

THE BLOC

**RESTAURANT & RETAIL OPPORTUNITIES
IN DOWNTOWN LOS ANGELES**

THEBLOCLA.COM



WELCOME TO THE BLOC

730,000 SF of Creative Office

435,000 SF of Retail & Restaurants

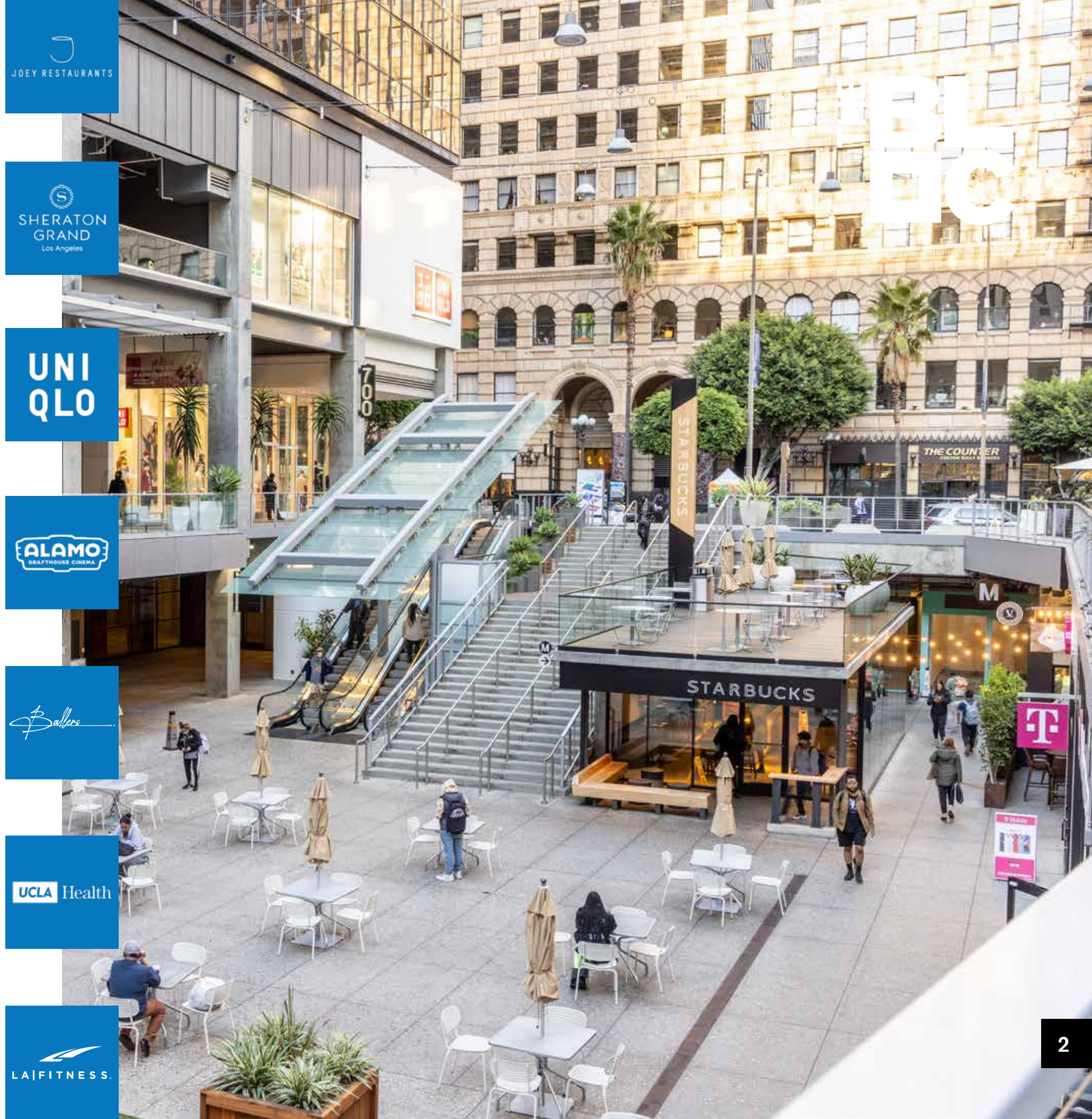
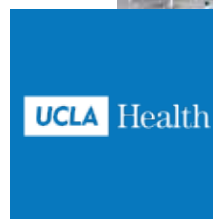
1,895 Parking Spaces

