

THE  
**GAREY**  
 BLDG

•

ARTS DISTRICT  
 LOS ANGELES



2ND GENERATION  
 RESTAURANT  
 AND RETAIL **FOR LEASE**

FOR INQUIRIES:

<b>ZACHARY CARD</b> FIRST VICE PRESIDENT +1 310 550 2542 Zachary.Card@cbre.com Lic.01717802	<b>ERIK KRASNEY</b> SENIOR ASSOCIATE +1 323 270 1920 Erik.Krasney@cbre.com Lic. 01970585
---	--





JOIN:  
**FATHER'S OFFICE**  
**dogdrop**

C.U.P. IN-PLACE  
**RARE TYPE 21**  
(FULL LINE OFF-SITE)  
**& TYPE 41 OR 47**  
**ON SITE**  
LIQUOR LICENSE

**4 SPACES**  
**8,195 SF**  
AVAILABLE

**DELIVERY**  
**IMMEDIATE**  
AVAILABILITY



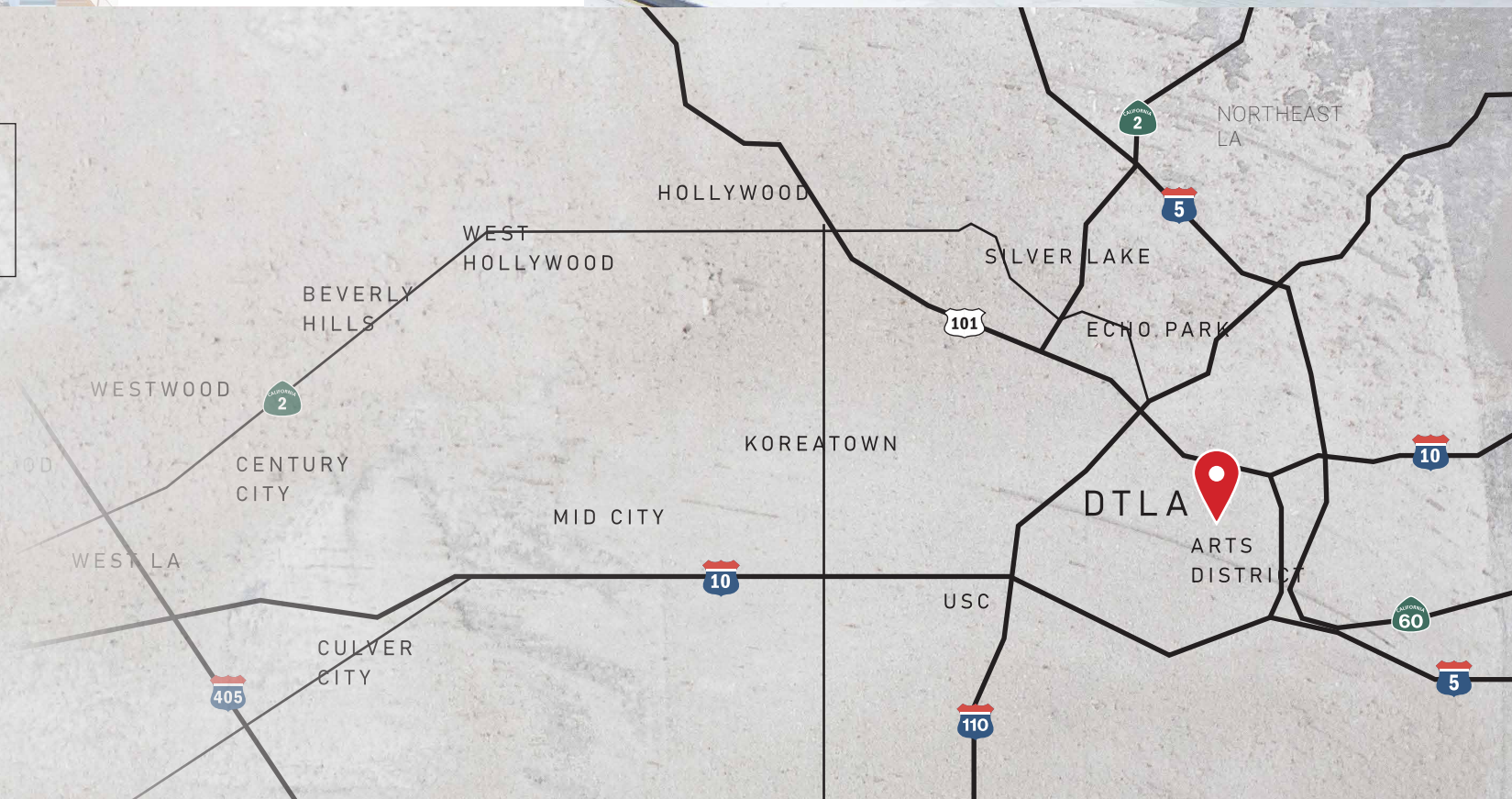
**905 E 2ND ST**  
LOS ANGELES,  
CA 90012

