

For Lease in the DTLA Arts District

Retail / Restaurant / Office Spaces



One Santa Fe • 300 S. Santa Fe Avenue, Los Angeles, 90013



Available

- Size: ±1,097 SF - 2,500 SF
Rent: \$2.50 - \$3.00 PSF/Mo., NNN
Spaces: 5 available
(See page 3 for details)
Parking: 85 on-grade customer spaces;
1 - 2 hours free for customers;
additional structured parking for
employees and overflow customers

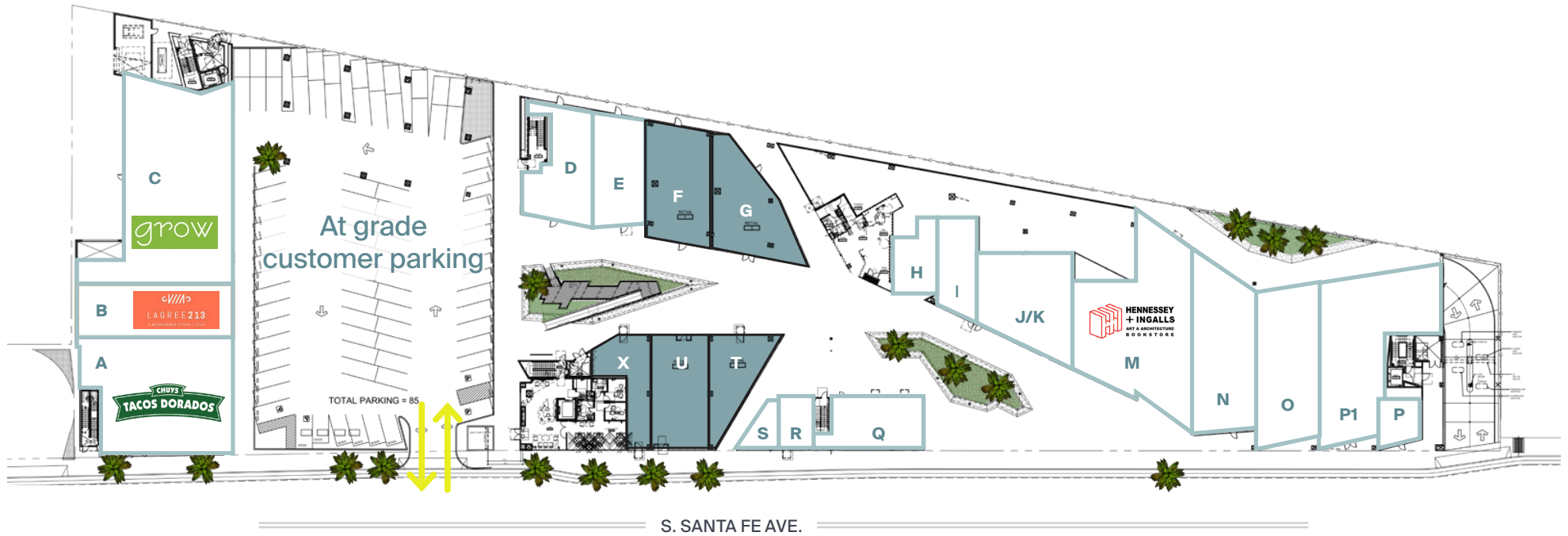
Features

- ▶ One Santa Fe is the largest mixed-use residential project in the Arts District with 438 apartments and over 80,000 SF of retail space
- ▶ An eclectic assortment of co-tenants, including famed Grow Market, Hennesy+Ingalls, Kombu Sushi, Lagree213, F45, Salon Benjamin, Van Leeuwen and many more
- ▶ Across the street from SCI-Arc, one of the most prestigious architecture schools in the U.S.
- ▶ No key money with ownership providing up to a \$65 PSF TI allowance
- ▶ 1,500 residential units and 500,000 SF of creative office space within 4 square blocks
- ▶ Near the 101 Freeway and 5 minute commute to the Metro 1st Street E Line Station which connects the Arts District with Pasadena, Long Beach, Culver City and Santa Monica
- ▶ Well situated between the Arts District 3rd Street corridor and major destinations like Bavel Restaurant, Verve Coffee Roastery and Urth Caffé.



