

TEN TERRACES

420 E 3RD ST || LITTLE TOKYO || DOWNTOWN LA

district
REALTY GROUP

OPPORTUNITY OVERVIEW

OPPORTUNITY OVERVIEW

District Realty Group is proud to present a unique opportunity to lease spaces at Ten Terraces, a medical and creative office building in the booming Little Tokyo District of Downtown LA. The property is just steps away from numerous amenities, retail, and restaurants. The building offers rare abundant parking at affordable rates as well as secure 24/7 access. Ten Terraces is easily accessible by both those that drive and those that rely on public transportation. The Property offers a flexible floor plate that can accommodate medical or traditional tenants.





TERMS & SPECIFICATIONS

ASKING RATE

\$2.95 FSG/SF/Month+ (Negotiable Subject To Terms)

USES

Retail
Creative Office
Medical Office

SIZES AVAILABLE

895-17,993 RSF

AVAILABILITY

Immediately

FEATURES

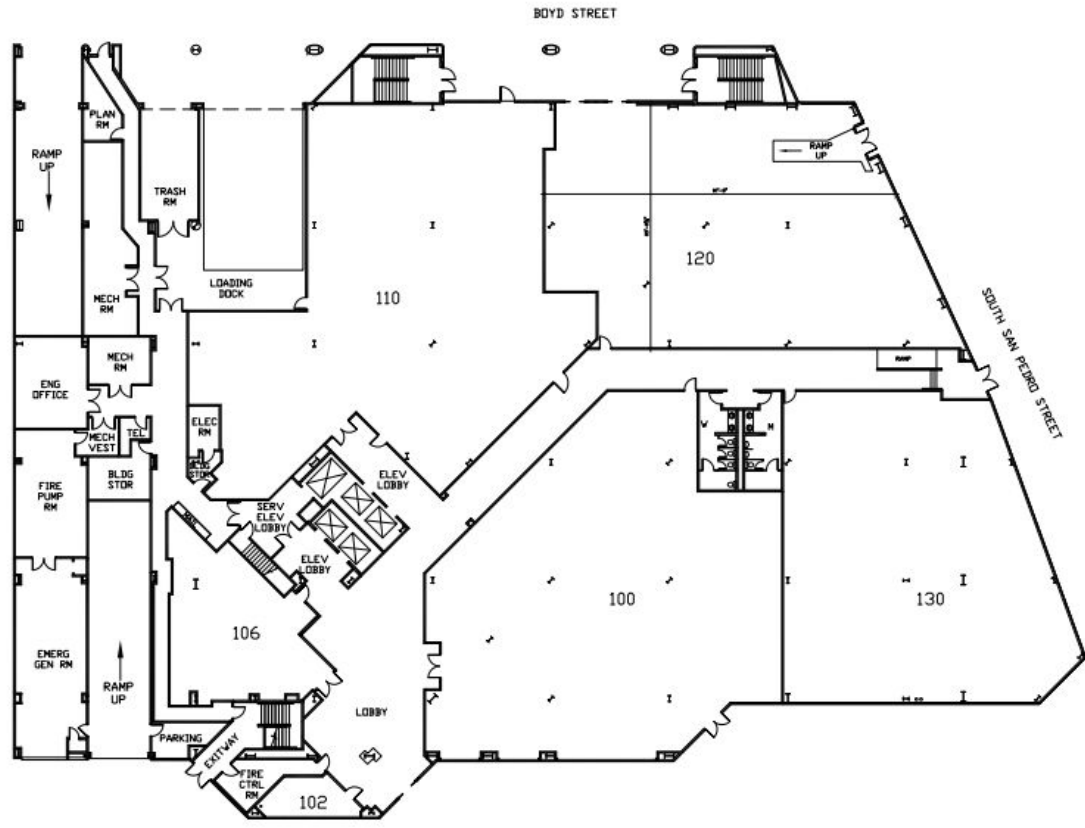
- Abundant Parking: 3/1000 at \$160.00 unreserved
- 11 minute walk to existing rail transit
- Picturesque views of DTLA skyline
- Building situated on corner lot of 3rd and San Pedro
- On-site property management
- Controlled access building
- Full floors available

*All dimensions are approximate and independently verified. Other Proposed Uses to be verified with City and subject to permitting restrictions.. Photo 1 By Wonho Frank Lee // Photo 2 By Jakob Layman