496 Key Hotel

12 Screen Cinema

2 Acres of Open Space

1 Metro Station

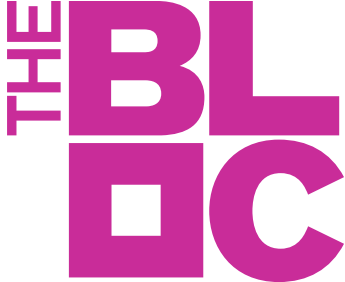


THE BLOC





PLAZA LEVEL



AVAILABLE

RESTAURANT/RETAIL

UNIT	SIZE (SF)
G-100	±2,911
G-215	±2,600
G-230	±1,000

RETAIL

UNIT	SIZE (SF)
B-0001	±17,650
G-440	±1,723
G-460	±1,591
G-500	±5,560
G-630	±3,588
G-740	±610

DIRECTORY

ENTERTAINMENT

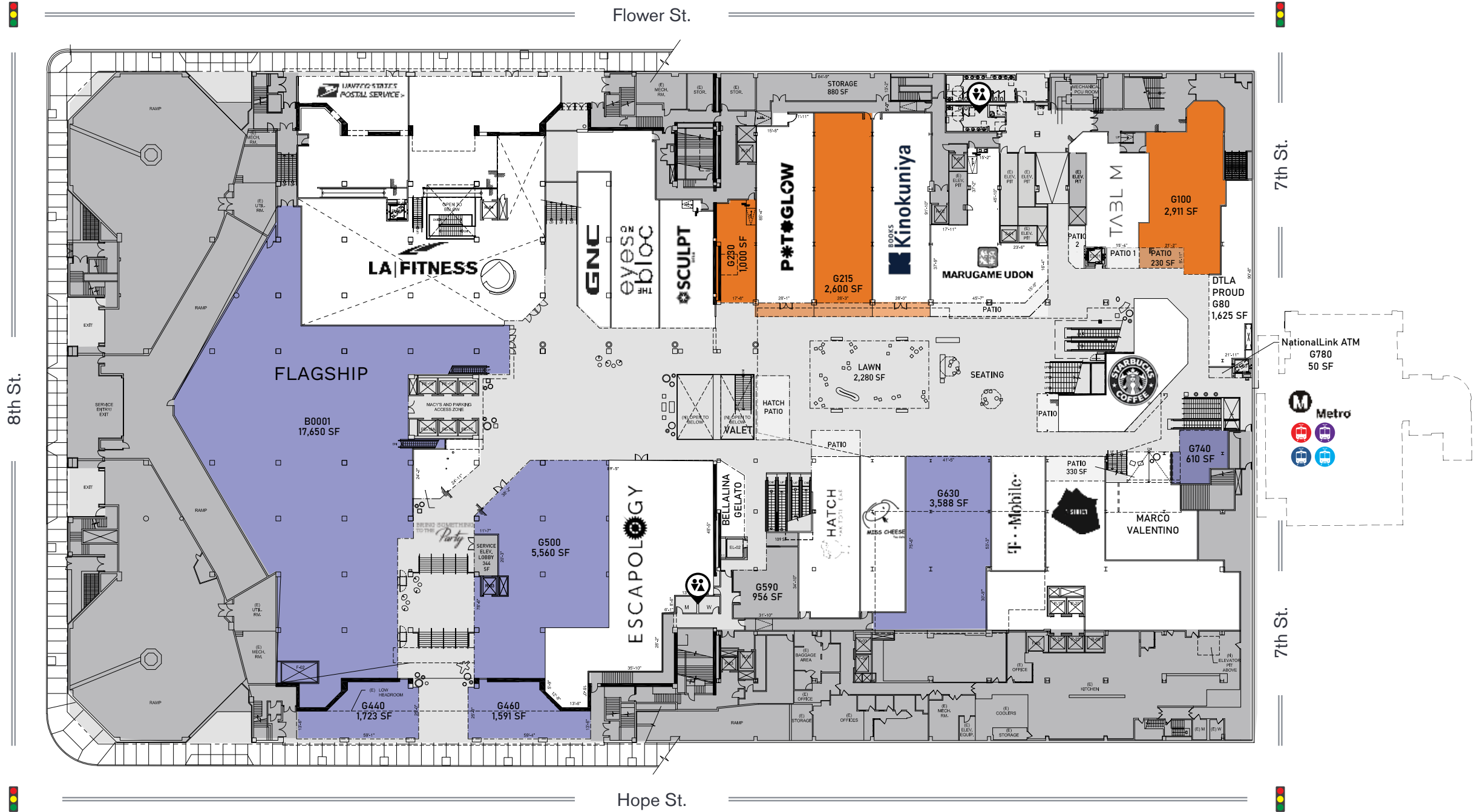
Escapology

RETAIL & SERVICES

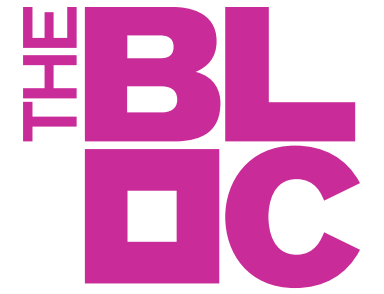
- Bring Something to the Party
- Eyes on the Bloc
- GNC
- Kinokuniya Books
- LA Fitness
- Marco Valentino
- Potoglow
- Sculpt DTLA
- T-Mobile

FOOD & BEVERAGE

- Bellalina Gelato
- District
- Hatch
- Marugame Udon
- Miss Cheese Tea Cafe
- Starbucks
- TABL M



