



EVOLVE
RETAIL ADVISORS

TURN-KEY RESTAURANT SPACE MOVE-IN CONDITION

700

WEST 9TH STREET
LOS ANGELES, CA

FOR LEASE
SCOTT LIPSCHULTZ
COMMERCIAL REAL ESTATE

PASSENGER
LOADING ONLY
5min 15 second
2 HOUR
PARKING
8 AM - 6 PM
SECURITY CAMERA



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8,748 SF Turn-Key Restaurant Space

AVAILABLE NOW FOR SUBLEASE

JOIN THESE FINE RESTAURANTS IN DOWNTOWN LOS ANGELES
Javier's, Mastros Ocean Club, Fogo De Chao, Bottega Louie, Joey, Perch,
Zinque, The Factory Kitchen, Bestia, Fleming's Lucky's Steakhouse (coming soon)

SCOTT LIFSCHULTZ
917.575.9894

scott@evolveretailadvisors.com

DRE# 01861113

www.evolveretailadvisors.com



±8,748 SF Available Now For Sublease



Asking Rate: \$4.00 PSF NNN
NNN's estimated at \$1.50 PSF



Southeast corner of Figueroa
Street and West 9th Street in
DTLA, at the base of The Alina
(341 Residential Units)



Turn-Key Restaurant Opportunity

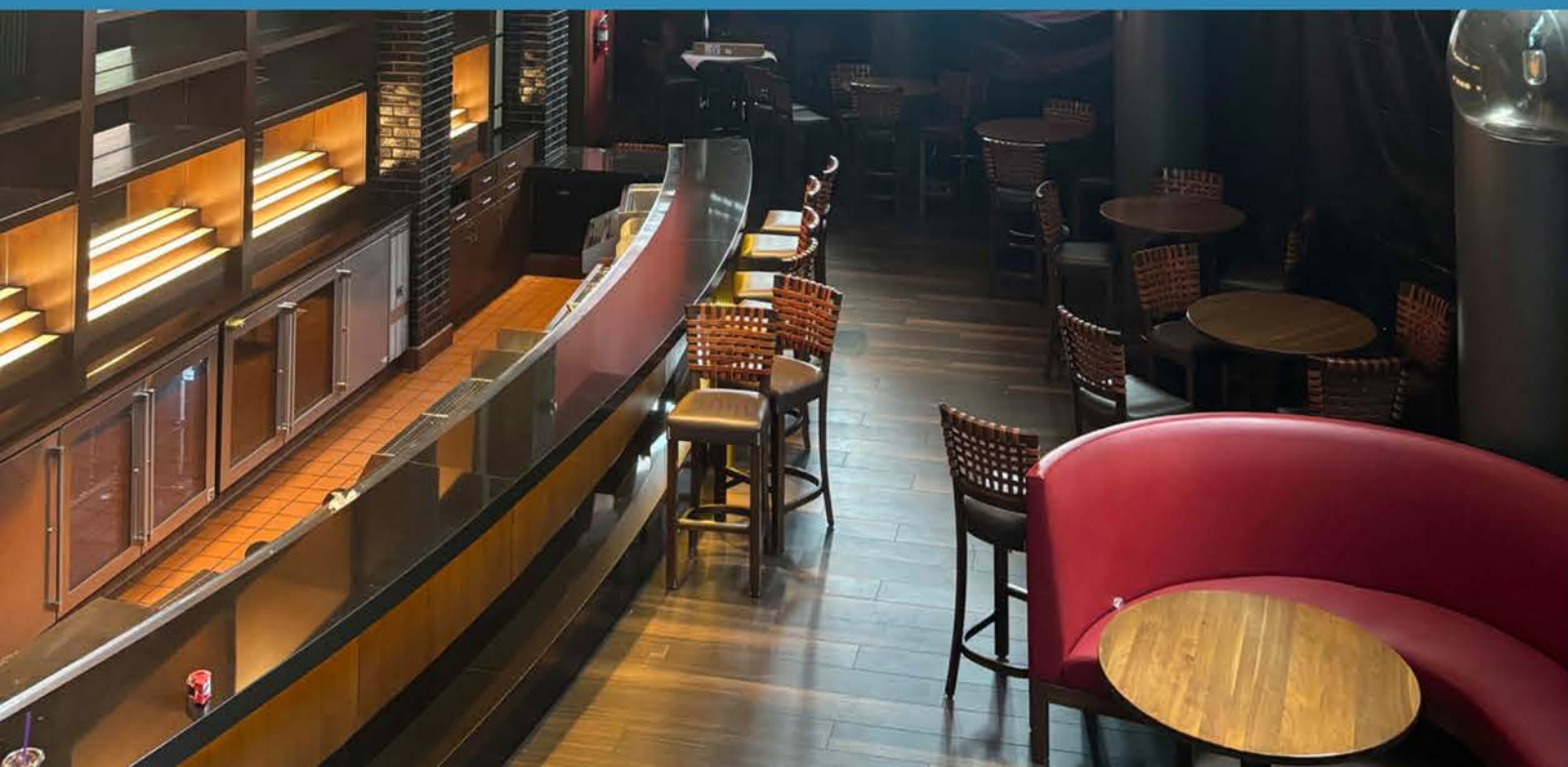
NO KEY MONEY



Flagship Location in the Heart of DTLA

