

2ND-GEN. RESTAURANT SPACE WITH PATIO FOR LEASE

Across From Whole Foods



801 S. Grand Avenue, Los Angeles, CA 90017

 [CLICK FOR VIRTUAL TOUR](#)



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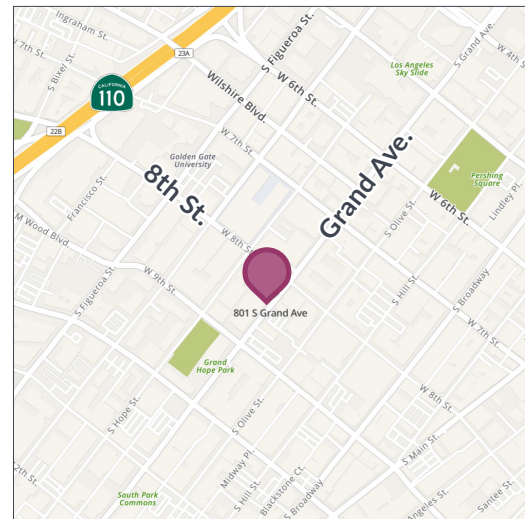
AVAILABLE

	Size (RSF):	Rent (PSF/Mo., NNN):
Interior Space:	±3,124	\$3.65
Patio:	±1,400	\$1.10
<i>Can be combined to ±4,524 RSF</i>		
NNN:	Est. ±1.00 PSF/Mo.	
Availability:	Immediately	
Parking:	Ample on-site parking with validation	

PROPERTY HIGHLIGHTS

- Move-in ready 2nd generation restaurant space below 90% fully leased office building
- Directly across the street from top performing Whole Foods
- Situated at the corner of 8th & Grand, one of DTLA's busiest corners
- Within a 5-minute walk of 15,000 residential units
- Large on-site parking garage with ample customer parking