AVAILABLE SPACES

SUITE	SF	RATES	SPACE DESCRIPTION
100	2,000-16,633	\$3.50 NNN	Retail space with frontage on 3rd street, space is divisible
601	285	3.50 FSG	Small open space for one or two people.
608	4,244	\$2.95 FSG	Raw space; creative build available. Private balcony w/south views and private access to parking garage.
704	3,022	\$3.50 FSG	Creative build available. Private access to balcony and beautiful views of the DTLA skyline. Contiguous w/ Suite 705 for 2,906 SF
705	1,723	\$2.95 FSG	Creative build available, private access to balcony, beautiful views of DTLA skyline. Contiguous w/ Suite 704 for 2,906 SF
801	3,434	\$2.95 FSG	Creative build available, wide open space with broad window line
803	1,032	\$2.95 FSG	3 offices, kitchenette, and open area.
807	2,152	\$2.95 FSG	Dental space, 4 chairs, 2 kitchenettes, 3 offices, enclosed reception, receptionist area, storage
808	671	\$3.25 FSG	Efficient office for up to 3 people.
910	8526	\$2.95 FSG	Available January 2022.
1008	2073	\$3.25 FSG	Turnkey dental space.
1015	896	\$3.25 FSG	Large open area, one private office, IT room, and modern blue carpet.