One Santa Fe

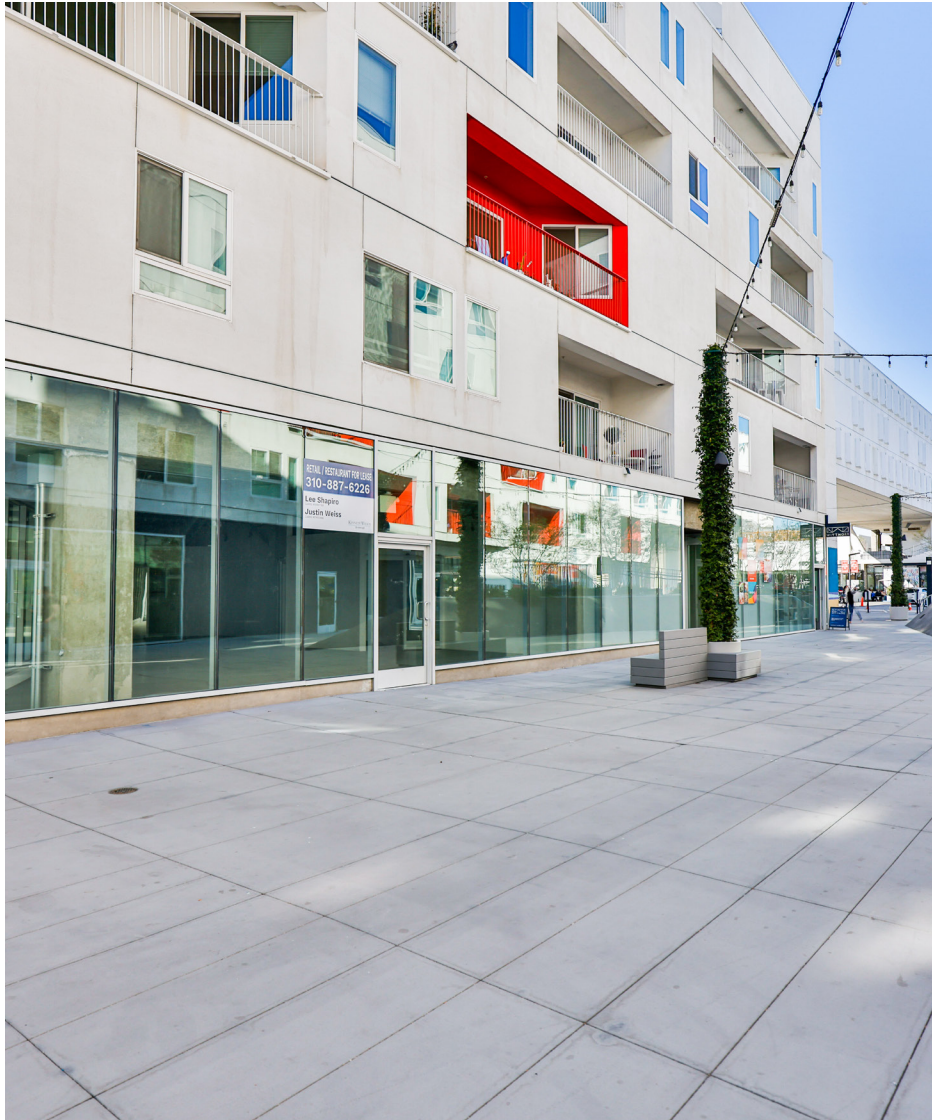
Spaces from ±1,097 SF - 2,500 SF



A	Chuy's Tacos Dorados	H	Leased	P	Bahni Mi
B	L'Agree 213 Pilates	I	Nail Box	Q	Kombu Sushi
C	Grow Market	J/K	F45 Fitness	R	Van Leeuwen
D	Starbucks Coffee	M	Hennessey + Ingalls	S	Auditorium Books
E	Benjamin Salon	N	Niku Lab	T	AVAILABLE ±1,375 SF • \$2.75 PSF/Mo.