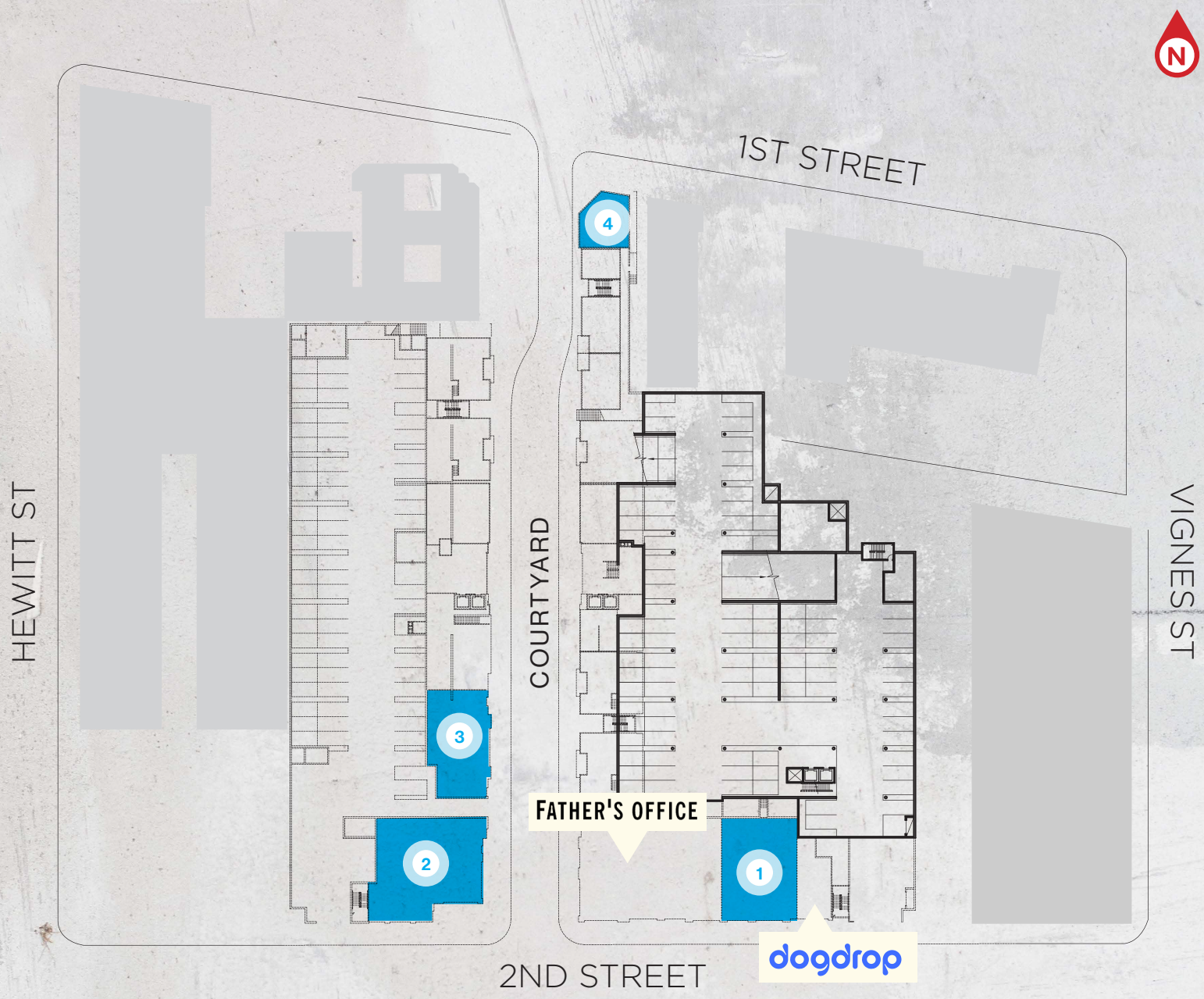
An early flagship of new Arts District growth, the Garey Building anchors this residential-forward section of the Arts District neighborhood. With on-site LA institutions like Father's Office, a rare retail parking field, and adjacent to some of the greatest Arts District shopping and restaurant success stories, the Garey Building is primed to capture the existing and continued area development.

