

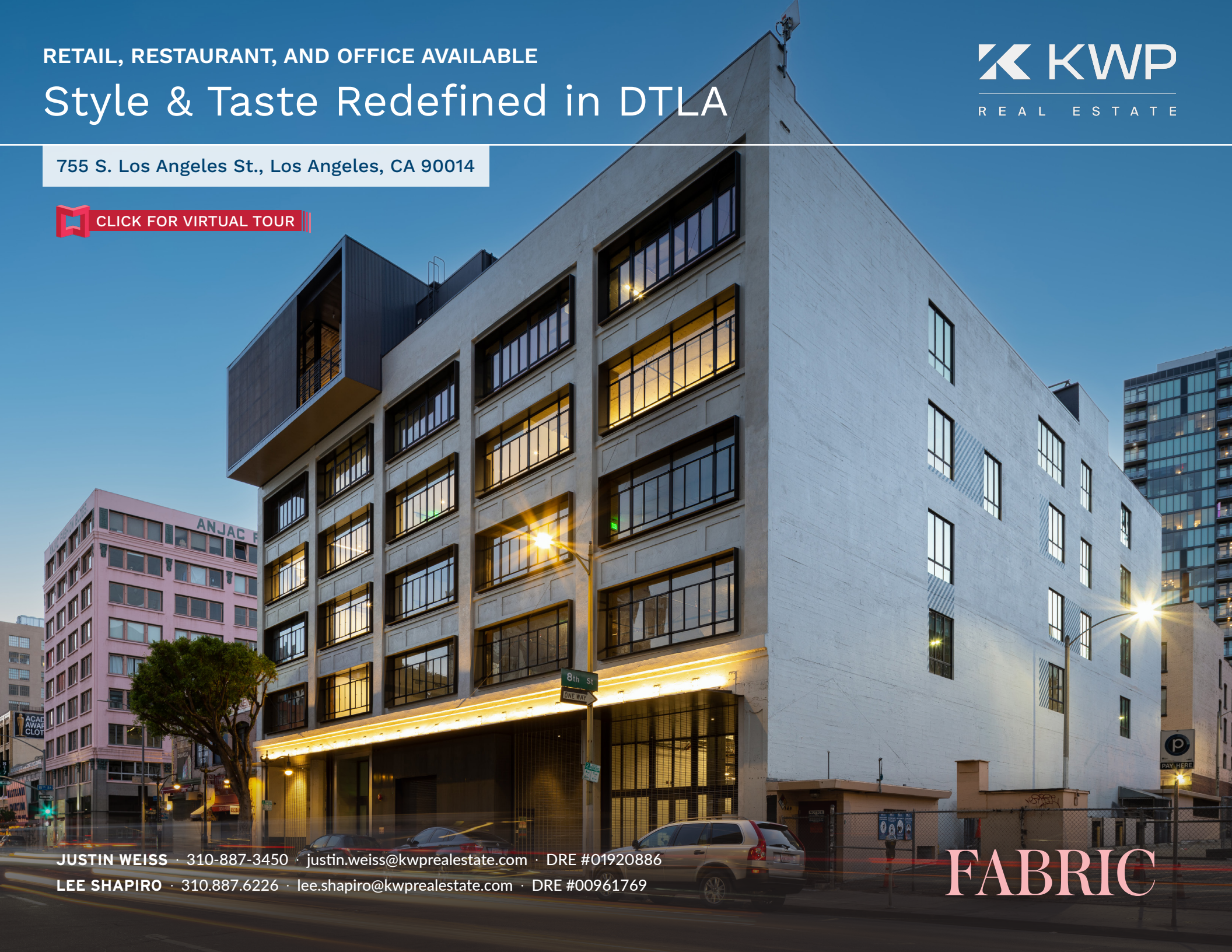
RETAIL, RESTAURANT, AND OFFICE AVAILABLE

