

FIGAT7TH

DOWNTOWN LOS ANGELES



**OPPORTUNITY TO ACQUIRE AN OPEN-AIR RETAIL CENTER
IN THE HEART OF THE LOS ANGELES FINANCIAL DISTRICT**

THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire 100% fee simple interest in FIGat7th, a premier open-air urban retail center in the heart of Downtown Los Angeles. FIGat7th features a dynamic mix of nationally recognized retailers, popular dining concepts, daily needs providers, and wellness services, creating a vibrant hub for workers, residents, and visitors alike.

Prominently positioned within the Financial District and adjacent to major residential, office, and transit developments, FIGat7th benefits from strong foot traffic and exceptional visibility. The property comprises approximately 330,000 square feet of gross leasable area, anchored by flagship tenants such as Target, Gold’s Gym, Nordstrom Rack, Sephora, and Zara.

With stable in-place cash flow and significant upside through leasing of available suites, FIGat7th is further poised to benefit from powerful upcoming demand drivers—including the LA28 Olympic Games, which will draw global attention and millions of visitors to the area. The center offers investors a rare opportunity to own a dominant urban retail asset with proven performance and clear catalysts for future growth in one of Los Angeles’ most dynamic submarkets.

UNIQUE TO MARKET TENANCY



*Gold’s Gym has sold its business to EOS Fitness. The assignment and sale closed on October 29, 2025.



PROPERTY SUMMARY

Address

735 S Figueroa St,
Los Angeles, CA 90017

Rentable Area

330,784

Occupancy

85.8%

APN(S)

Retail: 5144-009-095
Parking Structure: 5144-009-083
Parking Structure: 5144-009-084

WALT

6.0 Years

Parking

500 Stalls (1.51/1,000 SF)
**Appurtenant parking rights granted by the REA*

Year 1 NOI

\$4,899,087

10-Year CAGR

4.21%



INVESTMENT HIGHLIGHTS

STRATEGIC TROPHY LOCATION

FIGat7th enjoys an unmatched location within the Financial District, adjacent to some of DTLA’s most significant office, residential, and hospitality developments. The property is uniquely positioned in the only true mixed-use campus in DTLA, surrounded by over 6.3M SF of occupied office and nearby 785 new luxury apartment units at The Beaudry, supporting robust daytime and evening populations.



DEMOGRAPHICS	0.25 MILES	1 MILE	2 MILES
POPULATION			
2025 Population	6,886	99,578	284,531
2030 Population Projection	7,909	102,943	293,682
Projected Population Growth	14.86%	3.38%	3.22%
HOUSEHOLDS			
2025 Avg. Household Income	\$149,785	\$93,319	\$85,887
2030 Avg. Household Income Projection	\$164,490	\$103,999	\$96,072
Projected Household Income Growth	9.82%	11.44%	11.86%
HOUSING			
2025 Avg. Home Value	\$1,400,346	\$1,184,845	\$1,066,103
2030 Avg. Home Value Projection	\$1,476,789	\$1,306,374	\$1,215,218
Projected Home Value Growth	5.46%	10.26%	13.99%

ROBUST DEMOGRAPHICS AND STRONG URBAN FUNDAMENTALS

Within a 0.25-mile radius, the average household income is \$149,000—approximately 40% above the Los Angeles average. DTLA’s post-COVID recovery is evidenced by a 20.8% increase in visits over the past three years and a consistent upward trend in residential demand according to Placer.ai.



HIGH-VISIBILITY RETAIL WITH DEDICATED PARKING WITHIN MAJOR EMPLOYMENT HUB

The property features over 380 feet of direct frontage along CA-110, capturing the attention of 278,000 vehicles daily and positioned at a high-traffic, signalized intersection with over 46,000 vehicles per day. Retail tenants enjoy dedicated parking rights with 500 spaces, located on levels 1-3, allocated for retail use within the shared parking structure. Additionally, the location benefits from proximity to 152,963 employees within a one-mile radius, driving consistent foot traffic and demand.

+380’