STREET LEVEL



AVAILABLE

RESTAURANT/RETAIL

UNIT	SIZE (SF)
S-150	±2,146

RETAIL

UNIT	SIZE (SF)
B-0002	±81,254 *
S-210	±2,980
S-280	±1,381

* Divisible

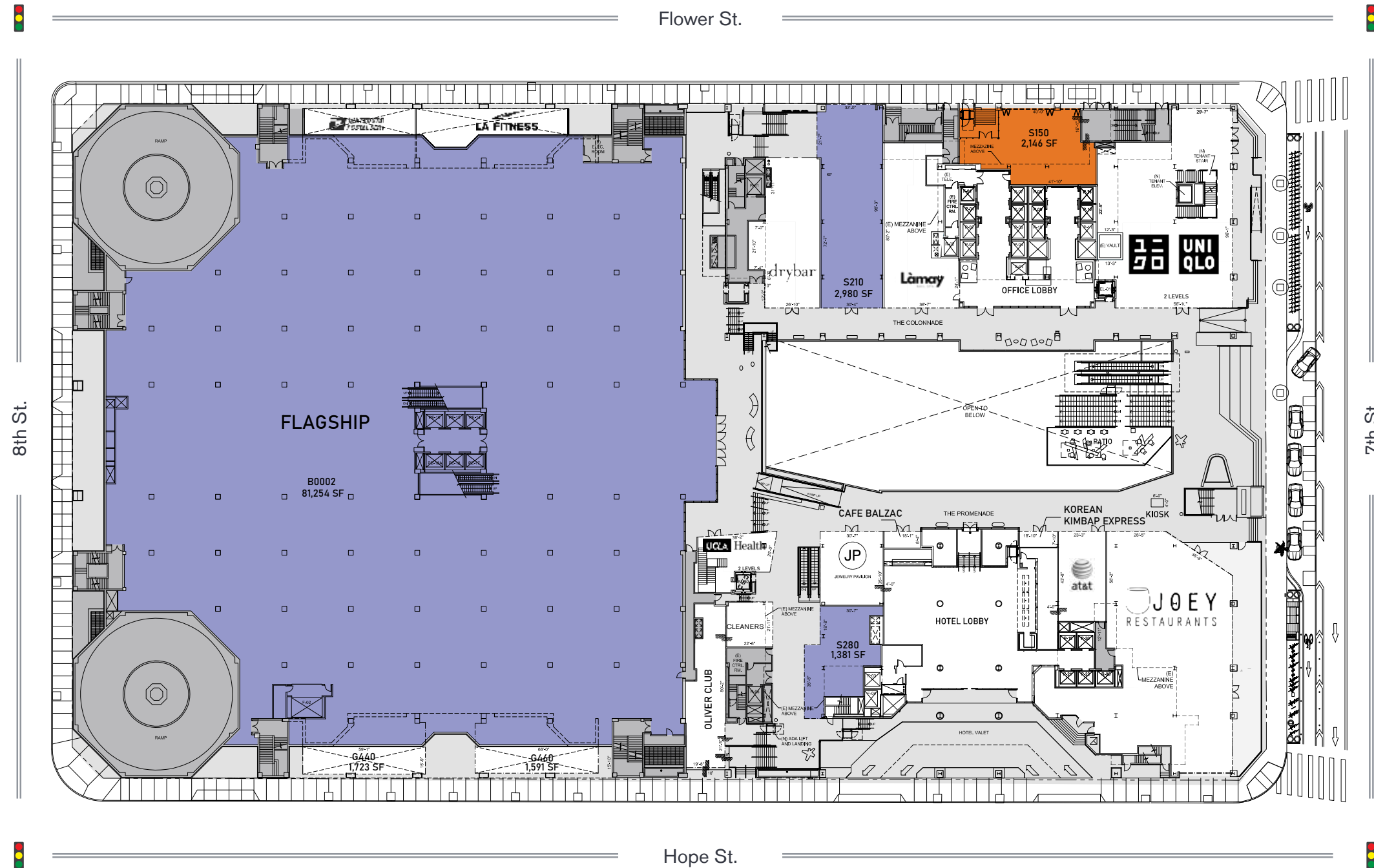
DIRECTORY

RETAIL & SERVICES

- AT&T
- Drybar
- Jewelry Pavilion
- LA Fitness
- Lamay Nail Spa
- Oliver Club
- Uniqlo
- USPS
- Your Cleaners Online

