



HWHI
LUXURY LIVING
— SINCE 1903 —

354 S. Spring Street

*Retail Spaces Available
for Lease in Downtown
Los Angeles*

Standard Development

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Property Highlights

The **H.W. Hellman Building** was listed in the National Register of Historic Places and the California Register of Historical Resources in 1979.

Originally built in 1903 in the Beaux Arts architectural style, this office building was converted into 188 live/work apartments in 2020.

Located steps away from the Grand Central Market, the downtown Civic Center and a Metro transit station, the building features excellent street frontage and visibility on a high traffic intersection in downtown Los Angeles.

Retail spaces, including basement and sub-basement spaces, are available for lease and range from +/- 2,000 to 6,200 square feet.





Retail Spaces Available

#101.

Restaurant
+/- 3,000 SF
112 seats

#102.

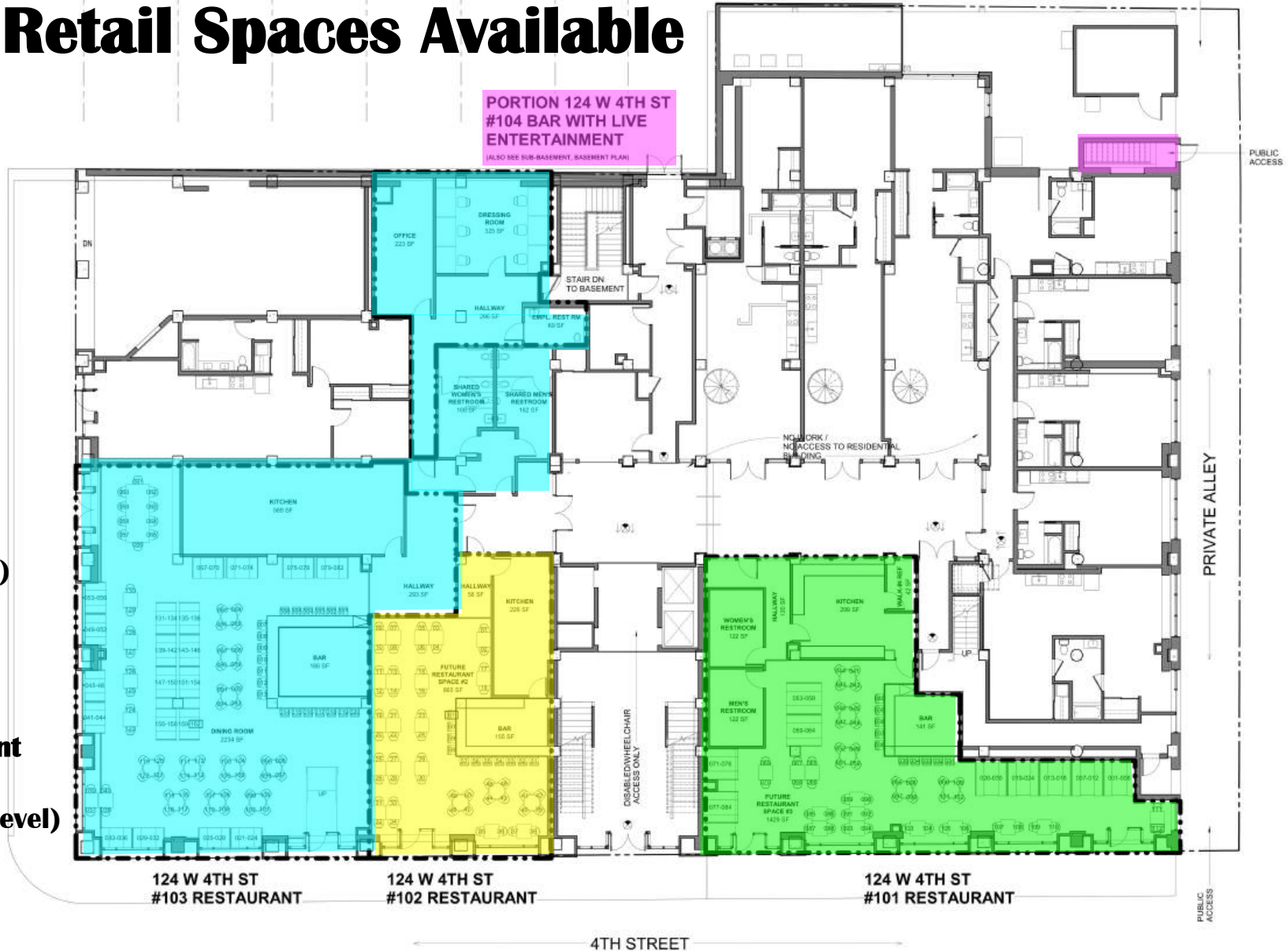
Restaurant
+/- 2,500 SF
61 seats

#103.

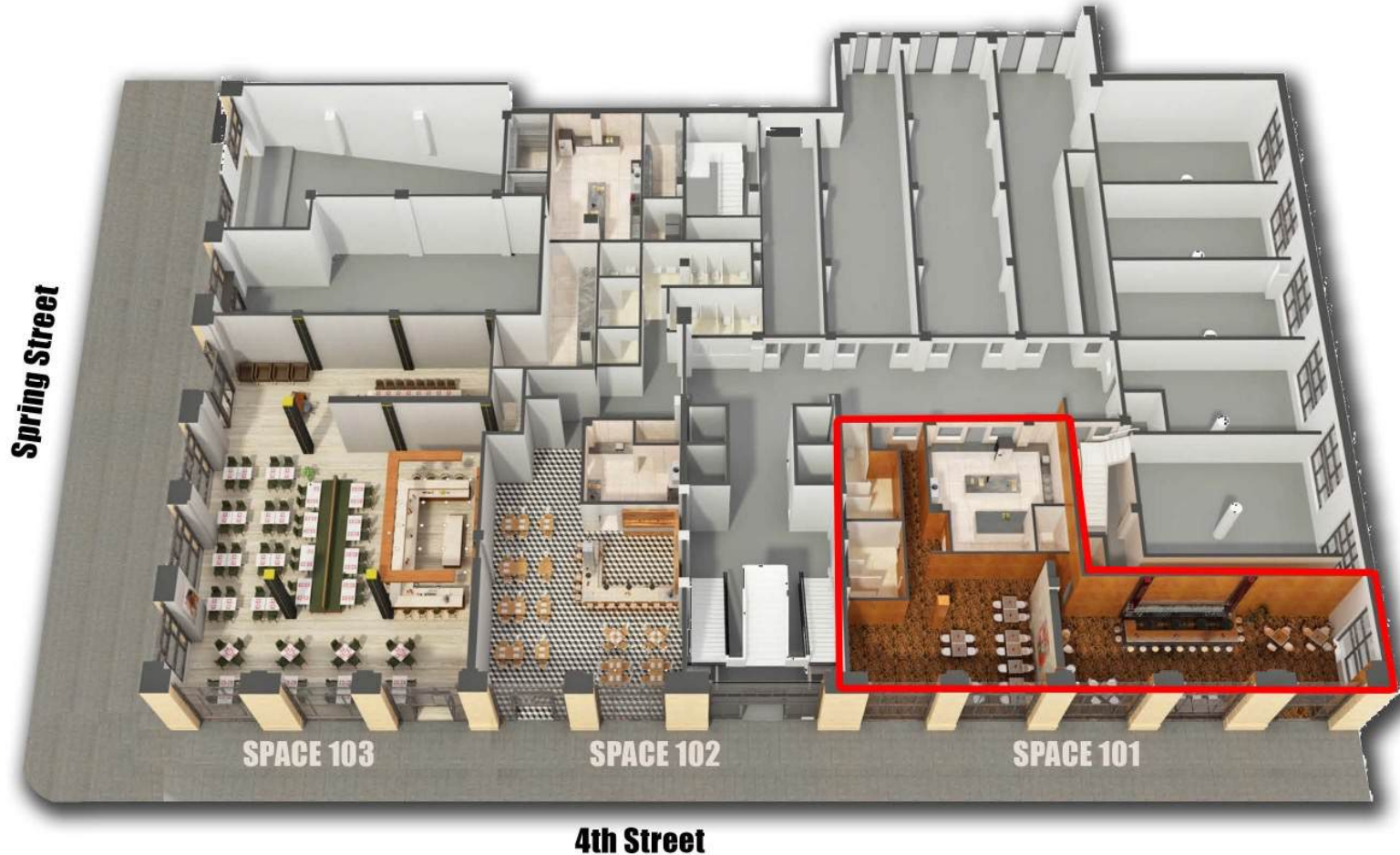
Restaurant
(Corner Unit)
+/- 6,000 SF
162 seats