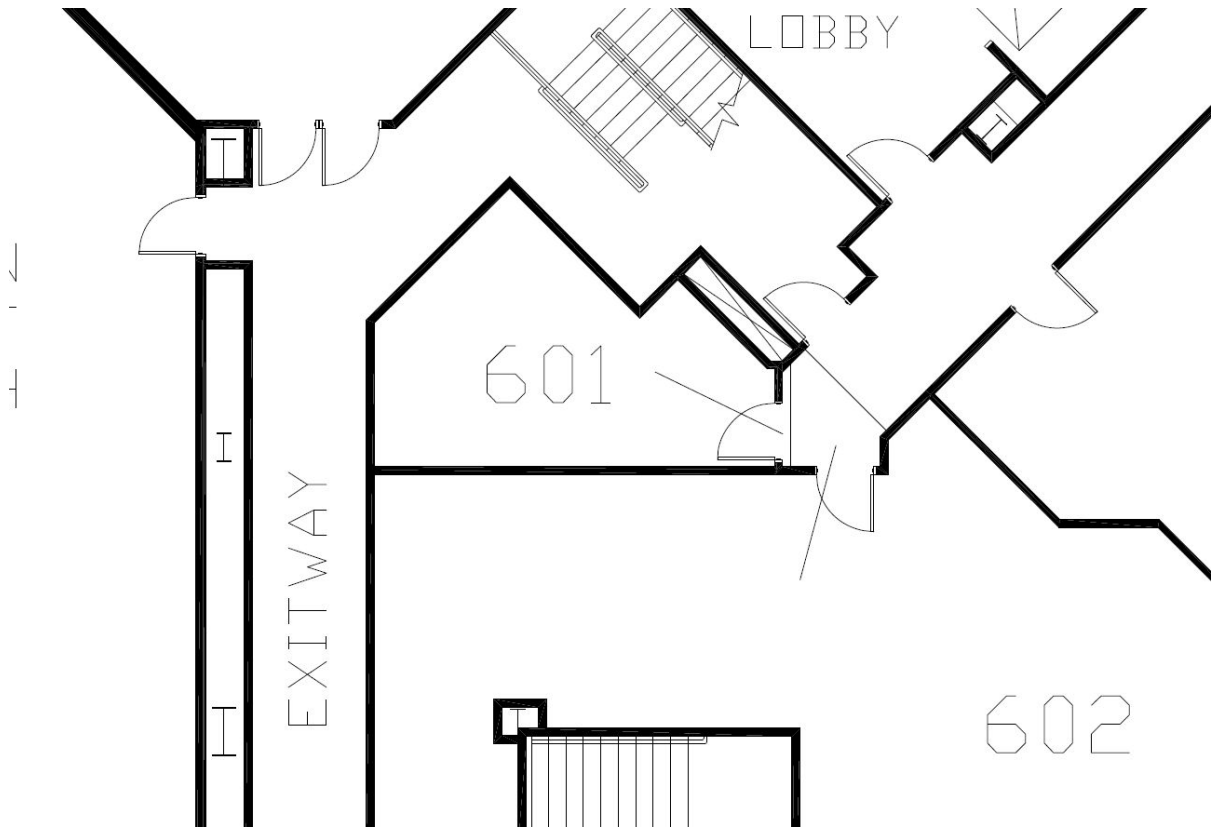
GROUND FLOOR



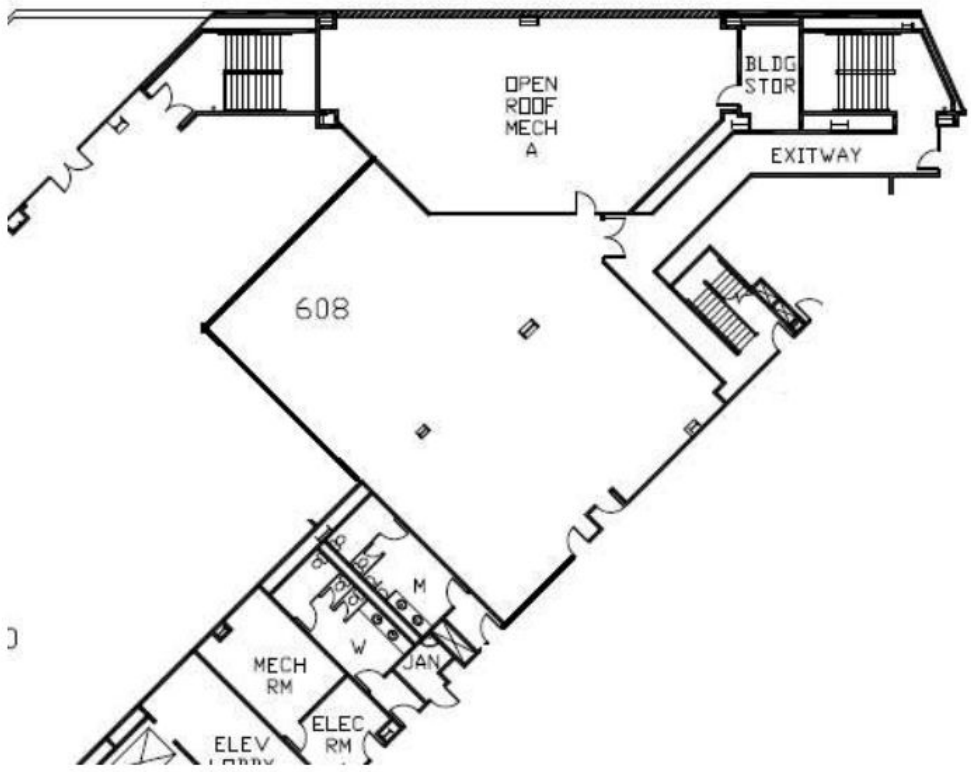
FLOOR: 1
420 EAST 3RD ST
JOB #: 2470



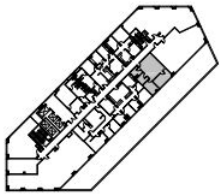
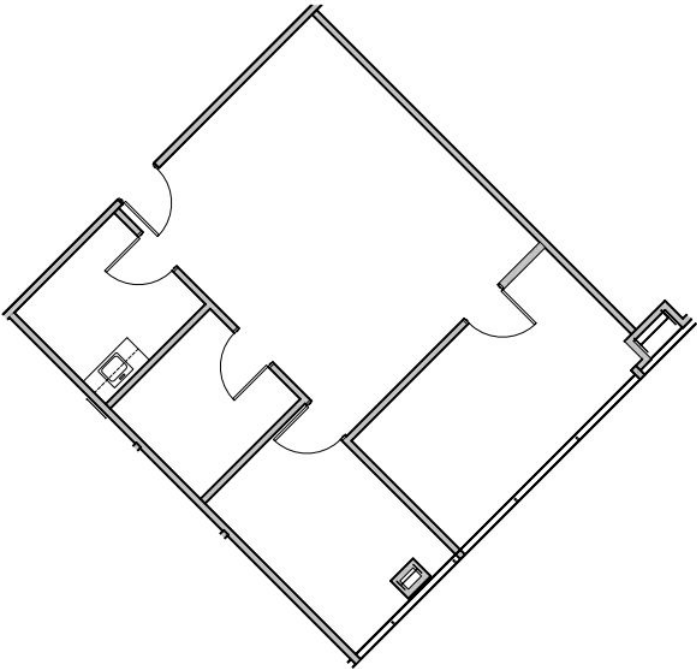
SUITE 601



