

COAST SAVINGS BUILDING IN DTLA

Ground Floor Flagship Retail/Office Opportunity



855 S. Hill Street, Los Angeles, CA 90014



Available For The First Time in 28 Years



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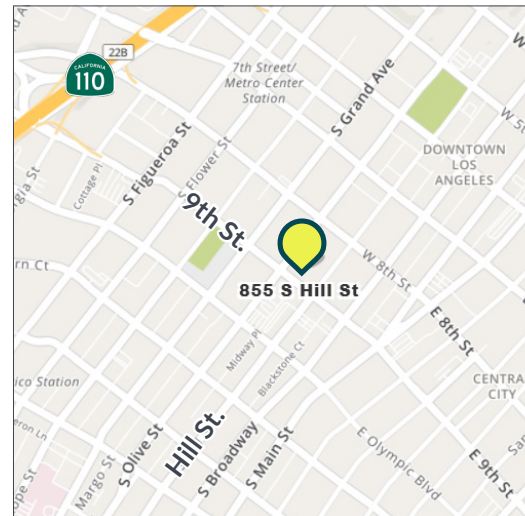
AVAILABLE

	Size	Rent
Ground Floor:	±10,536 RSF	\$3.25 PSF/Mo., NNN
Lower Level:	±10,247 RSF	\$2.00 PSF/Mo., NNN
	<i>Spaces can be combined to ±20,783 RSF</i>	
Parking:	Ample parking available at ownership's property next door	

PROPERTY HIGHLIGHTS

- Hard corner, 2nd generation move-in ready space at historic, creative office building with 18' ceilings
- Huge rooftop and vertical blade signage opportunity available
- Fully built-out lower level space available
- At hard corner of 9th and Hill Streets; the intersection of South Park, Fashion District and Central Business District
- Ideal for creative office, flagship retail or potential bar/restaurant space
- One block west from Broadway retail corridor and tenants Apple, APC, etc.
- Walking distance to Whole Foods, Bottega Louie and Shake Shack
- 10,000 residents within a quarter mile radius
- Ample parking in adjacent garage controlled by same ownership
- Do not disturb existing tenant - tours by appointment only