#104. Live Entertainment Bar/ Lounge
(Basement Level)

+/- 6,200 SF
164 seats

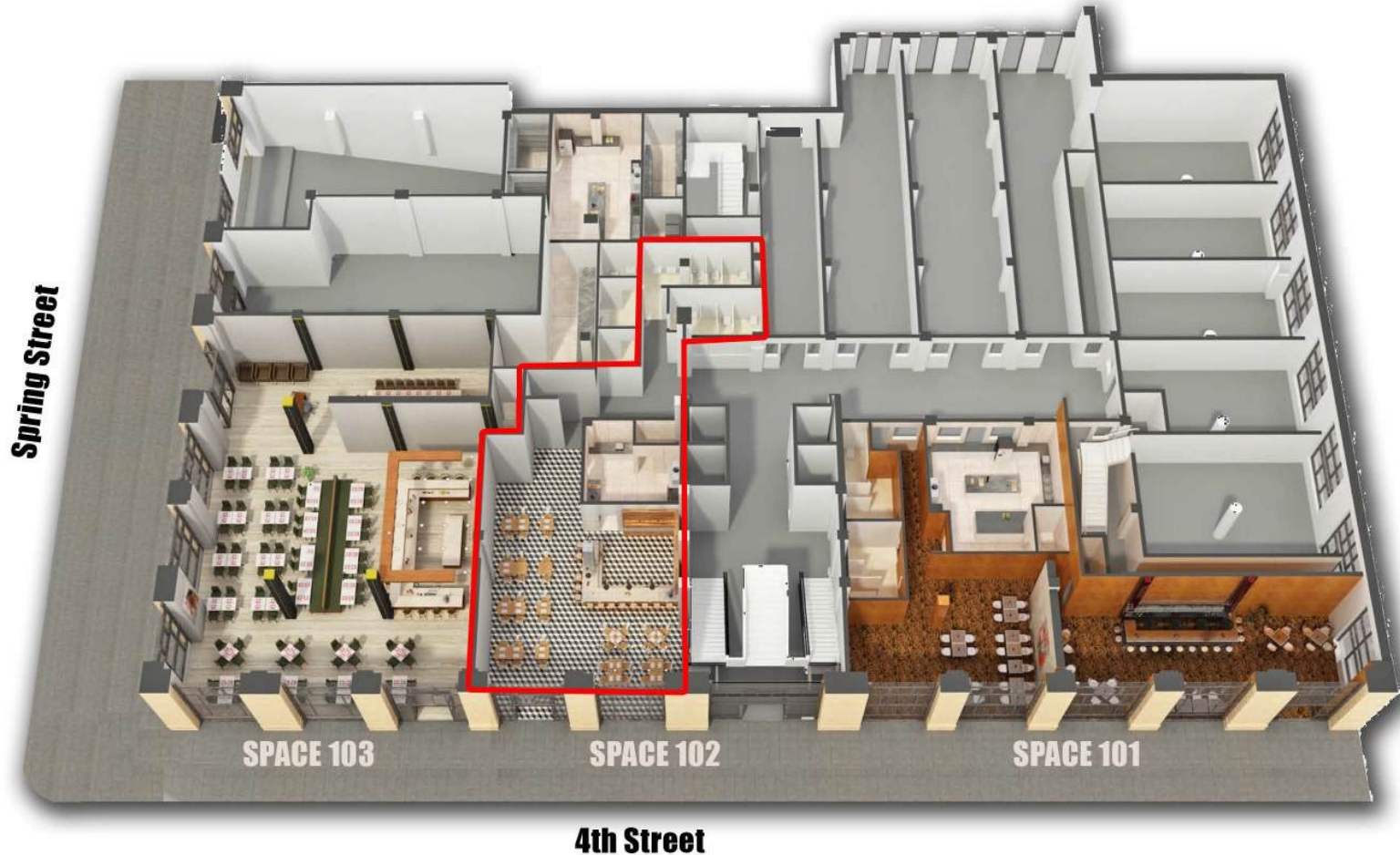


Restaurant/Retail Space 101 Floor Plan



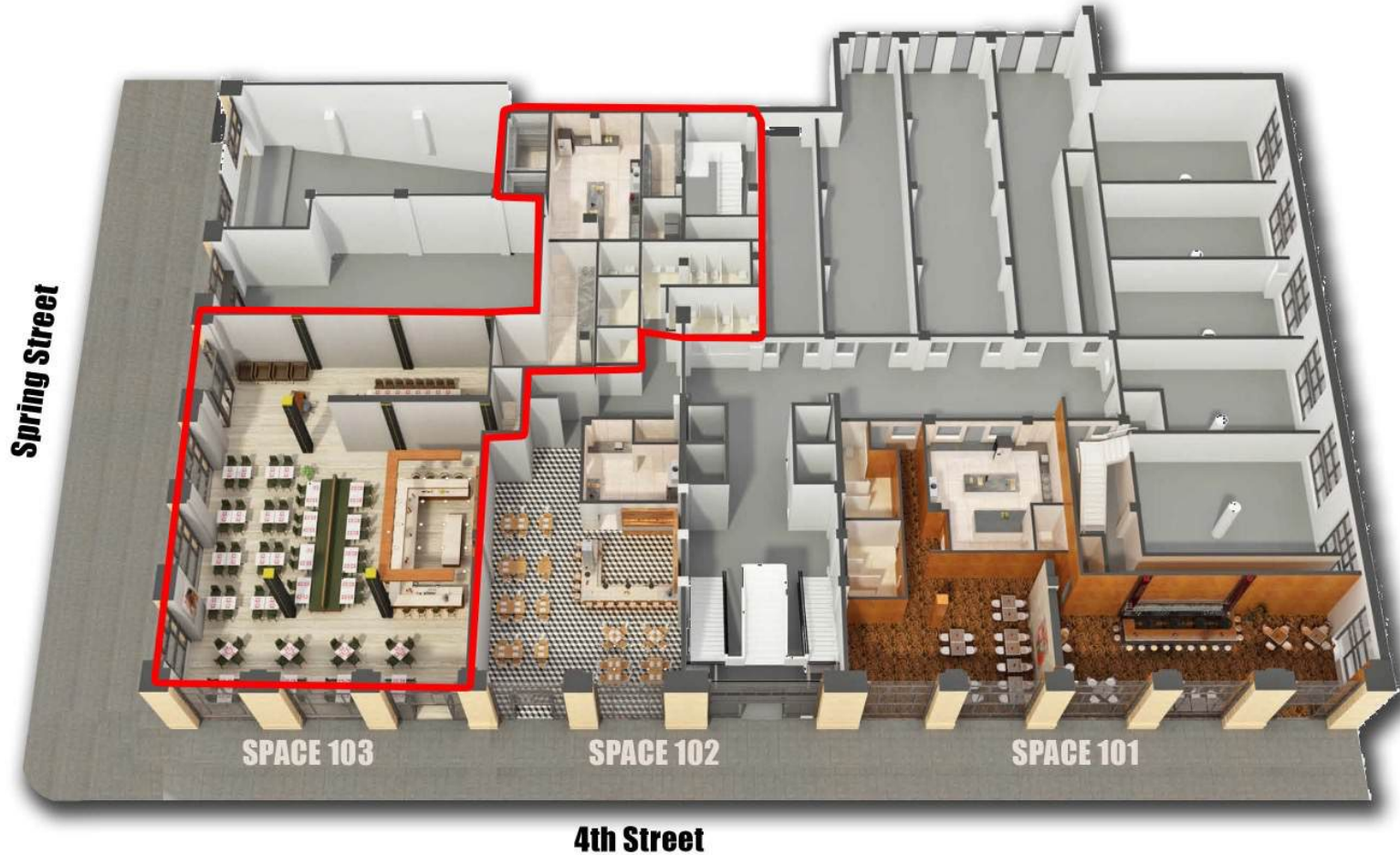
- +/- 3,000 square feet
- 112 seat maximum
- 24/7 on-site property management support
- Equipped with air conditioning, fire life safety sprinklers, and grease interceptor systems.
- CUP approved for Type 47 full liquor license