**60**  
ON-SITE VISITOR  
PARKING STALLS

**15.3K SF**  
TOTAL GROUND  
FLOOR RETAIL

**320**  
LUXURY  
APARTMENTS  
(95% LEASED)



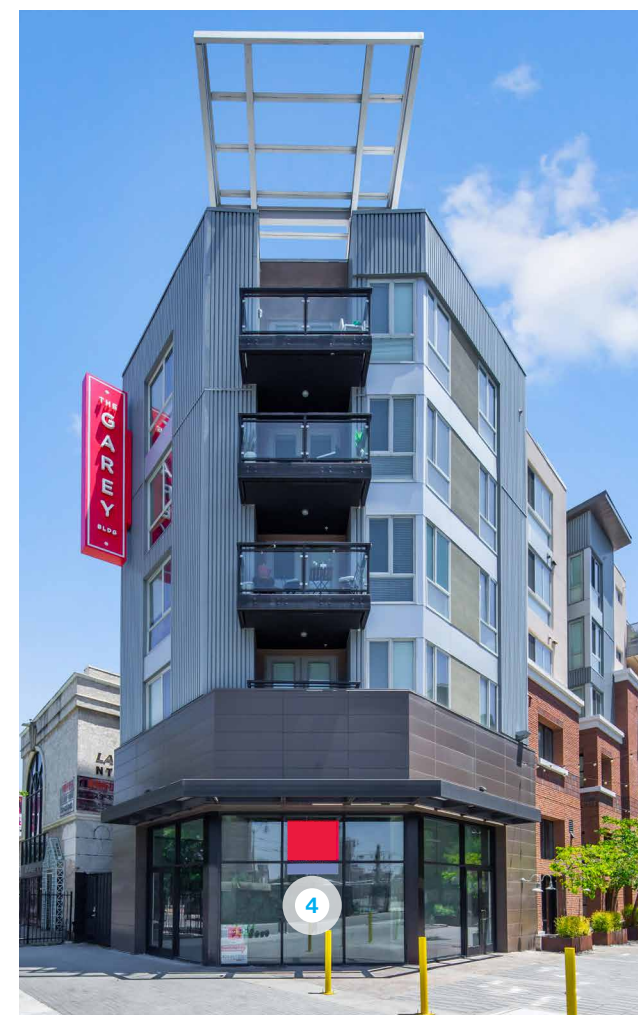


**SUITE 1**  
**1,850 SF**  
 2ND GEN  
 RESTAURANT

**SUITE 2**  
**3,545 SF**  
 (DIVISIBLE)  
 RESTAURANT  
 & RETAIL

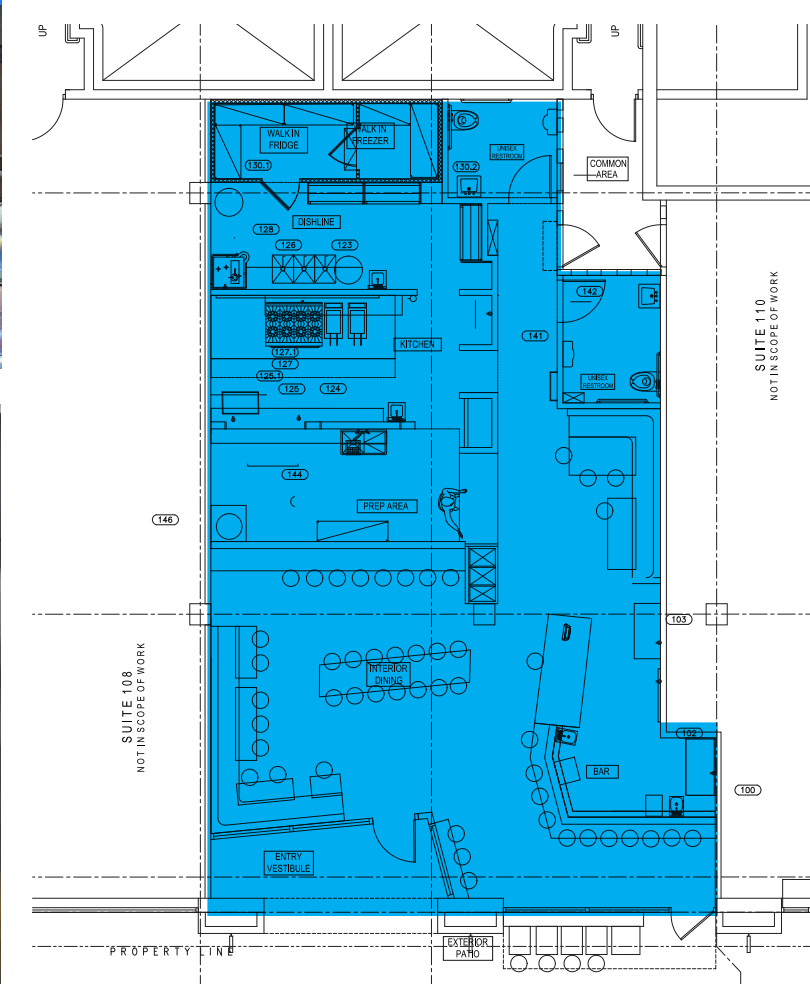
**SUITE 3**  
**1,900 SF**  
 INCIDENTAL FOOD/  
 SERVICE

**SUITE 4**  
**900 SF**  
 INCIDENTAL FOOD/  
 SERVICE



**SUITE 1**  
**1,850 SF**  
2ND GEN  
RESTAURANT

- + NEWLY CONSTRUCTED 2ND GEN RESTAURANT
- + EXPANSIVE TYPE-1 HOOD
- + WALK-IN FRIDGE / FREEZER
- + 2 ADA BATHROOMS
- + FRONTAGE ON E 2ND STREET
- + TYPE 47 LIQUOR LICENSE