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



TRADE AREA



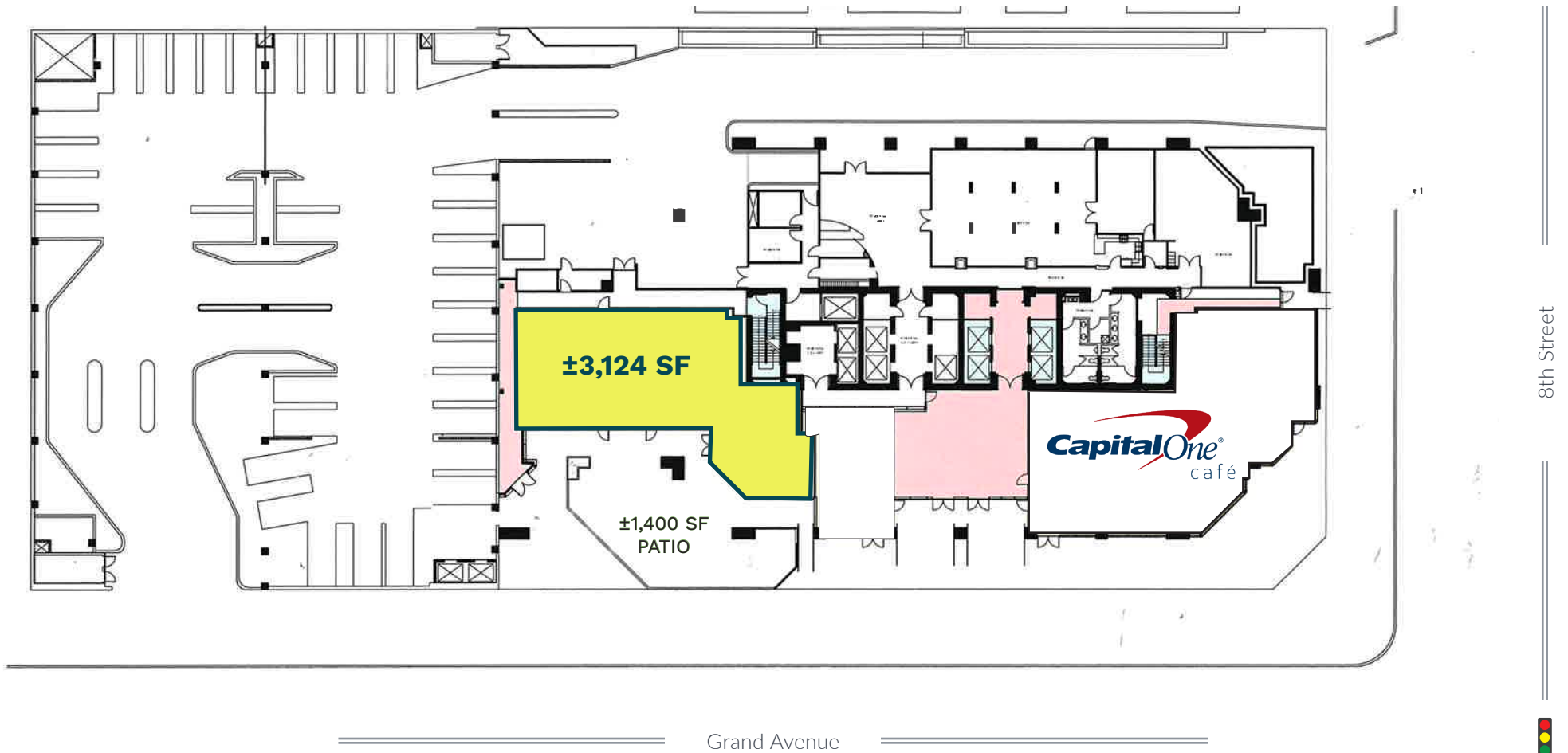
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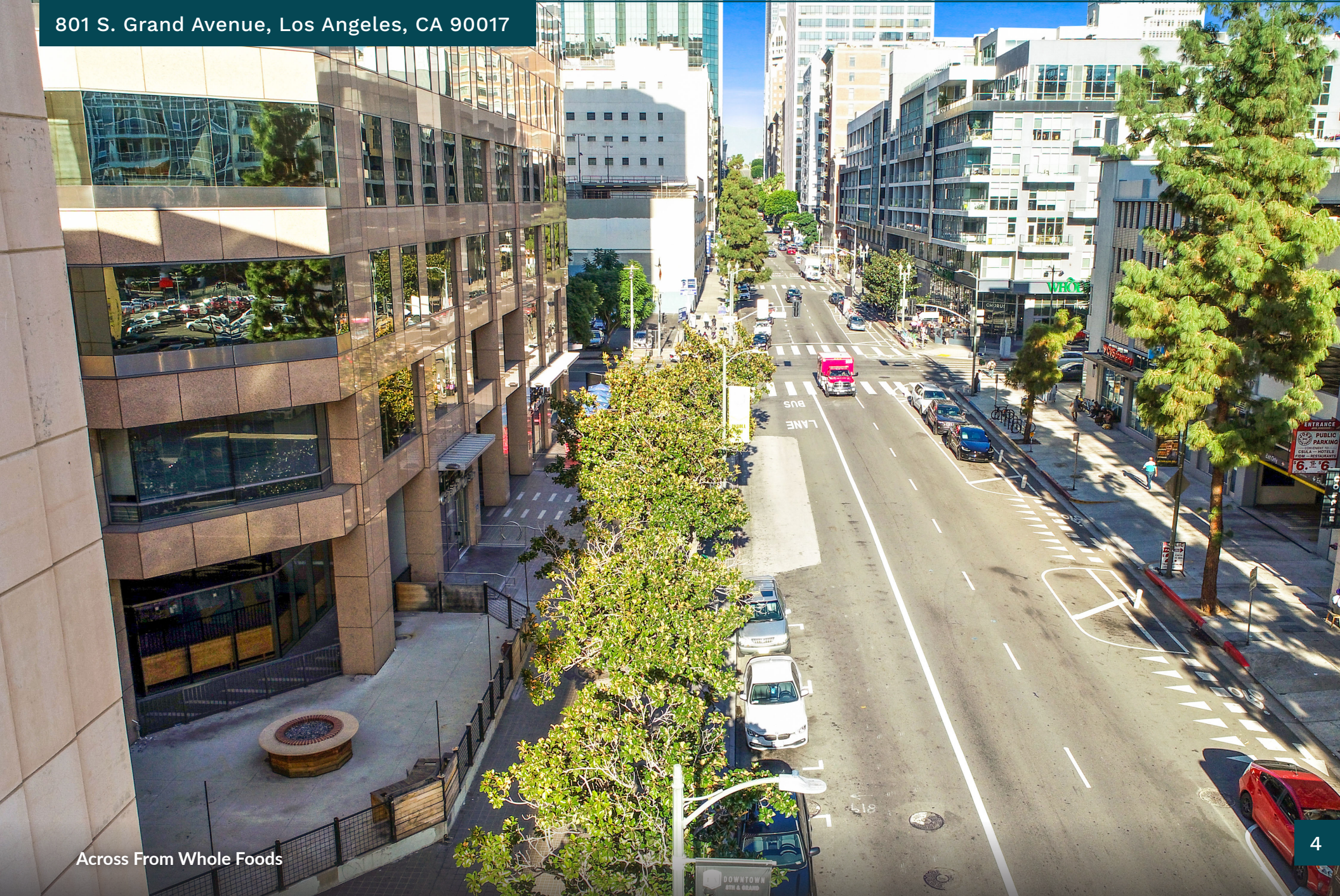


