

R | O W A N

460 S. Spring Street, DTLA 90013

KWP

REAL ESTATE

# Ground Floor Retail Spaces for Lease

Spirit Store & Tasting Room or Creative Retail



## Ground Floor Retail Spaces for Lease

BELOW 204 LUXURY CONDOS ALONG THE SPRING STREET CORRIDOR

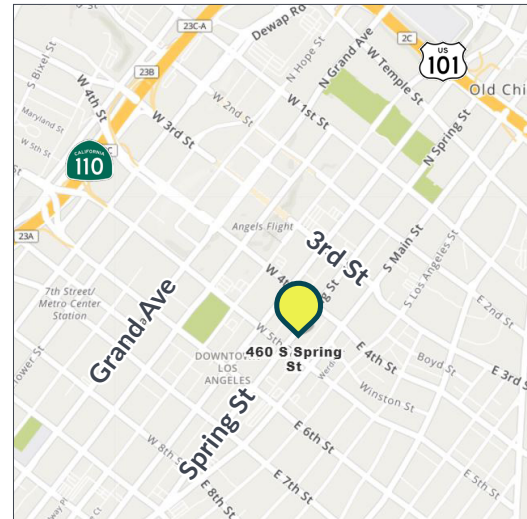
### AVAILABLE

	Size (SF):	Rent (PSF/Mo., NNN):
<b>Space 1:</b>	±1,266 <i>(Spirit store &amp; tasting room)</i>	\$3.50
<b>Space 2:</b>	±5,000 SF <i>(Spaces can be combined up to ±6,266 SF)</i>	\$2.50
<b>Parking:</b>	Surface parking lot and a large garage next door to property	

### PROPERTY HIGHLIGHTS

- Situated along Spring Street, which has more residential density than any other corridor in DTLA
- Space 1 has CUP for the sale and dispensing of a full line of alcohol beverages for off-site consumption with onsite beer and wine tasting in a shop with 25 indoor seats.
- Adjacent to Harlem Alley and Spring Street Park, which can be used for sizable outdoor patio space
- In the heart of Gallery Row, which is a centerpiece of the famed Downtown Art Walk
- Within walking distance of Pershing Square and Metro's B (Red) and D (Purple) Line subway stops
- Very strong nightlife crowd
- 5th Street loads directly onto the 110 Freeway

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



### NEIGHBORING TENANTS







Space One was former spirit store & tasting room



### FORMER SPIRIT STORE & TASTING ROOM

Space One sits right on the corner of 5th & Spring and has a Type 21 CUP for of site sales of a full line of spirits as well as a Type 42 CUP for on-site consumption of beer and wine.





### 145 FIFTH STREET

145 Fifth Street features 5,000 square feet of ground floor commercial space, divisible to 1,500 square feet. Wide column spacing allows for a creative and flexible floor plan for a large single tenant, or demising to accommodate smaller retailers. Large windows let in ample natural light and high ceilings create a spacious feel. Ample frontage on Fourth Street ensures high visibility for tenants and excellent signage opportunity.

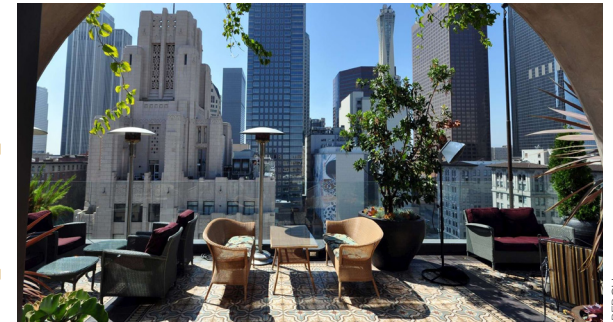


Possible patio seating on Harlem Alley

### SURROUNDING DTLA HIGHLIGHTS



GRAND CENTRAL MARKET



PERCH

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

\* Proposed

### DTLA DEMOGRAPHICS

#### 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>745</b>	<b>55%</b>	HAVE VISITED LITTLE TOKYO
RETAIL BUSINESSES PER SQUARE MILE		

  
**171** FOOD/BEVERAGE  
BUSINESSES PER  
SQUARE MILE

  
**93** WALK SCORE



Source: DCBID Demographic Survey 2024



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