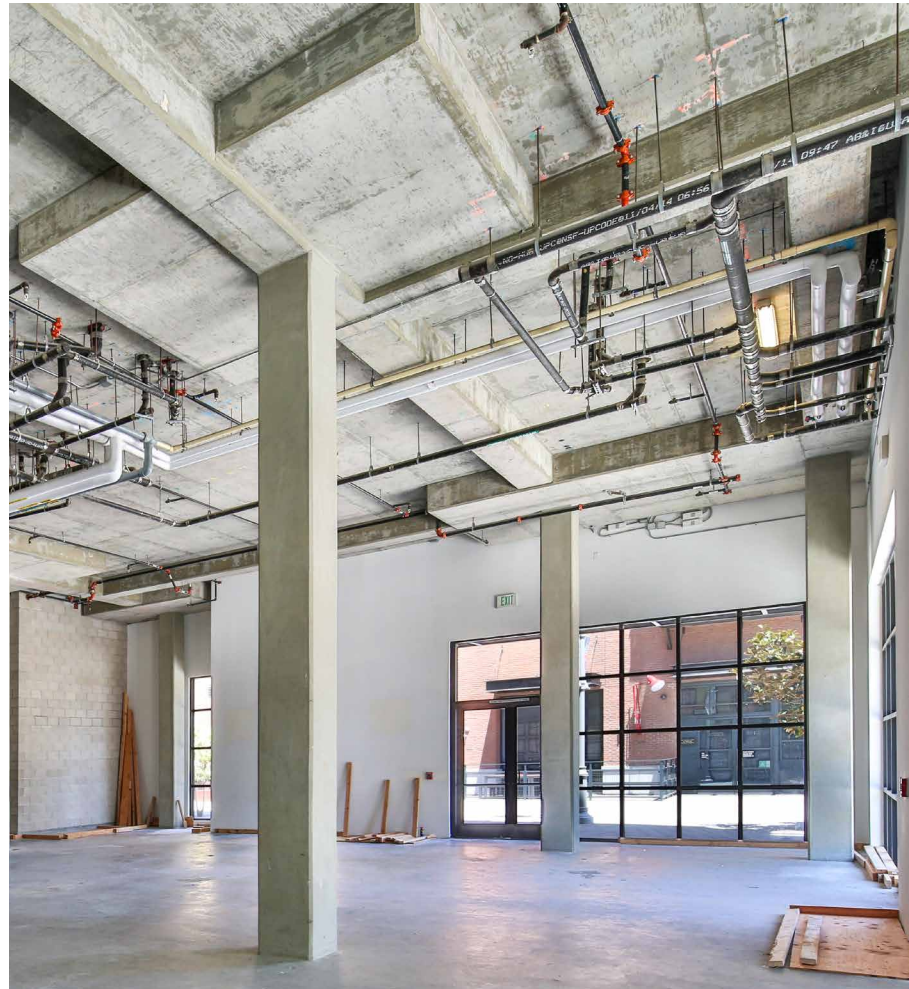
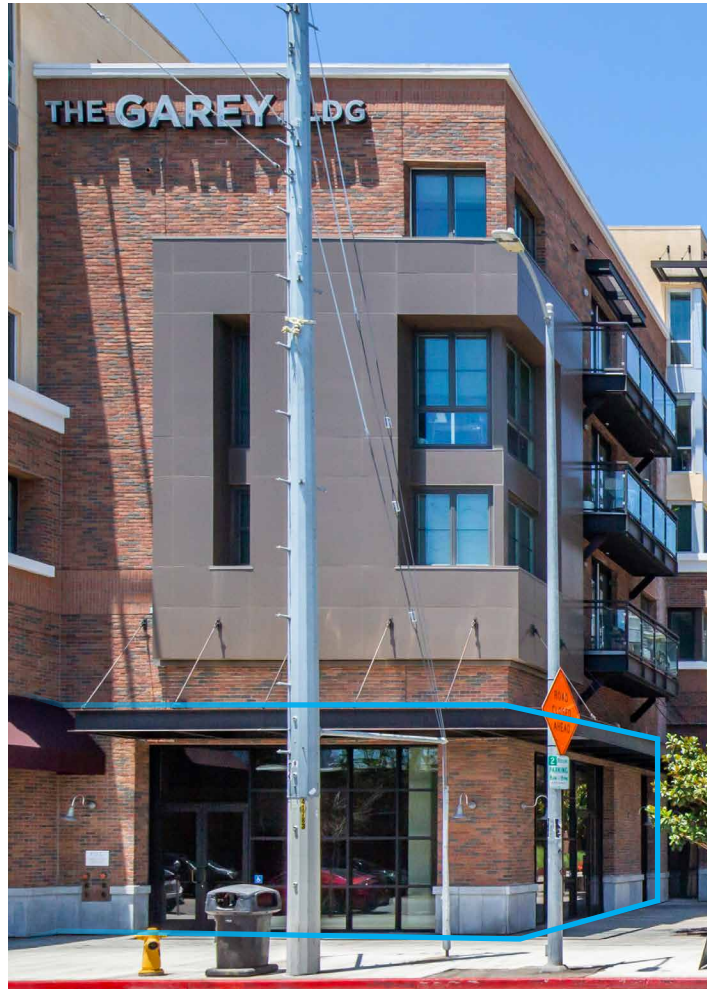
