



REAL ESTATE



# Retail Space for Sublease

810 S. FLOWER ST., LOS ANGELES, CA 90017

## AVAILABLE

Size: ±2,546 SF  
Rent: \$3.00 PSF/Mo., NNN  
Term Through: 10.31.2029

## PROPERTY HIGHLIGHTS

- Located in the iconic Gas Company Lofts
- Within 3 blocks of the 110 Freeway
- Close proximity to 7th and Metro station with access to A, B, D, and E lines

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

## NEIGHBORING TENANTS



BOTTEGA LOUIE



**JAIMIE MARCHAND**  
jaimie.marchand@kwprealestate.com  
DRE #01904001

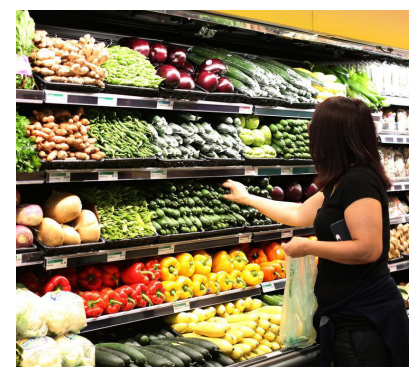
**DONNA CLARK**  
donna.clark@kwprealestate.com  
DRE #01134266

For more information: (833) 262-3190

[KWPREALESTATE.COM](http://KWPREALESTATE.COM)

## DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>24,387</b>	<b>90,760</b>	<b>283,302</b>
2029 Projected Population	25,252	93,108	291,222
2020 Census Population	21,249	85,900	280,722
2010 Census Population	10,437	66,867	249,817
Projected Annual Growth 2024 to 2029	0.7%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	9.5%	2.6%	1.0%
2024 Median Age	34.1	36.2	35.0
<b>HOUSEHOLDS</b>			
2024 Estimated Households	16,251	47,542	116,342
2029 Projected Households	17,070	50,021	122,578
2020 Census Households	13,953	42,694	106,964
2010 Census Households	6,413	30,097	87,128
Projected Annual Growth 2024 to 2029	1.0%	1.0%	1.1%
Historical Annual Growth 2010 to 2024	11.0%	4.1%	2.4%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	38.2%	29.3%	24.1%
2024 Estimated Black or African American	11.9%	14.0%	10.5%
2024 Estimated Asian or Pacific Islander	28.5%	19.5%	19.1%
2024 Estimated American Indian or Native Alaskan	0.6%	2.1%	2.6%
2024 Estimated Other Races	20.9%	35.1%	43.7%
2024 Estimated Hispanic	24.8%	42.3%	52.7%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$128,936</b>	<b>\$94,757</b>	<b>\$85,346</b>
2024 Estimated Median Household Income	\$93,759	\$67,189	\$61,718
2024 Estimated Per Capita Income	\$86,287	\$51,059	\$36,117
<b>EDUCATION</b>			
2024 Estimated High School Graduate	9.7%	15.5%	17.8%
2024 Estimated Some College	11.6%	14.6%	14.3%
2024 Estimated Associates Degree Only	7.3%	6.2%	5.2%
2024 Estimated Bachelors Degree Only	37.1%	26.6%	22.1%
2024 Estimated Graduate Degree	26.2%	16.4%	11.6%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	7,348	14,072	25,003
<b>2024 Estimated Total Employees</b>	<b>81,060</b>	<b>144,969</b>	<b>237,617</b>
2024 Estimated Employee Population per Business	11.0	10.3	9.5
2024 Estimated Residential Population per Business	3.3	6.4	11.3



## LOCATION