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



NEIGHBORING TENANTS



CALIF CHICKEN CAFE



Modern Animal



the hoxton



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Lee Shapiro

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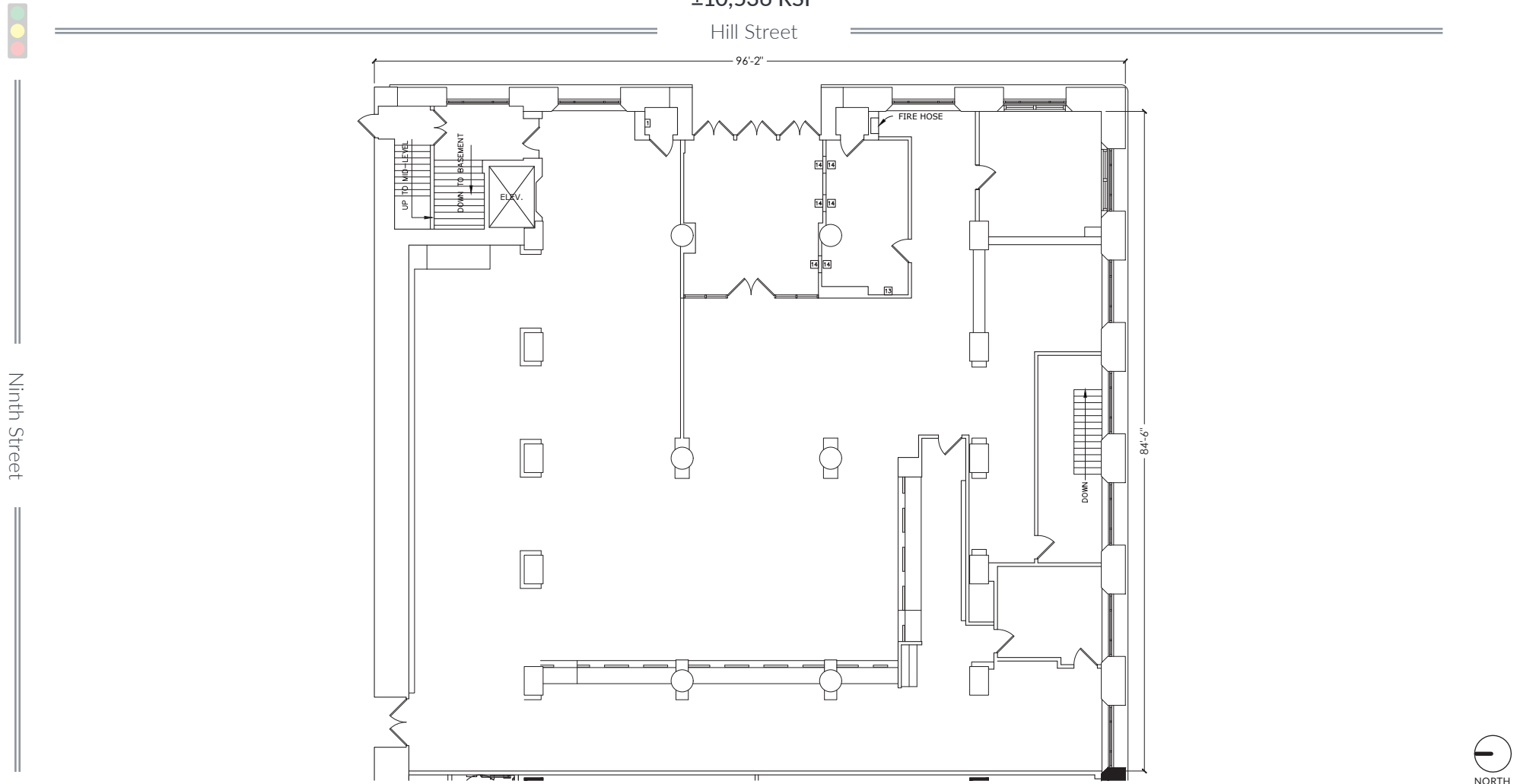
KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212
310-887-6400 | kwprealestate.com

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FIRST FLOOR SITE PLAN
±10,536 RSF