Style & Taste Redefined in DTLA

KWP
REAL ESTATE

755 S. Los Angeles St., Los Angeles, CA 90014

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FABRIC

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AVAILABLE

Ground Floor & Mezzanine: ±13,810 SF

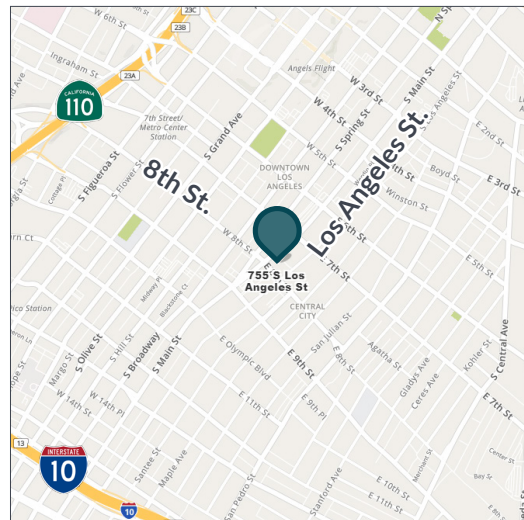
Move-in ready basement also available

Rent (PSF/Mo., MG): \$2.25

PROPERTY HIGHLIGHTS

- 755 Los Angeles Street is a former 100,000 SF manufacturing building located in the Fashion District of Downtown Los Angeles.
- The building was constructed in 1914 and is characterized by dramatic concrete columns, distinctive poured in place formwork and loft style window lines.
- Flexible space with 20' ceilings and exterior patio space. Floor to ceiling glass storefront, and high visibility along vibrant Los Angeles Street
- Move-in ready basement also available

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



NEIGHBORING TENANTS



CMC
CALIFORNIA MARKET CENTER

Acne

Paul Smith

VANS

URBAN OUTFITTERS

A.P.C.



CORPORATION
FOOD HALL

ACE HOTEL

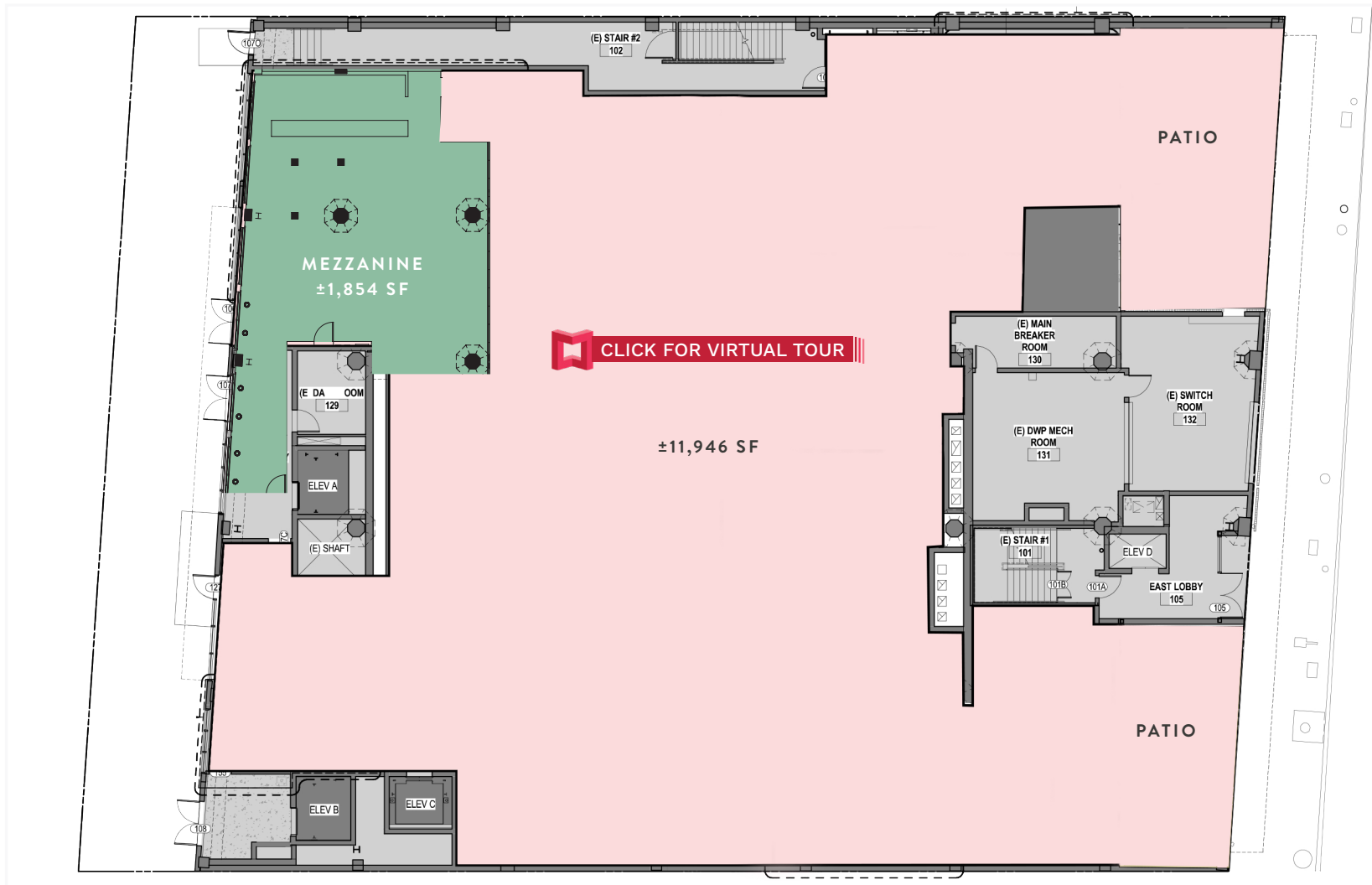


GENTLE MONSTER

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Los Angeles St.