F	AVAILABLE ±2,206 SF • \$2.50 PSF/Mo.	O	Hongdam Studio Tattoo	U	AVAILABLE ±1,873 SF • \$3.00 PSF/Mo.
G	AVAILABLE ±2,500 SF • Contact Broker	P1	Community Arts Center	X	AVAILABLE ±1,097 SF • \$3.00 PSF/Mo.

Space T

±1,375 SF



Space U

±1,873 SF



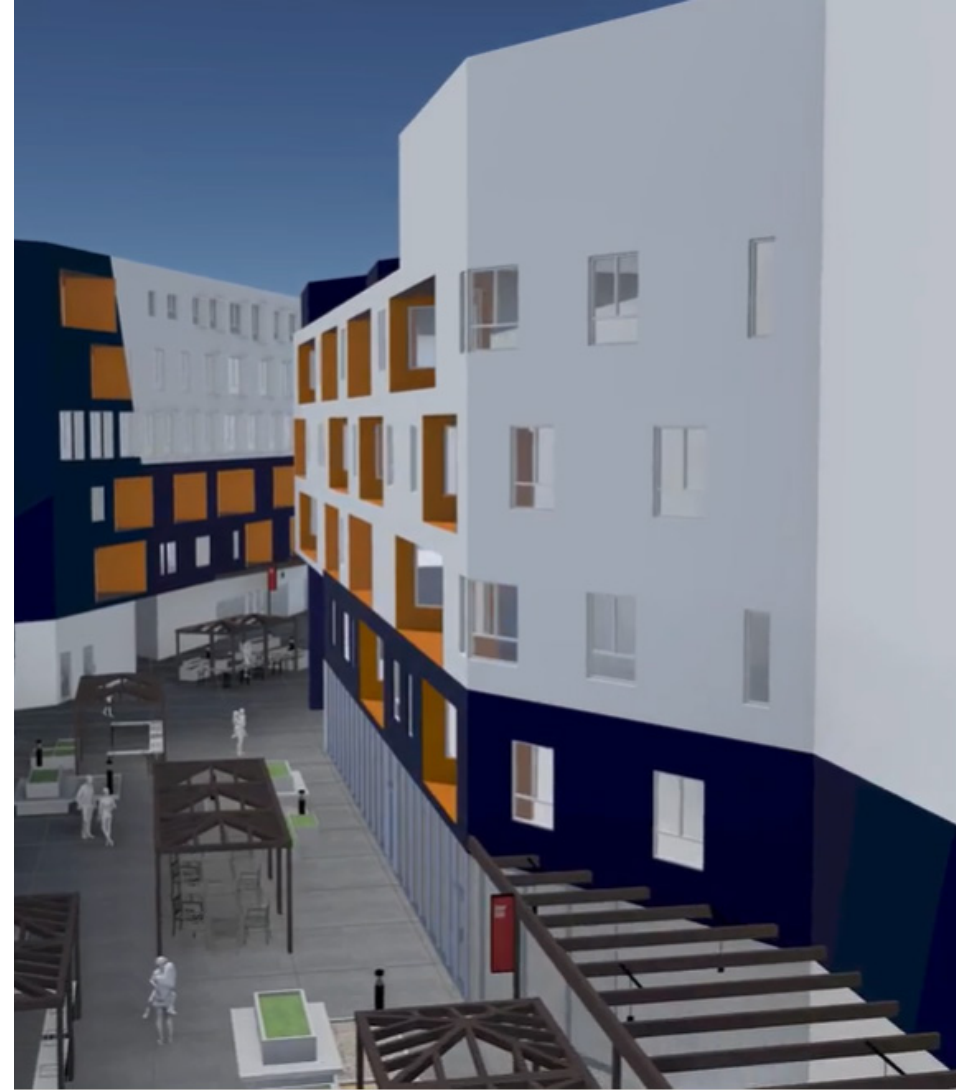
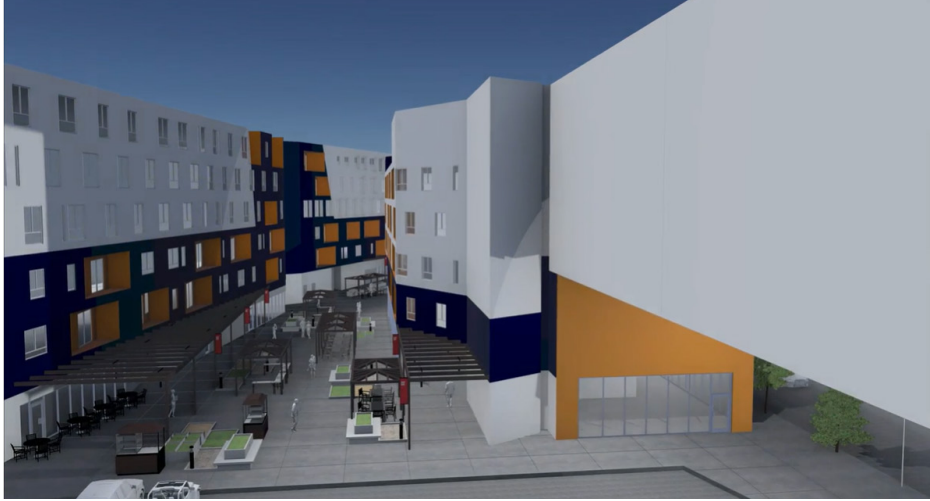
Space X

