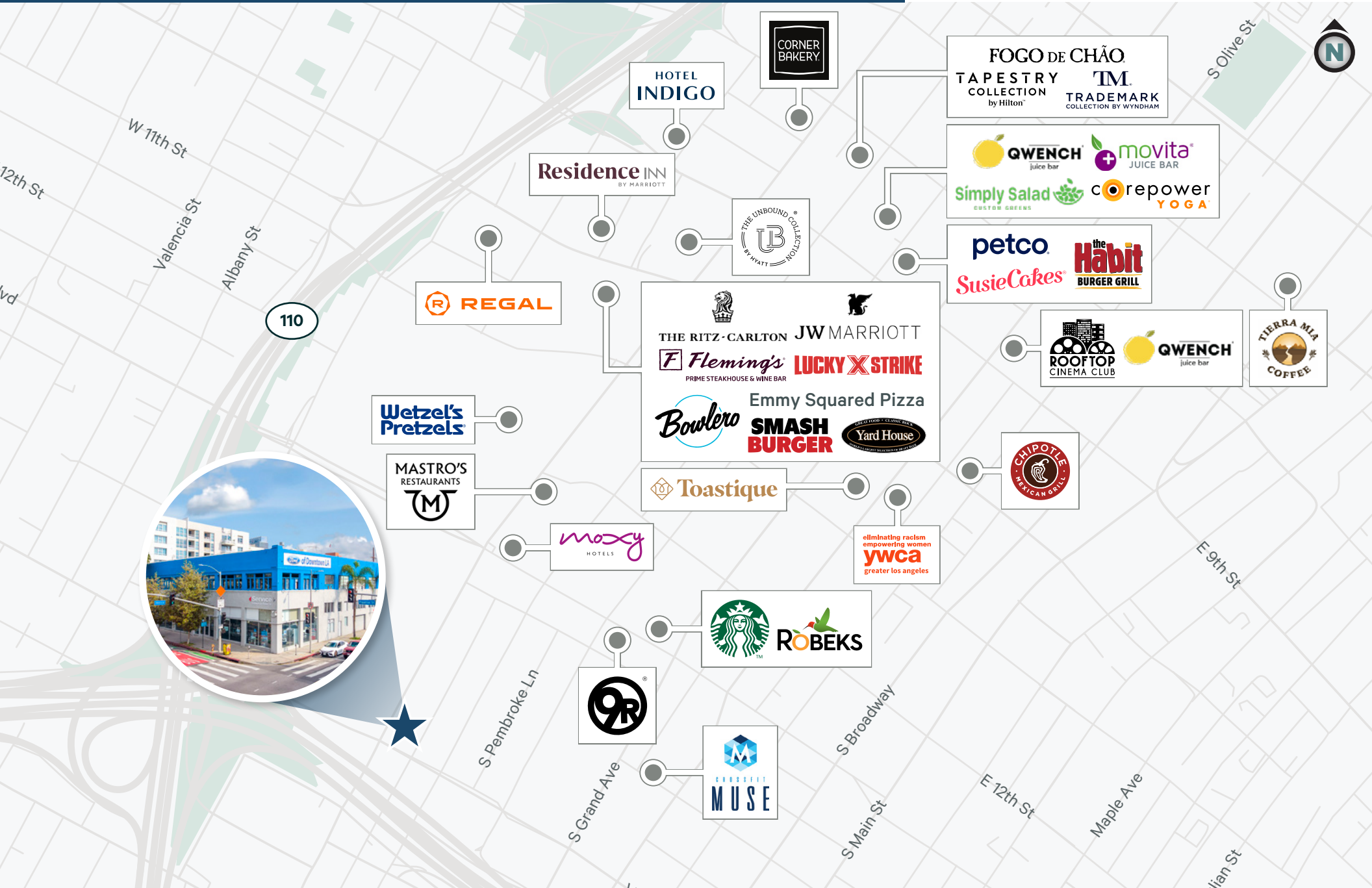
**55,000**  
Residential  
Units



**93**  
Downtown  
Average  
Walkability  
Score



# AMENITY MAP



HOTEL  
INDIGO

Residence INN  
BY MARRIOTT

REGAL

Wetzel's  
Pretzels

MASTRO'S  
RESTAURANTS

MOSEY  
HOTELS

9R

Starbucks  
ROBEKS

MUSE

THE UNBOUND COLLECTION  
BY HYATT

THE RITZ-CARLTON JW MARRIOTT  
Fleming's PRIME STEAKHOUSE & WINE BAR  
LUCKY X STRIKE  
Emmy Squared Pizza  
Bowlero  
SMASH BURGER  
Yard House