Restaurant/Retail Space 102 Floor Plan



- +/- 2,500 square feet
- 61 seat maximum
- 24/7 on-site property management support
- Equipped with air conditioning, fire life safety sprinklers, and grease interceptor systems.
- CUP approved for Type 47 full liquor license

Restaurant/Retail Space 103 Floor Plan



- +/- 6,000 square feet
- 162 seat maximum
- 24/7 on-site property management support
- Equipped with air conditioning, fire life safety sprinklers, and grease interceptor systems.
- CUP approved for Type 47 full liquor license

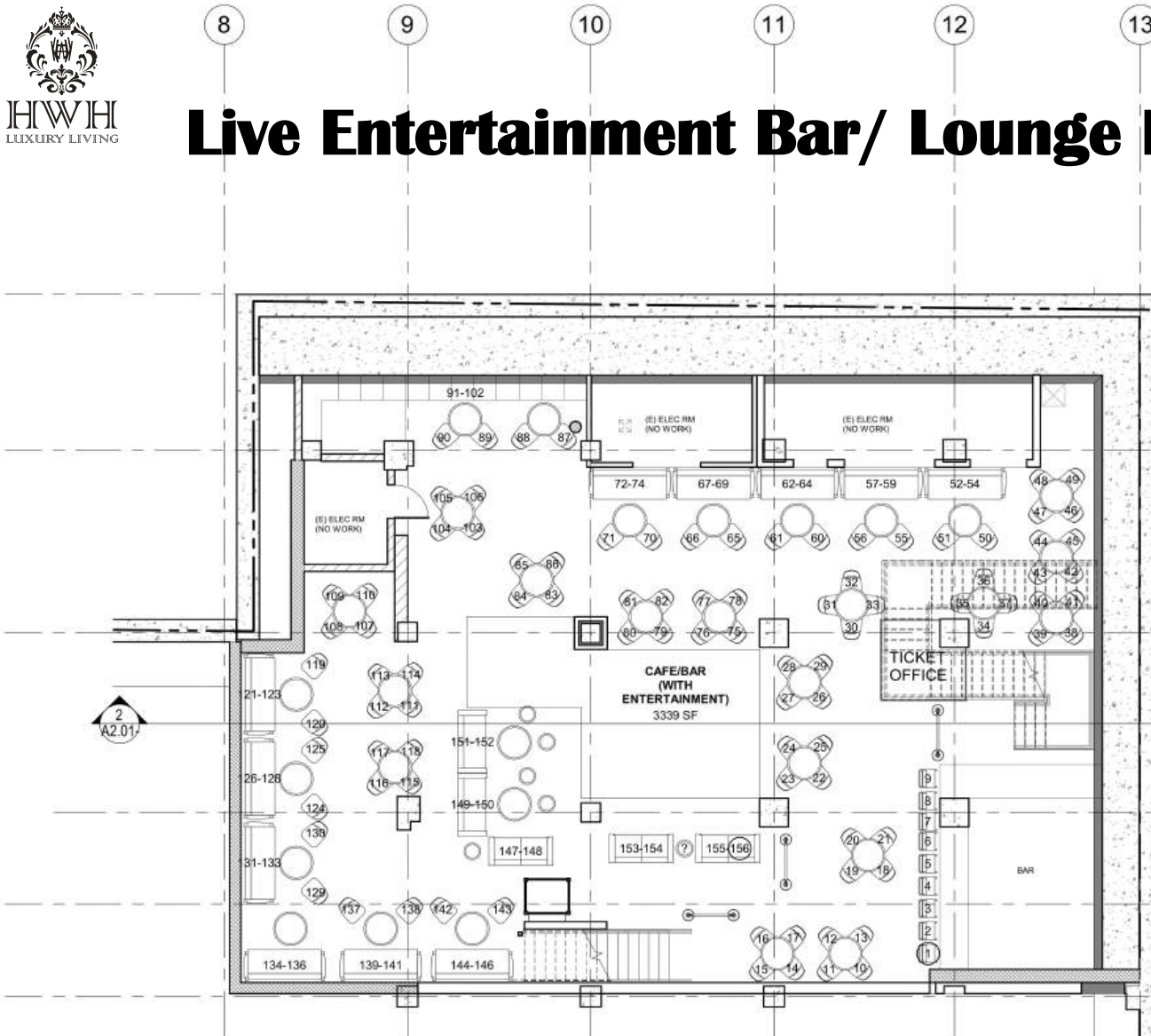