FOOD & BEVERAGE

- Café Balzac
- JOEY DTLA
- Korean Kimbap Express



SECOND LEVEL

AVAILABLE

■ RETAIL

UNIT	SIZE (SF)
B-0003	±81,254*
U-200	±4,160

* Divisible

DIRECTORY

ENTERTAINMENT

Alamo Drafthouse

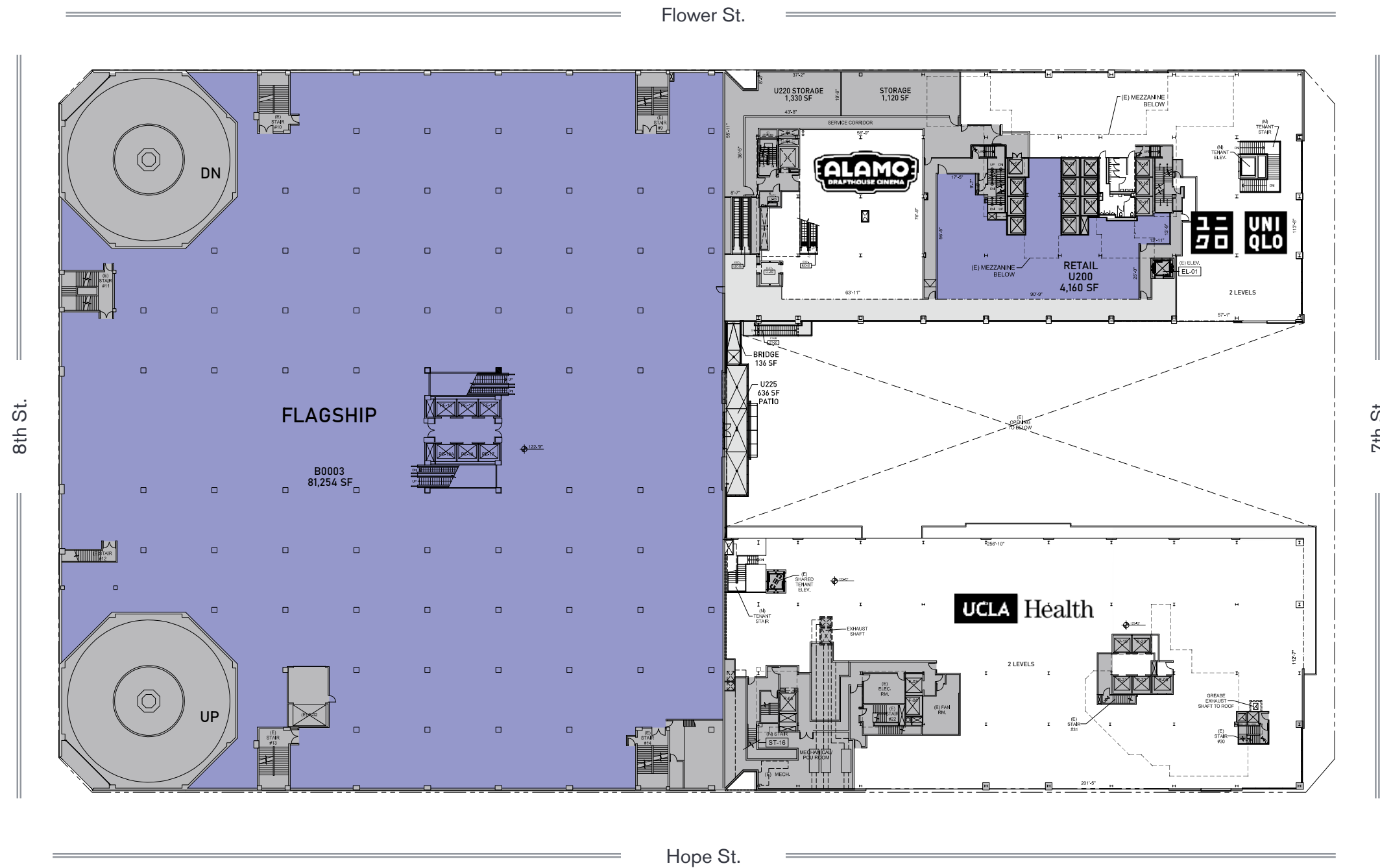
RETAIL & SERVICES

UCLA Health (Entrance on Street Level)

Uniqlo (Entrance on Street Level)

FOOD & BEVERAGE

Video Vortex

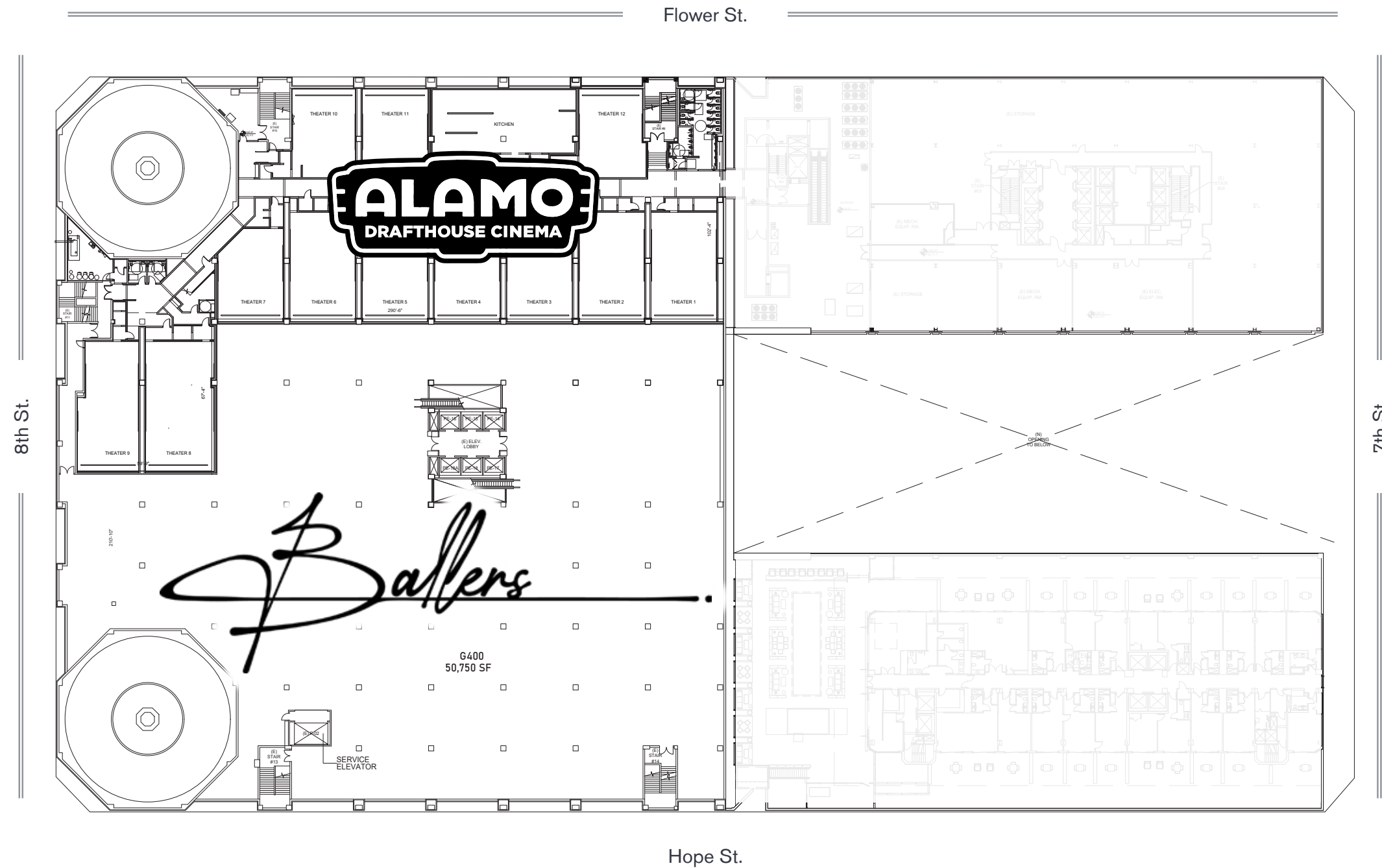
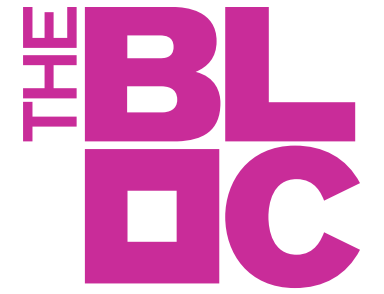