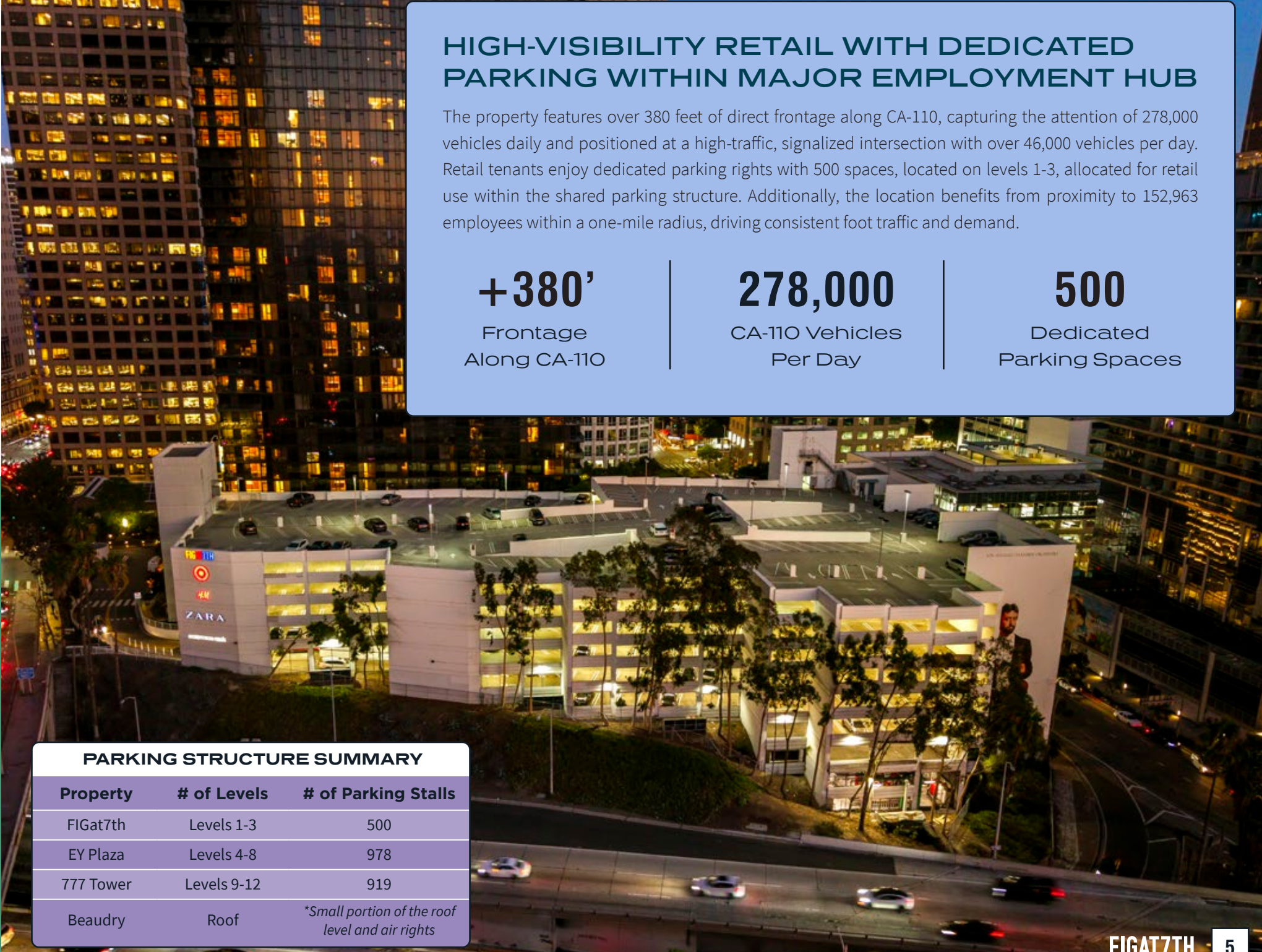
Frontage
Along CA-110

278,000

CA-110 Vehicles
Per Day

500

Dedicated
Parking Spaces



PARKING STRUCTURE SUMMARY

Property	# of Levels	# of Parking Stalls
FIGat7th	Levels 1-3	500
EY Plaza	Levels 4-8	978
777 Tower	Levels 9-12	919
Beaudry	Roof	<i>*Small portion of the roof level and air rights</i>

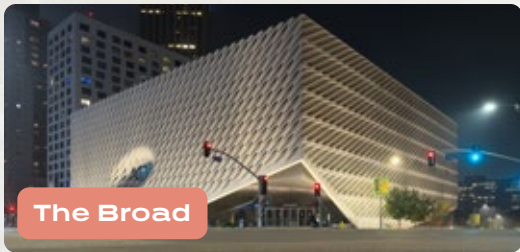
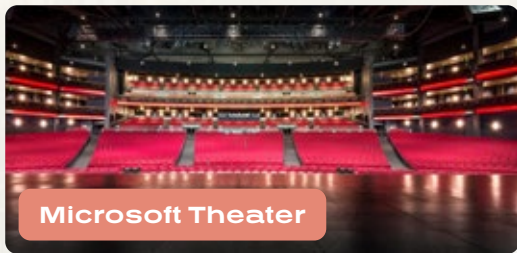
INVESTMENT HIGHLIGHTS

FIGAT7TH IS CENTRAL TO DTLA'S LIVE-WORK-PLAY ECOSYSTEM

FIGat7th sits at the epicenter of Downtown LA's premier entertainment and business district, directly adjacent to major attractions including Crypto.com Arena, Los Angeles Convention Center, Microsoft Theater, and LA LIVE. This strategic positioning places the property at the intersection of major sports, entertainment, and convention activity, ensuring consistent foot traffic from both locals and visitors year-round.

CULTURAL & ENTERTAINMENT HEART OF LA





FIGAT7TH IS THE HUB OF THE ONLY INTEGRATED MIXED-USE CAMPUS IN DTLA

LIVE

Adjacent to The Beaudry: the newest class A supertall skyscraper in the Financial District

 **98** WalkScore

 **100** RideScore

 **82** BikeScore

PLAY

FIGat7th: Target, Gold’s Gym, Sephora, Starbucks, Zara, etc.

