

# SEN+RAL

Restaurant, Cafe &  
Retail Spaces For Lease

732 & 755 S. Spring St., Los Angeles, CA 90014

 **KWP**

REAL ESTATE



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## AVAILABLE

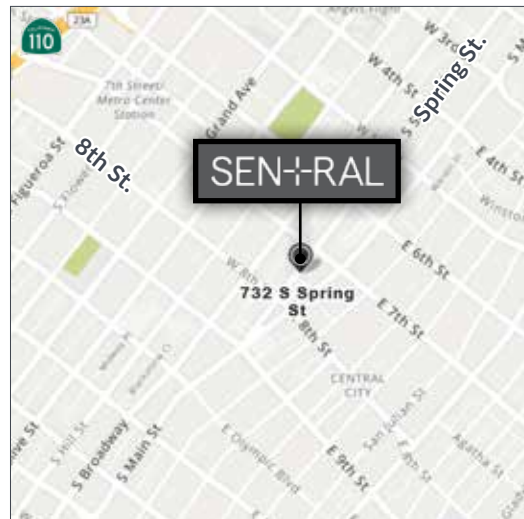
732 Spring:	Size (SF):	Rent (PSF/Mo, NNN*)
Space 1:	±2,825 SF	\$1.75
Space 2:	±1,998 SF	\$2.25
Space 3:	±2,746 SF	\$2.25
755 Spring:	Size (SF):	Rent (PSF/Mo, NNN*)
Space 1:	±700 SF	\$3.50
Space 2:	±5,049 SF	\$3.50

\*NNN: ±\$1.00 PSF/Mo.

## PROPERTY HIGHLIGHTS

- On the ground floor of two luxury residential towers - Sentral DTLA 732 and Sentral DTLA 755 with 700+ units above
- 10,000-plus residents within 4 blocks of the property
- Situated at the crossroads of DTLA's Fashion District and Broadway's trendiest retail corridor with tenants like Apple and Kreation next door
- 3 blocks from a very high performing Whole Foods market
- Located along 8th Street, which boasts some of DTLA's highest pedestrian and vehicular traffic counts
- Abundant public parking options within one block
- Easy access to the 10 and 110 Freeways