Toastique

eliminating racism  
empowering women  
ywca  
greater los angeles

CORNER  
BAKERY

FOGO DE CHÃO  
TAPESTRY COLLECTION  
by Hilton  
TRADEMARK  
COLLECTION BY WYNDHAM

QWENCH juice bar  
movita JUICE BAR  
Simply Salad CUSTOM GREENS  
corepower YOGA

petco  
SusieCakes  
The Habit BURGER GRILL

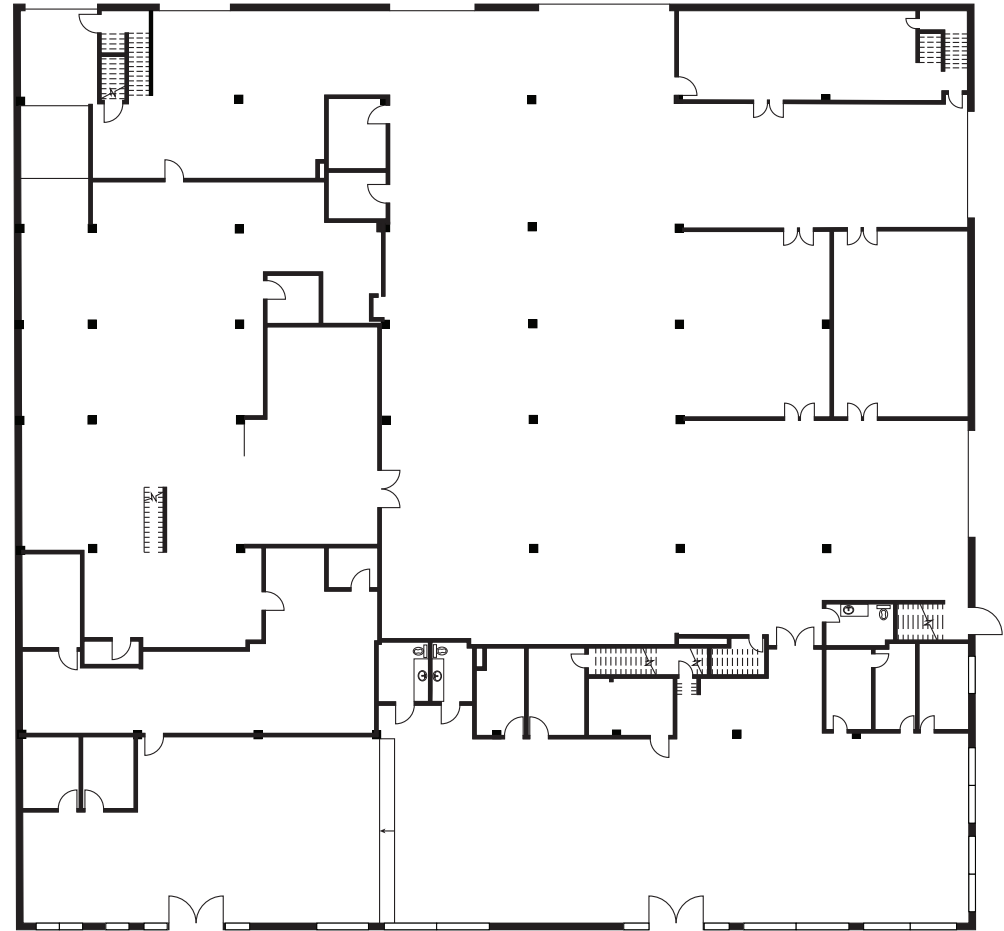
ROOFTOP CINEMA CLUB  
QWENCH juice bar