Live Entertainment Bar/ Lounge Floor Plan

Unit #104

Basement and Sub-Basement Levels

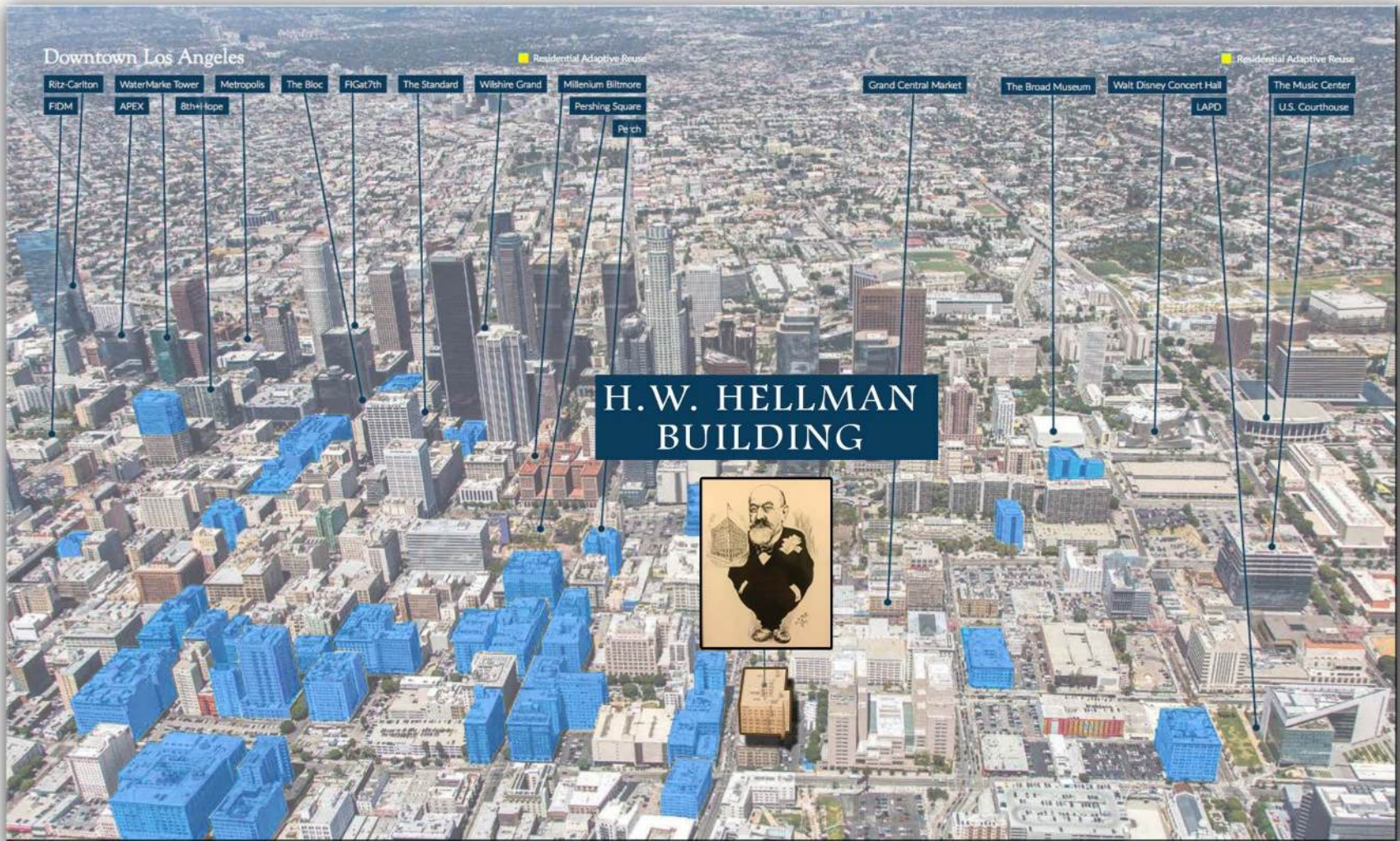
- +/- 6,200 Square Feet
- 164 seat capacity
- Conditional Use Permit approved for Type 48 (full liquor license)
- Approved to operate late night hours (until 2:00 AM)
- Equipped with air conditioning, fire-life safety sprinklers and grease interceptor systems.
- Male and female restrooms at Basement Level.
- Public access through private alleyway.
- Connected to DTLA's forgotten underground tunnel network.