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



## TRADE AREA



SHAKE SHACK



Paul Smith

VANS

ilcaffè

LALA'S  
argentine grill

kreation  
ORGANIC

Acne

CMC  
CALIFORNIA MARKET CENTER



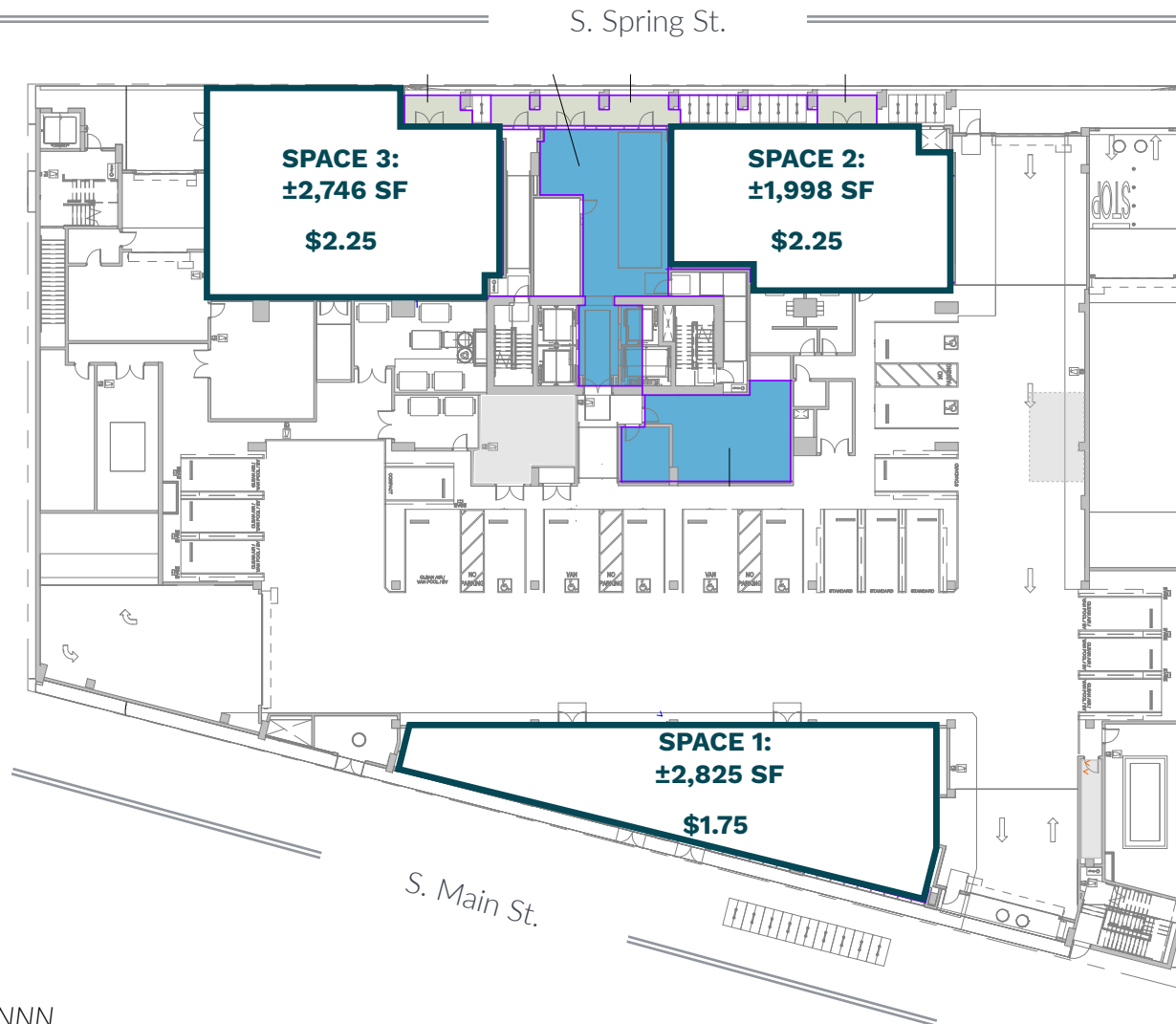
VERVE  
COFFEE ROASTERS

Mad Lab Coffee

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## 732 S. SPRING ST.