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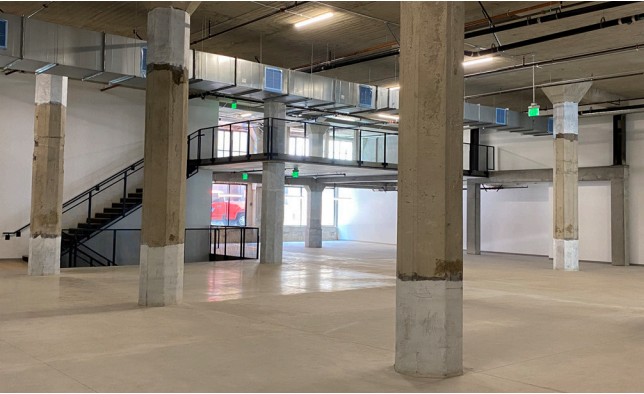
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GROUND FLOOR

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MEZZANINE

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ADDITIONAL PARKING



LOT 212
212 EST 7TH ST.
UNRESERVED
Monthly: \$140

759 MAPLE AVE.
UNRESERVED
Monthly: \$180

300 E. 8TH ST.
UNRESERVED
Monthly: \$180



755 LOS ANGELES ST.

710 SPRING ST.
UNRESERVED
Daily: \$10 Flat

825 SANTEE ST.
UNRESERVED
Monthly: \$200

820 S. MAIN ST.
UNRESERVED
Monthly: \$200

843 S. SPRING ST.
UNRESERVED
Monthly: \$200

843 S. SPRING ST.
UNRESERVED
Monthly: \$200

817 S. SPRING ST.
RESERVED DAILY ONLY
Monthly: \$200

UNIFIED PARKING
805 S. SPRING ST.
RESERVED
Monthly: Varies

755 S. Los Angeles St., Los Angeles, CA 90014

NEIGHBORHOOD



OFFICES

- 01 Herald Examiner Building
- 09 CMC (California Market Center)
- 15 Broadway Trade Center
- 34 7Main

HOTELS

- 02 Proper Hotel
- 04 The Hoxton Hotel
- 07 Ace Hotel
- 10 Freehand Hotel

- 25 Tuck Hotel
- 38 Nomad Hotel

RESIDENTIAL

- 05 Broadway Palace Apartments
- 12 Eastern Columbia
- 28 Copper Design Space
- 35 Santee Village
- 39 The Grace
- 40 The Griffin

RETAIL

- 03 Santee Alley
- 13 Acne Studios
- 14 Theory
- 16 A.P.C. & Aesop
- 17 A.L.C.
- 18 Gentle Monster
- 19 Urban Outfitters
- 20 Vans
- 21 Apple
- 22 Tanner Goods
- 29 Ron Tomson
- 31 COS
- 37 LA Flower Mart

FOOD & BEVERAGE

- 08 Pattern Bar
- 11 Shake Shack & Sweetgreen
- 23 Verve Coffee
- 26 Terroni
- 27 Stumptown Coffee
- 30 Sonoratown
- 32 Little Damage
- 33 Wild Living Foods
- 36 No Ghost Bears

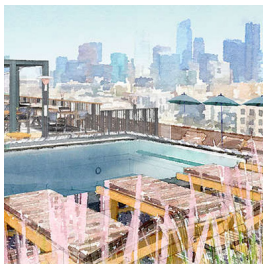
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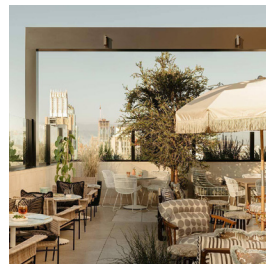


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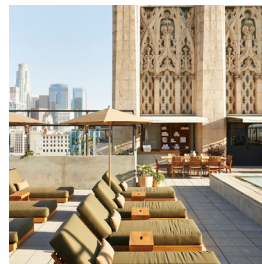
ROOFTOP BARS



01 Proper Hotel



02 The Hoxton Hotel



03 Ace Hotel



04 Freehand Hotel



05 Nomad Hotel



06 Perch

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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



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