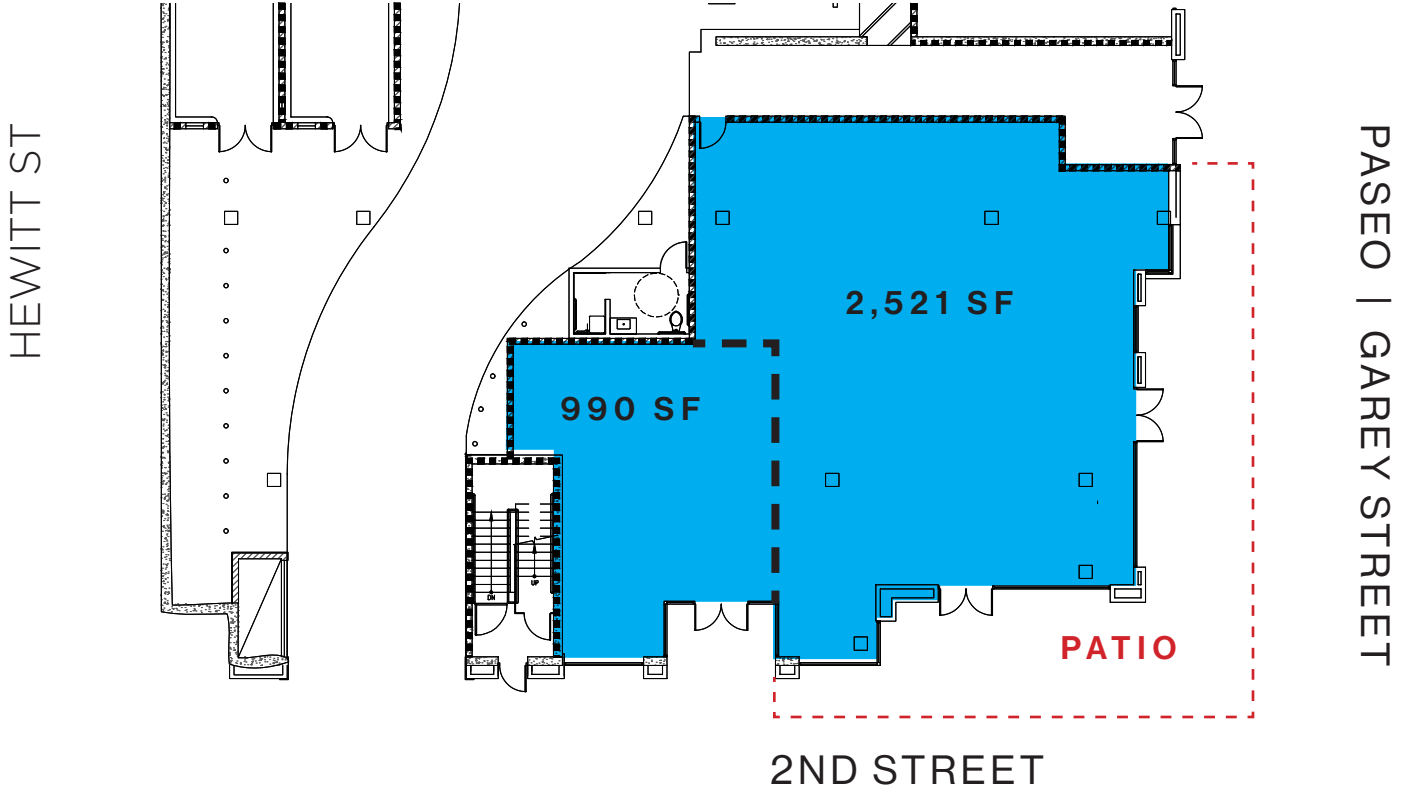
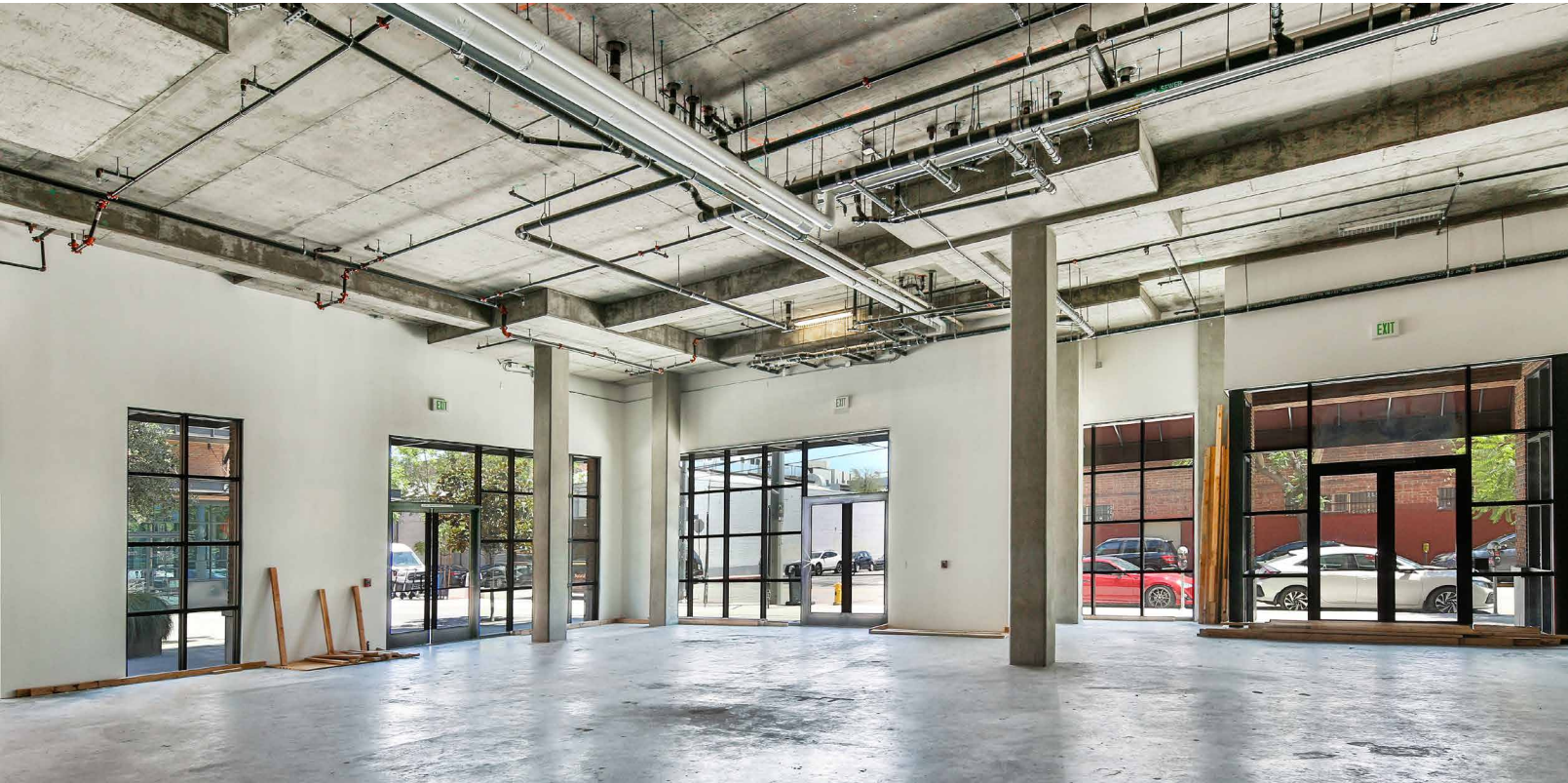