All rents are PSF/Mo., NNN

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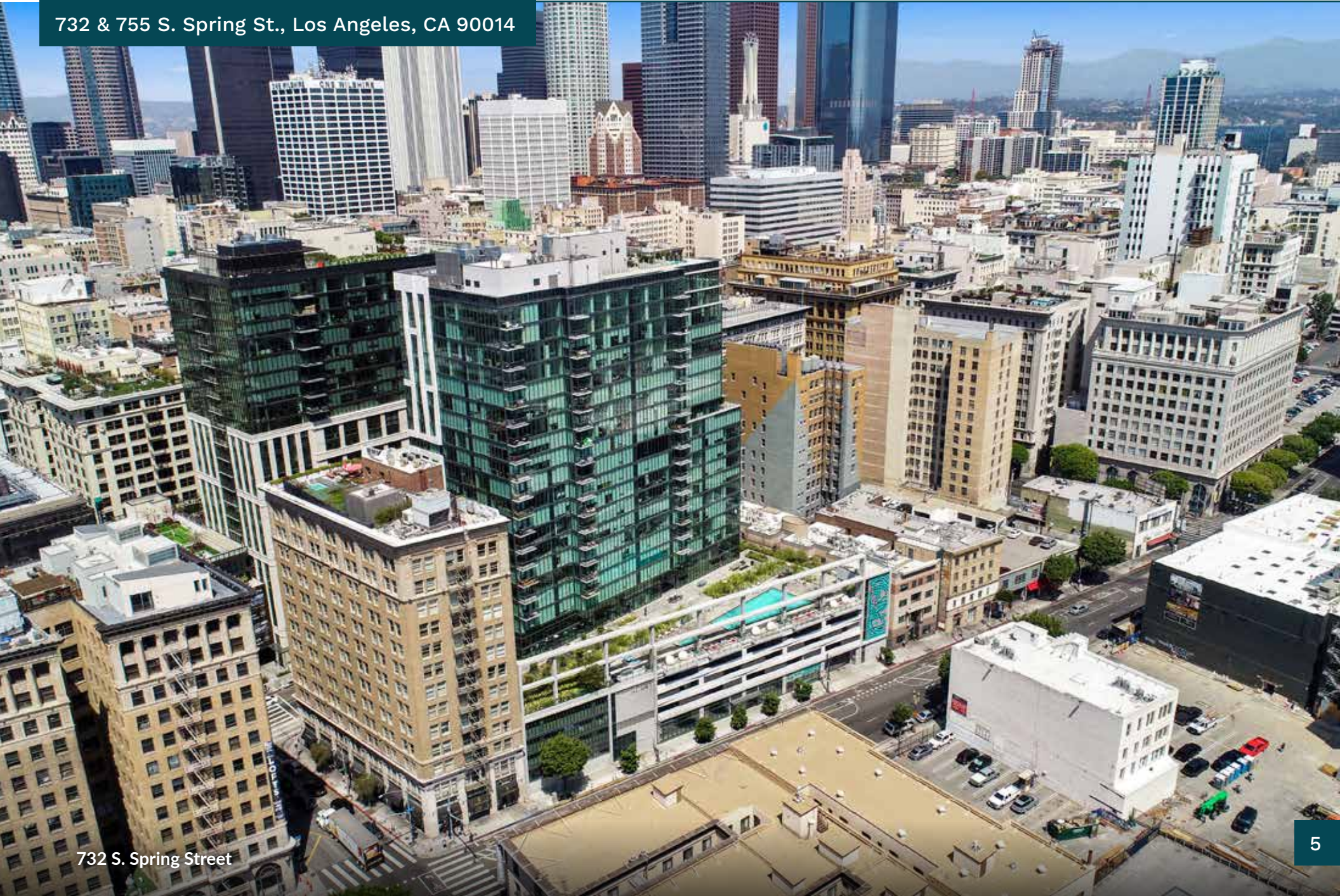


SENTRAL • DTLA

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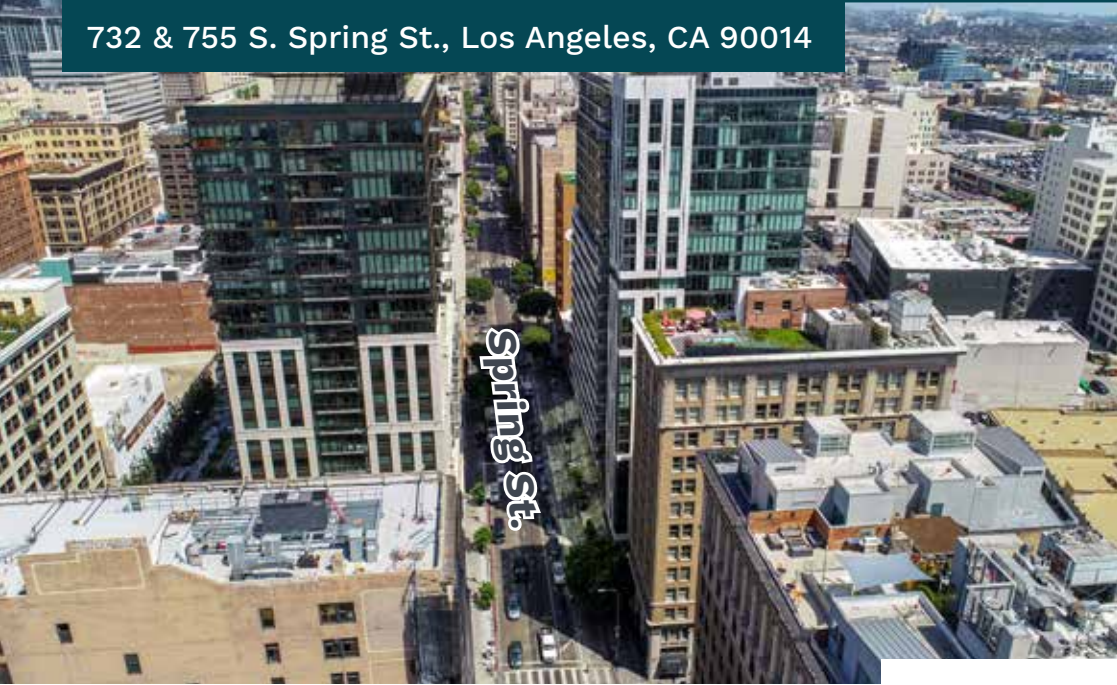