3.3M Visits Annually
20.8% Increase in Visits Over Past 3 Years

Top 10th Percentile
(Shopping Center, 5-mi radius)



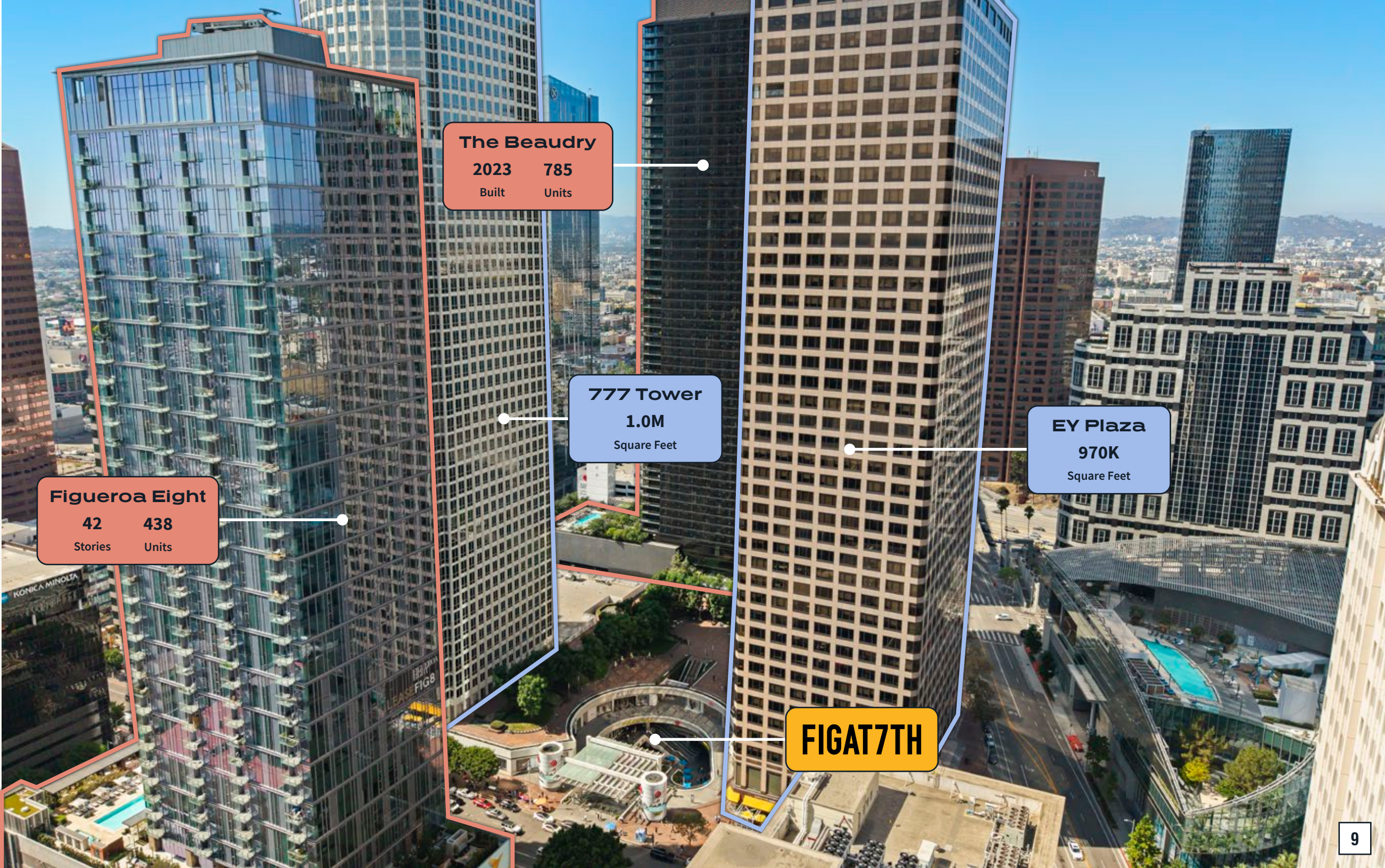
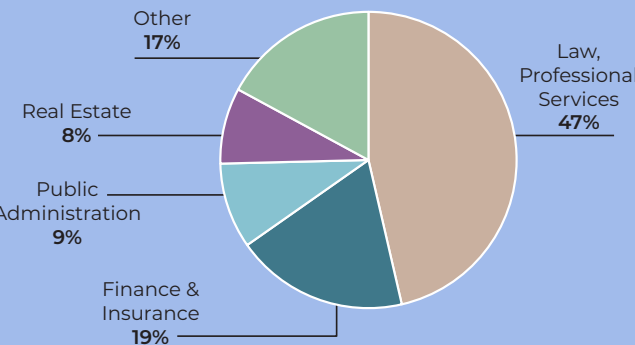
WORK

6.3M SF of occupied office exists in ±0.25-mi radius of FIGat7th

\$149k
Avg HH Income

±45%
Above Los Angeles Avg
(±0.25-mi radius)

