

THE BRADBURY BUILDING

Virtual Tours Inside

KWP
REAL ESTATE

ACROSS FROM GRAND CENTRAL MARKET
**RETAIL/RESTAURANT
SPACES FOR LEASE IN DTLA**

304 South Broadway, Los Angeles, CA 90013



THE BRADBURY BUILDING · DOWNTOWN LOS ANGELES

2nd Gen. Retail/Restaurant Space for Lease



304 South Broadway, Los Angeles, CA 90013

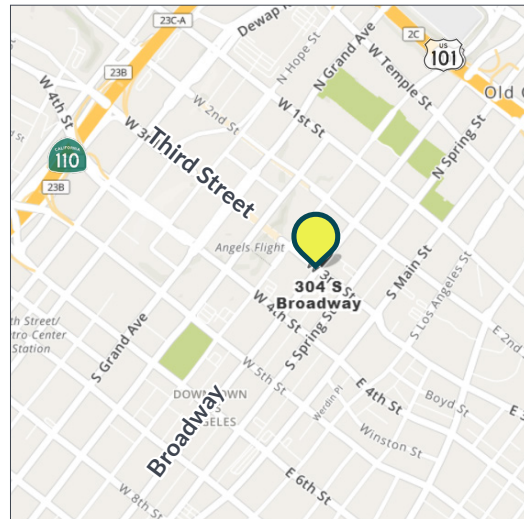
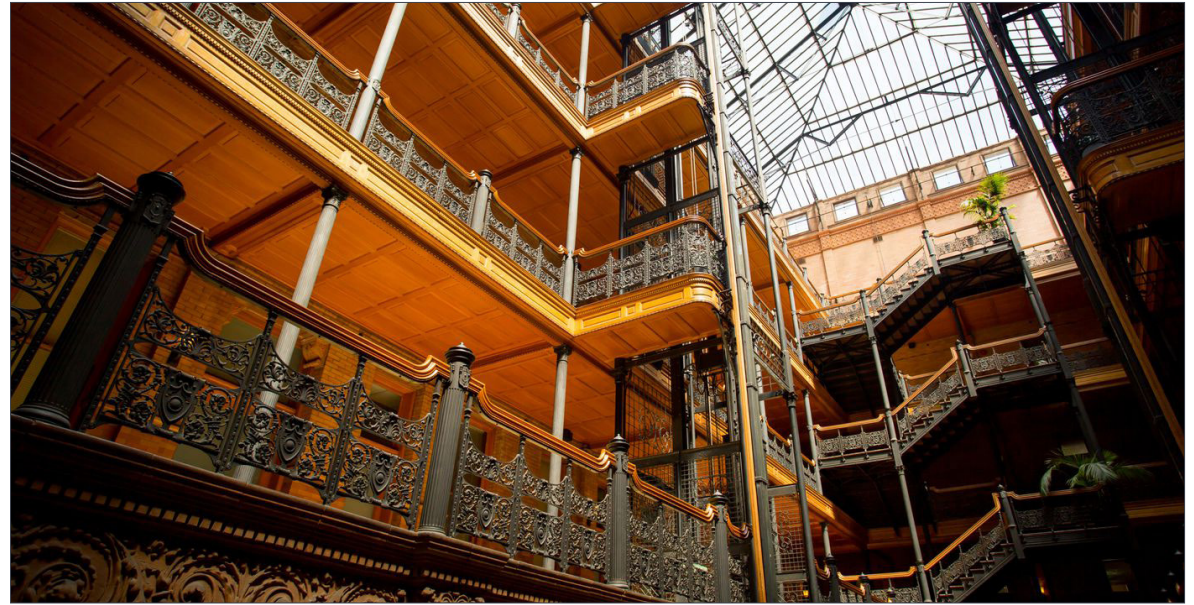
AVAILABLE

	Size (SF)	Rent (PSF/Mo., NNN)
Unit 220:	±1,857	\$3.25
Unit 310:	±3,506	\$3.50
NNN:	±\$1.00 PSF/Mo.	
Parking:	Abundant hourly/daily/monthly parking at an adjacent, secured garage with private walkway leading to property	