732 S. Spring Street

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732 S. SPRING ST.



SENTRAL • DTLA

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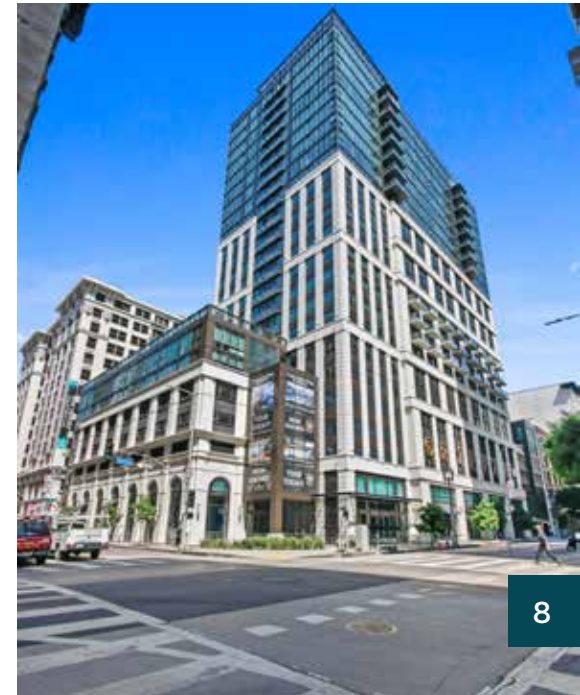
755 S. Spring Street

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755 S. SPRING ST.