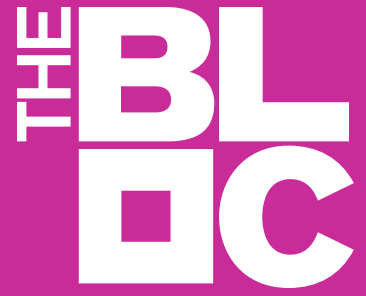
THIRD LEVEL

DIRECTORY

ENTERTAINMENT

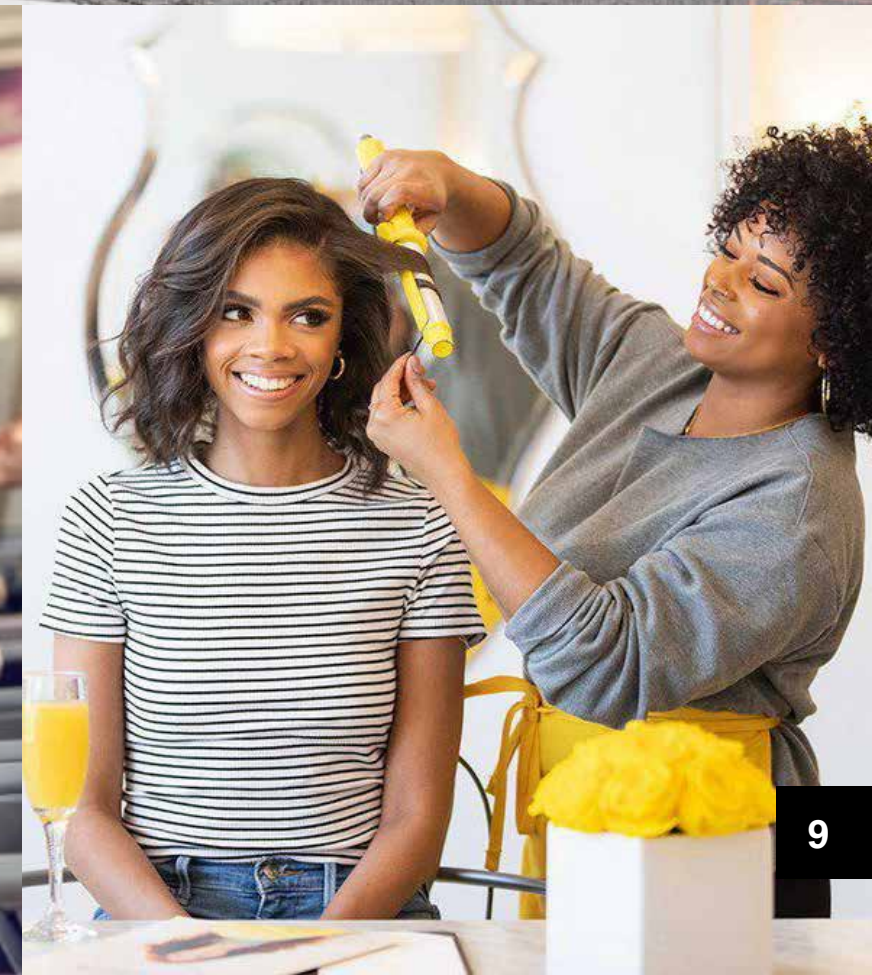
Alamo Drafthouse (Entrance on 2nd Level)
Ballers (Plus rooftop courts)

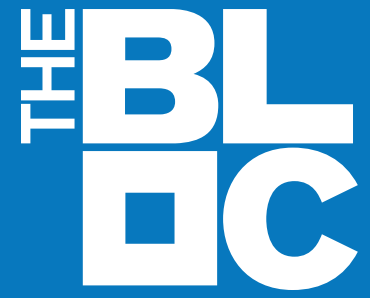




Retail, Services & Entertainment

The Bloc boasts almost 435,000 SF of retail space. The directory includes Alamo Drafthouse, Ballers, and Uniqlo in addition to daily needs providers such as LA Fitness, Drybar, UCLA Health and more.





Events

The Bloc hosts a variety of events throughout the year, including community gatherings, holiday celebrations and outdoor movie nights in the courtyard, as well as conferences and corporate events at the Sheraton Grand.





JOEY RESTAURANTS

Wrapping the corner of 7th and Flower Streets, with the largest street level patio in downtown Los Angeles, JOEY DTLA features a theatre kitchen, stunning stone bartop, and custom wine wall in the lounge.

