

HARD CORNER BELOW FIGUEROA 8 LUXURY RESIDENCES

Prime Retail & Restaurant Spaces for Lease



744 S. FIGUEROA STREET | LOS ANGELES, CA 90017

NEWMARK | **KWP**

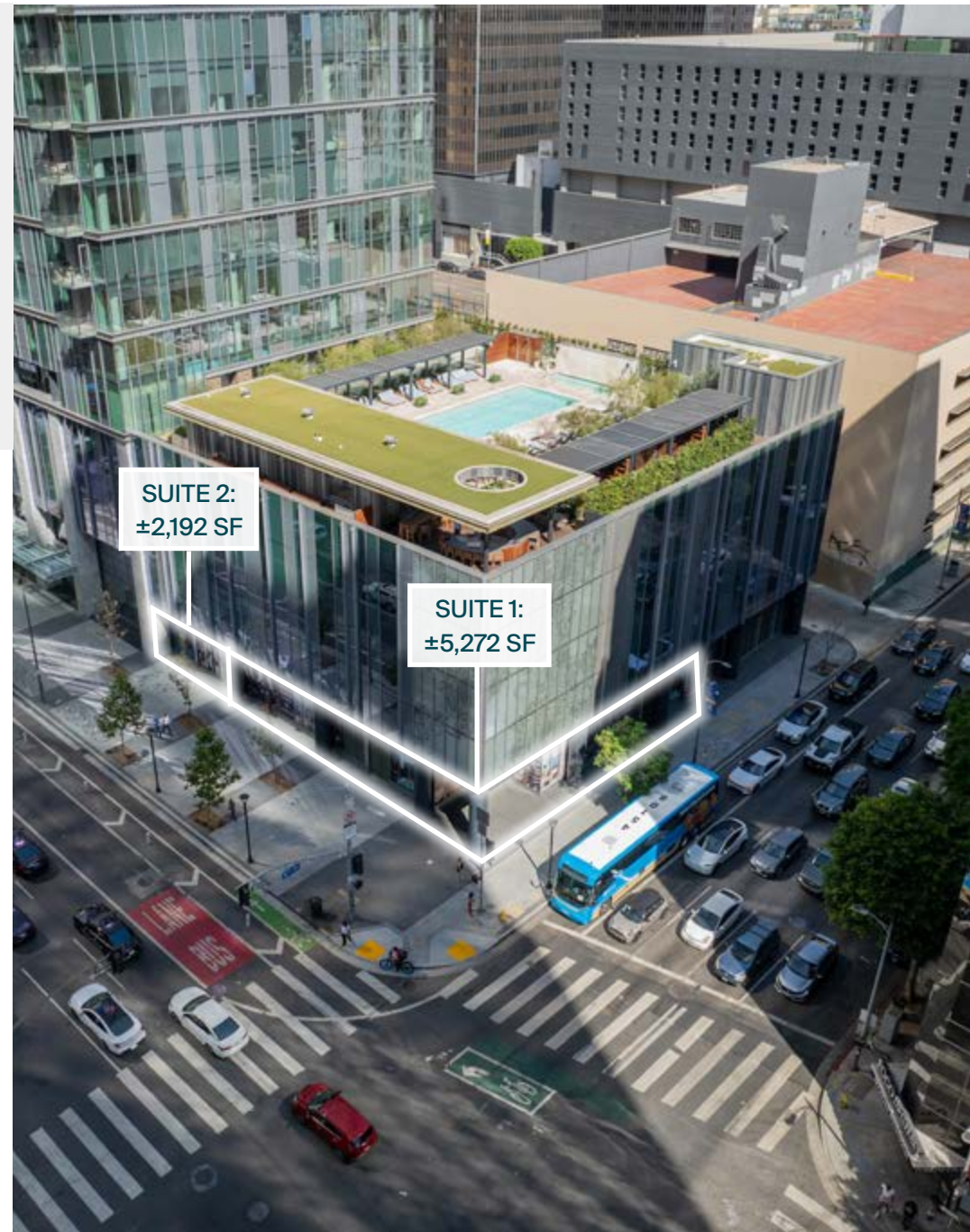
Available

Size:	Size (SF):	Rent (PSF/Mo., NNN):
Suite 1:	±5,272	\$4.25
Suite 2:	±2,192	\$4.15
	*Spaces can be combined to ±7,464 SF	
NNN:	±\$1.25 PSF/Mo.	
Parking:	Ample on-site parking including customer valet parking option	

Features

- ▶ On the ground floor of one of DTLA's newest high-rise luxury towers, Figueroa 8, with 438 apartments
- ▶ At the hard corner of Figueroa and 8th Streets in the heart of DTLA's Central Business District
- ▶ Location boasts some of the highest foot traffic counts in DTLA
- ▶ Ample on-site parking with retail customer valet parking optionality
- ▶ Space delivered with a shaft for a Type 1 hood, grease interceptor and a master CUP for Type 47 and Type 21 liquor licenses
- ▶ Double high ceilings
- ▶ Opportunity for large outdoor patios in front of both spaces