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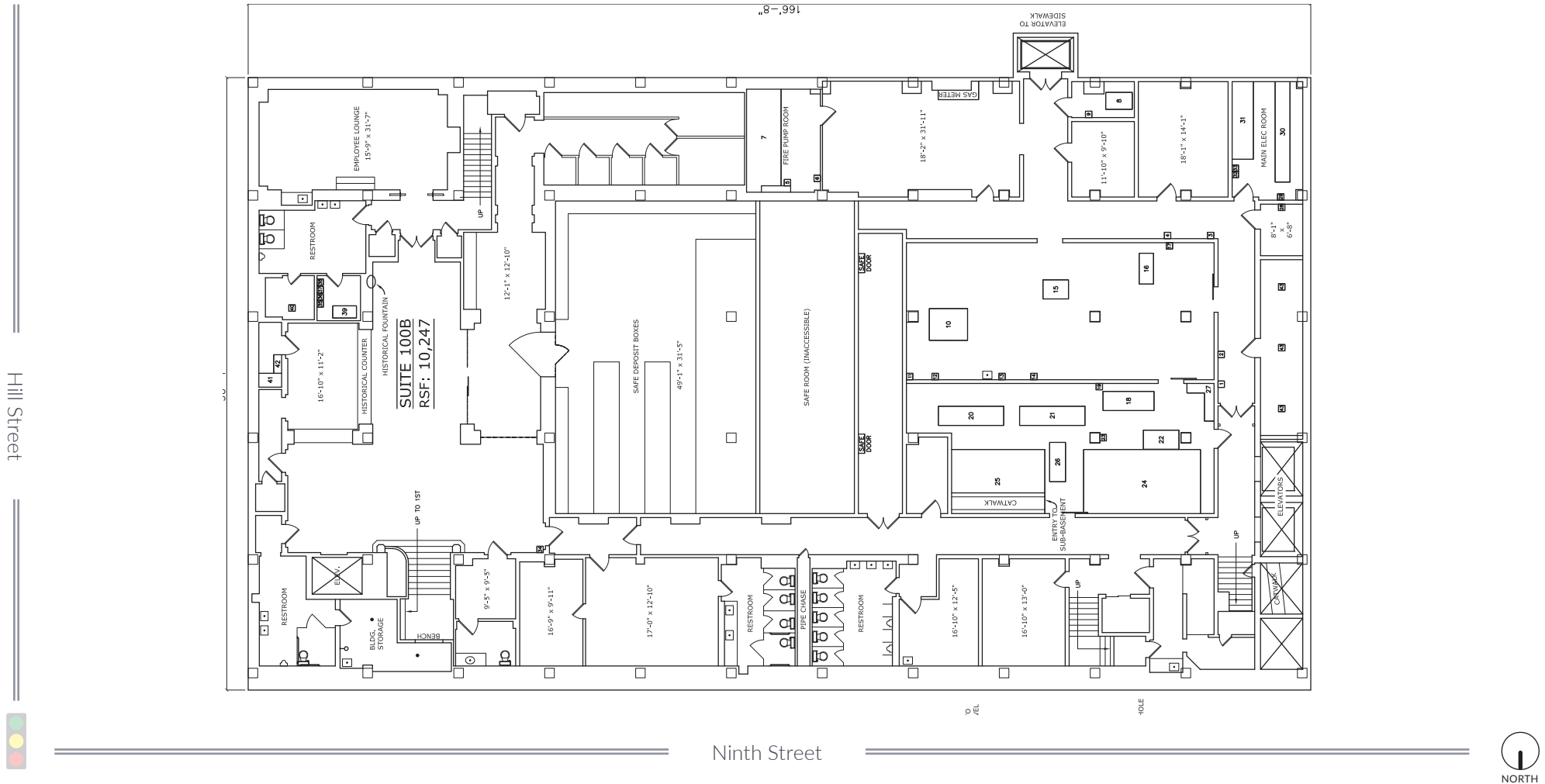
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BASEMENT SITE PLAN ±10,247 RSF



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GROUND FLOOR INTERIORS



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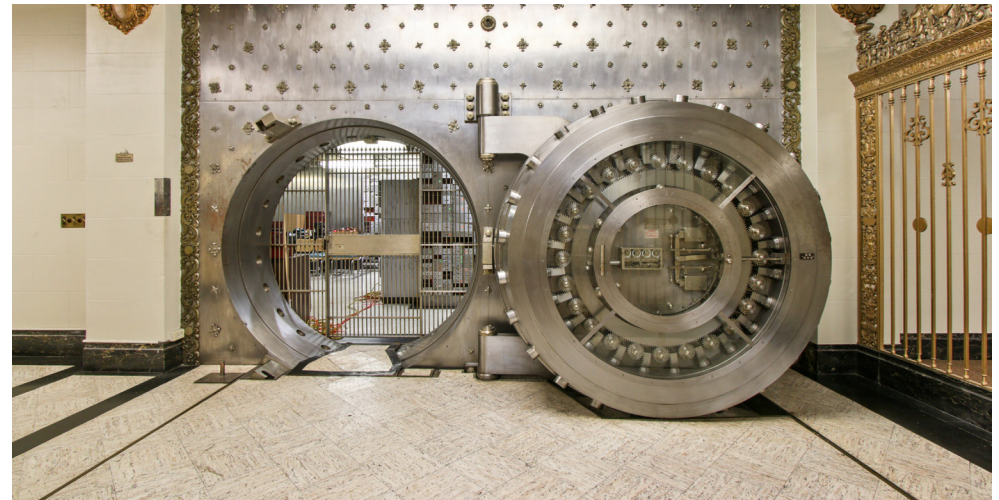
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LOWER LEVEL INTERIORS