JOEYRESTAURANTS.COM

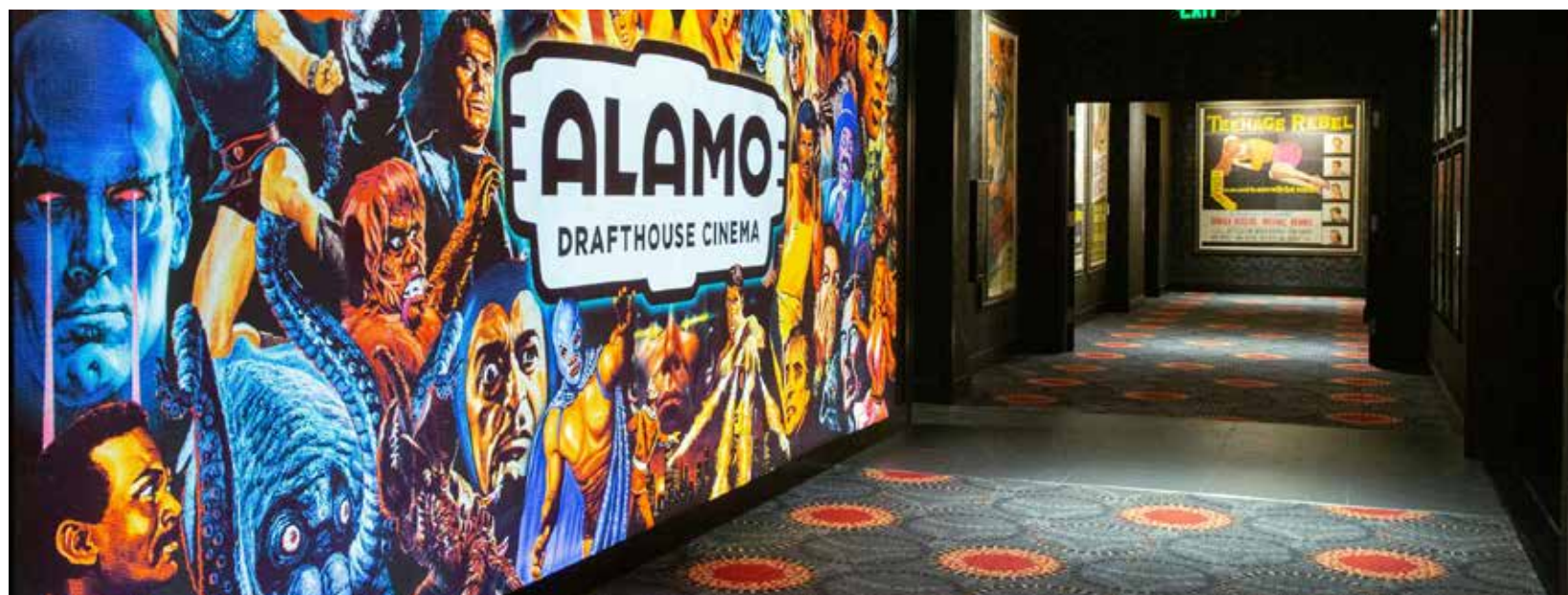


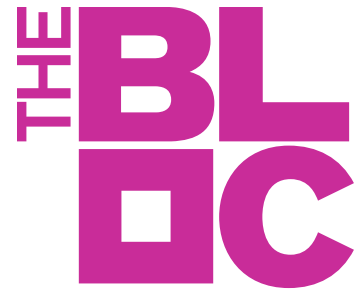


The Alamo Drafthouse Cinema operates 12 screens at The Bloc and distinguishes itself by the food and drink service offered inside the theater.

Besides showing new releases, Alamo offers unique programming including classics, cult classics, independents, documentaries, special guest appearances, and audience participation shows. Video Vortex, a retro-themed video store and bar, offers something special before or after a show.

DRAFTHOUSE.COM/LOS-ANGELES





Coming soon to the entire third floor of the Bloc, Ballers, bringing raquet sports to the city. They offer pickleball, padel, golf, and soccer — paired with elevated design, top-tier food and beverage, fitness and recovery, and dynamic event spaces.

BALLERS-US.COM





The 7th Street Metro Center Station is located directly below The Bloc — the first direct underground connection of a private community to a subway station in DTLA. The station provides riders with access to four service lines: A (Blue), B (Red), D (Purple), and E (Expo).

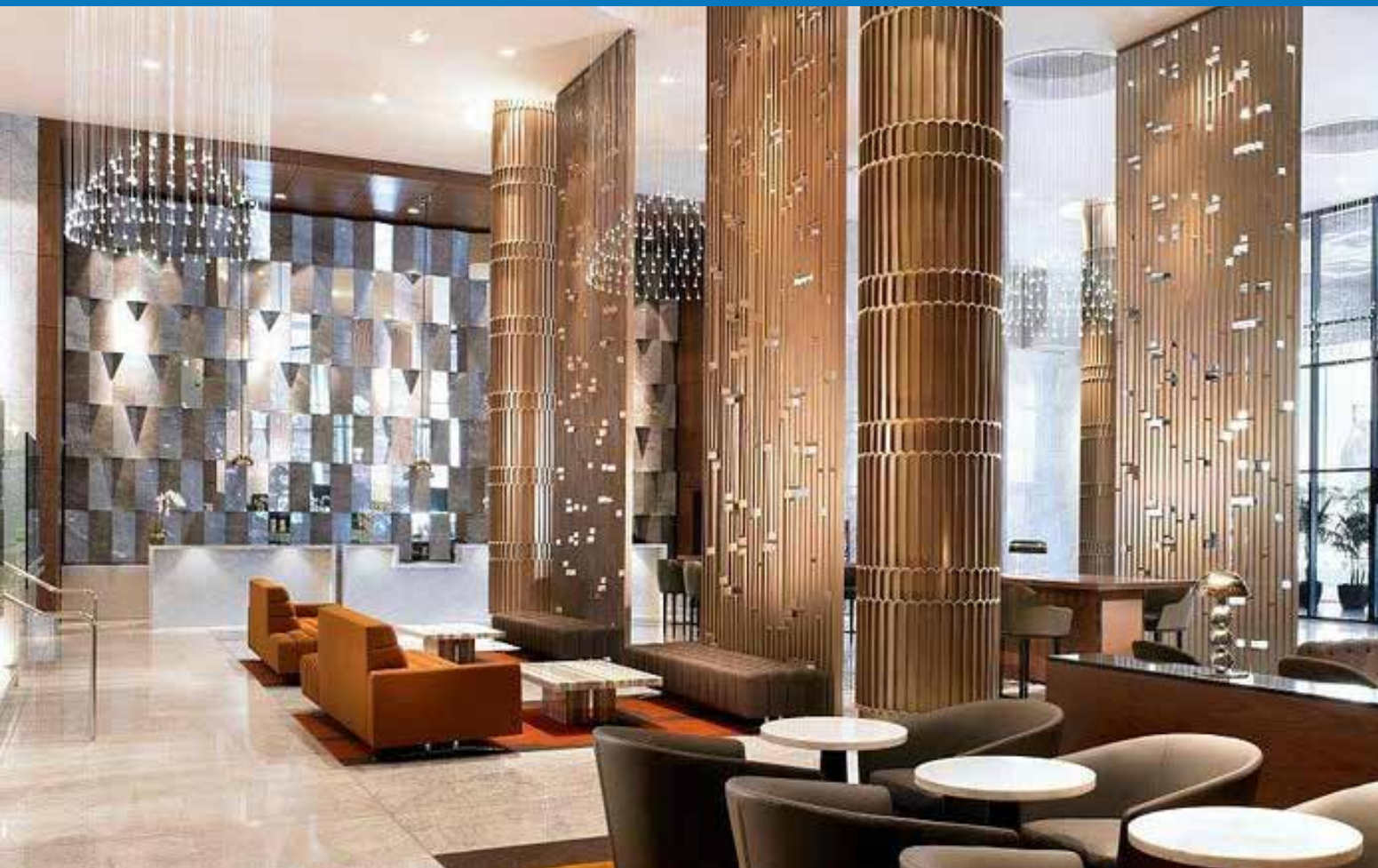
[METRO.NET](https://www.metro.net)