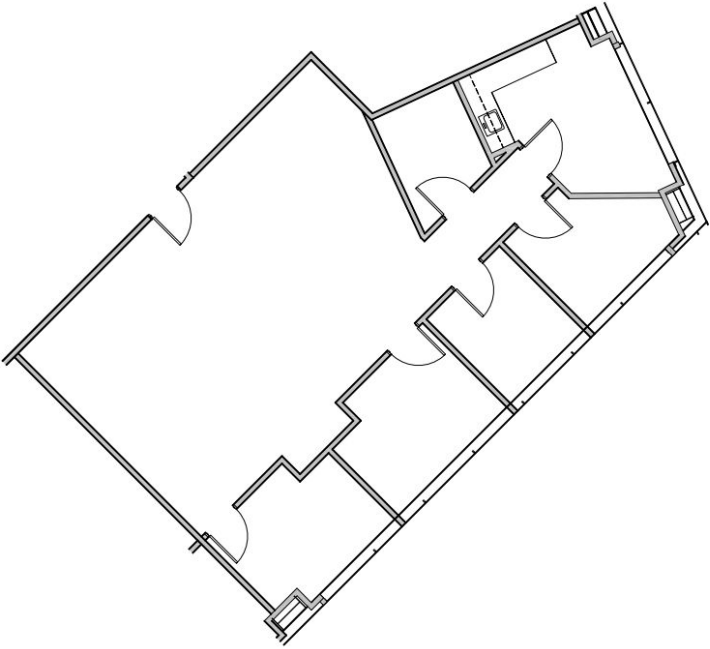
SUITE 608



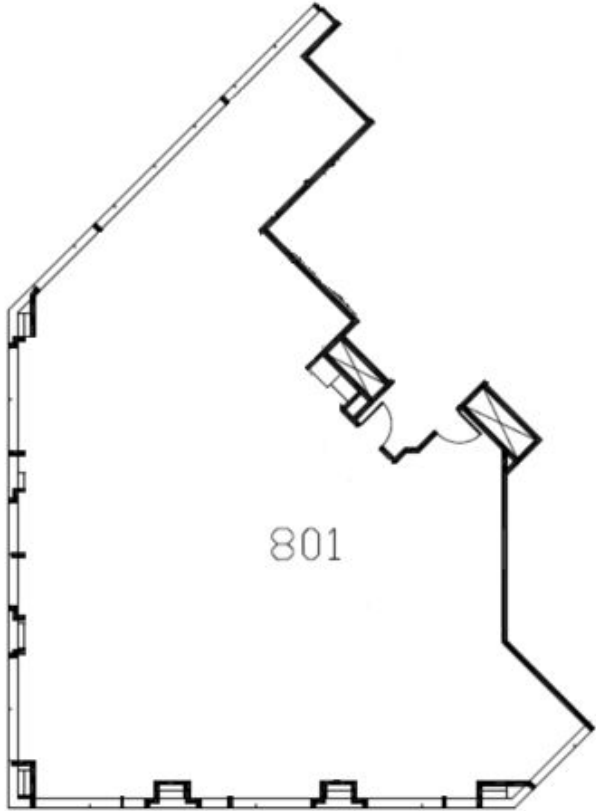
SUITE 704



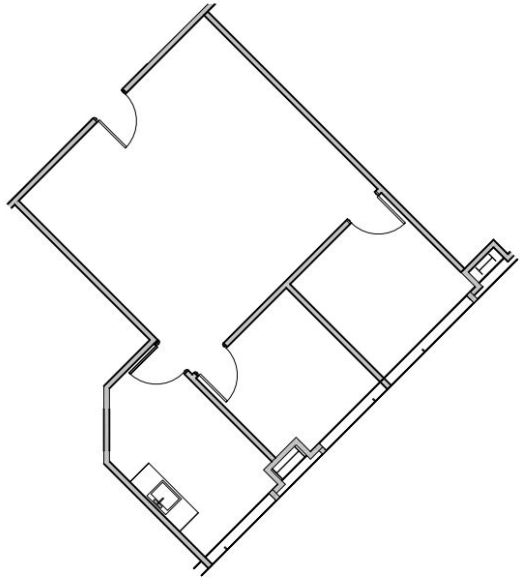
SUITE 705



SUITE 801



SUITE 803

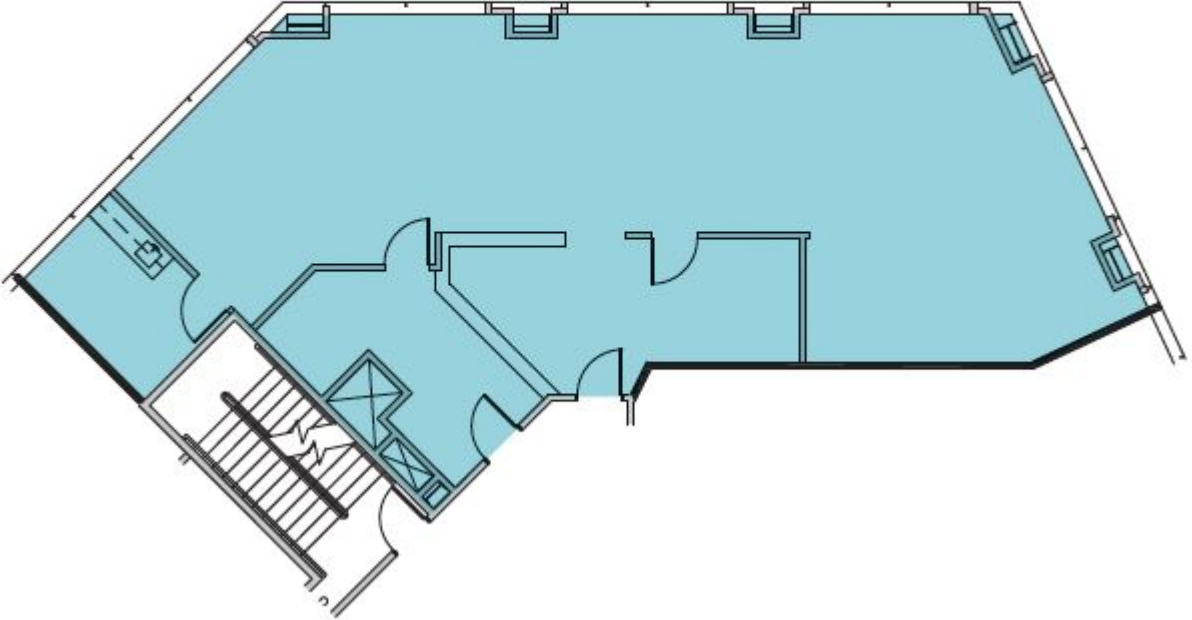


view view design studio
1000 Wilshire Boulevard, Suite 700
Los Angeles, California 90017
