

*Move-in Ready Small-Sized Spaces Below 500 Luxury Apartments*



# Prime Whole Foods Adjacent Retail Space

825 S. Hill Street, Los Angeles, CA 90014



## Available

	Size (SF):	Rent (PSF/Mo., NNN):
816	±1,035	\$3.25
827*	±742	\$3.10
829*	±784	\$3.10

\* Units 827 & 829 can be combined to ±1,526 SF

NNN: ±\$1.35 PSF/Mo.

Available: Immediately

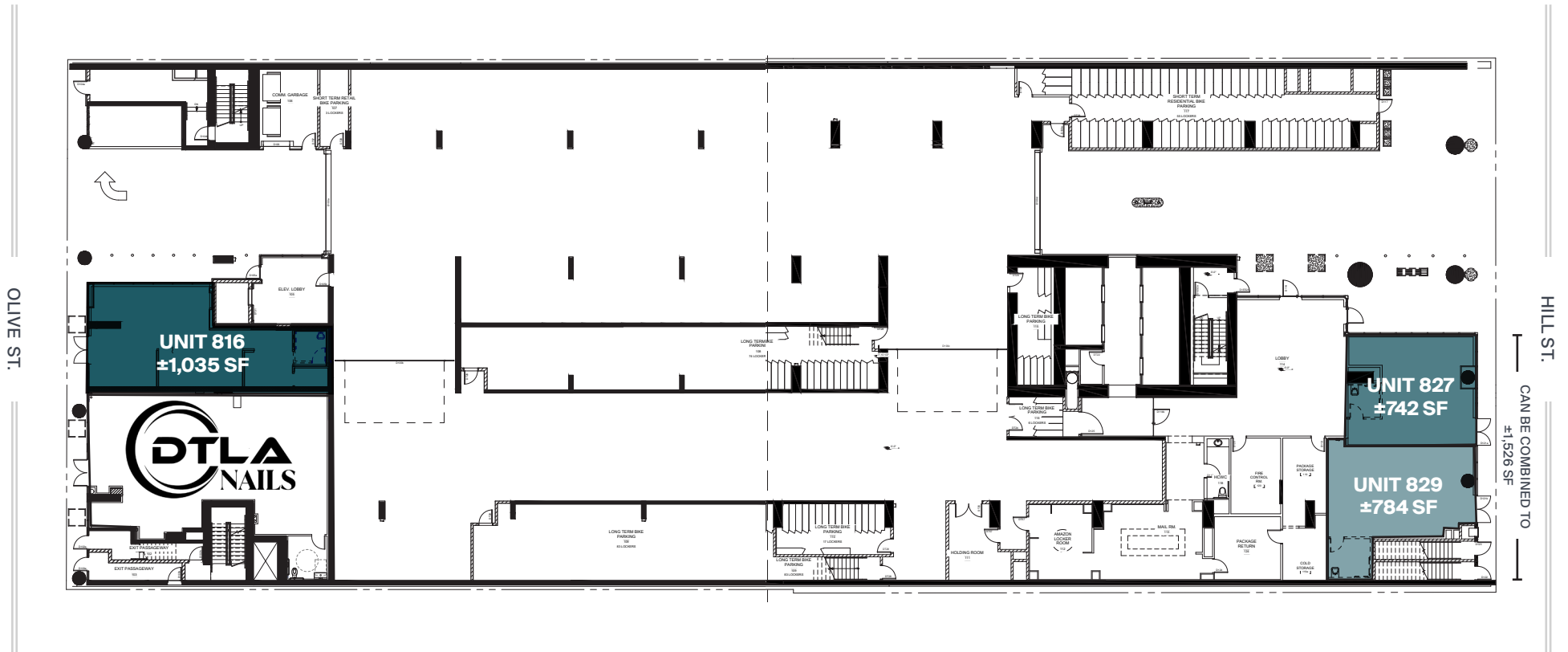
## Features

- ▶ At the base of 825 South Hill, a 500 + unit ultra-luxury high-rise residential tower
- ▶ One of the available spaces is move-in ready. The remainder can be delivered in warm vanilla shell
- ▶ Ample parking directly adjacent in one of the DTLA's largest, safest garages. On-site valet parking is also available
- ▶ Situated in the literal center of DTLA at the crossroads of the Financial District, South Park and Historic Core
- ▶ 5,000 apartments within a 2 block distance
- ▶ Across the street from Whole Foods and in close proximity to Tocaya Organica, Bottega Louie, Shake Shack, Apple Store, California Chicken Cafe, Joyce Restaurant, Sweetgreen, and the Freehand Hotel

