

Prime ±800 SF Hard Corner Next to Ralphs Fresh Fare



Move-In Ready Cafe Space For Lease

645 West 9th Street, Los Angeles, CA 90015



Available

Size:	±797 SF
Rent:	\$5.00 PSF/Mo., NNN
NNN:	±\$1.00 PSF/Mo.
Parking:	On-site and off-site parking, including numerous lots and garages within a 1-2 block radius of the property
Available:	Immediately

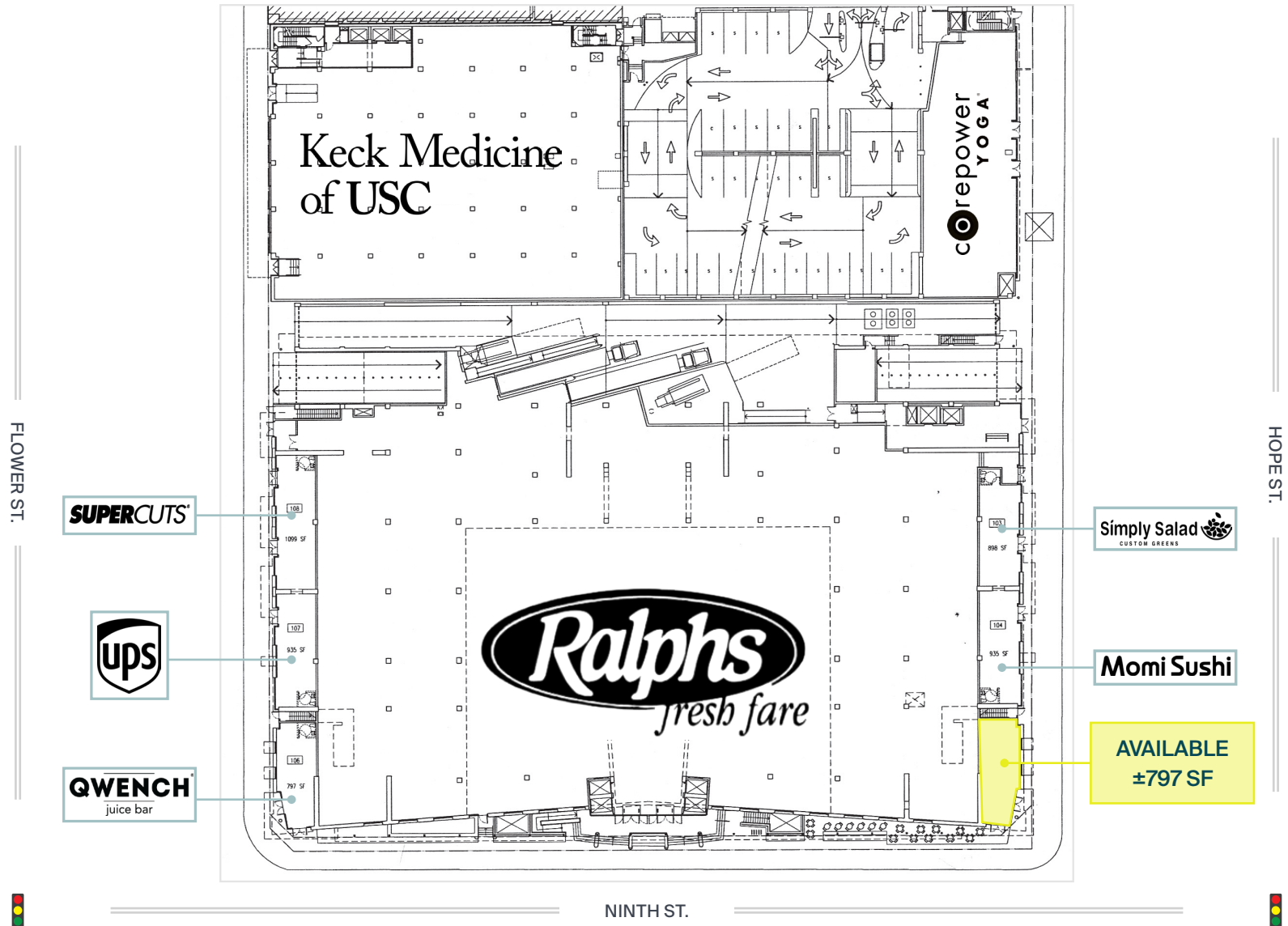
Features

- ▶ Rare move-in-ready, hard corner cold service cafe space
- ▶ Situated below Market Lofts with major co-tenant, Ralphs Fresh Fare
- ▶ Located at the “main and main” corner of 9th St and Hope St. which is the border between the Central Business District and South Park and along the 110 Freeway 9th Street exit
- ▶ Ideally positioned across from ASU and FIDM (Fashion Institute of Design & Merchandising) with thousands of undergraduate and graduate fashion students
- ▶ Opportunity for strong identity signage
- ▶ Trade area also includes Whole Foods, Panini Kabob Grill, Petco, Simply Salad, Philz Coffee, Hotel Figueroa, and more

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

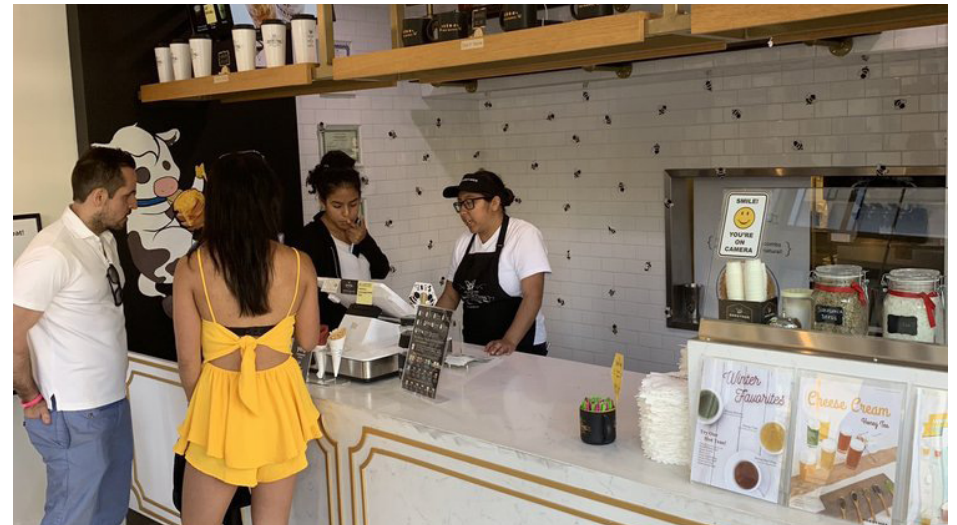


Ground Floor



±31,894
CPD

Move-In Ready Cafe or Dessert Space



Ninth Street Frontage

Next door to Ralphs Fresh Fare



Between the Central Business District and South Park



Hard Corner of Ninth Street and Hope Street



Downtown Los Angeles

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	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	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

Your trusted *partners*

Justin Weiss

justin.weiss@kwprealestate.com

310-887-3450

DRE #01920886

KWPREALESTATE.COM