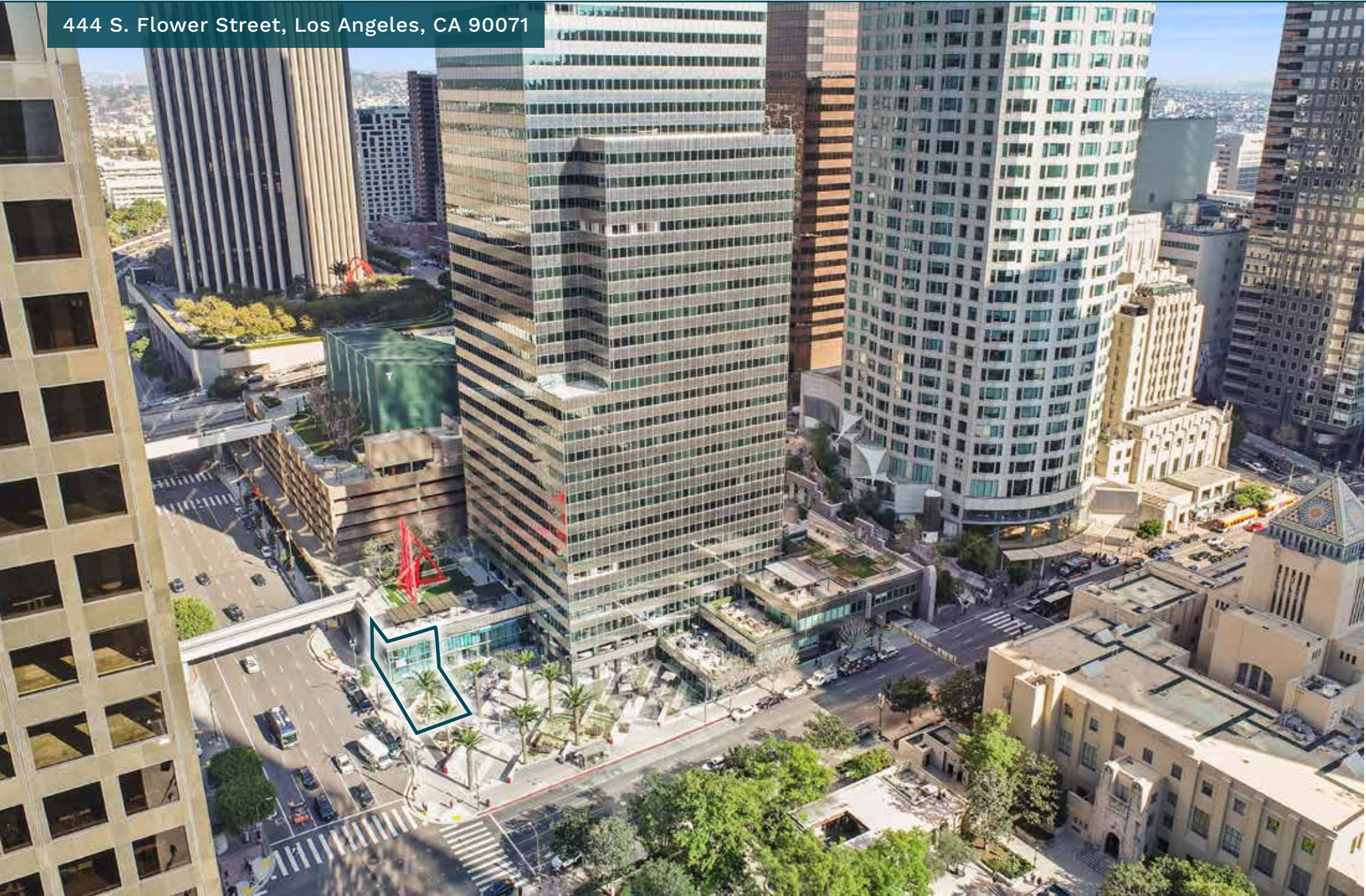


30 FT HIGH CEILINGS WITH MASSIVE PATIO IN DTLA'S CENTER

High Profile Corner Retail/Restaurant



444 S. Flower Street, Los Angeles, CA 90071



30 FT HIGH CEILINGS WITH MASSIVE PATIO IN DTLA'S CENTER High Profile Corner Retail/Restaurant For Lease



444 S. Flower Street, Los Angeles, CA 90071

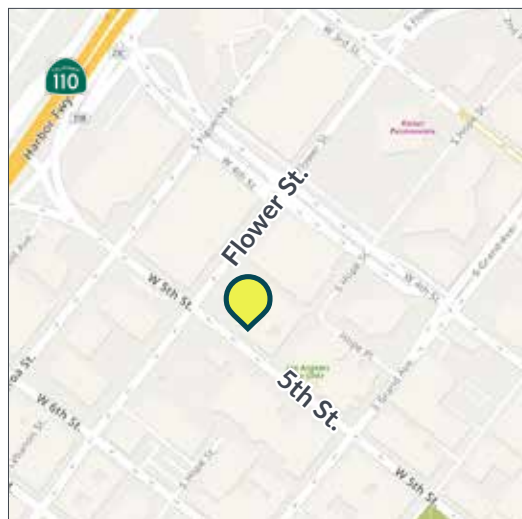
AVAILABLE

Size: ±6,000 SF
Rent: \$3.50 PSF/Mo., NNN
NNN: ±1.00 PSF/Mo.
Availability: Immediately
Parking: Ample on-site valet and self parking

PROPERTY HIGHLIGHTS

- 30 ft. high ceilings
- 2nd gen. space with incredible restaurant/retail potential
- Large, private outdoor patio with high visibility
- Strong co-tenants with Equinox, Mendocino Farms, Starbucks, Citibank and Earthbar
- Centrally located at 5th and Flower Streets adjacent to 5,000 residential units within a 4-block radius and 2,000 hotel rooms in DTLA's financial core
- Very strong foot and vehicular traffic as 5th Street is a feeder street to the 110 Freeway