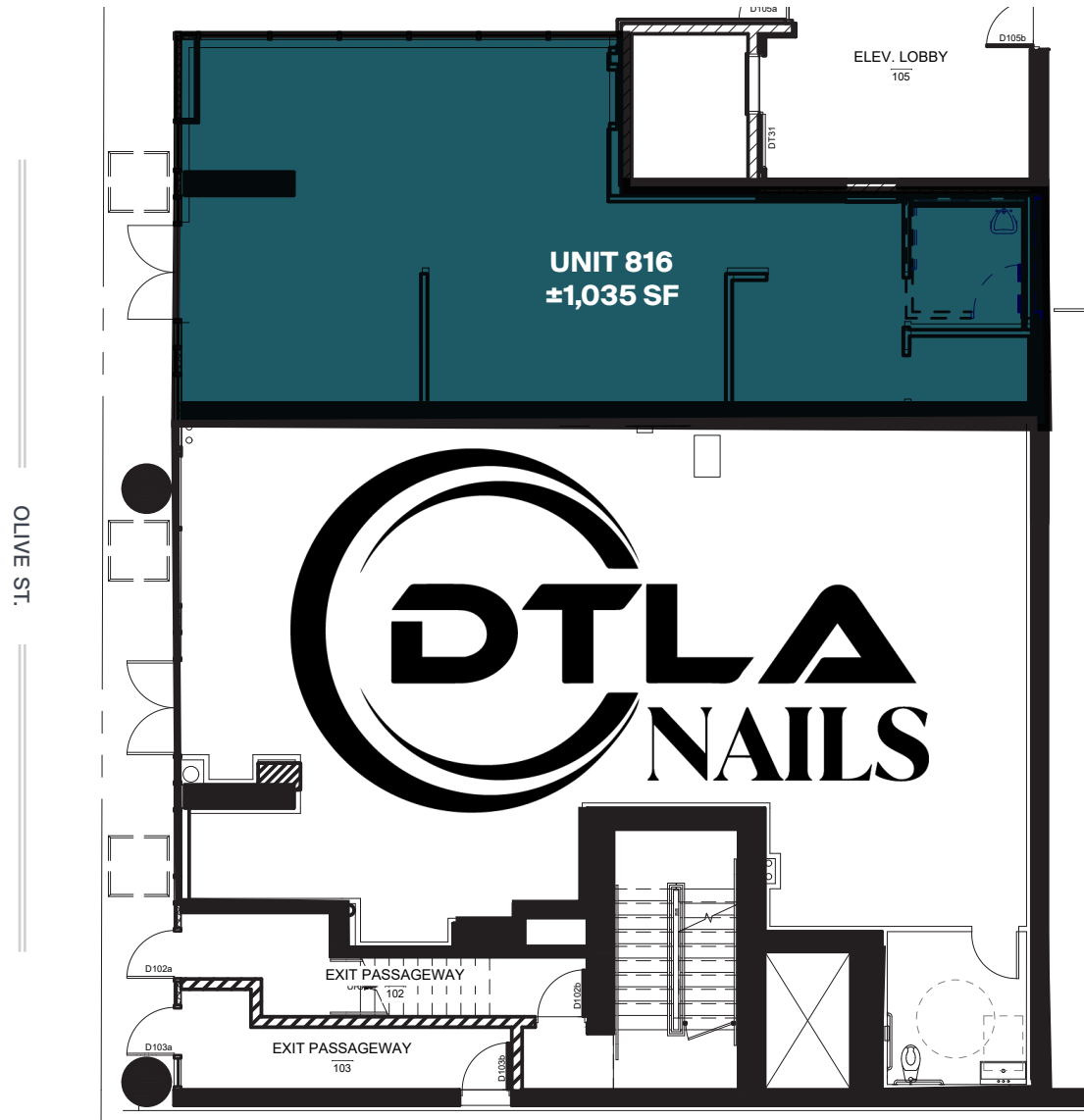
Prospective tenants are hereby advised that all uses are subject to City approval



