

# BLOSSOM PLAZA

900 N. BROADWAY || CHINATOWN

*district*  
REALTY GROUP

# 900 N. BROADWAY || BLOSSOM PLAZA

## AVAILABILITY RANGE

643 RSF - 5,793 RSF (Multiple Suites Available)  
Patio Options Available

## AVAILABLE SPACES

<u>1090:</u>	950 - 3,400 RSF +/-	(Broadway & College St Frontage w/ Patio)
<u>1070:</u>	950 RSF +/-	(Paseo Frontage w/ Patio - 2nd Gen Bar Space)
<u>1010:</u>	1,910 RSF +/-	(Broadway Frontage w/ Patio)
<u>1020:</u>	1,962 RSF +/-	(Paseo Frontage w/ Patio)
<u>1030:</u>	1,926 RSF +/-	(Paseo Frontage w/ Patio)
<u>1040:</u>	1,763 RSF +/-	(Paseo Frontage w/ Patio)
<u>1030:</u>	643 RSF +/-	(Paseo Frontage)

## PROPERTY HIGHLIGHTS

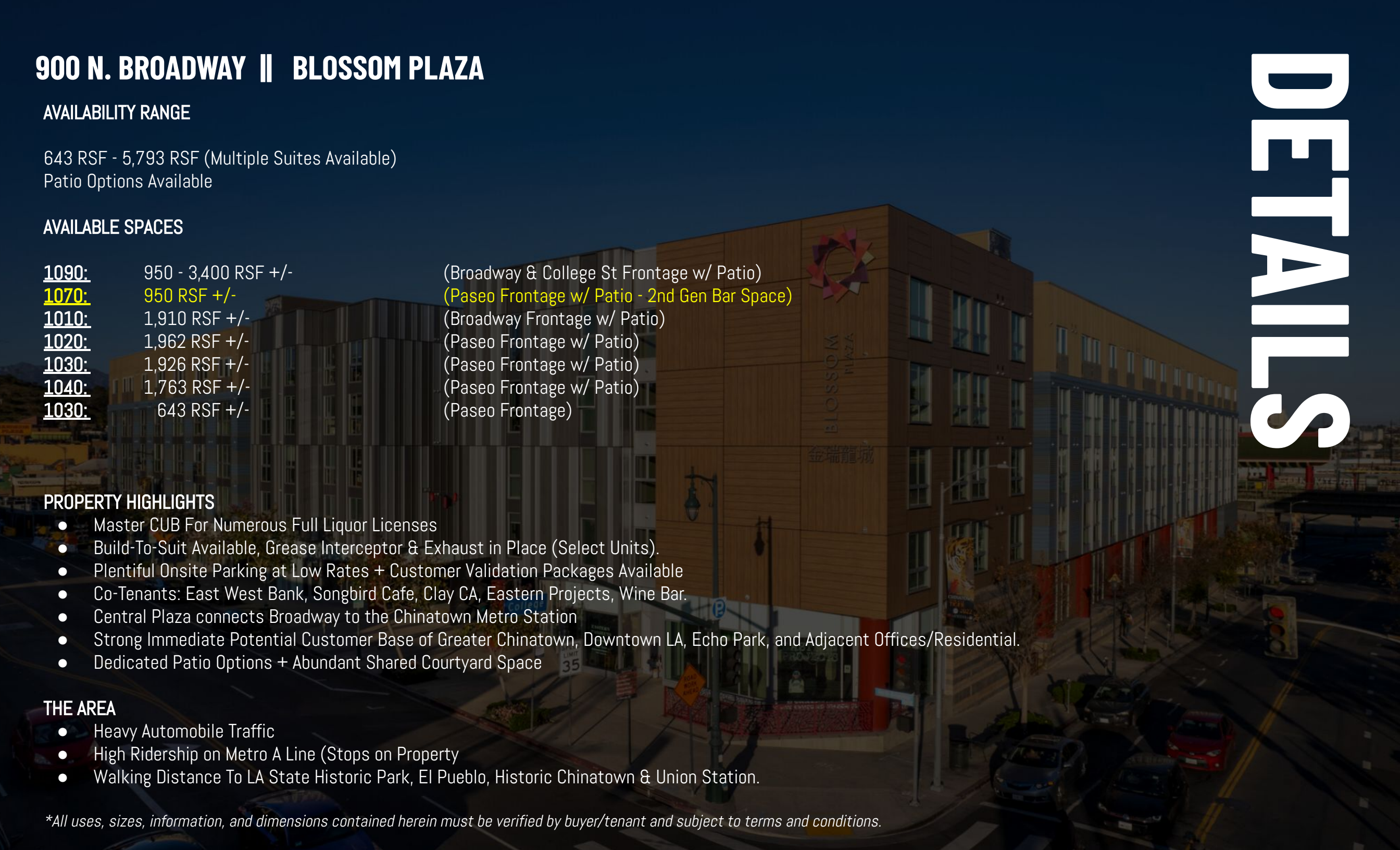
- Master CUB For Numerous Full Liquor Licenses
- Build-To-Suit Available, Grease Interceptor & Exhaust in Place (Select Units).
- Plentiful Onsite Parking at Low Rates + Customer Validation Packages Available
- Co-Tenants: East West Bank, Songbird Cafe, Clay CA, Eastern Projects, Wine Bar.
- Central Plaza connects Broadway to the Chinatown Metro Station
- Strong Immediate Potential Customer Base of Greater Chinatown, Downtown LA, Echo Park, and Adjacent Offices/Residential.
- Dedicated Patio Options + Abundant Shared Courtyard Space

## THE AREA

- Heavy Automobile Traffic
- High Ridership on Metro A Line (Stops on Property)
- Walking Distance To LA State Historic Park, El Pueblo, Historic Chinatown & Union Station.

