

CIM



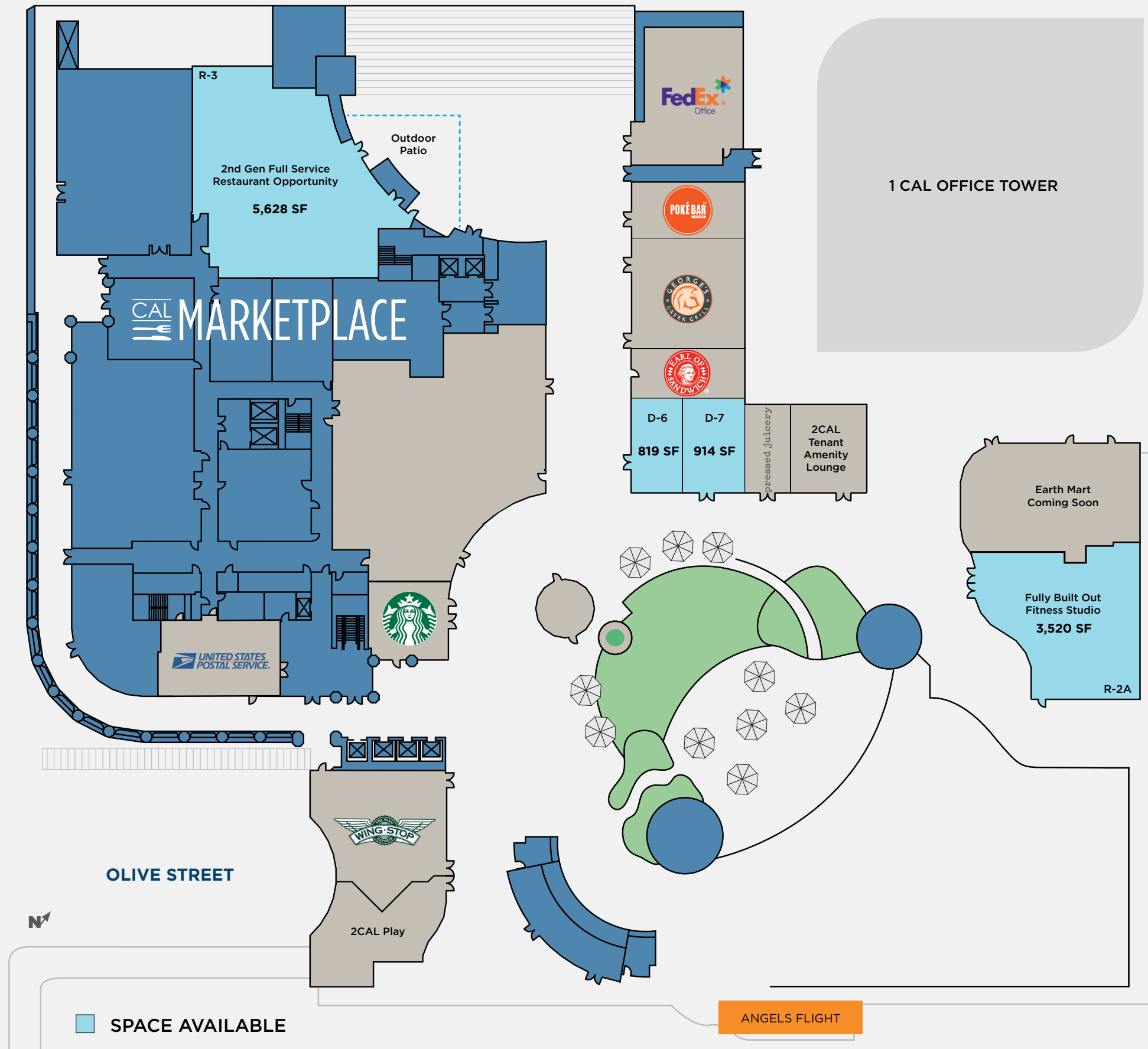
350 SOUTH GRAND AVENUE

CAL MARKETPLACE

Restaurant & Fitness Space Available in Los Angeles

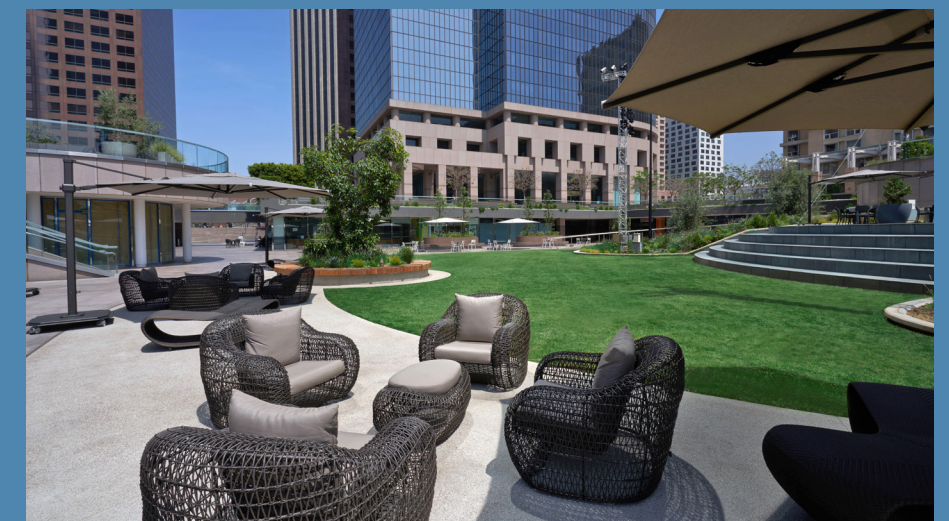
UPPER GRAND AVE

4TH ST



KEY AMENITIES

- The Yard: 1.5-acre landscaped plaza with seating and performance space
- Grand Performances: Free concert series driving evening/weekend traffic
- Angels Flight Railway: Direct connection to Grand Central Market
- Convenient valet parking and 8 EV charging stations
- 24/7 security and property management
- Direct access to Metro stations and major highways