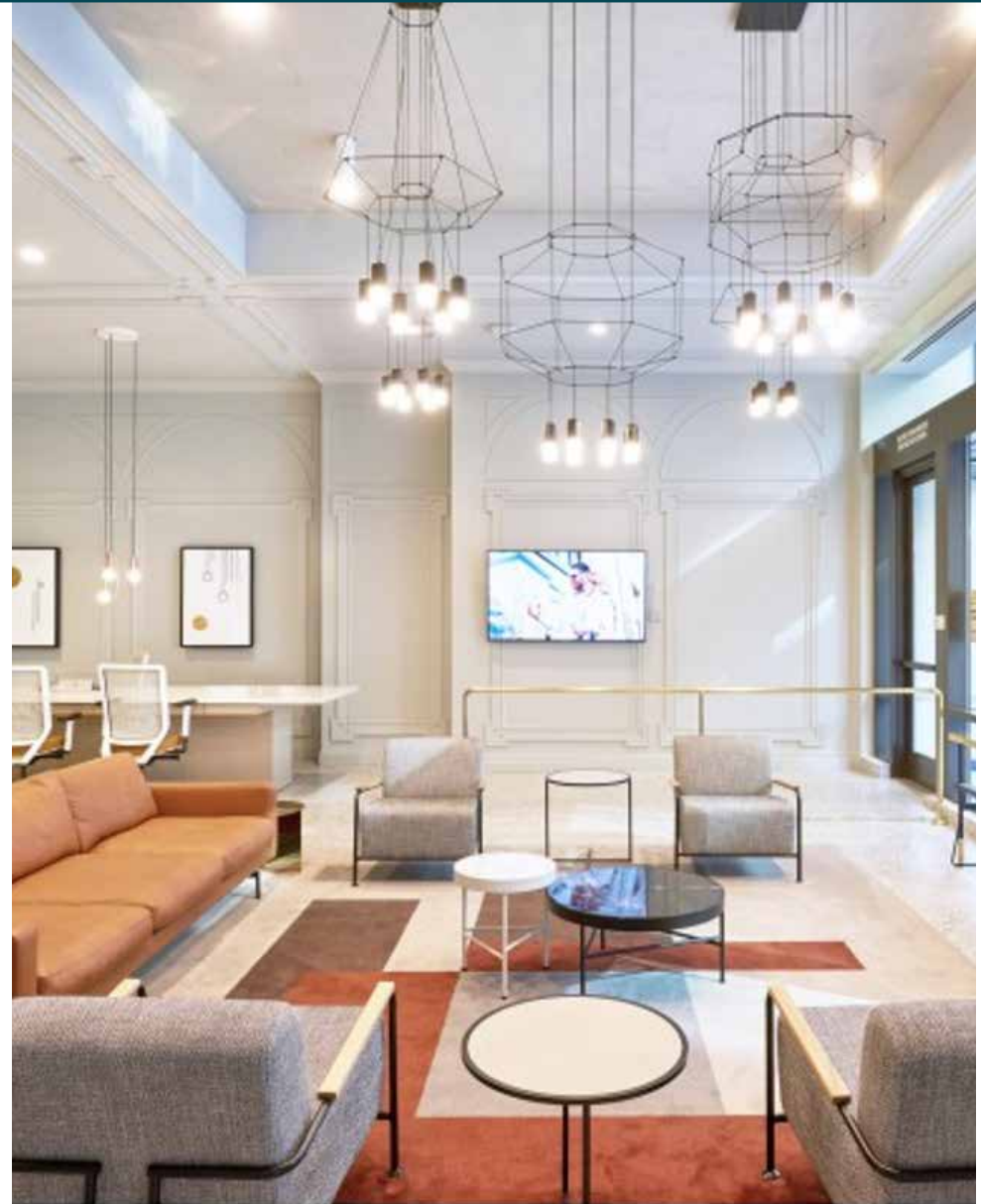
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## SENTRAL DTLA 732

Sentral DTLA 732 offers resort-style living in the heart of downtown Los Angeles. Enjoy all the comforts of home while you travel, work, and play in the City of Angels. Designer-furnished apartment suites feature stylish decor, while city views from the rooftop will leave you inspired.



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## SENTRAL DTLA 755

Live, work, and play at Sentral DTLA 755. Resort-style living with luxuries like a zero-edge pool, spa, and sundeck create an oasis in the heart of downtown Los Angeles. Make yourself at home in an apartment suite complete with fully-equipped kitchen, floor-to-ceiling windows, and high-end finishes.

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**OFFICES**

- 01 Herald Examiner Building
- 09 CMC (California Market Center)
- 34 7Main
- 39 Fabric

**HOTELS**

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

- 10 Freehand Hotel
- 25 The Audemar Hotel
- 38 Nomad Hotel

**RESIDENTIAL**

- 05 Broadway Palace Apartments
- 12 Eastern Columbia
- 28 Copper Design Space
- 35 Santee Village

**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 Paul Smith
- 29 Ron Tomson
- 31 Foot Locker
- 37 LA Flower Mart

**FOOD & BEVERAGE**

- 08 Pattern Bar
- 11 Shake Shack & Sweetgreen
- 15 Uncle Pauli's Deli
- 23 Verve Coffee
- 26 Crane's Bar
- 27 Stumptown Coffee
- 30 Sonoratown
- 32 Little Damage
- 33 Wild Living Foods
- 36 No Ghost Bears

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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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