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SIGNAGE OPPORTUNITIES

Rooftop signage



Blade signage



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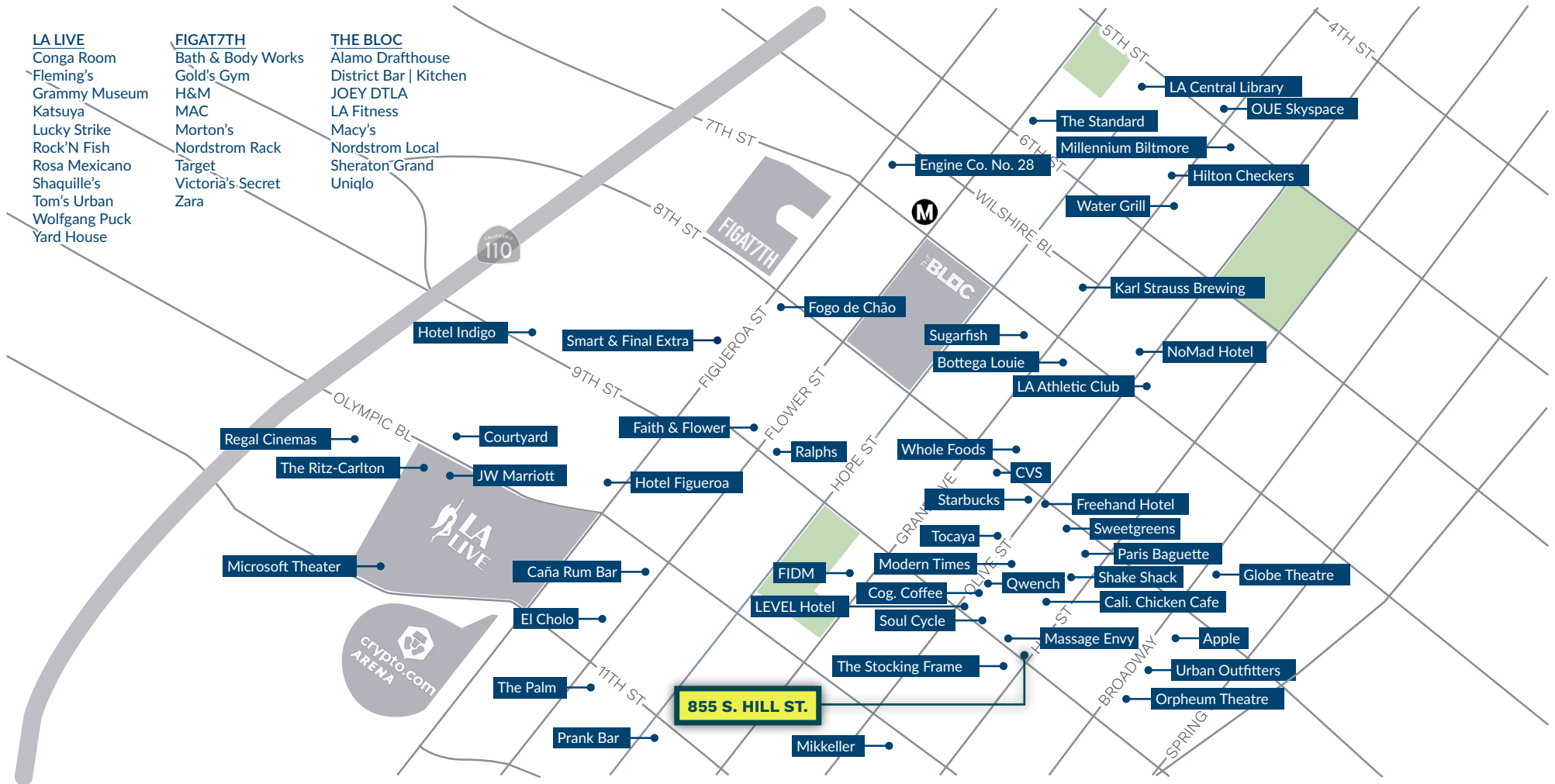
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TRADE AREA



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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

SPENT YEARLY

58%

HAVE VISITED GRAND CENTRAL MARKET

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

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