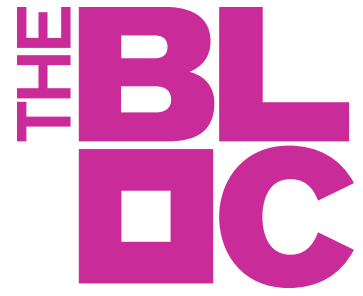
THE BLOC

The 496-key Sheraton Grand Los Angeles is brimming with style and substance. The dog-friendly hotel has effortless access to Crypto.com Arena, the LA Convention Center, Dodger Stadium, Koreatown, the Fashion District and Little Tokyo. Guests enjoy city views, cutting-edge technology and a Sheraton Signature Sleep Experience bed.

MARRIOTT.COM




**SHERATON
GRAND**
Los Angeles

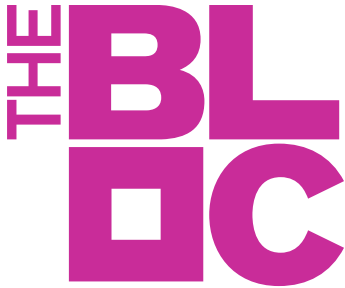


Offices

With over 730,000 square feet of Class A, creative office space, co-working space, and meeting rooms, the project is home to many iconic companies including Lee Andrews Group, KPFF, DLR Group, Consensus Cloud Solutions, Nordstrom's Hautelook, Burlington, GHJ and more.



DTLA DEMOGRAPHICS



Live 80,000+ RESIDENTS

\$93,000
AVERAGE HHI



61%
25-54 YEARS OLD

67%
LOVE DTLA



67% POST
SECONDARY EDUCATION

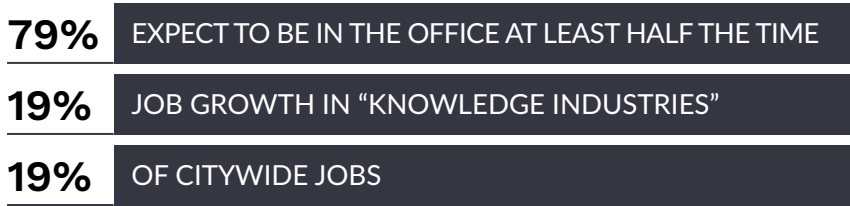


46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK



Work 288,000+ JOBS

\$95,000
AVERAGE HHI



61%
30-54 YEARS OLD

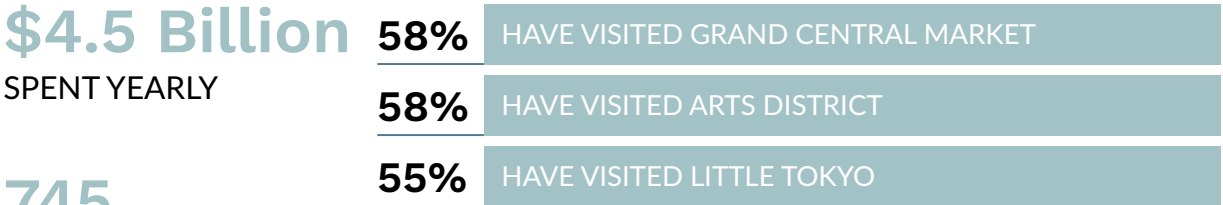


57% POST
SECONDARY EDUCATION



57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME

Visit 17 MILLION VISITORS IN 2023



171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE



93 WALK SCORE



Source: DCBID Demographic Survey 2024

THE BLOC

- LA LIVE**
Fleming's
Grammy Museum
Katsuya
Lucky Strike
Smashburger
Lazy Dog
Fixins Soul Kitchen
Sol Agave
Tom's Watch Bar
Yard House
Regal Cinemas
- FIGAT7TH**
EOS Fitness
H&M
Sephora
Nordstrom Rack
Target
Victoria's Secret
Zara
Morton's
Mendocino Farms
- THE BLOC**
Alamo Drafthouse
District DTLA
Marugame Udon
JOEY DTLA
LA Fitness
Sheraton Grand
UCLA Health
UNIQLO

