

Hard Corner Office/Retail Space For Lease

NEC of Hill and 8th Street | Across from Shake Shack

325 W. 8th Street, Los Angeles, CA 90014



JUSTIN WEISS

Vice President

Justin.Weiss@kwprealestate.com

310-887-6226

CalBRE: 01920886

LEE SHAPIRO

EVP, Director of Retail Brokerage

Lee.Shapiro@kwprealestate.com

310-887-6226

CalBRE: 00961769



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Property Description

Ground: ±5,369 SF*

Basement: ±5,067 SF*

* Ground floor and basement can be leased separately

Rent: \$3.75 PSF/Mo., NNN

Parking: Multiple public garages within one block of property. Potential on-site valet parking

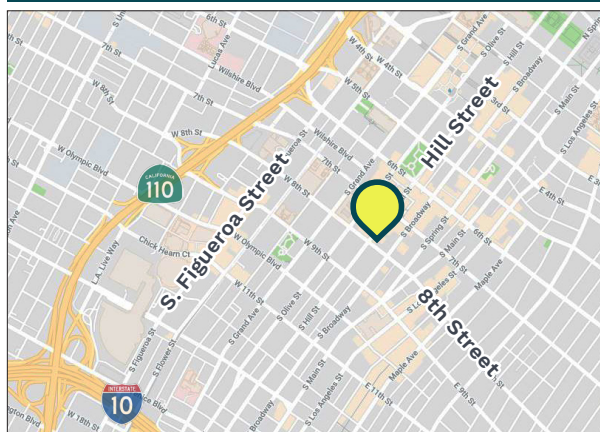
Property Highlights

- Gorgeous historic space with vaulted ceilings at the base of a 76-unit luxury loft property
- Hard corner office/retail/restaurant space across from Shake Shack
- Subterranean historic vault space
- One block from Whole Foods (one of the highest grossing in the chain) and directly across the street from prime tenants like Shake Shack and Sweet Green.
- Across the street from the new Garfield Building Hotel Project.
- Close proximity to multiple freeways and two blocks from a redline subway stop
- At the crossroads of the Financial District, South Park and Historic Core of DTLA

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



Location:



Join These Neighboring Tenants



STARBUCKS RESERVE



swæetgreen

COS



tocaya organica

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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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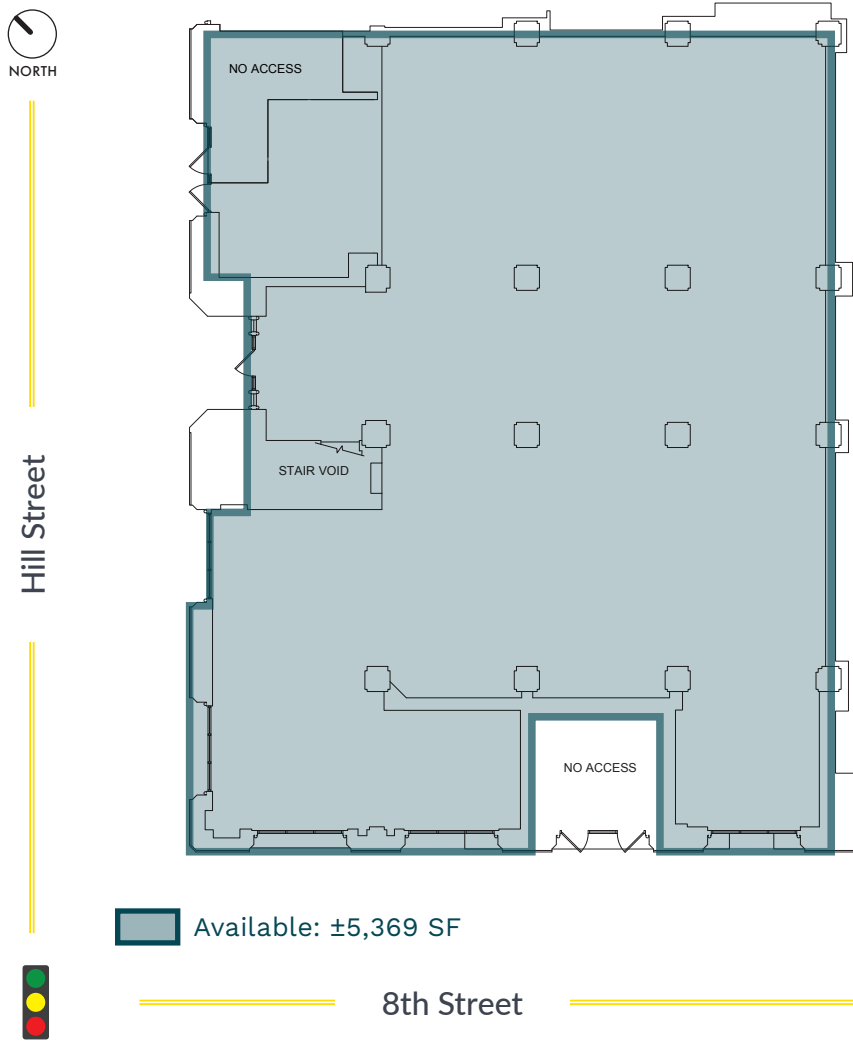
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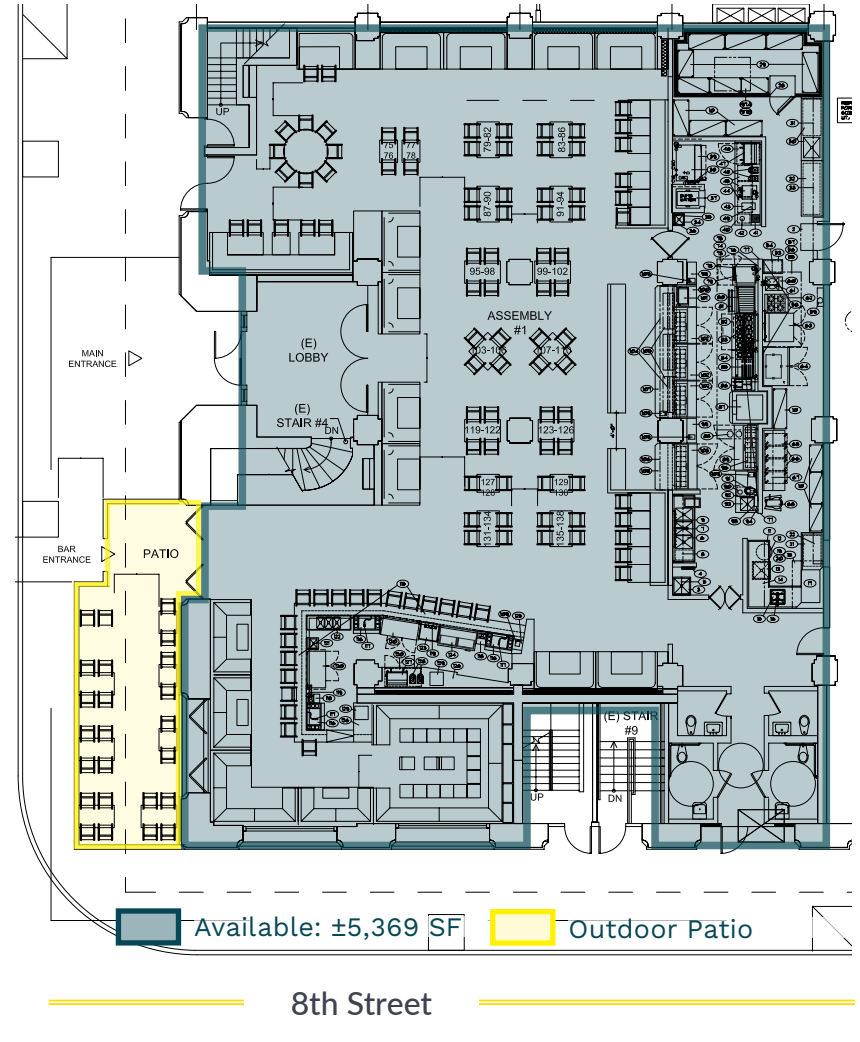


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FLOOR PLAN



FLOOR PLAN - PROPOSED RESTAURANT



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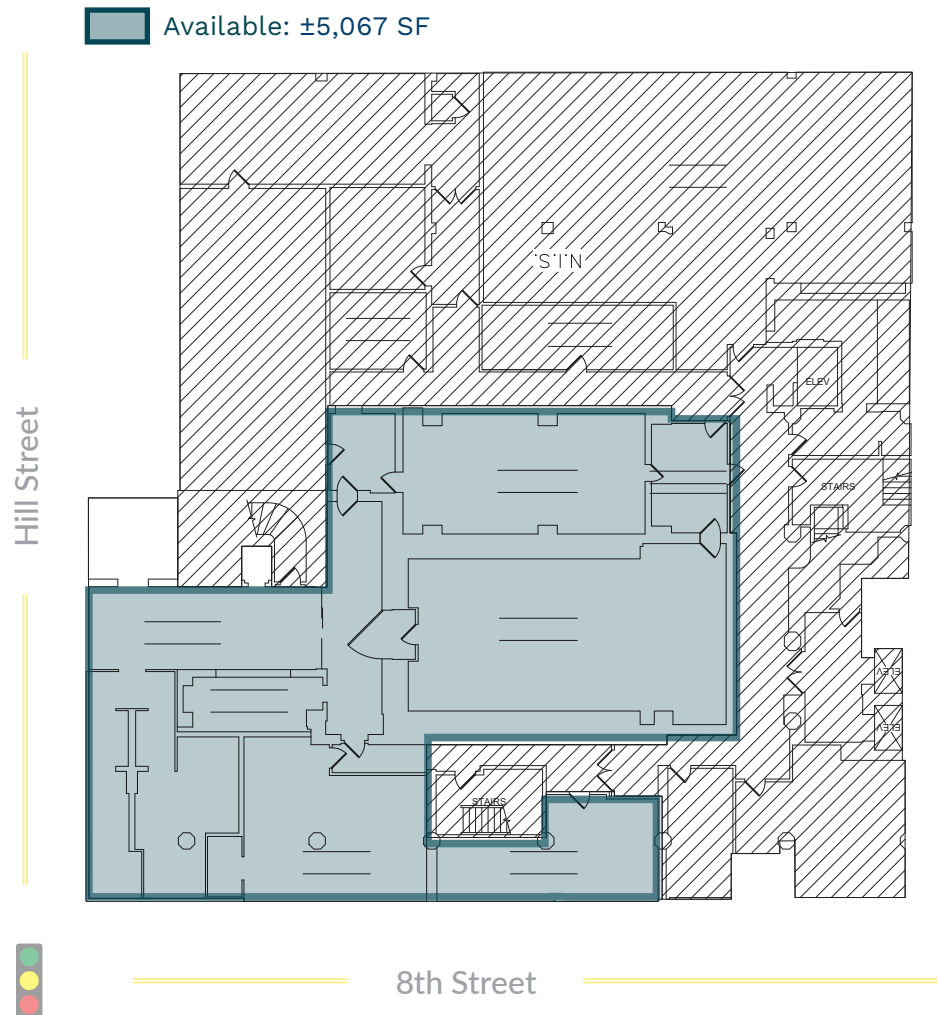
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FLOOR PLAN - BASEMENT