PROPERTY HIGHLIGHTS

- Commercial spaces available on the ground floor of The Bradbury Building, a historic masterpiece in DTLA with one of the most recognizable interiors in the country and visited by over 100,000 people per year
- Directly across the street from Grand Central Market, a chef-driven food hall with over 5,000 daily visitors
- Walking distance to DTLA's cultural center with Dorothy Chandler Pavilion, The Ahmanson Theatre/Mark Taper Forum, Walt Disney Concert Hall, The Broad, Grand Park and MOCA
- Two blocks from two Metro stations: Pershing Square and Civic Center, both with B and D Line access
- Situated at the corner of 3rd Street and Broadway, the anchor of the northern section of the Broadway corridor revitalization
- 1 block from the new, Citizen M boutique hotel and the under construction, Cambria Hotel
- One block from L.A.'s Civic Center, the seat of county and city government populated by 200,000 daily municipal and federal employees

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



NEIGHBORING TENANTS



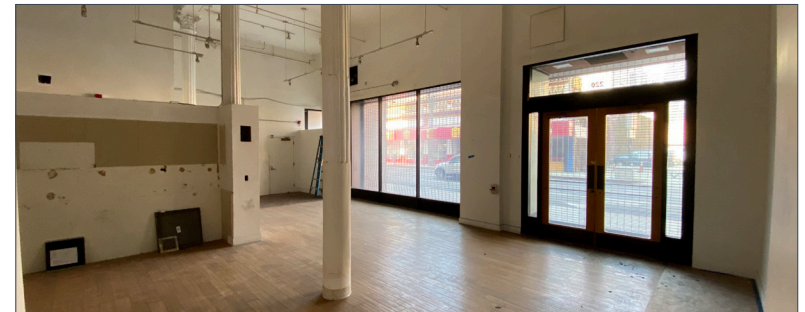
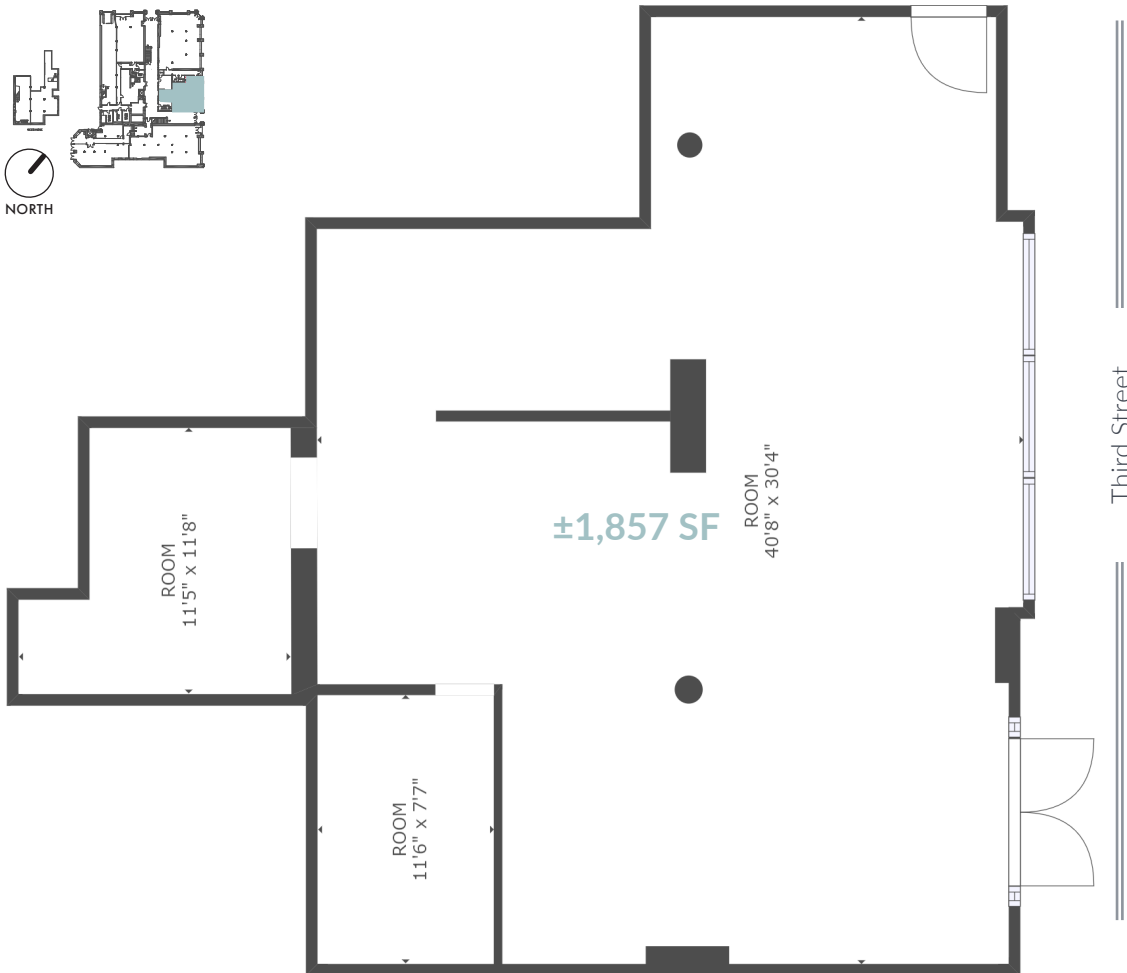
THE BRADBURY BUILDING · DOWNTOWN LOS ANGELES

