



AVISON
YOUNG

Medici

722 BIXEL STREET

LOS ANGELES, CALIFORNIA



NOW LEASING

±706 SF

RETAIL SPACE

AVAILABLE

YANSY NARANJO

Senior Associate

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DAVID MALING

Principal

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PROPERTY DESCRIPTION

Medici

ASKING RENT:	Negotiable
TERM:	5 - 10 Years
DATE AVAILABLE:	Immediately



1099 W 8th St: ±706 SF (corner retail at Bixel & 8th)

Highlights

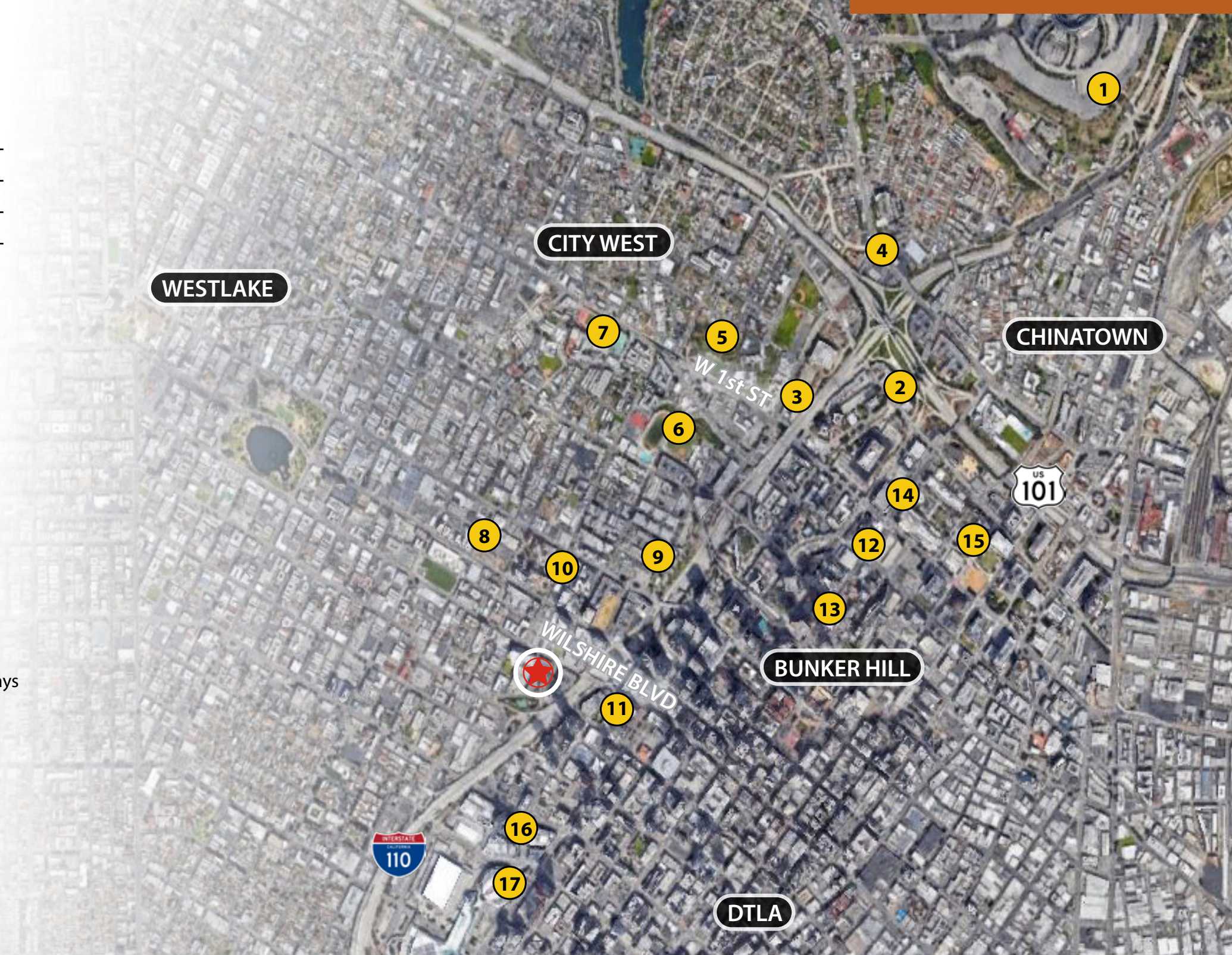
- The Medici, an Italian Renaissance inspired mixed-use project by GH Palmer boasts 632 apartments
- Highly visible ground level street facing units
- Excellent and highly visible location on hard corner of S Bixel Street & W 8th Street, adjacent to Harbor Freeway (Highway 110), in City West
- Property location benefits from the synergy of the abundance of nearby amenities, businesses, proximity to Downtown LA, Hwy 101 and 110 Freeways
- Great opportunity for various retail and restaurant users