*\*All uses, sizes, information, and dimensions contained herein must be verified by buyer/tenant and subject to terms and conditions.*

# DETAILS





SONGBIRD  
CAFE

BLOSSOM  
MARKET

ACTIVATED PUBLIC PLAZA



DoveCOTE

CALLIA

HIGHFIT

LAY

MELON'S DT

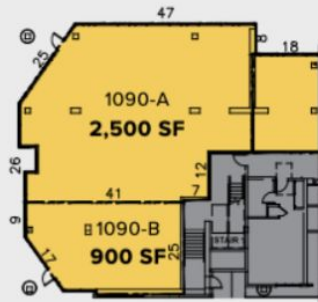
ACTIVATED INTERIOR COURTYARD

# SITE PLAN

## MASTER CUP (CONDITIONAL USE PERMIT)

Conditional use authorization has been granted for the sale of alcoholic beverages for off-site and on-site consumption. The breakdown of the licenses are as follows:

- Three (3) – Type 47 (full service restaurant)
- Two (2) – Type 48 (bar/night club)
- One (1) – Type 21 (full liquor to go)
- One (1) – Type 42 (wine bar)
- One (1) – Type 58 (caterers liquor license)



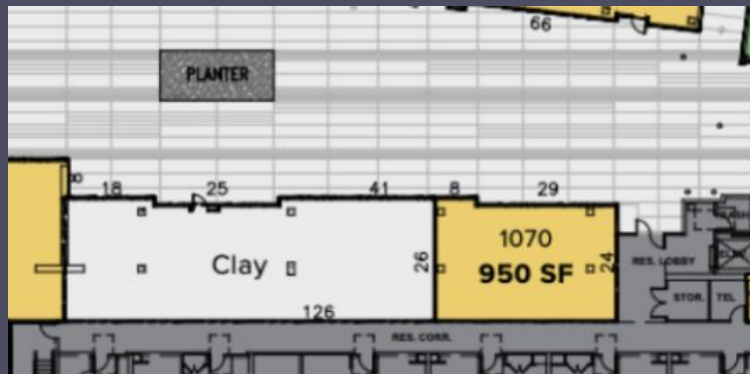
Proposed Space 1090  
Split Lease Plan



# UNIT 1070 - Second Generation Wine Bar

SIZE: 950 RSF

- Large Existing Patio - Potential for Expansion
- Type 42 or 47 CUB Available
- Bar & Restroom Built out, with the following included (Tenant to Verify Items & Condition)
  - 50 Gallon water heater
  - Air Curtain
  - Handwashing Sink
  - 3-compartment Sink
  - 3-door back bar refrigerator
  - Undercounter food refrigerator

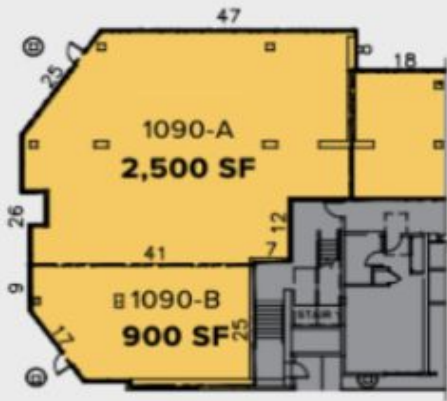
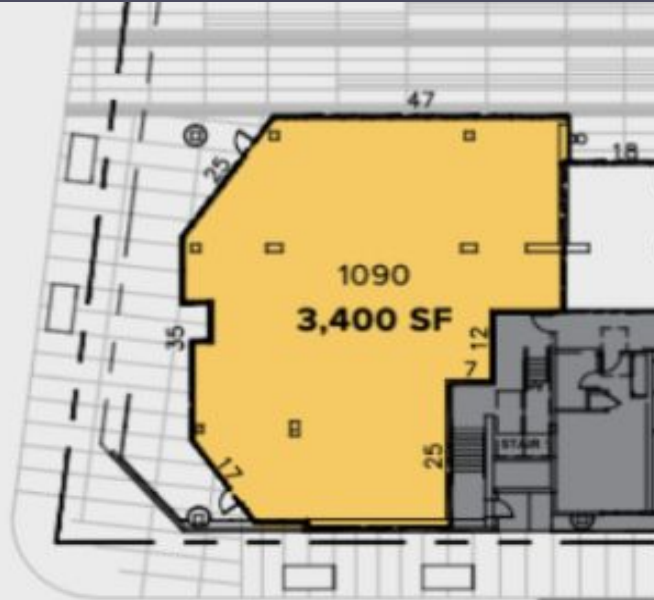


# UNIT 1090

## SIZE

900 RSF - 3,400 RSF

Patio Options Available



Proposed Space 1090  
Split Lease Plan



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# THE AREA

DOWNTOWN  
LOS ANGELES



THE BROAD



La Plaza de Cultura Artes

KATIROLL

MEXICAN

Chinese American Museum



KATSU SANDO  
THE ORIGINAL  
LOS ANGELES, CA

HOWLIN' RAY'S

PEARL RIVER DELI

Museum of Social Justice

L.A. BRISKET

YANG CHOW



101

HOMEBOY BAKERY



CARGO  
Snack Shack

PHỞ 87



BLOSSOM  
PLAZA



NICK'S CAFÉ



HPB  
HIGHLAND  
PARK  
BREWERY

110



*district*  
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