P 310.402.0100
F 310.402.0100

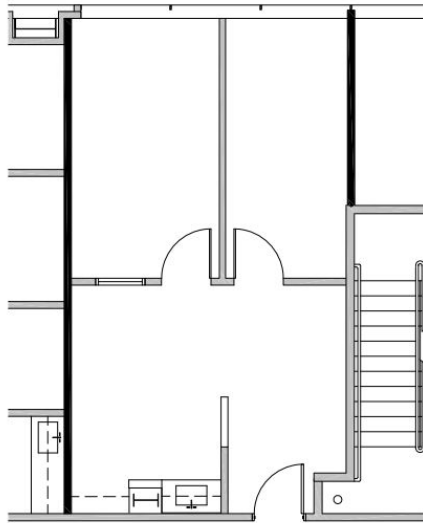
1,002 S.F.

SUITE 803
420 E. Third Street
Los Angeles, CA 90013

SUITE 807



SUITE 808

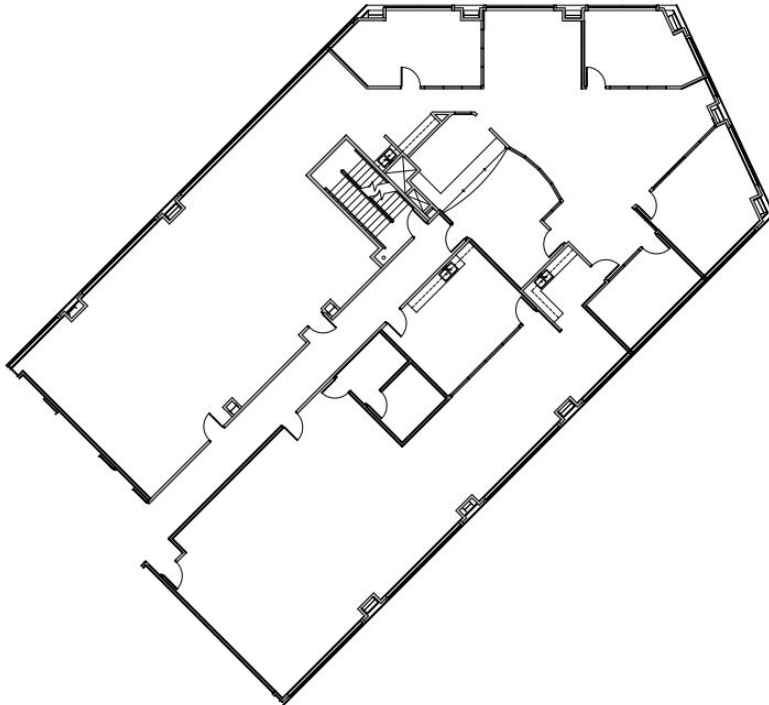


view view design studio
7091 Wilshire Boulevard, Suite 709
Los Angeles, CA 90048-3929
T 323.659.2747
F 323.652.2748