FINANCIAL DISTRICT EMPLOYMENT



The Beaudry
2023 Built 785 Units

777 Tower
1.0M Square Feet

EY Plaza
970K Square Feet

Figueroa Eight
42 Stories 438 Units

FIGAT7TH

TENANT ROSTER

Tenant Name (DBA)	Suite	SF	% of GLA
Gold's Gym	RET - 100	34,730	10.50%
LA Velo Coffee	RET - 113	359	0.11%
Georges Greek (7th District)	RET - 131	2,501	0.76%
Sephora	RET - 133	5,406	1.63%
BOP FIGat7th	RET - 135	682	0.21%
Lens Crafter	RET - 137	3,383	1.02%
T-Mobile	RET - 139	1,339	0.40%
Nordstrom Rack	RET - 150	27,330	8.26%
Sunglass Hut	RET - 204	1,028	0.31%
H&M	RET - 303	31,633	9.56%
Starbucks	RET - 308	1,336	0.40%
Retail Total		109,727	33.17%

Mendocino Farms	RET - 129	2,313	0.70%
Mendocino Farms	RET - 140	500	0.15%
Retail Total		2,813	0.85%

Target			
Target - Retail - (Suite 190)	RET - 190	10,249	3.10%
Target - Retail - (Suite 200)	RET - 200	87,216	26.37%
Target - Storage (Suite 410)	STO - 410	2,106	0.64%
Target - Storage (Loading Dock Area)	STO - S1-10	4,501	1.36%
Target - Storage (Chiller Room)	STO - S1-20	815	0.25%
Retail Total		97,465	29.46%
Storage Total		7,422	2.24%
Total		104,887	31.71%

Mango			
Mango	RET - 202	3,695	1.12%
Mango - Storage - (Storage 399-1)	STO - 399-1	503	0.15%
Total		4,198	1.27%

Tenant Name (DBA)	Suite	SF	% of GLA
Bath & Body Works			
Bath & Body Works	RET - 213	2,576	0.78%
Bath & Body Works - Storage - (Suite 216D3)	STO - 216D3	103	0.03%
Bath & Body Works - Storage - (Suite 216E3)	STO - 216E3	100	0.03%
Bath & Body Works - Storage - (Suite 216F3)	STO - 216F3	103	0.03%
Bath & Body Works - Storage - (Suite 216G4)	STO - 216G4	114	0.03%
Bath & Body Works - Storage - (Suite 216J5)	STO - 216J5	51	0.02%
Bath & Body Works - Storage - (Suite 216K5)	STO - 216K5	51	0.02%
Retail Total		2,576	0.78%
Storage Total		522	0.16%
Total		3,098	0.94%

California Pizza Kitchen			
California Pizza Kitchen	RET - 305	4,749	1.44%
California Pizza Kitchen - Storage (Suite 208)	STO - 208	519	0.16%
California Pizza Kitchen - Storage - (Suites 325-1, A & B)	STO - 325-1, A & B	493	0.15%
Retail Total		4,749	1.44%
Storage Total		1012	0.31%
Total		5,761	1.74%

Sprinkles			
Sprinkles Cupcakes	RET - 210	665	0.20%
Sprinkles - Storage - (Suite 225)	STO - 225	309	0.09%
Total		974	0.29%



Tenant Name (DBA)	Suite	SF	% of GLA
Victoria's Secret			
RET - 211	8,400	2.54%	Apr-34
STO - 216A1	181	0.05%	Apr-34
Total		8,581	2.59%

Zara			
Zara - Retail - (Suite 301)	RET - 301	20,291	6.13%
Zara - Storage - (Suite 302)	Storage - 302	6,527	1.97%
Zara - Retail - (Suite 315)	RET - 315	6,648	2.01%
Retail Total		26,939	8.14%
Storage Total		6,527	1.97%
Total		33,466	10.12%

Food Hall			
FC - Sbarro	FC115	922	0.28%
FC - The Melt	FC116	757	0.23%
FC - New Moon Cafe	FC117	953	0.29%
FC - Mighty Bowl	FC118	921	0.28%
FC - CoCo Fresh Tea & Juice	FC119	824	0.25%
FC - Five Guys Burgers	FC120	819	0.25%
FC - Salata	FC121	1,500	0.45%
FC - Indus by Saffron	FC122	689	0.21%
FC - Ranch and Maple	FC123	688	0.21%
FC - Avocado Grill	FC126	1,091	0.33%
FC - Oleego (Relocation)	FC127	1,000	0.30%
Total		10,164	3.07%