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



SUITE 2:
±2,192 SF

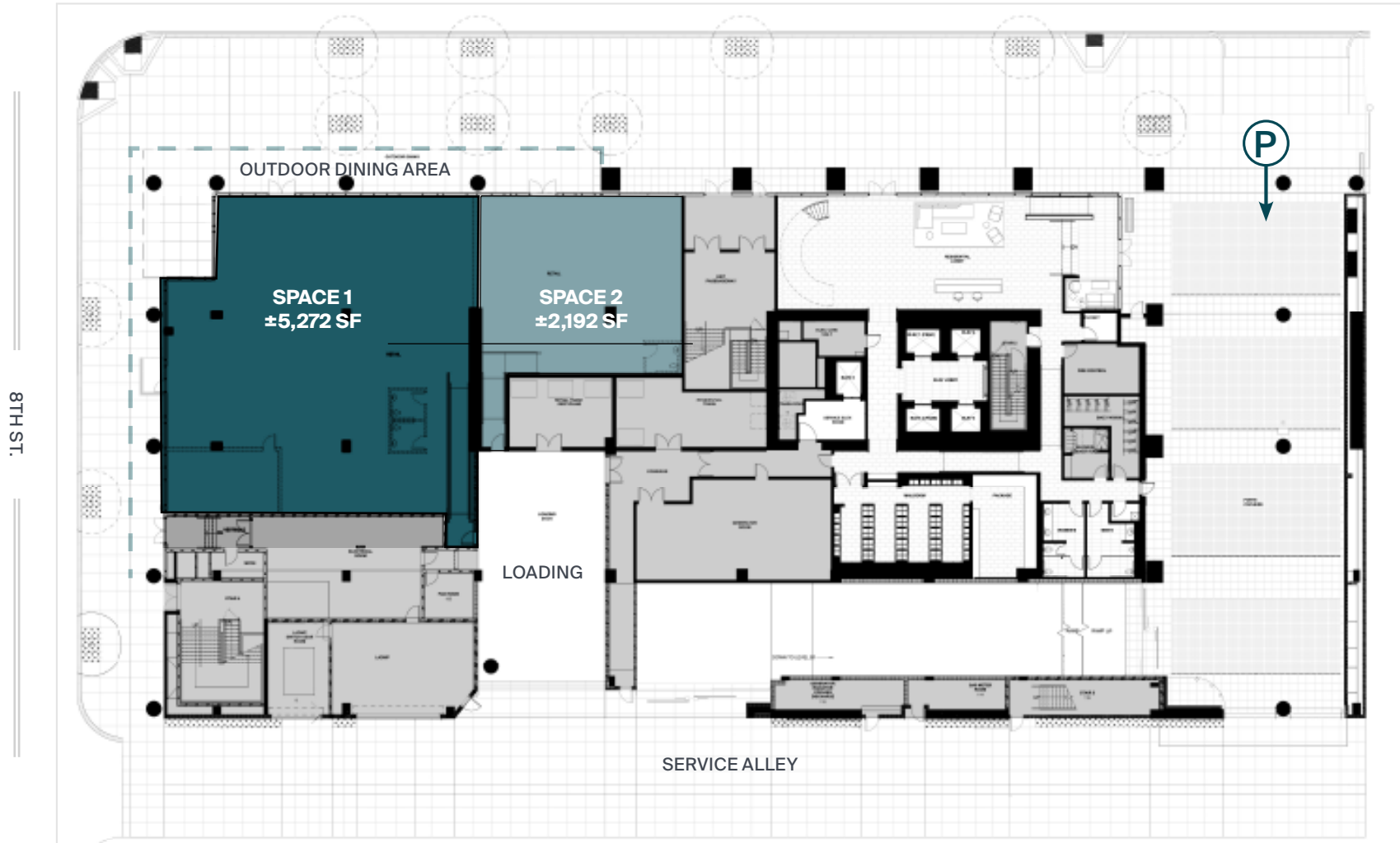
SUITE 1:
±5,272 SF

Ground Floor

On the hard corner of Figueroa St. & 8th St.

 ±38,264
CPD 

FIGUEROA ST.



Entrance to Parking



Suite One Interior



Suite Two Interior



Aerial



Immediate Trade Area



Downtown Los Angeles

Live 80,000+ RESIDENTS


\$93,000
AVERAGE HHI



61%
25-54 YEARS OLD

67%
LOVE DTLA

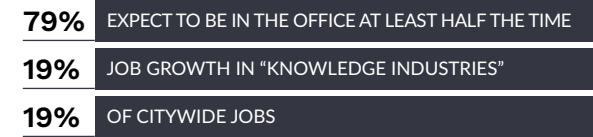

67% POST
SECONDARY EDUCATION


46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK



Work 288,000+ JOBS

\$95,000
AVERAGE HHI



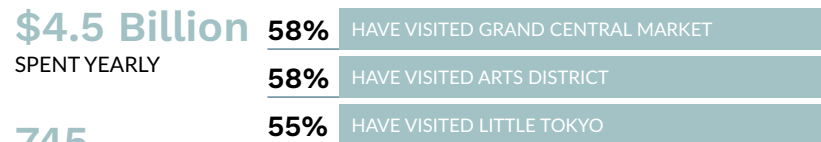
61%
30-54 YEARS OLD


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023



745
RETAIL BUSINESSES
PER SQUARE MILE


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE

Source: DCBID Demographic Survey 2024

Get In Touch



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