2nd Gen. Retail/Restaurant Space for Lease



304 South Broadway, Los Angeles, CA 90013

SUITE 220



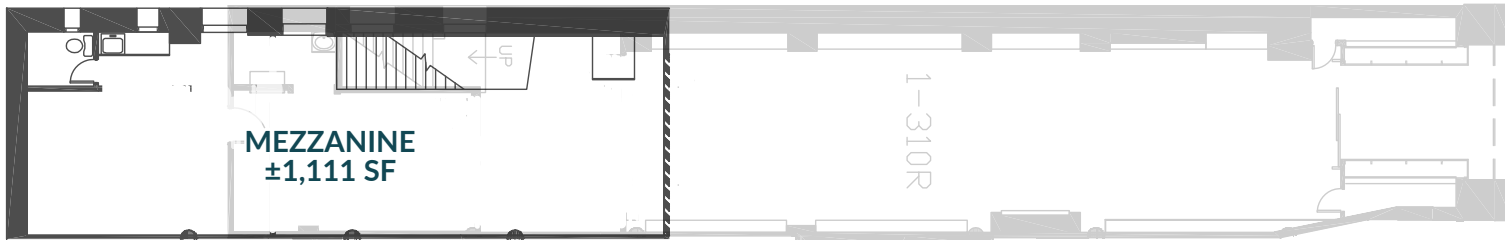
THE BRADBURY BUILDING · DOWNTOWN LOS ANGELES

2nd Gen. Retail/Restaurant Space for Lease

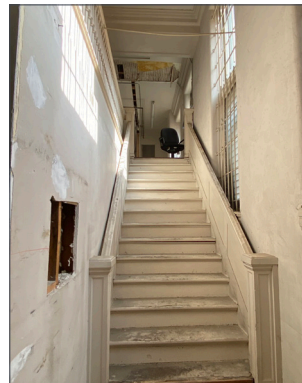
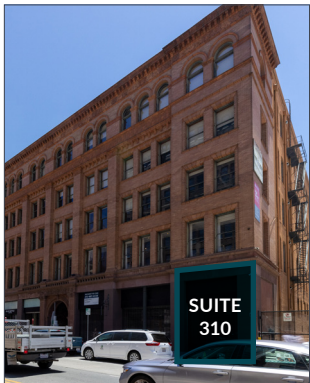


304 South Broadway, Los Angeles, CA 90013

SUITE 310 TOTAL: ±3,506 SF



Broadway



THE BRADBURY BUILDING · DOWNTOWN LOS ANGELES

2nd Gen. Retail/Restaurant Space for Lease



304 South Broadway, Los Angeles, CA 90013

CLOSE PROXIMITY TO GRAND CENTRAL MARKET



Grand Central Market, a downtown landmark since 1917, brings together the cuisines and cultures of LA..

Grand Central Market's commitment is to preserve the legacy of a historic downtown landmark, to gather the city's many communities around a shared table, and to nurture the next generation of local businesses.

The Market's 30,000 square-foot arcade encompasses a food emporium and retail marketplace and will continue to grow by offering downtown a shared gathering place and a dynamic hub for public programming and events.

www.grandcentralmarket.com



THE BRADBURY BUILDING · DOWNTOWN LOS ANGELES

2nd Gen. Retail/Restaurant Space for Lease



304 South Broadway, Los Angeles, CA 90013

SURROUNDING DTLA HIGHLIGHTS



GRAND CENTRAL MARKET



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

* Proposed

THE BRADBURY BUILDING · DOWNTOWN LOS ANGELES

2nd Gen. Retail/Restaurant Space for Lease



304 South Broadway, Los Angeles, CA 90013

DTLA 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



REAL ESTATE

JUSTIN WEISS

310-887-3450

Justin.Weiss@kwprealestate.com

DRE #01920886

LEE SHAPIRO

310-887-6226

Lee.Shapiro@kwprealestate.com

DRE #00961769

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

KWP Real Estate (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.