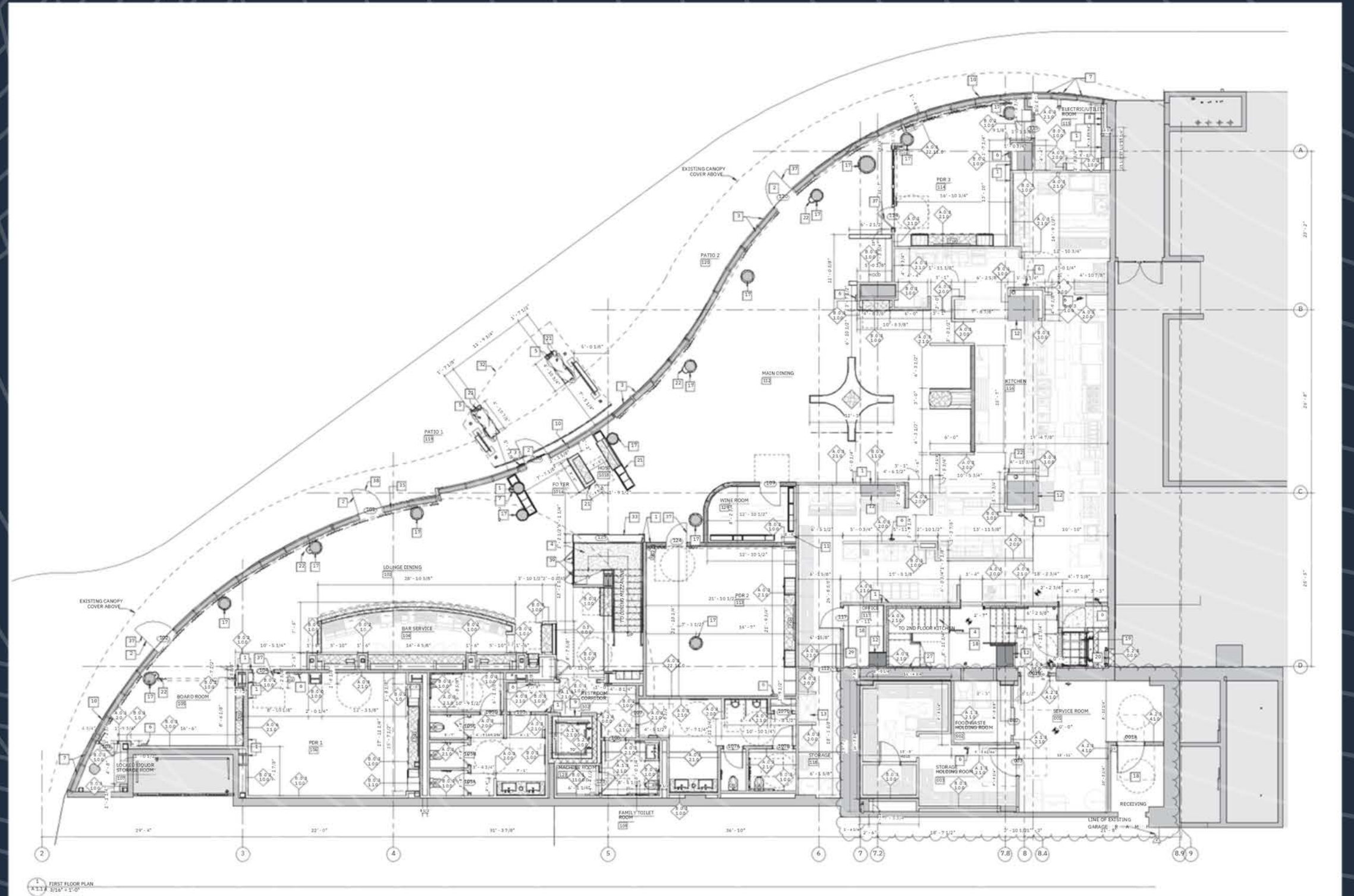


Restaurant Sublease Offering



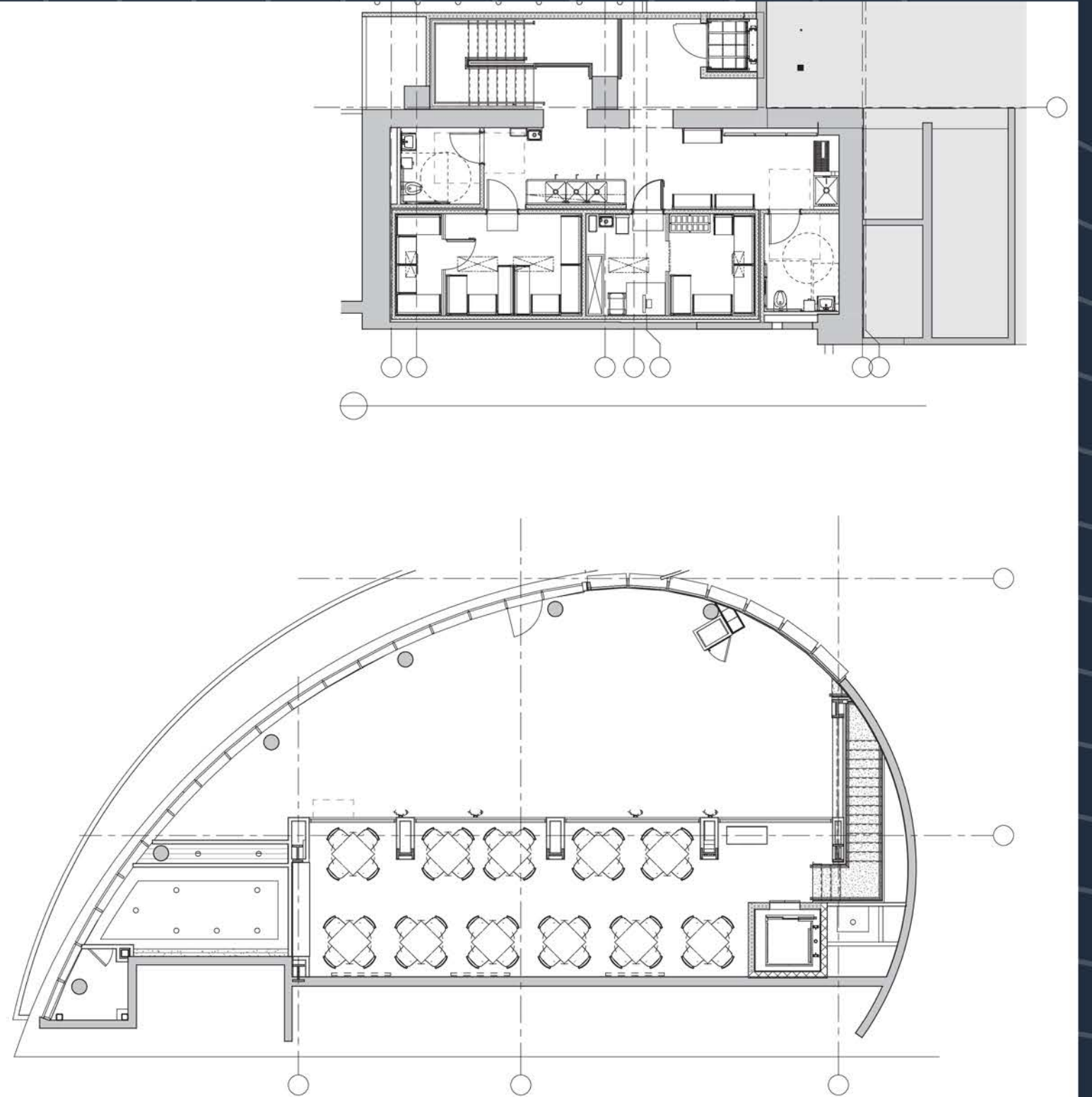
Floor Plan

1ST Floor



Floor Plan

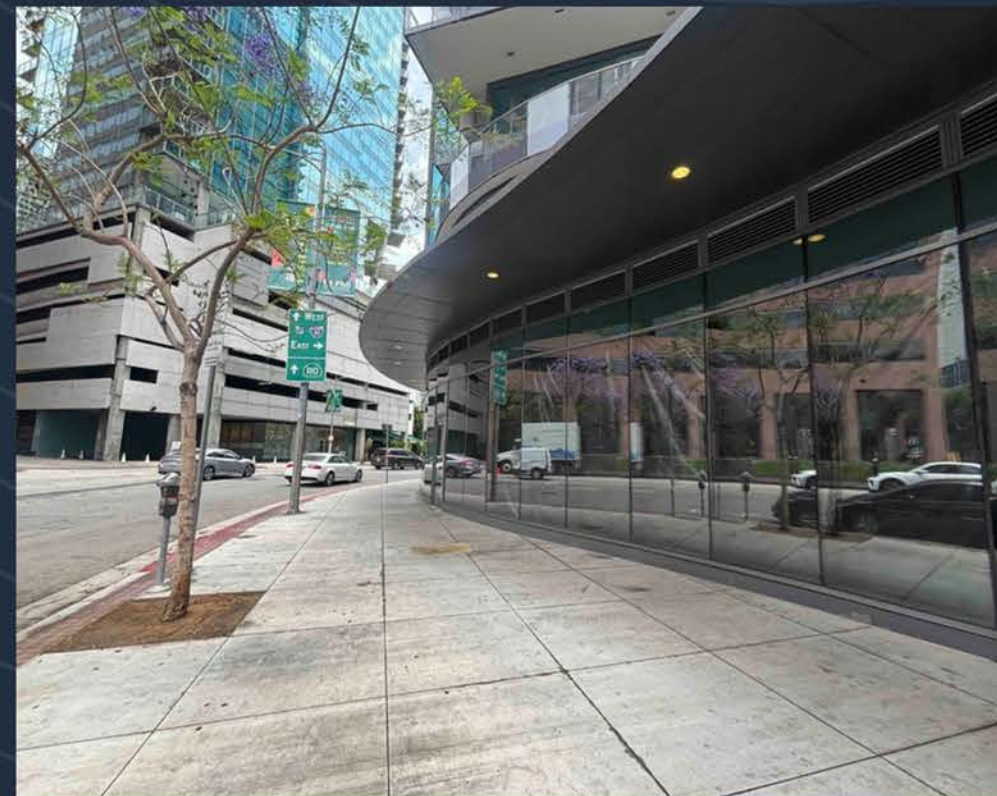
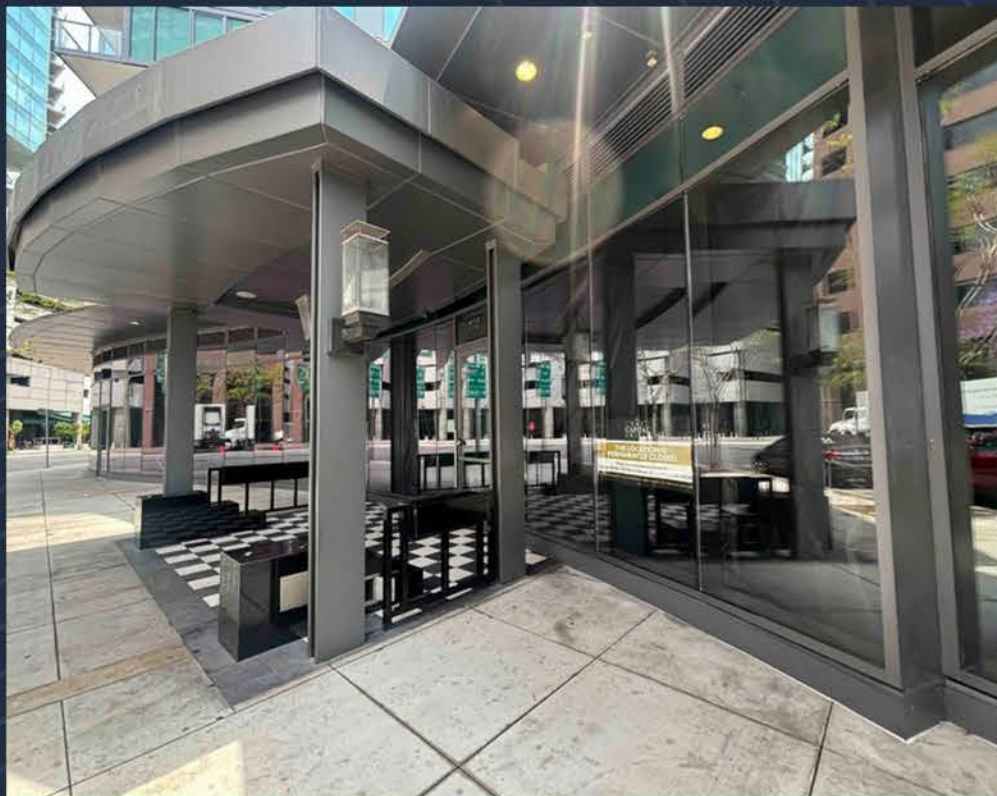
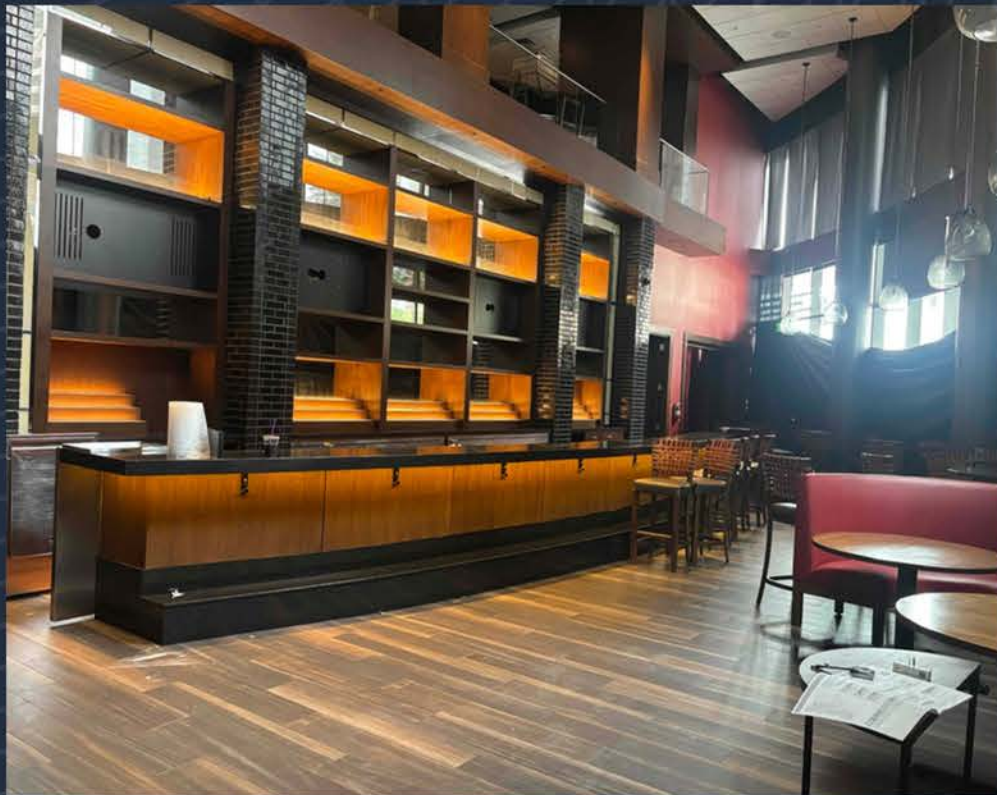
2nd Floor & Mezzanine





Demographics

RADIUS	0.5 MILES	1 MILE	1.5 MILES
Residential Population	22,371	87,002	164,431
Workday Population	164,423	314,407	441,900
Total Households	13,934	43,370	69,610
Average HH Income	\$115.3K	\$80.9K	\$71.6K
Total Consumer Spend	\$71.4M	\$761.5M	\$1.8B





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BIG OUTDOOR

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