**SUITE 2**

**3,545 SF**  
(DIVISIBLE)

RESTAURANT  
& RETAIL

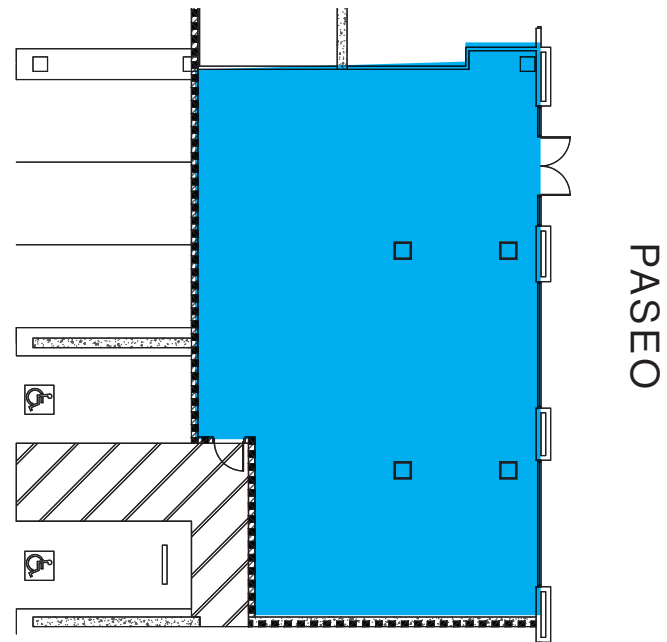
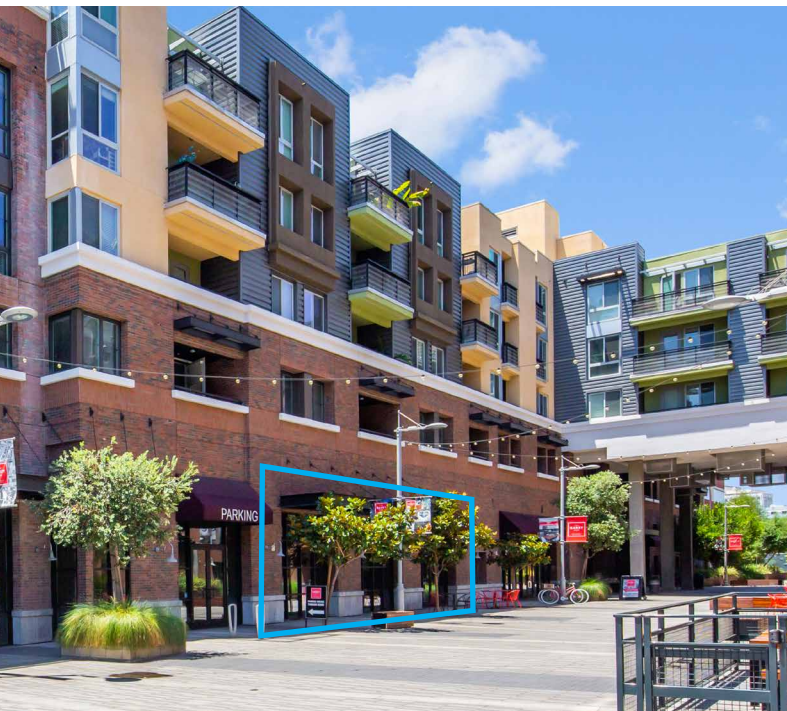
- + CLEAN SHELL SPACE FOR RESTAURANT OR RETAIL
- + HIGH CEILINGS AND SPACIOUS DESIGN
- + LARGE DEDICATED OUTDOOR PATIO
- + PREMIER FRONTAGE ON E 2ND STREET/GAREY
- + EXPOSED BRICK INTERIOR
- + EXPANSIVE WINDOWS / NATURAL LIGHT



**SUITE 3**  
**1,900 SF**

INCIDENTAL FOOD/  
SERVICE

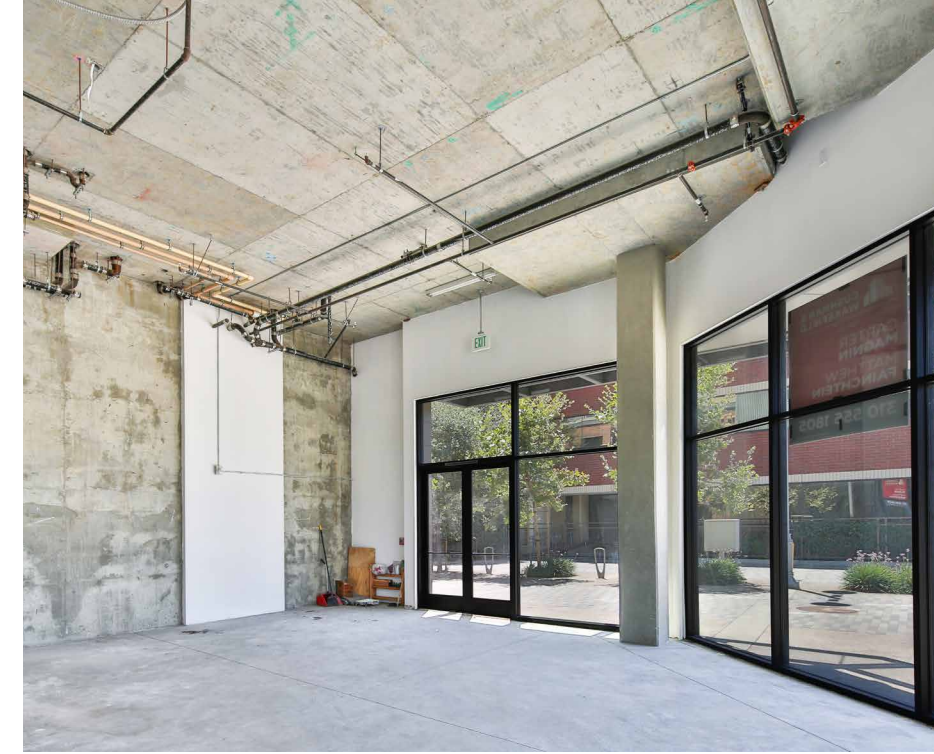
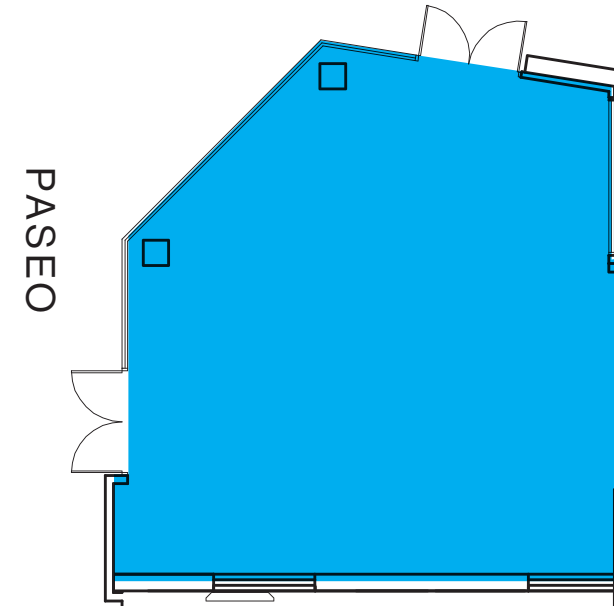
- + TARGETING SERVICE & FITNESS USES
- + TALL CEILINGS AND CLEAN LAYOUT
- + DEDICATED PATIO/OUTDOOR SPACE
- + FACES CHARMING GAREY PASEO
- + SHALLOW DEPTH WITH EXPANSIVE WINDOW LINE