Traffic Counts & Walk Score

W 8th Street & S 110 Harbor Fwy - ±23,825 VPD

Walk Score - Walkers Paradise (96)



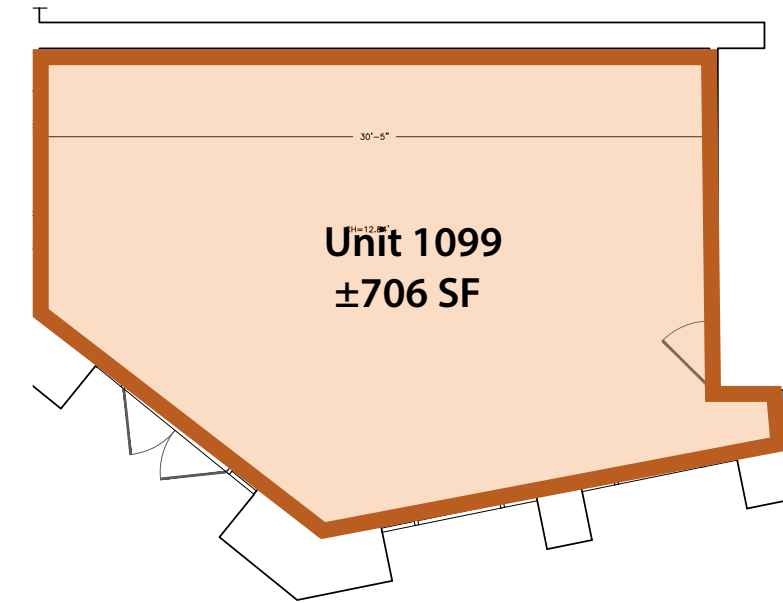
SUBJECT PROPERTY

- 1 **Dodger Stadium**
- 2 **DaVinci Apartments**
- 3 **Canvas Apartments**
- 4 **CVS & Jack in the Box**
- 5 **Vista Hermosa Natural Park**
- 6 **Contreras High School**
- 7 **Belmont High School**
- 8 **PIH Health Good Samaritan Hospital**
- 9 **Los Angeles Center Studios**
- 10 **Grocery Outlet**
- 11 **FIGat7th (Shopping Mall)**
- 12 **Walt Disney Concert Hall**
- 13 **The Broad**
- 14 **Dorothy Chandler Pavilion**
- 15 **Grand Park LA**
- 16 **L.A. Live**
- 17 **Staples Center**



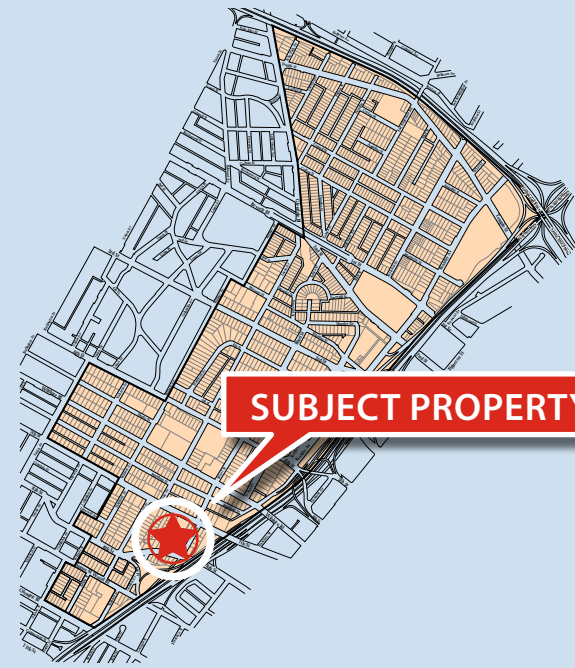
SITE PLAN

UNIT	SIZE	RATE
1099 W 8th St.	±706 SF	Negotiable



W. 8th Street

S. Bixel Street



CENTRAL CITY WEST

Central City West Bounded by Temple Street, Wilshire Boulevard, the 110 Freeway and Lucas Avenue, City West was once a Downtown suburb that became an isolated, overlooked district separated from the central city by the freeway. The new wave of Downtown revitalization has made its once barren hills part of a larger redevelopment effort. It's now home to modern apartments and condominiums, new high schools bursting with students and several noteworthy restaurants. Once more at the top of Downtown residential neighborhoods, Central City West is home to some of the most elegant buildings in DTLA.

LOCAL ATTRACTIONS



DODGER STADIUM

LA LIVE



VISTA HERMOSA PARK



WALT DISNEY CONCERT HALL



LA CITY HALL



103,701
POPULATION

35
MEDIAN AGE

78,430 | **33,714**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT



1-MILE DEMOGRAPHICS

\$75,036
AVERAGE HOUSEHOLD INCOME

2.0
AVERAGE HOUSEHOLD SIZE

8.0% | **80.9%**
OWNER | RENTER
1-MILE OCCUPIED HOUSING UNITS



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