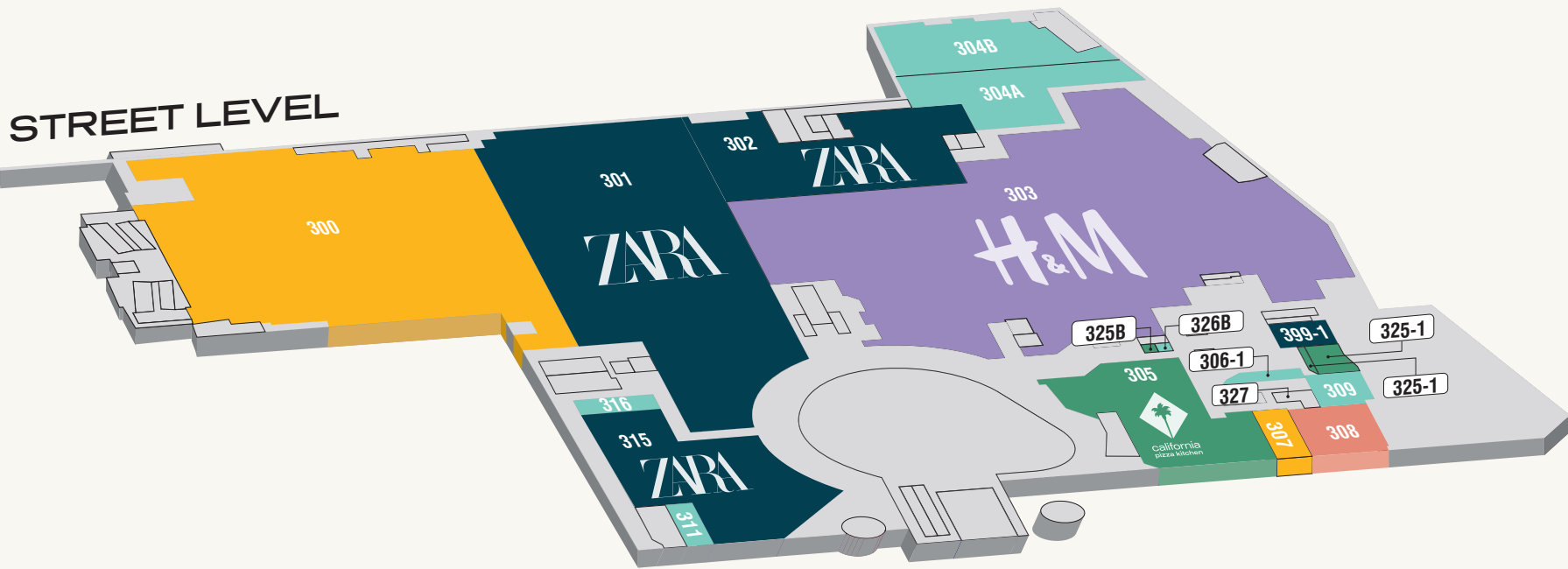
Vacant Retail			
*Vacant (Retail)	RET - 103	744	0.22%
*Vacant (Retail)	RET - 105	2,294	0.69%
*Vacant (Retail)	RET - 207	8,298	2.51%
*Vacant (Retail)	RET - 209	590	0.18%
*Vacant (Retail)	RET - 300	21,377	6.46%
*Vacant (Retail - Former Morton's)	RET - 307	621	0.19%
*Vacant (Retail)	RET - 400	3,627	1.10%
*Vacant (FC)	FC114	924	0.28%
*Vacant (ATM)	KC-3	81	0.02%
Total		38,556	11.66%



Tenant Name (DBA)	Suite	SF	% of GLA
Vacant Storage			
*Vacant (Storage)	STO - 134	150	0.05%
*Vacant (Storage)	STO - 216B1	88	0.03%
*Vacant (Storage)	STO - 216C1	125	0.04%
*Vacant (Storage)	STO - 216H4	58	0.02%
*Vacant (Storage)	STO - 216I4	60	0.02%
*Vacant (Storage - Below Grade)	STO - 304A	3,226	0.98%
*Vacant (Storage - Below Grade)	STO - 304B	3,225	0.97%
*Vacant (Storage)	STO - 306-1	259	0.08%
*Vacant (Storage)	STO - 309	0	0.00%
*Vacant (Storage)	STO - 311	0	0.00%
*Vacant (Storage)	STO - 316	0	0.00%
*Vacant (Storage)	STO - 326B	42	0.01%
*Vacant (FC - Storage)	FC111	442	0.13%
*Vacant (FC - Storage)	FC121A	706	0.21%
*Vacant (Storage)	STO - S1-30	178	0.05%
Total		8,559	2.59%

Occupied Retail Total	267,193	80.78%
Occupied Storage Total	16,476	4.98%
Occupied Total	283,669	85.76%
Vacant Retail Total	38,556	11.66%
Vacant Storage Total	8,559	2.59%
Vacant Total	47,115	14.24%
Property Total	330,784	100.00%