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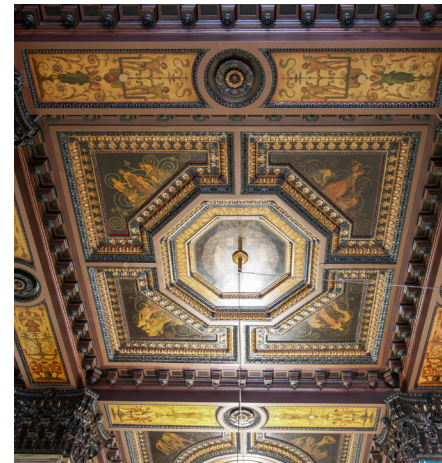
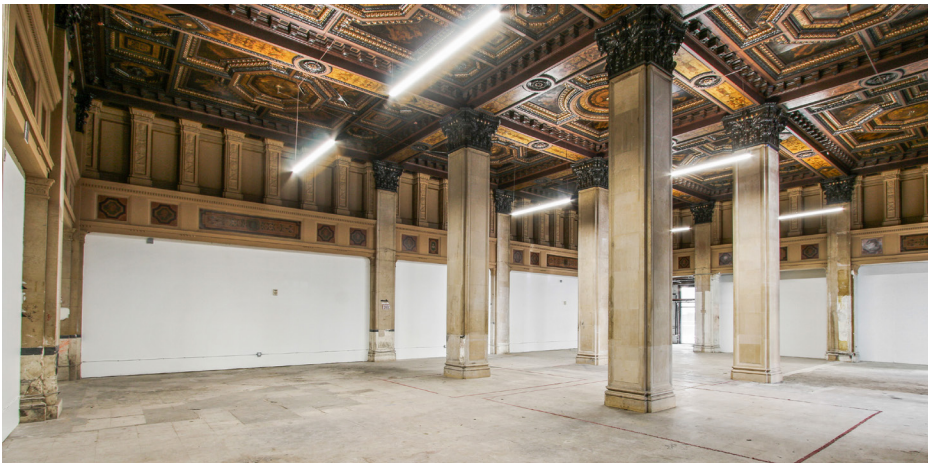
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INTERIOR



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GARFIELD BUILDING HOTEL PROJECT



Across the street from 325 W. 8th Street is the new Garfield Building Hotel Project. The Garfield Building, a long-vacant Art Deco landmark in Downtown Los Angeles, has reportedly sold to a Bay Area-based firm interested in converting the property into a hotel.

Built in 1929 at 403 W. Eighth St. for the Sun Realty Co., the Garfield Building was designed by renowned architect Claud Beelman with art deco, Gothic and art nouveau elements. Once an office space, the Garfield has been vacant for several years. It is listed on the National Register for Historic Places.

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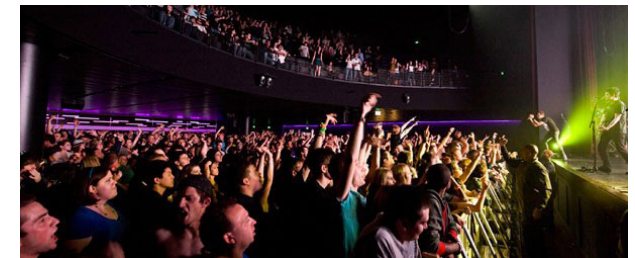
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TRADE AREA



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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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