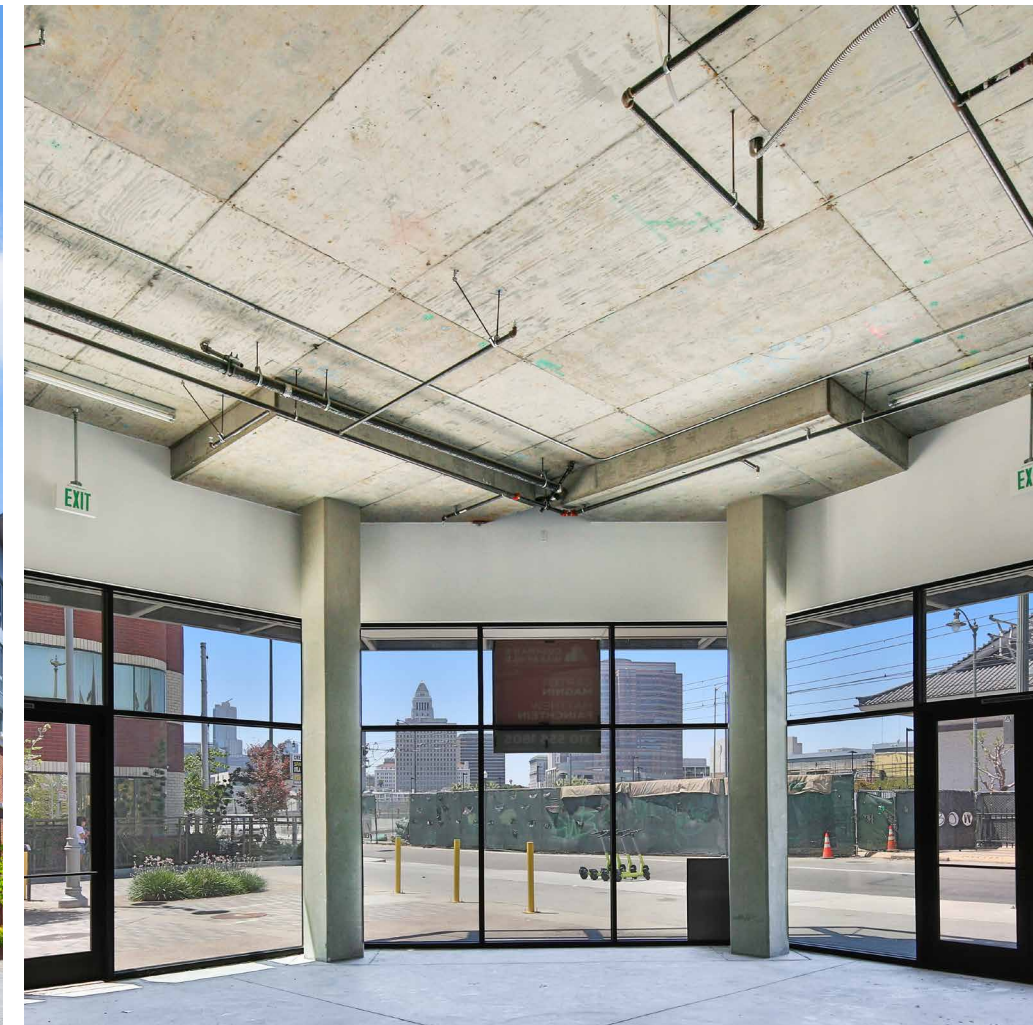
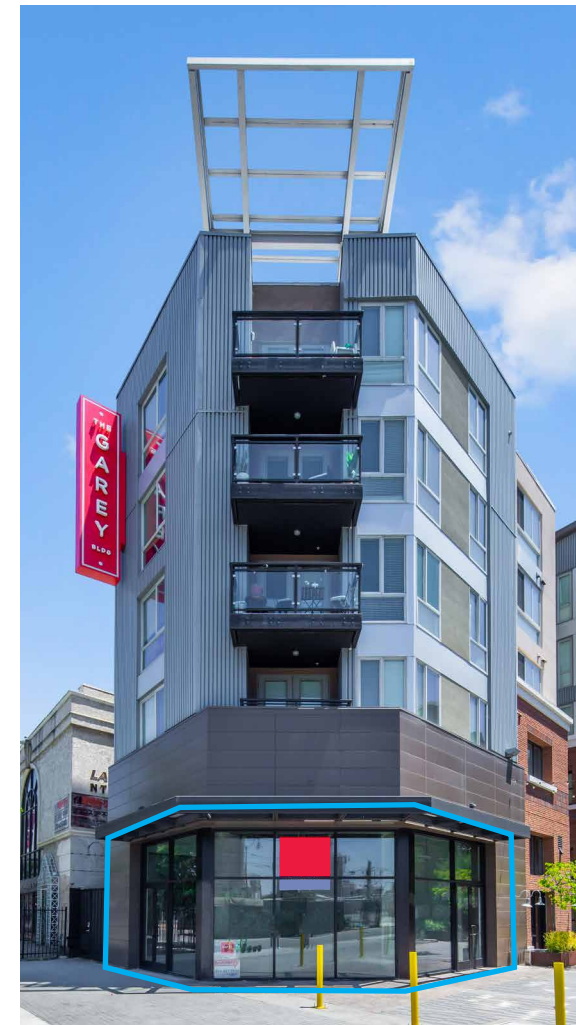
**SUITE 4**  
**900 SF**

