

Hard Corner with Massive Outdoor Patio

Move-in Ready Restaurant Space

1155 S. Grand Ave., Los Angeles, CA 90015



Click for Virtual Tour



Available

Size:	±2,137 SF
Rent:	\$3.50 PSF/Mo., NNN
NNN:	±\$1.00 PSF/Mo.
Available:	Immediately

Features

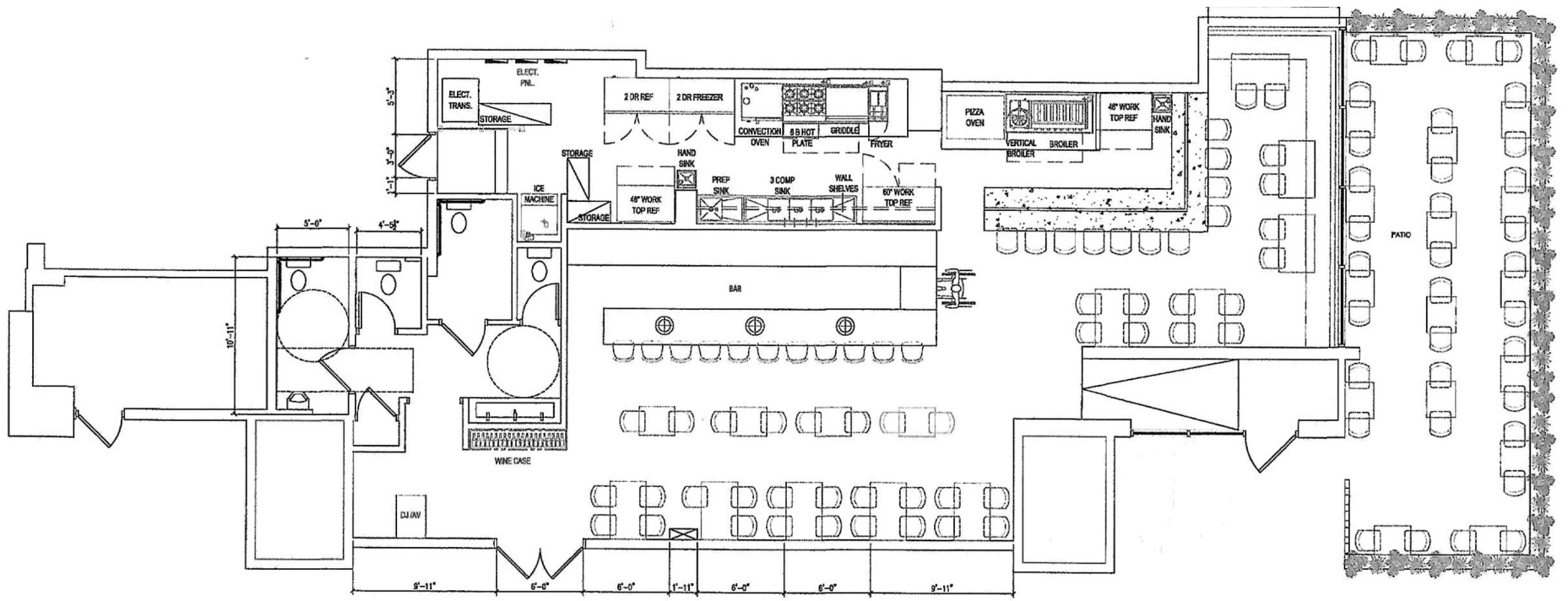
- ▶ Situated at the prime corner of 12th and Grand; three blocks from the Crypto.com Arena, LA Convention Center and LA LIVE
- ▶ At the base of Evo, a 300 unit condo tower and on the same block as 800 additional condo units
- ▶ Type 47 CUP
- ▶ 5,000 residential units, 2,000 hotel keys within a 5-block radius
- ▶ Existing kitchen and restaurant fully fixtured with no key money
- ▶ Situated in South Park, widely considered the cleanest DTLA neighborhood with very strong resident demographics
- ▶ Close proximity to Pine & Crane Restaurant, Javier's Restaurant, Mastro's Ocean Club Restaurant, Lagree213, Prank Bar, F45 Fitness, and more
- ▶ Ample off-site public parking within one block of the restaurant and an option for valet parking

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



Ground Floor

±2,137 SF



GRAND AVE.



NORTH

12TH ST.