±1,097 SF



Paseo Renovations

The paseo spans the entire north-south length of the project and has been ammenitised with numerous outdoor lounges, public seating, overhangs and plenty of greenery! Completed 2024



One Santa Fe



Arts District Amenities

One of LA's most coveted submarkets



Destination Restaurants

- | | | |
|-------------------------|-------------------------|-----------------------|
| 1 Boomtown Brewery | 9 Arts District Brewery | 17 Blue Bottle Coffee |
| 2 Salt & Straw | 10 Kombo Sushi | 18 Camphor |
| 3 Manuela | 11 Van Leeuwen | 19 Everson Royce Bar |
| 4 Eat. Drink. Americano | 12 KTCHN DTLA | 20 Tonys Saloon |
| 5 Eighty Two | 13 Bavel | 21 Pizzanista! |
| 6 Death and Co. | 14 The Factory Kitchen | 22 Bestia! |
| 7 Würstkuche | 15 Girl & The Goat | 23 Damian |
| 8 Groundworks Coffee | 16 Zinc Cafe & Market | 24 Urth Caffe |

Notable Retail

- | | | |
|-----------------------|---------------------------|-----------------|
| 1 Grow | 4 As We Dwell | 7 Bike Shed |
| 2 Nail Box | 5 Brotherhood | 8 Alchemy Works |
| 3 Hennessey + Ingalls | 6 Museum of Skateboarding | 9 As of Now |

Residential/Hospitality

- | | | | | | |
|------------------|-----------|----------------------|-----------|----------------------|-----------|
| 1 The Savoy | 303 Units | 6 Barker Block | 242 Units | 11 Buiscut Co. Lofts | 105 Units |
| 2 Artisan on 2nd | 118 Units | 7 Molino St. Lofts | 91 Units | 12 AMP Lofts | 320 Units |
| 3 The Mura | 109 Units | 8 520 Mateo | 600 Units | 13 Seven & Bridge | 78 Units |
| 4 Aliso | 472 Units | 9 Industrial | 240 Units | 14 Soho Warehouse | 48 Keys |
| 5 One Santa Fe | 438 Units | 10 Toy Factory Lofts | 109 Units | 15 AVA Arts District | 475 Units |