LOCATION & MARKET

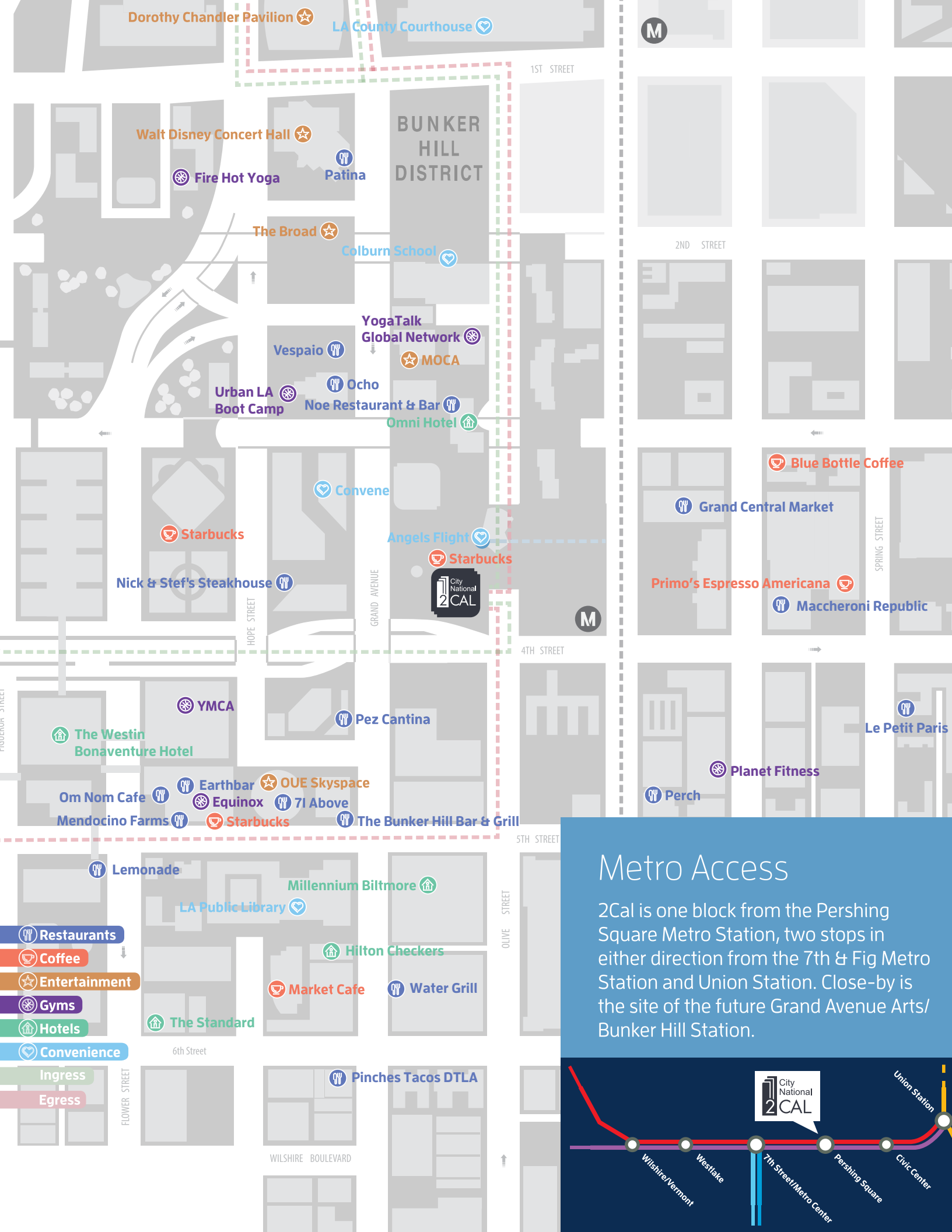
Bunker Hill combines historic prestige with modern energy as DTLA's premier business and cultural district.

MARKETPLACE

* Rendering for illustrative purposes



- 98 Walk Score - one of DTLA's most walkable locations
- Home to multinational corporations, law firms, and financial institutions
- Cultural anchors include The Broad, Walt Disney Concert Hall, and MOCA
- \$3B+ in recent development and infrastructure
- Centrally located with multiple transit options
- 1.2M square feet of Class A office space
- 4,000+ daily office workers with 92% building occupancy
- Premium demographics: average office tenant salary exceeds \$120,000
- Consistent 7AM-7PM traffic patterns
- Multiple customer sources: office tenants, visitors, and neighborhood foot traffic



Metro Access

2Cal is one block from the Pershing Square Metro Station, two stops in either direction from the 7th & Fig Metro Station and Union Station. Close-by is the site of the future Grand Avenue Arts/ Bunker Hill Station.



5 min walk
to Cal Marketplace,
Omni Hotel, Halo DTLA, and
Grand Central Marketplace



10 min walk
to The Broad, MOCA, and Walt
Disney Concert Hall



15 min walk
to Little Tokyo and the
Arts District, Grand Park,
and FIGat7th



5 min walk
to I-110 and
US-101 Freeways



15 min walk
to Union Station by
shuttle-service

350 SOUTH GRAND AVENUE

City National 2 CAL

BUNKER HILL | DTLA



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Enhancing Communities.

Retail Leasing
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