DTLA AMENITIES

- KEY
- Retail/Restaurant
 - Grocer/Pharmacy
 - Hotel
 - Cultural Point of Interest

THEBLOCLA.COM

AC & Moxy Hotels

Mastro's
Javier's

CVS
M
PICO
E A

Prank Bar

Pine & Crane

Genwa Korean BBQ

El Cholo

LEVEL Hotel

FIDM

Mr. Marsala

Hotel Figueroa

JW Marriott

The Ritz-Carlton

Courtyard

Regal Cinemas

Hotel Indigo

Smart & Final Extra

Fogo de Chão

Baar Baar

Ralphs

Whole Foods

CVS

Starbucks

Tocaya

Cog. Coffee

Qwench

Massage Envy

Apple

Urban Outfitters

Orpheum Theatre

LALA'S

IHOMLA

Amante

DTLA Ramen

Paris Baguette

Mayan Theater

CVS

Engine Co. No. 28

M
7TH ST/
METRO CENTER
B D E A

Water Grill

Karl Strauss Brewing

Sugarfish

Bottega Louie

Sheraton Grand

Hotel Per La

LA Athletic Club

CVS

Freehand Hotel

Sweetgreen

Paris Baguette

Shake Shack

Cali. Chicken Cafe

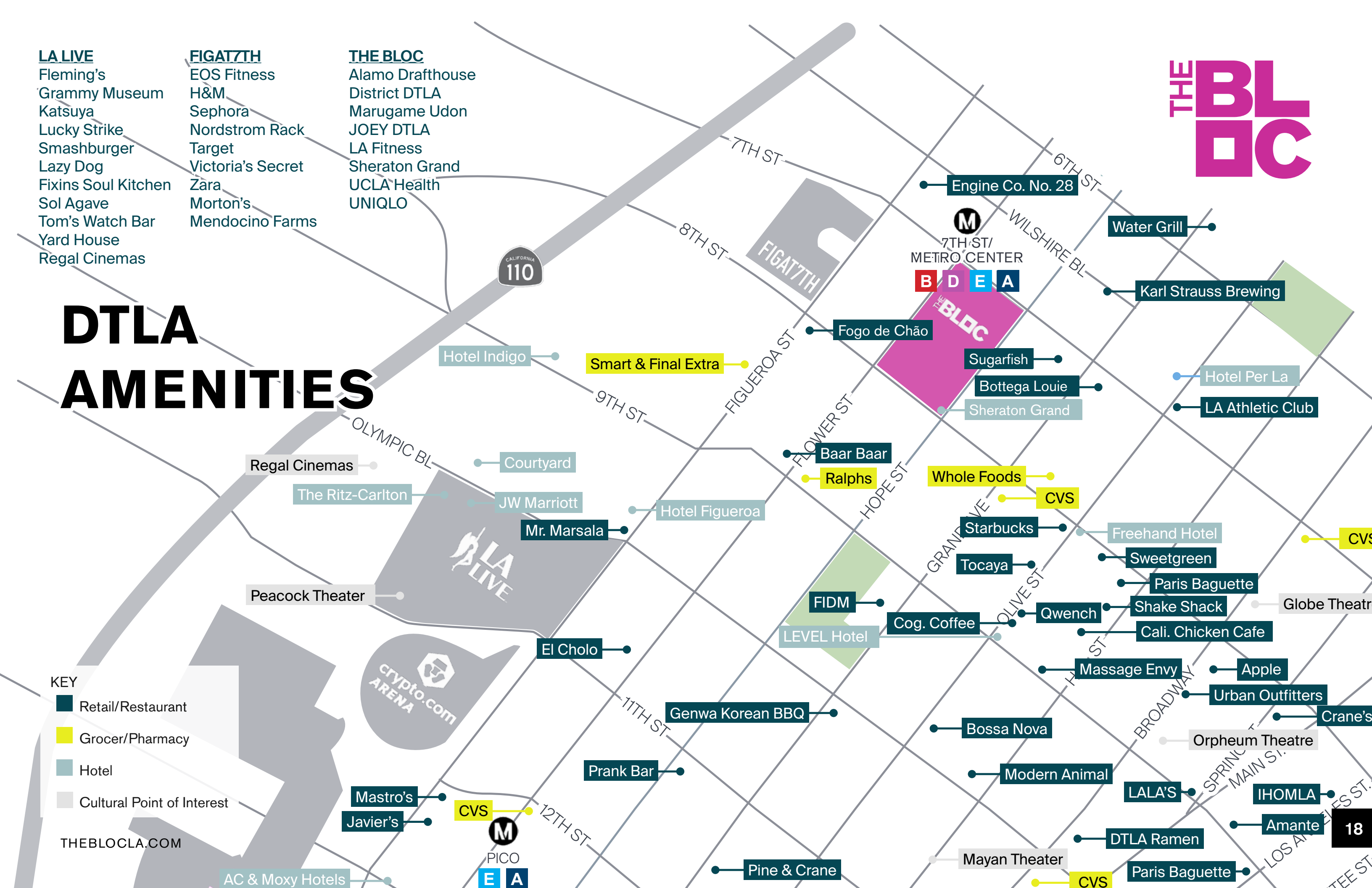
Globe Theatre

Crane's

Bossa Nova

Modern Animal

18



PLAZA LEVEL - EXTERIOR VIEW (PROPOSED)

THE BLOC



STREET LEVEL - INTERIOR VIEW (PROPOSED)

THE BLOC



SECOND LEVEL - INTERIOR VIEW (PROPOSED)





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