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



TRADE AREA



sweetgreen

Mendocino Farms

THE WESTIN
BONAVENTURE
HOTEL & SUITES
LOS ANGELES

DRAGO
CENTRO

THE BILTMORE
LOS ANGELES

WATER GRILL

LITTLE
SISTER

PERCH

THE CALIFORNIA CLUB
LOS ANGELES



SETTECENTO
RESTAURANT

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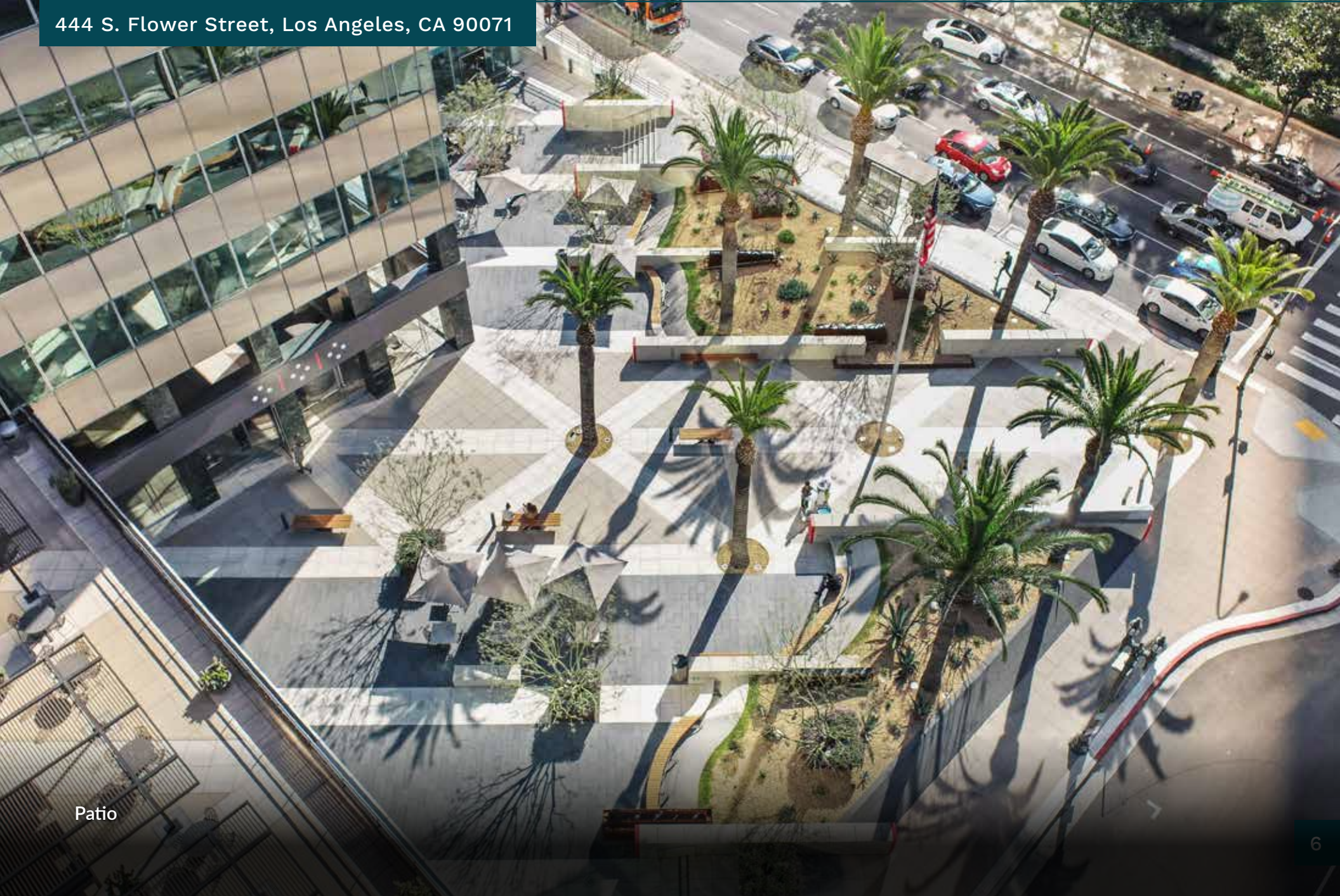
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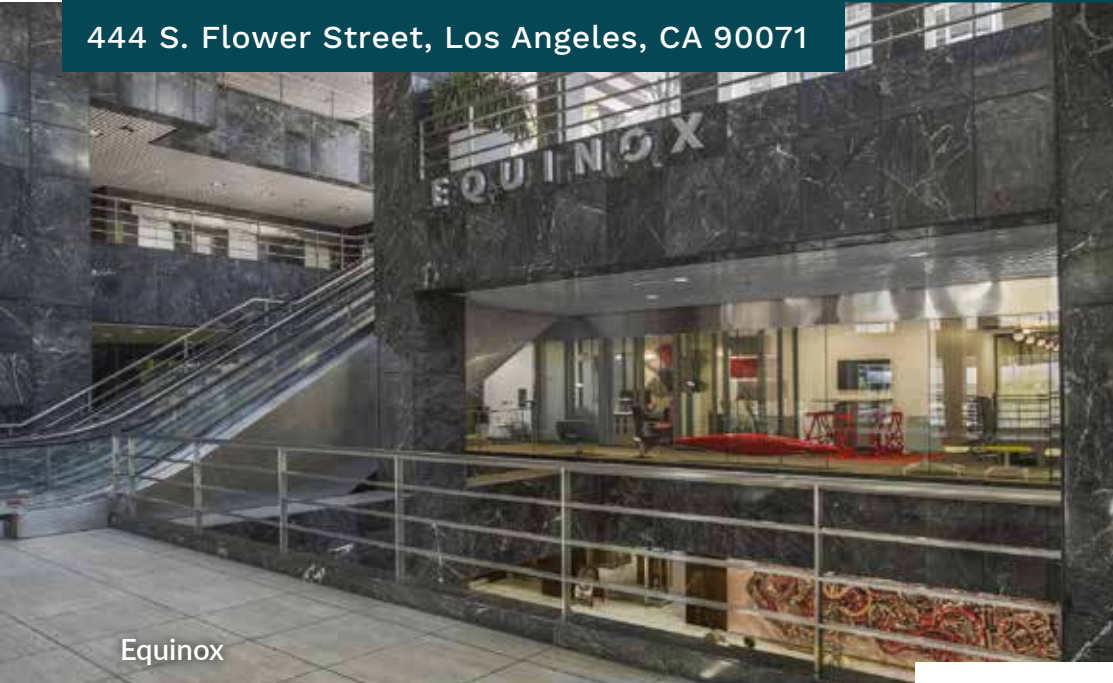


Patio

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Equinox



Earthbar

CO-TENANTS



Starbucks Coffee & Mendocino Farms



Citibank

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Shoshone (1981) by Mark DiSuvero
One of DTLA's largest public art installations

FOURFORTYFOUR SOUTH FLOWER

FourFortyFour South Flower, formerly Citigroup Center, is a 48-story skyscraper at 444 South Flower Street in the Bunker Hill area of downtown Los Angeles, California. At the time of its completion, in 1981, the tower was the fifth-tallest in the city. The structure was developed by the Rockefeller Group and designed by Albert C. Martin & Associates.

FourFortyFour South Flower is home to one of the largest public art collections in Los Angeles. When the building was constructed, five internationally recognized artists were enlisted to create public works that are represented throughout the gallery.



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- KEY
- Food & Beverage
 - Multifamily
 - Hotel
 - Creative Office
 - Government Building
 - Cultural Point of Interest

* Proposed

30 FT HIGH CEILINGS WITH MASSIVE PATIO IN DTLA'S CENTER High Profile Corner Retail/Restaurant For Lease



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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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