UPPER LEVEL: 8 SEATS
 LOWER LEVEL: 156 SEATS
 TOTAL CAPACITY: 164 SEATS

MAX OCCUPANCY (AT 15SF/OCC = 213 OCCUPANTS)

Points of Interest



Walk Score = **96**
“Walker’s Paradise”



Transit Score = **100**
“Rider’s Paradise”



Bike Score = **85**
“Very Bikeable”

Demographic Highlights (DTLA, 2025)

Residents



- **90,000 resident population (2025)**
- **Projected 200,000 residents by 2040**
- **\$93,000 Avg. HHI**
- **61% aged 25-54**
- **90% residential occupancy**

Workers

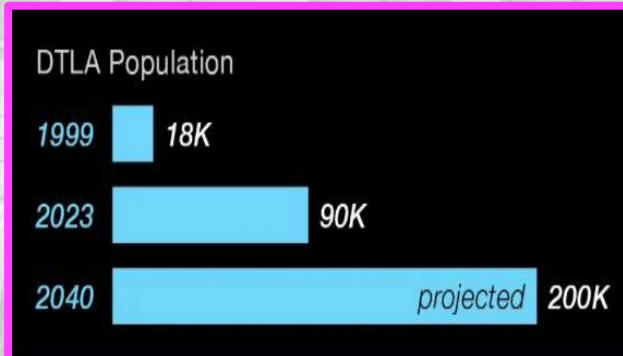


- **325,000 jobs (as of March 2025), a 10% increase since 2021**
- **\$120,000 Avg. wage (21% wage growth since 2021)**
- **61% aged 30-54**
- **81% of surveyed downtown employers plan for at least 50% of employees to work full time (March 2025)**

Visitors



- **17 million visitors to DTLA (2023)**
- **58% visited Grand Central Market (one block away)**
- **Los Angeles County saw 49.1 million visitors in 2023, a 97% recovery to pre-pandemic levels**
- **Los Angeles to host:**
 - **FIFA World Cup 2026**
 - **Super Bowl 2027**
 - **2028 Summer Olympic and Paralympic Games**





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