Large Office Occupiers

- 1 Spotify
- 2 Warner Music Group

Arts District Key Destinations

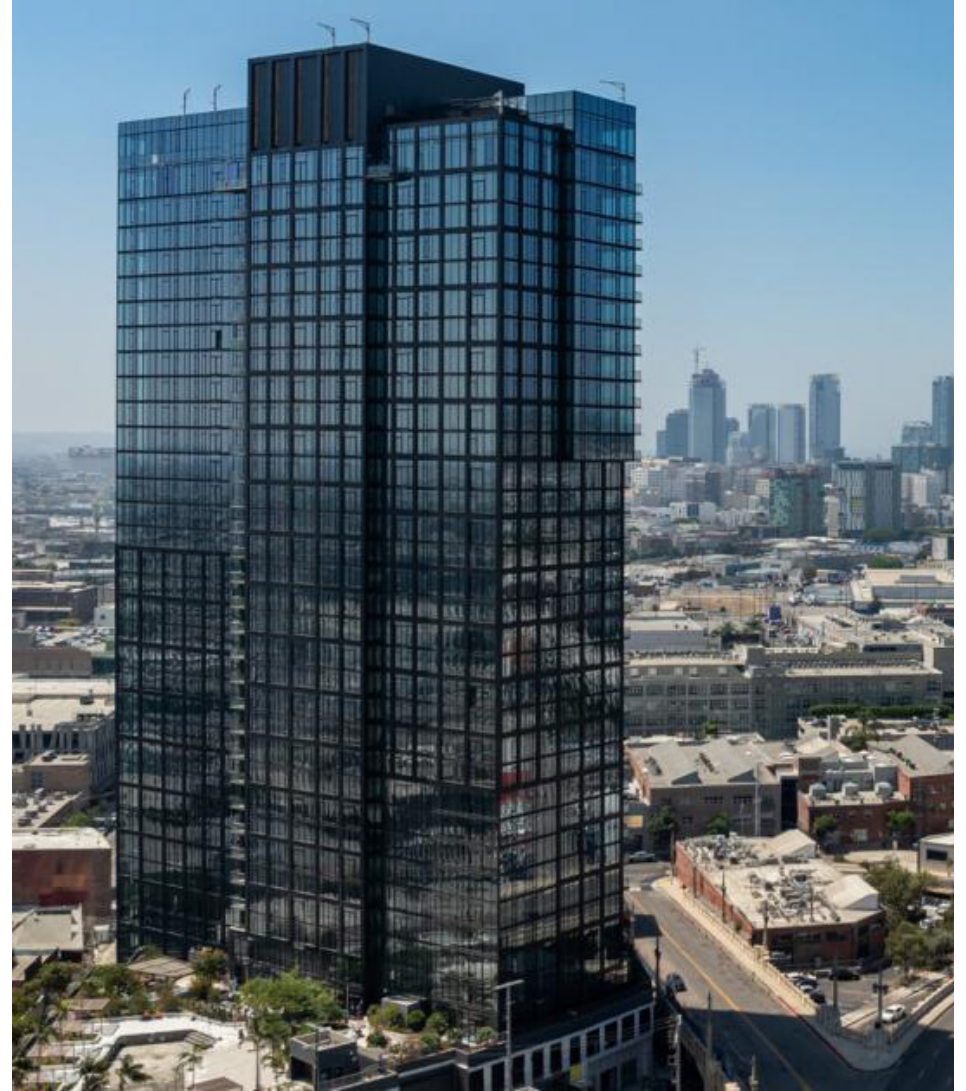
Within 5 minutes of One Santa Fe



Camphor is a Michelin-starred modern French bistro



Bavel is a Middle Eastern restaurant from Chefs Ori Menashe and Genevieve Gergis



Alloy - Luxury Arts District Apartments and office Space

Downtown Los Angeles

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	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	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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