SITE PLAN: STREET LEVEL

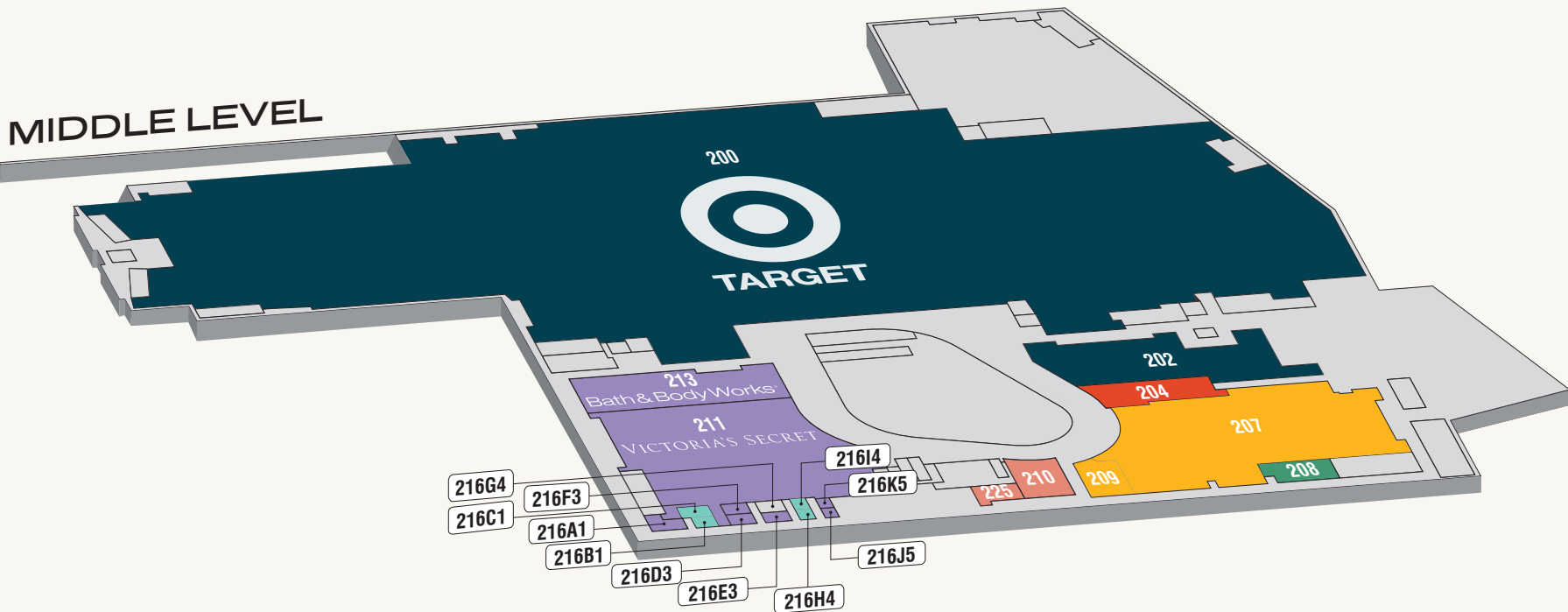


Vacant Storage Vacant 2026 2027 2028 2029 2030 2031 2032+ Others

STREET LEVEL: TENANT ROSTER

Suite	Tenant Name (DBA)	SF	Exp.	Suite	Tenant Name (DBA)	SF	Exp.	Suite	Tenant Name (DBA)	SF	Exp.
300	Vacant	21,377		306-1	Vacant Storage	259		325-1	California Pizza Kitchen - Storage	381	May-29
301	Zara	20,291	Apr-34	307	Vacant (Former Mortons)	621		325-A	California Pizza Kitchen - Storage	70	May-29
302	Zara	6,527	Apr-34	309	Vacant Storage	0		325-B	California Pizza Kitchen - Storage	42	May-29
303	H&M	31,633	Jan-30	308	Starbucks	1,336	Dec-28	326B	Vacant Storage	42	
304A	Vacant Storage - Below Grade	3,226		311	Vacant Storage	0		399-1	Mango - Storage	503	Nov-33
304B	Vacant Storage - Below Grade	3,225		315	Zara	6,648	Apr-34	KC-3	Vacant (Former Bank of America ATM)	81	
305	California Pizza Kitchen	4,749	May-29	316	Vacant Storage	0					

