



2ND GENERATION RESTAURANT SPACE FOR LEASE

905 E 2ND STREET, ARTS DISTRICT



FOR
INQUIRIES:

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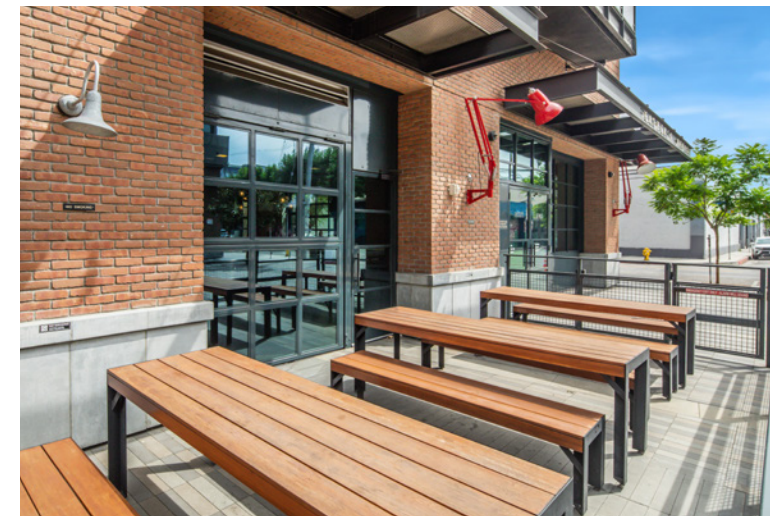
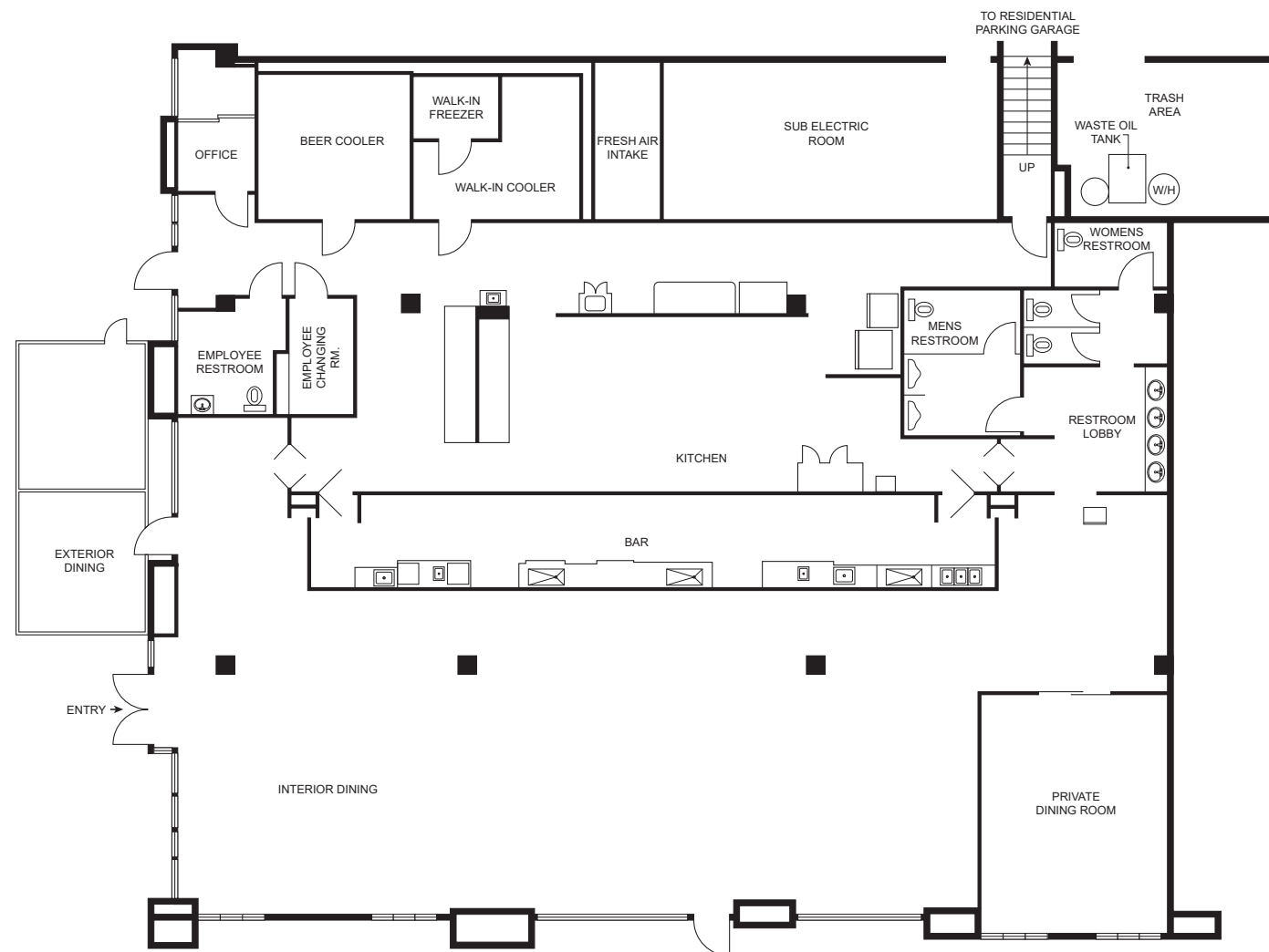
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CBRE