INCIDENTAL FOOD/  
SERVICE

1ST STREET



- + CORNER FRONTAGE ON 1ST ST AND GAREY
- + OUTDOOR PATIO POTENTIAL
- + COLUMN-FREE OPEN LAYOUT
- + LOTS OF NATURAL LIGHT WITH VIEWS TO CORE DLTA





# THE GAREY BLDG

ARTS DISTRICT  
LOS ANGELES



ONE SANTA FE

CAFÉ GRATITUDE

grow

Van Leeuwen

WITTMORE

ALISO

E 4<sup>TH</sup> ST

SANTA FE AVE

E 3<sup>RD</sup> ST

HAUSER & WIRTH

Manuela

E 2<sup>ND</sup> ST

VIGNES ST

1<sup>ST</sup> ST

METRO GOLD LINE

dogdrop

FATHER'S OFFICE

GAREY ST

TRACTION AVE

honey

ARTS DISTRICT BREWING COMPANY

PALI WINE CO

groundwork

SALT & STRAW

TERRAZA  
Cha Cha Cha

Death & Co

kreation

LOQUI

YUNOMI HANDROLL

PRINCE ST

THE AMERICAN HOTEL

PIE HOLE

Wurstküche

YOUTH IN PEOPLE

MURA CONDOMINIUMS

LE LABO

3:1 Phillip Lim

LA MONNA

S ALAMEDA ST

TRACTION AVE

E 2<sup>ND</sup> ST

S HEWITT ST

ANGEL CITY BREWERY



**2022  
DEMOGRAPHICS  
1 MILE RADIUS**

<b>2022 49,252</b> POPULATION	<b>DAYTIME 85,997</b> POPULATION
<b>HOUSEHOLD \$84,737</b> AVERAGE INCOME	<b>MILLENNIALS 34.7%</b> MAJORITY GENERATION
<b>WORK 59,611</b> EMPLOYEES	<b>WORK CLASS 72.5%</b> WHITE COLLAR

SOURCE: CBRE FAST REPORT

**HAUSER & WIRTH**



<b>CLASS-A 1.50M SF OFFICE</b>	THE ROW	315K SF
	4TH & TRACTION	131K SF
	520 MATEO	105K SF
	500 S SANTE FE	96K SF

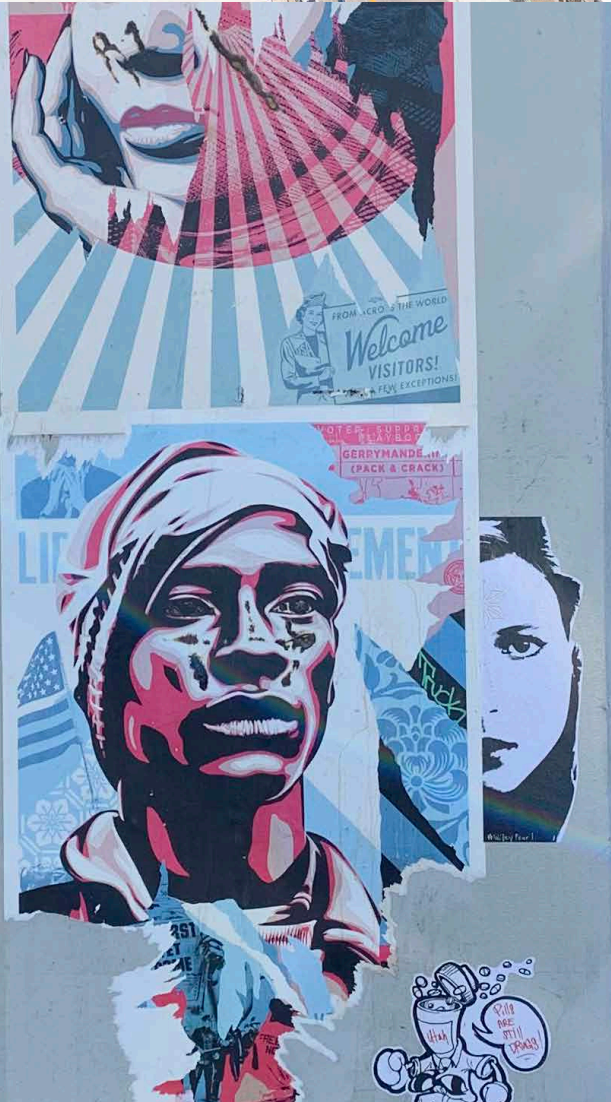
<b>UNITS 3.75K RESIDENTIAL</b>	ONE SANTE FE	438 UNITS
	THE ALISO	472 UNITS
	AMP LOFTS	320 UNITS
	AVA ARTS DISTRICT	475 UNITS

SOURCE: COSTAR

**ARTS DISTRICT  
LOS ANGELES**

The downtown Arts District lies at the intersection of many roads. This is where culture meets commerce; where the grit of the street meets the gloss of the gallery wall; where the tech & media creative crowd and denizens of downtown proper meet the millions of annual visitors who seek the most innovative chefs and retailers who lay inroads and define an era.

A tasteful pastiche of renovated low-rise buildings and new generation of urban growth, this convenient neighborhood offers highly walkable streets, dynamic streetscapes bursting with street art and colorful murals, a healthy dose of public safety and available parking, and a deep history full of character.





# 2ND GENERATION RESTAURANT AND RETAIL FOR LEASE

FOR INQUIRIES:

**ZACHARY CARD**  
FIRST VICE PRESIDENT  
+1 310 550 2542  
Zachary.Card@cbre.com  
Lic.01717802

**ERIK KRASNEY**  
SENIOR ASSOCIATE  
+1 323 270 1920  
Erik.Krasney@cbre.com  
Lic. 01970585

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

BROKER LIC. 00409987



THE  
**GAREY**  
BLDG  
•  
ARTS DISTRICT  
LOS ANGELES