SITE PLAN: MIDDLE LEVEL

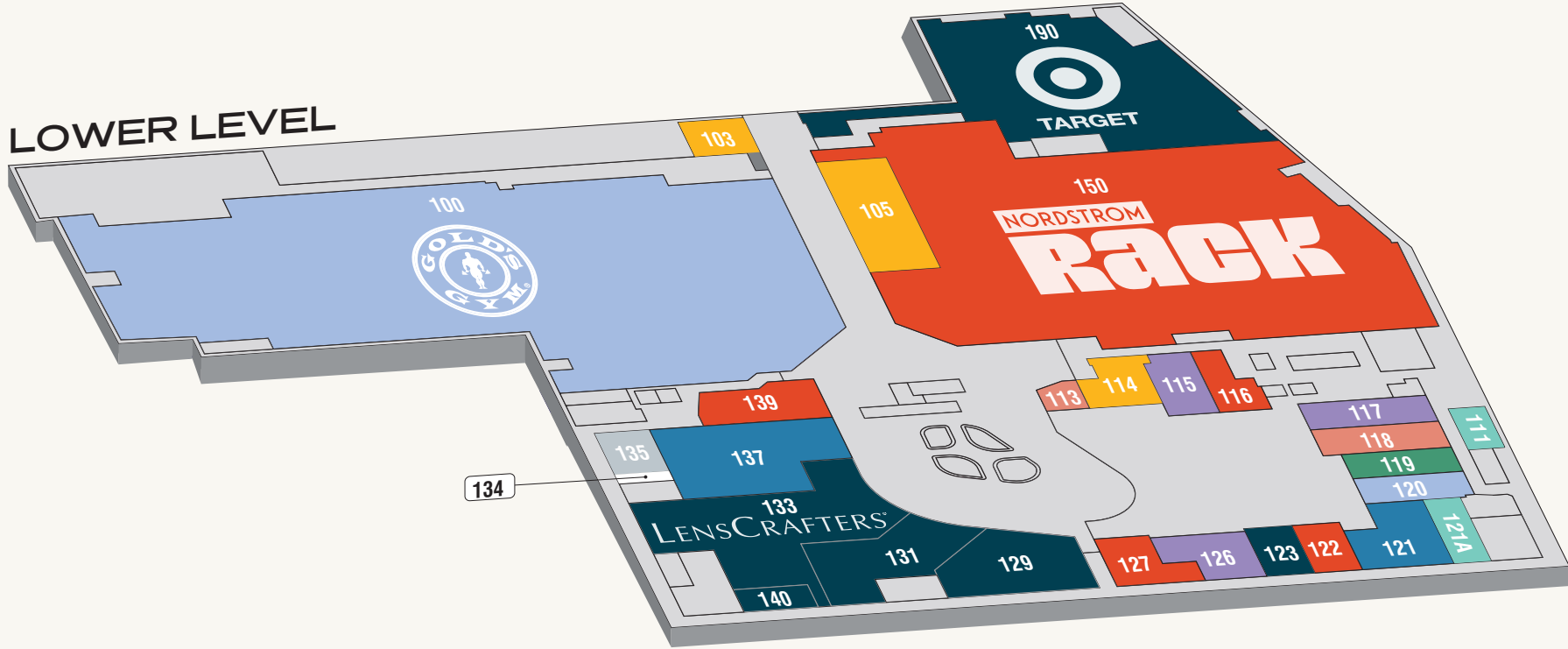


Vacant Storage Vacant 2026 2027 2028 2029 2030 2031 2032+ Others

MIDDLE LEVEL: TENANT ROSTER

Suite	Tenant Name (DBA)	SF	Exp.	Suite	Tenant Name (DBA)	SF	Exp.	Suite	Tenant Name (DBA)	SF	Exp.
200	Target	87,216	Jan-33	211	Victoria's Secret	8,400	Jan-30	216F3	Bath & Body Works - Storage	103	Jan-30
202	Mango	3,695	Jan-35	213	Bath & Body Works	2,576	Jan-30	216G4	Bath & Body Works - Storage	114	Jan-30
204	Sunglass Hut	1,028	Mar-27	216A1	Victoria's Secret - Storage	181	Jan-30	216H4	Vacant Storage (Former Mortons)	58	
207	Vacant (Former Mortons)	8,298		216B1	Vacant Storage (Former Mortons)	88		216I4	Vacant Storage (Former Mortons)	60	
208	California Pizza Kitchen - Storage	519	May-29	216C1	Vacant Storage (Former Mortons)	125		216J5	Bath & Body Works - Storage	51	Jan-30
209	Vacant (Former Mortons)	590		216D3	Bath & Body Works - Storage	103	Jan-30	216K5	Bath & Body Works - Storage	51	Jan-30
210	Sprinkles Cupcakes	665	Mar-28	216E3	Bath & Body Works - Storage	100	Jan-30	225	Sprinkles Cupcakes	309	Mar-28