2ND GENERATION
RESTAURANT
SPACE
5,302 SF

- + APPROVALS FOR TYPE 47 FULL-LINE ALCOHOL SALES
- + OPERABLE WINDOWS
- + PLENTIFUL CUSTOMER PARKING
- + NEWLY BUILT IN 2020 WITH BEST-IN-CLASS FINISHES
- + VAULTED WOODEN CEILING AND LONG BAR







EQUIPMENT AVAILABLE

- + CUSTOM STEEL STORE FRONT WITH HYDRAULIC OPENING WINDOWS AND GARAGE DOOR
- + FULL BUILT OUT RESTROOMS (3) INCLUDING ALL RESTROOMS FIXTURES AND PARTITIONS
- + 2 WALK-IN REFRIGERATORS INCLUDING ALL RELATED REMOTE REFRIGERATION EQUIPMENT
- + POLLUTION CONTROL UNIT ON ROOF
- + 2 KITCHEN GREASE HOODS WITH RELATED MECHANICAL MOTORS ON THE ROOF
- + ALL INTERIOR AND EXTERIOR LIGHTING FIXTURES INCLUDING AUTOMATIC LIGHTING CONTROL SYSTEM
- + SECURITY CAMERAS
- + ROOF MOUNTED REFRIGERATION RACK
- + DRAFT BEER DISPENSING LINES INCLUDING SHELVES INSIDE WALK-IN
- + 3 COMPARTMENT KITCHEN SINK AND ALL INSTALLED HAND WASH SINKS
- + KITCHEN PREP SINK
- + REFRIGERATED KITCHEN CENTER ISLAND TABLE
- + DISH WASH AND GLASS WASH TABLES (NOT INCLUDING WASHING MACHINES)
- + BACK BAR MILLWORK CABINETRY INCLUDING DRAIN BOARDS FOR DRAFT BEER DISPENSING LINES







THE GAREY BLDG

ARTS DISTRICT
LOS ANGELES



E 4TH ST

VanLeeuwen

grow

WITTMORE

CAFÉ GRATITUDE

ONE
SANTA
FE

SANTE FE AVE

ALISO

E 3RD ST

honey

TRACTION AVE

HAUSER & WIRTH

Manuela

E 2ND ST

dogdrop

For Lease

GAREY ST

TERRAZA
Cha Cha Cha

Death & Co

kreation

ARTS DISTRICT
BREWING COMPANY

PALI WINE
CO

groundwork
coffee tea community

SALT & STRAW

PRINCE ST

LOQUI

YUNOMI
HANDROLL

Wurstküche

THE AMERICAN HOTEL

PIE HOLE

YOUTH IN PEOPLE

LE LABO

MURA
CONDOMINIUMS

PANONNA

3-1 Phillip Lim

S ALAMEDA ST

ANGEL
CITY
BREWERY

TRACTION AVE

E 2ND ST

S HEWITT ST

VIGNES ST

1ST ST

METRO GOLD LINE

2024
DEMOGRAPHICS
1 MILE RADIUS

2024 48,739 POPULATION	DAYTIME 87,005 POPULATION
HOUSEHOLD \$90,775 AVERAGE INCOME	MILLENNIALS 39.5% MAJORITY GENERATION
WORK 59,611 EMPLOYEES	WORK CLASS 73.4% WHITE COLLAR

SOURCE: CBRE FAST REPORT



HAUSER & WIRTH



CLASS-A 1.50M SF OFFICE	THE ROW	315K SF
	4TH & TRACTION	131K SF
	520 MATEO	105K SF
	500 S SANTE FE	96K SF

UNITS 3.75K RESIDENTIAL	ONE SANTE FE	438 UNITS
	THE ALISO	472 UNITS
	AMP LOFTS	320 UNITS
	AVA ARTS DISTRICT	475 UNITS

SOURCE: COSTAR



905 E 2ND ST
LOS ANGELES,
CA 90012

An early flagship of new Arts District growth, the Garey Building anchors this residential-forward section of the Arts District neighborhood. With on-site LA institutions like Father's Office, a rare retail parking field, and adjacent to some of the greatest Arts District shopping and restaurant success stories, the Garey Building is primed to capture the existing and continued area development.

60
ON-SITE VISITOR
PARKING STALLS

15.3K SF
TOTAL GROUND
FLOOR RETAIL

320
LUXURY
APARTMENTS
(95% LEASED)





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BROKER LIC. 00409987



THE
GAREY
BLDG

ARTS DISTRICT
LOS ANGELES