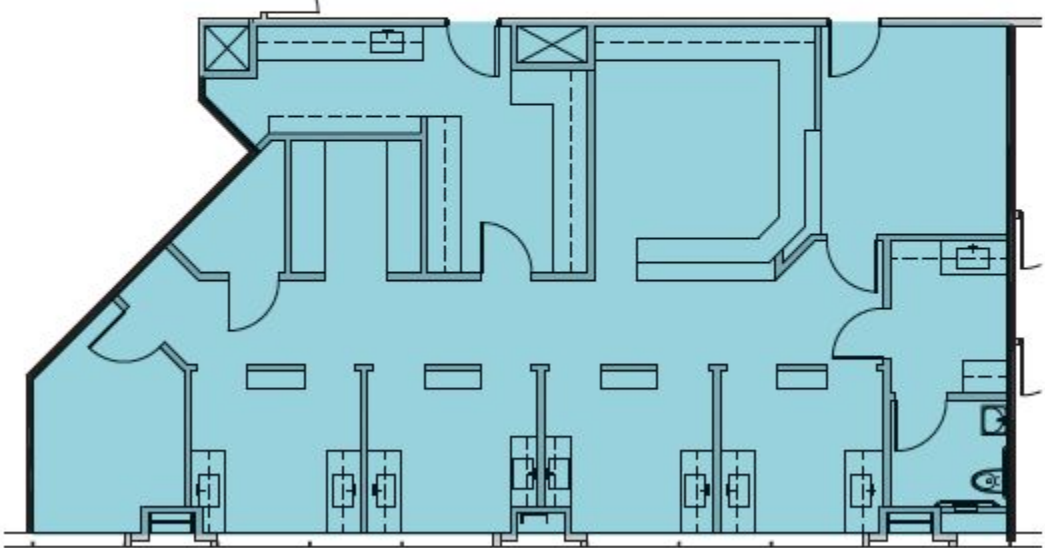
671 S.F.