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Large patio area

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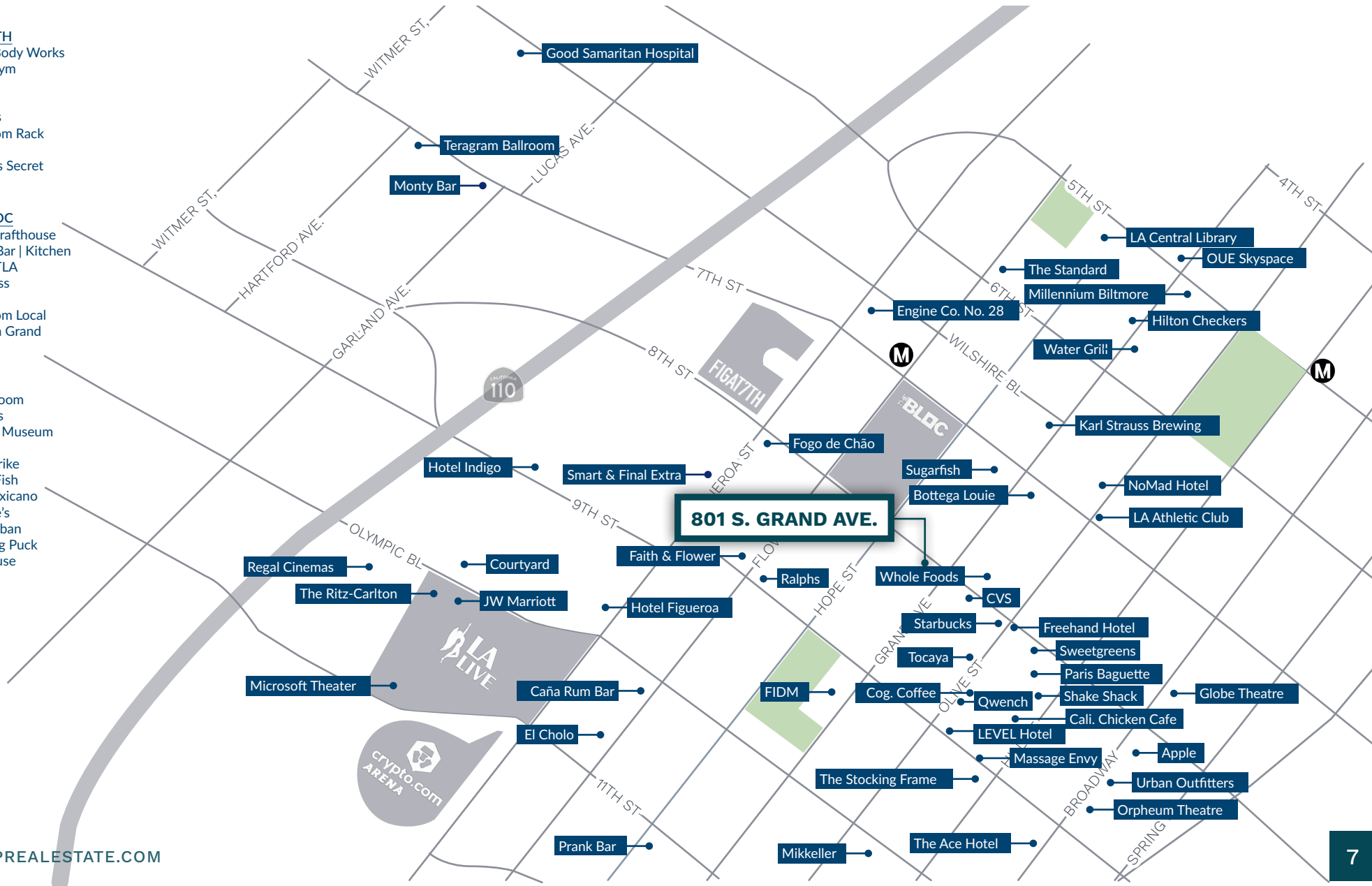


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FIGAT7TH
 Bath & Body Works
 Gold's Gym
 H&M
 MAC
 Morton's
 Nordstrom Rack
 Target
 Victoria's Secret
 Zara

THE BLOC
 Alamo Drafthouse
 District Bar | Kitchen
 JOEY DTLA
 LA Fitness
 Macy's
 Nordstrom Local
 Sheraton Grand
 Uniqlo

LA LIVE
 Conga Room
 Fleming's
 Grammy Museum
 Katsuya
 Lucky Strike
 Rock'N Fish
 Rosa Mexicano
 Shaquille's
 Tom's Urban
 Wolfgang Puck
 Yard House



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DTLA DEMOGRAPHICS

Live 80,000+ RESIDENTS

\$93,000

AVERAGE HHI


61%


25-54 YEARS OLD

67%

LOVE DTLA

90%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
41%	POPULATION GROWTH 2010-2022


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

79%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
19%	JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
19%	OF CITYWIDE JOBS


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion

SPENT YEARLY

745

RETAIL BUSINESSES
PER SQUARE MILE

58%	HAVE VISITED GRAND CENTRAL MARKET
58%	HAVE VISITED ARTS DISTRICT
55%	HAVE VISITED LITTLE TOKYO


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE



Source: DCBID Demographic Survey 2024



REAL ESTATE

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