# Ground Floor Availabilities



# Olive Street Availabilities



NORTH

## Olive Street Availabilities

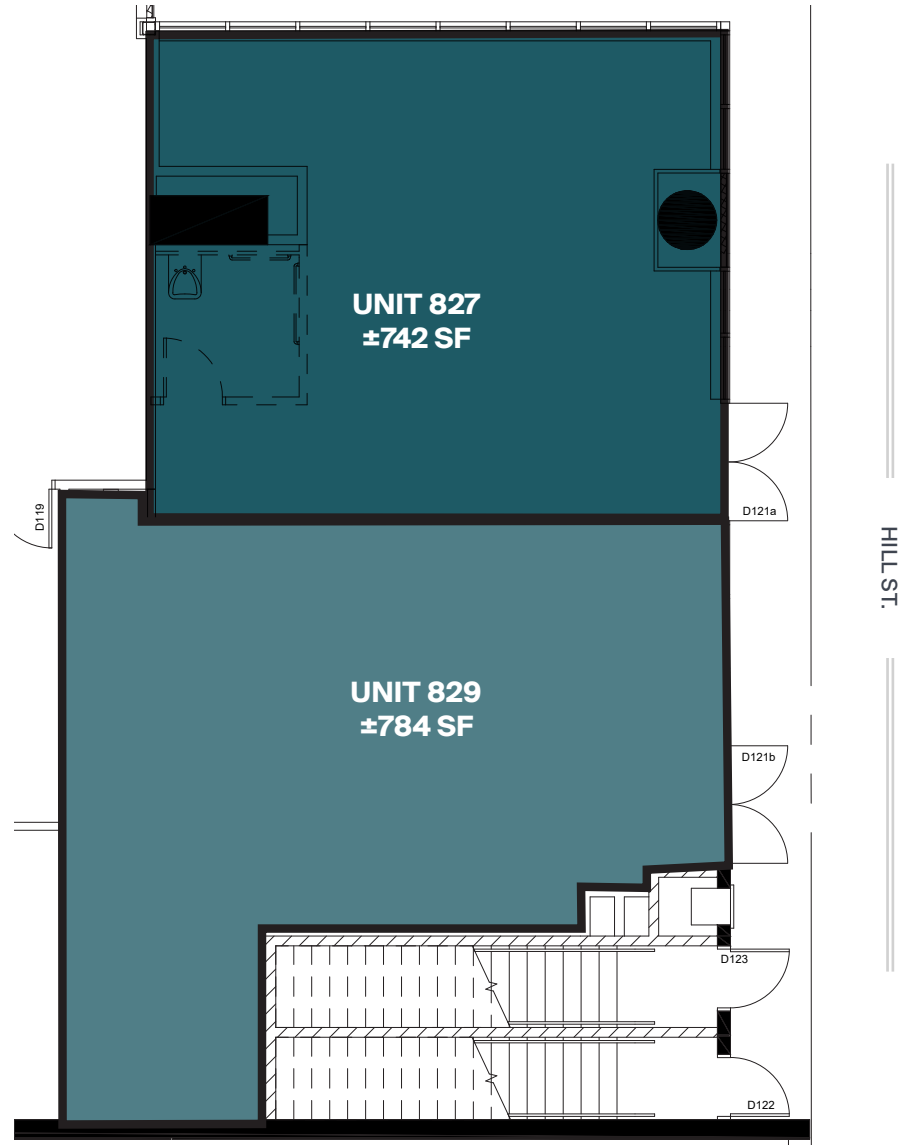


## Olive Street Interiors



## Hill Street Availabilities

Shell spaces can be combined to ±1,526 SF

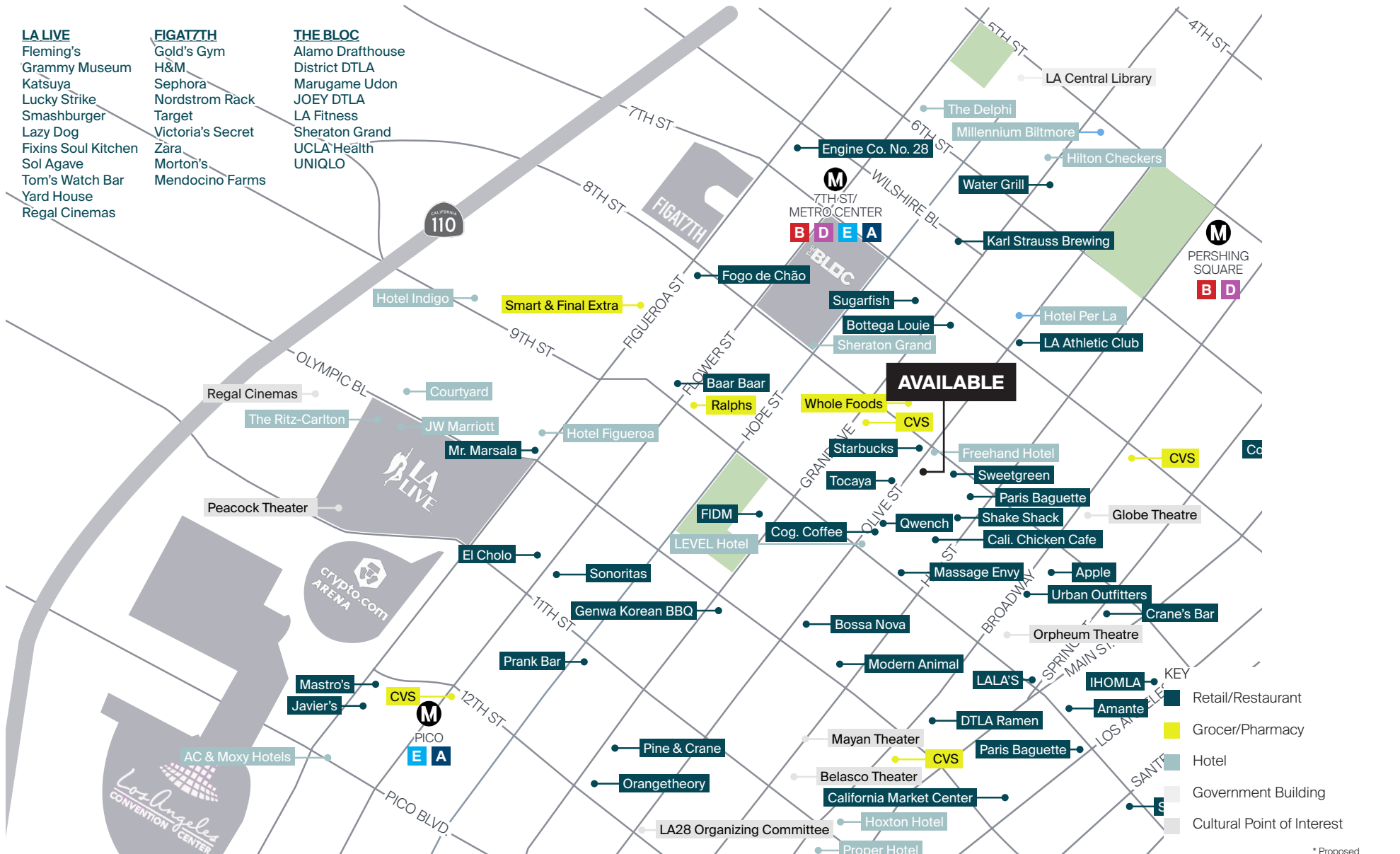


## Hill Street Interior

Shell spaces can be combined to  $\pm 1,526$  SF



# Downtown Los Angeles



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## Live 80,000+ RESIDENTS


**\$93,000**  
AVERAGE HHI

<b>90%</b>	RESIDENTIAL OCCUPANCY
<b>26%</b>	RESIDENTIAL INVENTORY GROWTH SINCE 2010
<b>41%</b>	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

<b>79%</b>	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
<b>19%</b>	JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
<b>19%</b>	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

<b>\$4.5 Billion</b>	<b>58%</b>	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	<b>58%</b>	HAVE VISITED ARTS DISTRICT
	<b>55%</b>	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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