TIERRA MIA COFFEE

CHIPOTLE  
MEXICAN GRILL



# FIRST FLOOR



■ ±24,794 SF



# FIRST FLOOR

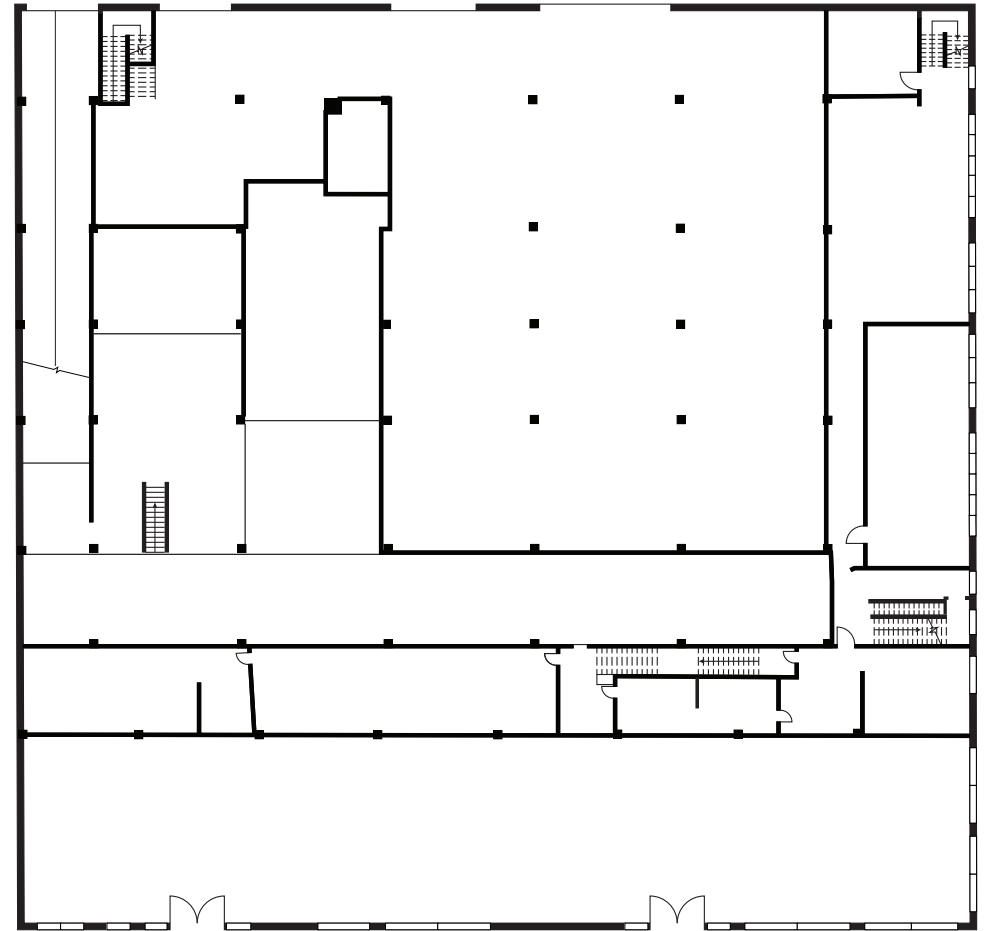
## Mezzanine



P10



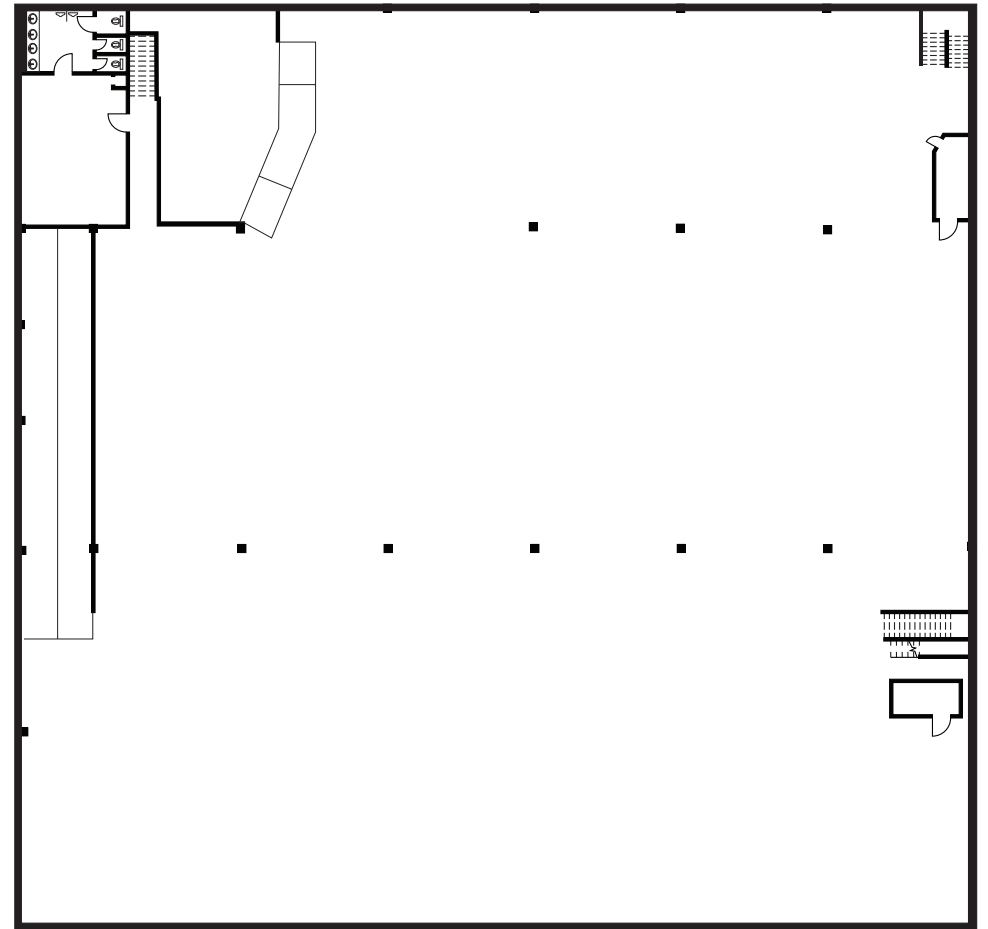
- 4 Offices
- 1 Conference Room
- 3 Storage Rooms
- 1 Locker Room



# SECOND FLOOR



P11



- ±24,794 SF
- Ceiling height is ±14.48 FT



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