SITE PLAN: LOWER LEVEL



Vacant Storage Vacant 2026 2027 2028 2029 2030 2031 2032+ Others

LOWER LEVEL: TENANT ROSTER

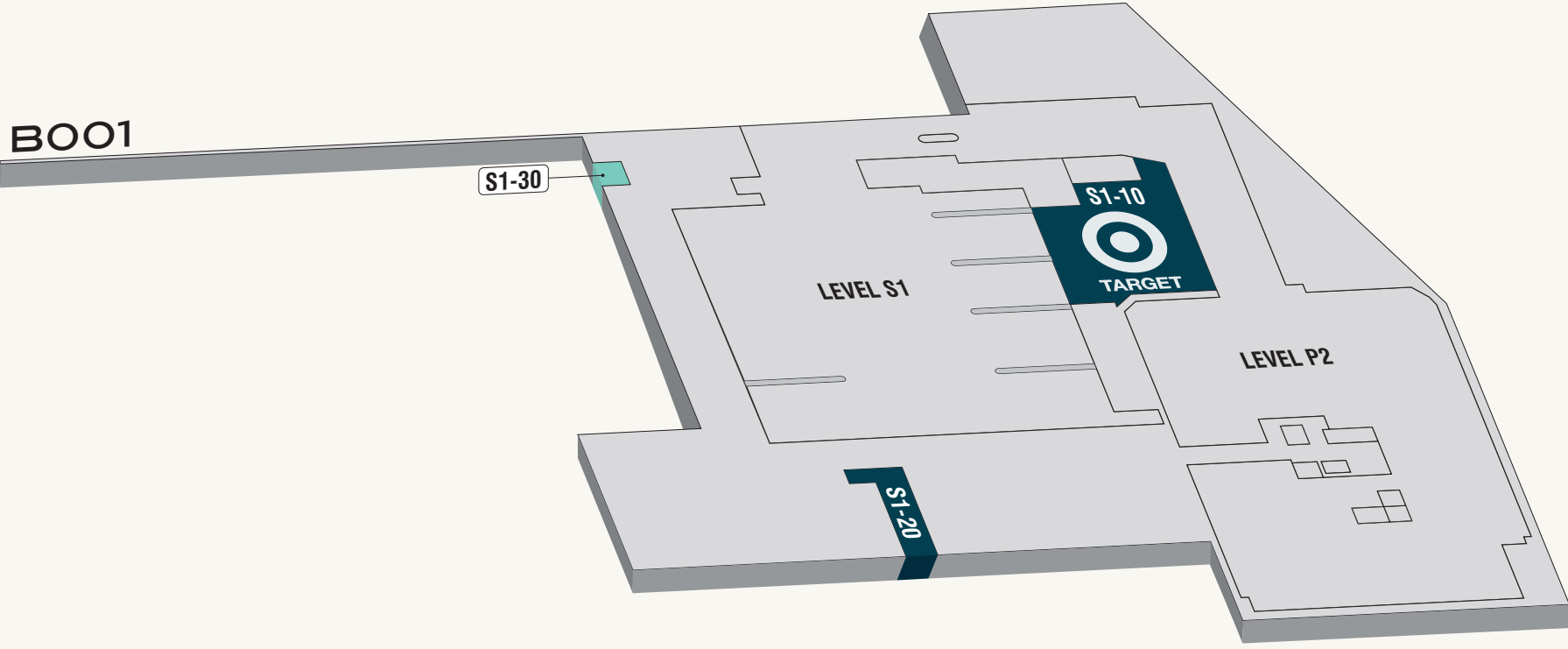
Suite	Tenant Name (DBA)	SF	Exp.
100	Gold's Gym	34,730	Oct-31
103	Vacant	744	
105	Vacant	2,294	
111	Vacant - Food Court Storage	442	
113	LA Velo Coffee	359	Jan-28
114	Vacant	924	
115	Sbarro	922	Sep-30
116	The Melt	757	May-27
117	New Moon Cafe	953	Mar-30
118	Mighty Bowl	921	Feb-28

Suite	Tenant Name (DBA)	SF	Exp.
119	CoCo Fresh Tea and Juice	824	Aug-29
120	Five Guys Burgers and Fries	819	Apr-31
121	Salata	1,500	Oct-26
121A	Vacant - Storage	706	
122	Indus by Saffron	689	Jun-27
123	Ranch & Maple	688	Mar-32
126	Avocado Grill	1,091	Dec-30
127	Oleego by Parks BBQ	1,000	May-27
129	Mendocino Farms	2,313	Aug-33
131	George's Greek Cafe	2,501	Dec-30*

Suite	Tenant Name (DBA)	SF	Exp.
133	Sephora	5,406	Jan-32
134	Vacant - Storage	150	
135	Building Management Storage	682	N/A
137	Lens Crafter	3,383	Nov-26
139	T-Mobile	1,339	May-27
140	Mendocino Farms	500	Aug-33
150	Nordstrom Rack	27,330	Oct-27
190	Target	10,249	Jan-33

*Tenant agreed to renew 5-year lease extending from Dec-25 to Dec-30

SITE PLAN: B001



Vacant Storage Vacant 2026 2027 2028 2029 2030 2031 2032+ Others

B001 LEVEL: TENANT ROSTER

Suite	Tenant Name (DBA)	SF	Exp.
S1-10	Target - Loading Dock Area	4,501	Jan-33
S1-20	Target - Chiller Room	815	Jan-33
S1-30	Vacant Storage	178	

FIGAT7TH

DOWNTOWN LOS ANGELES

INVESTMENT ADVISORS

Geoff Tranchina

Senior Managing Director

JLL Capital Markets
+1 310 694 3180
geoff.tranchina@jll.com
CA Lic #01435512

Gleb Lvovich

Senior Managing Director

JLL Capital Markets
+1 949 798 4115
gleb.lvovich@jll.com
CA Lic #01496699

Dan Tyner

Managing Director

JLL Capital Markets
+1 949 798 4125
daniel.tyner@jll.com
CA Lic #01959818

Tess Berghoff

Director

JLL Capital Markets
+1 602 501 0738
tess.berghoff@jll.com
CA Lic #02064313

DEBT ADVISORY

Alex Olson

Director

JLL Capital Markets
+1 310 407 2156
alex.olson@jll.com
CA Lic #02197468

MARKET LEASING

Francesca Howard

Vice President

JLL Capital Markets
+1 310 536 6334
francesca.howard@jll.com
CA Lic #02125832

ANALYTICAL SUPPORT

Justin Stephen

Analyst

JLL Capital Markets
+1 310 5953 837
justin.stephen@jll.com
CA Lic #02202215

Kelli Patla

Analyst

JLL Capital Markets
+1 949 201 3881
kelli.patla@jll.com
CA Lic #02214843

Quin Madden

Analyst

JLL Capital Markets
+1 914 217 5369
quin.madden@jll.com
AZ Lic #SA713697000