Interiors



Interiors



Grand Ave. Patio



Down Street from Crypto Arena

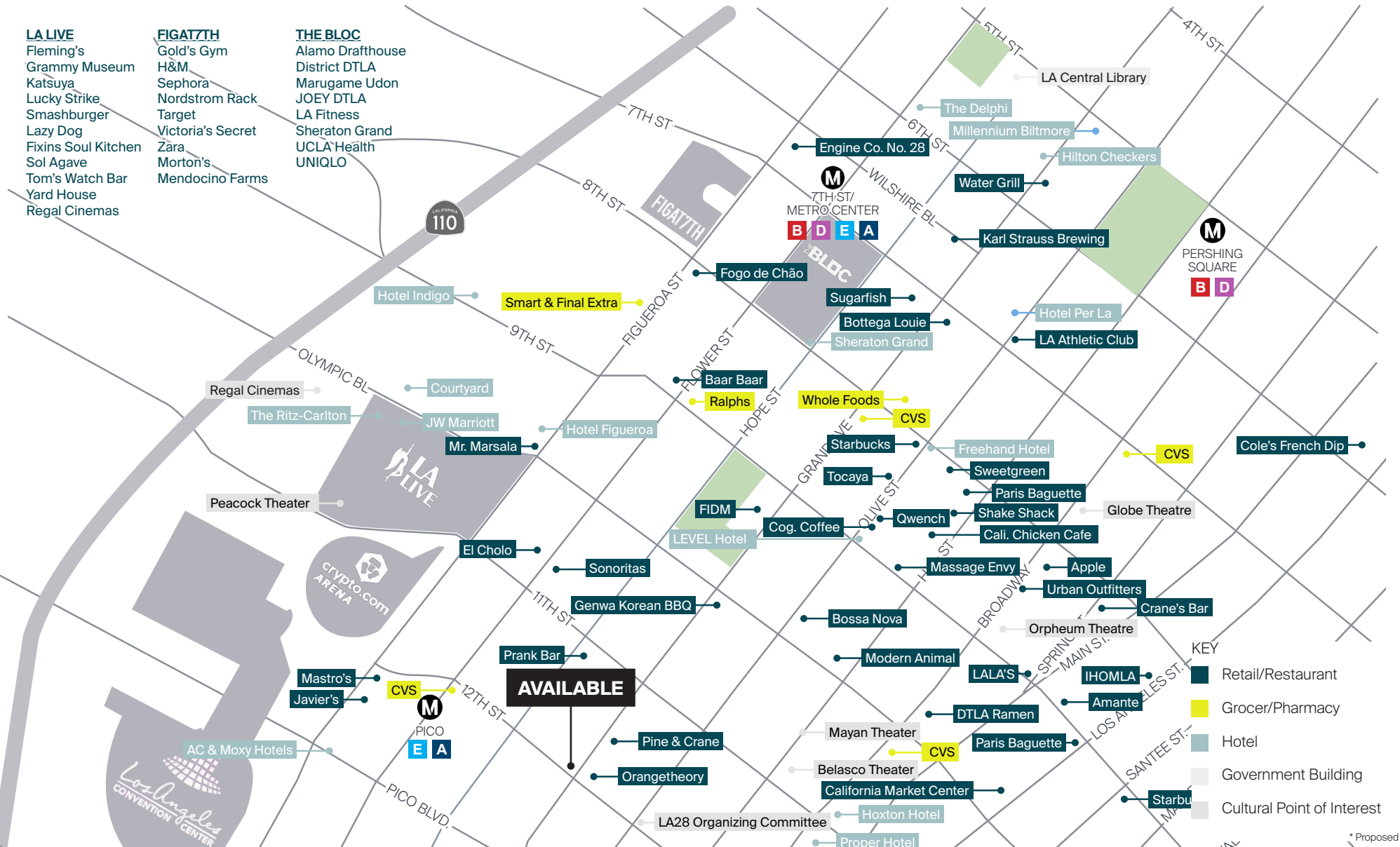


Hard Corner of 12th Street and Grand Ave.



Downtown Los Angeles

- LA LIVE**
 - Fleming's
 - 'Grammy Museum
 - Katsuya
 - Lucky Strike
 - Smashburger
 - Lazy Dog
 - Fixins Soul Kitchen
 - Sol Agave
 - Tom's Watch Bar
 - Yard House
 - Regal Cinemas
- FIGAT7TH**
 - Gold's Gym
 - H&M
 - Sephora
 - Nordstrom Rack
 - Target
 - Victoria's Secret
 - Zara
 - Morton's
 - Mendocino Farms
- THE BLOC**
 - Alamo Drafthouse
 - District DTLA
 - Marugame Udon
 - JOEY DTLA
 - LA Fitness
 - Sheraton Grand
 - UCLA Health
 - UNIQLO



- KEY**
- Retail/Restaurant
 - Grocer/Pharmacy
 - Hotel
 - Government Building
 - Cultural Point of Interest

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

Your trusted *partners*

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