SUITE 808
420 E. Third Street
Los Angeles, CA 90013

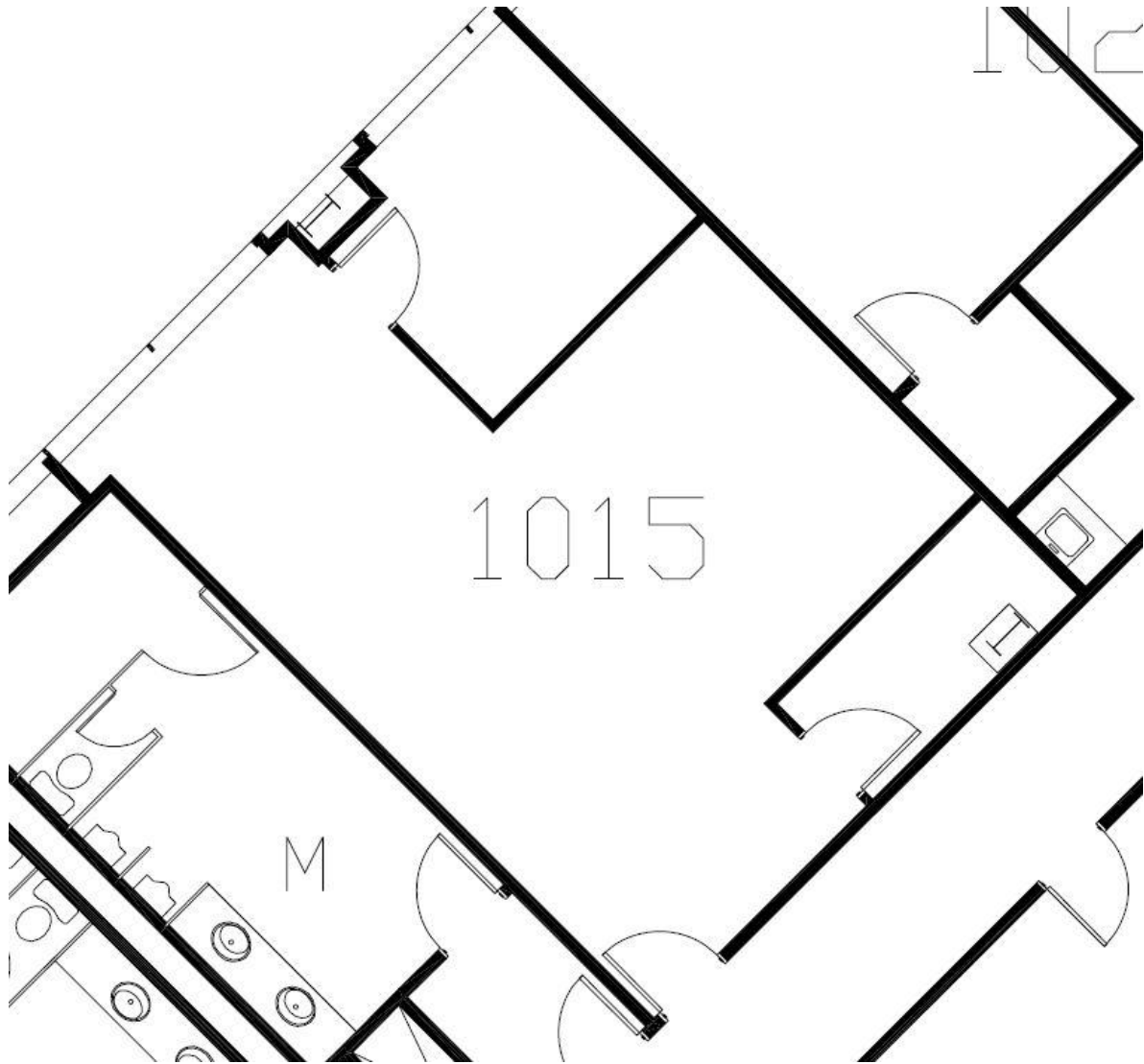
SUITE 910



SUITE 1008



SUITE 1015



DTLA 2020 SURVEY

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

I LIVE in DTLA



\$123K

Average Household Income



84%
want more
supermarkets



38
Median
Age

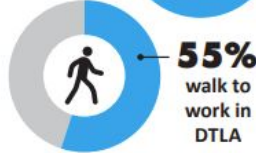


81%

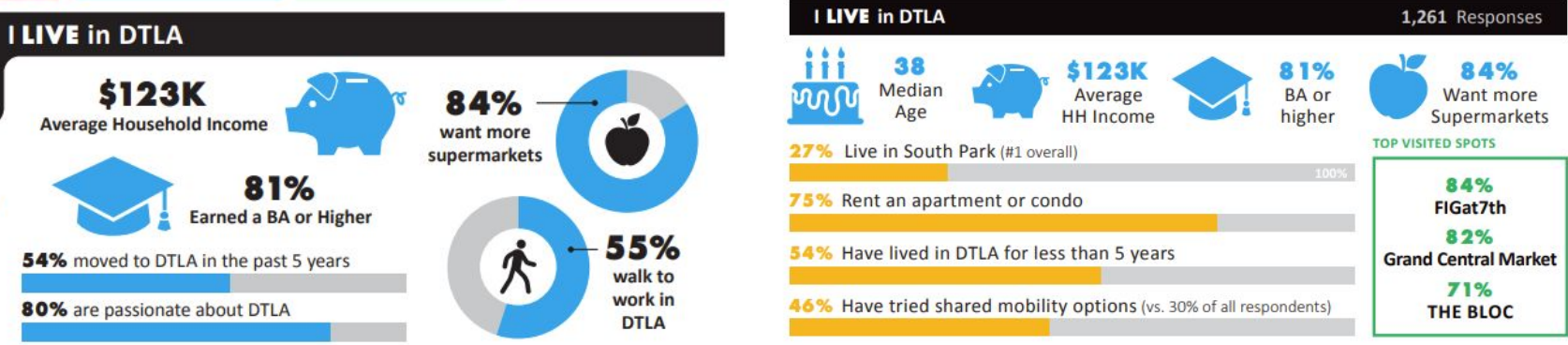
Earned a BA or Higher

54% moved to DTLA in the past 5 years

80% are passionate about DTLA



55%
walk to
work in
DTLA



WHO IS DTLA?

With a population growing as rapidly as Downtown's it's hard to generalize, but our survey identified a variety of characteristics – from high levels of educational and professional accomplishment, to enthusiasm for DTLA's community and culture – that paint a vivid picture of today's Downtowner.

I LIVE in DTLA

1,261 Responses



38
Median
Age



\$123K
Average
HH Income



81%
BA or
higher



84%
Want more
Supermarkets

27% Live in South Park (#1 overall)

75% Rent an apartment or condo

54% Have lived in DTLA for less than 5 years

46% Have tried shared mobility options (vs. 30% of all respondents)

TOP VISITED SPOTS

84%
FIGat7th
82%
Grand Central Market
71%
THE BLOC

I WORK in DTLA

1,766 Responses



41
Median
Age



\$122K
Average
HH Income



78%
BA or
higher

79% Say DTLA is a desirable location for their industry

44% Would consider living in DTLA

26% Use Metro as their primary commuting method

TOP VISITED SPOTS

77%
FIGat7th
68%
Grand Central Market
63%
THE BLOC

I WORK in DTLA



\$122K

Average Household Income



33%
regularly use
Metro Rail to
commute



41
Median
Age



81%

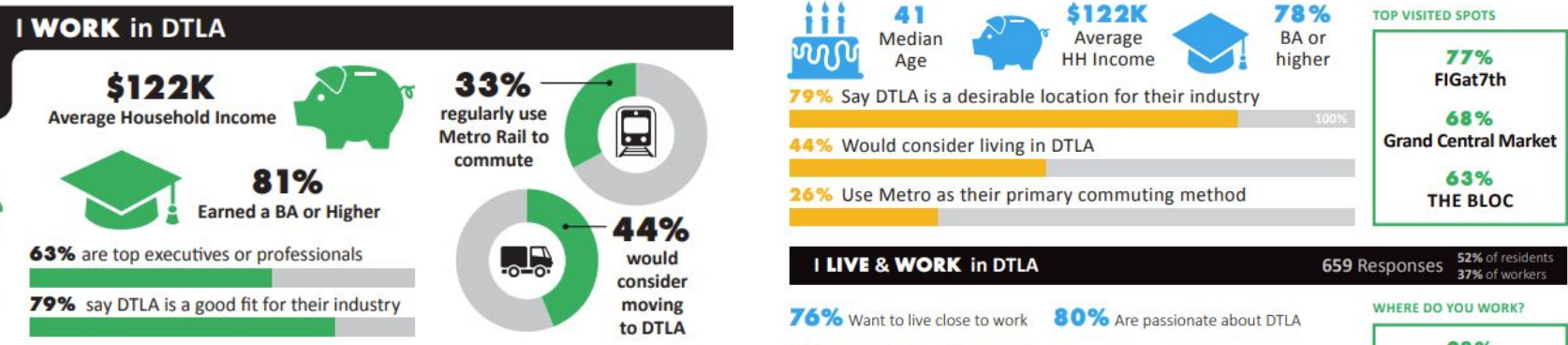
Earned a BA or Higher

63% are top executives or professionals

79% say DTLA is a good fit for their industry



44%
would
consider
moving to
DTLA



I VISIT DTLA



Top visited locations:

83% Arts District

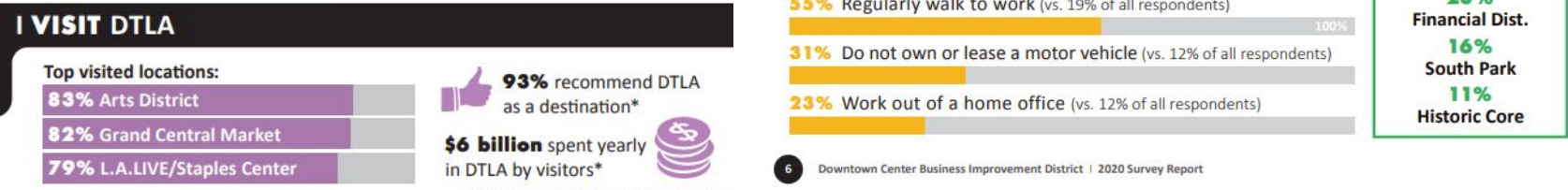
82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



I LIVE & WORK in DTLA

659 Responses 52% of residents
37% of workers

76% Want to live close to work **80%** Are passionate about DTLA

55% Regularly walk to work (vs. 19% of all respondents)

31% Do not own or lease a motor vehicle (vs. 12% of all respondents)

23% Work out of a home office (vs. 12% of all respondents)

WHERE DO YOU WORK?

28%
Financial Dist.
16%
South Park
11%
Historic Core

*according to Los Angeles Tourism & Convention Board

TEN TERRACES



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