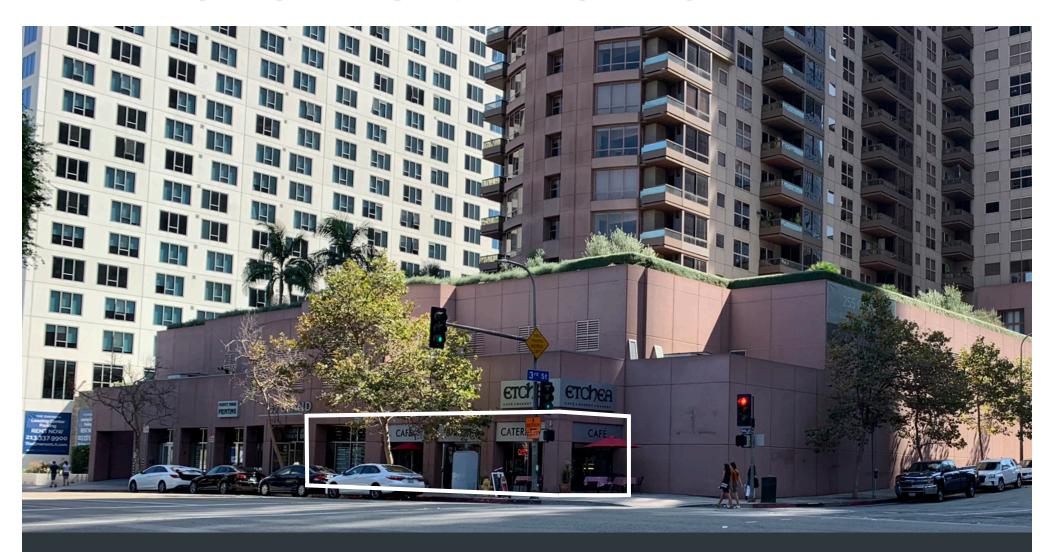
# 255 S. GRAND



1,000 SF - 1,060 SF RETAIL UNITS FOR LEASE



## BUILDING HIGHLIGHTS

Situated on the ground level of a 291 unit residential building, the available spaces at 255 S. Grand represent an exciting opportunity for retailers to capitalize on the exponential growth of Downtown Los Angeles. The available units feature immediate availability and extremely strong visibility to metro users, drivers, and pedestrians alike. Additional highlights Include:

- 291 residential units on-site
- Prominent frontage on S. Hope St.
- Co-tenants include: Subway, Chipotle, with easy access to a plethora of Downtown LA amenities







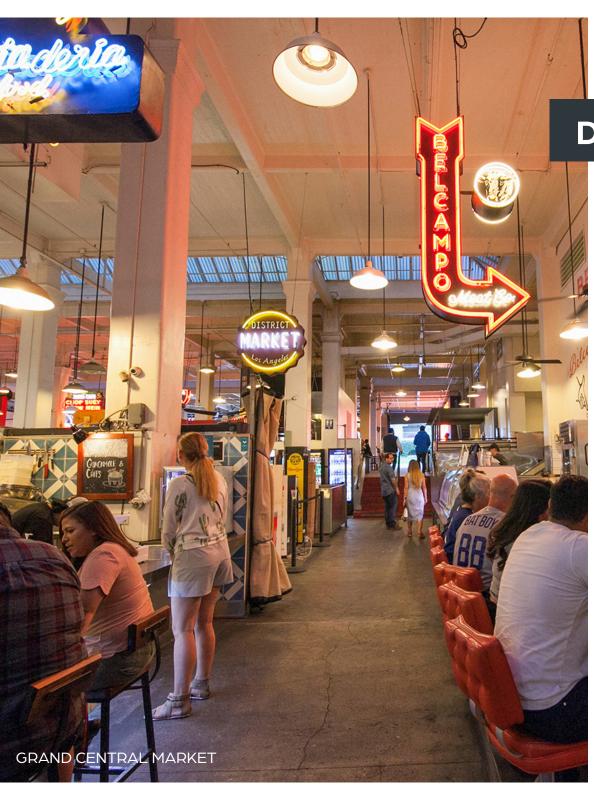


## SPACE A

- Size: 1,060 SF
- Rent: Available Upon Request
- Availability: Immediate
- Potential Use: Cafe, QSR, or Retail

### **SPACE B**

- Size: 1,000 SF
- Rent: Available Upon Request
- Availability: Immediate
- Potential Use: Salon Space, Necessity Use for Building Tenants



# **DOWNTOWN LA**

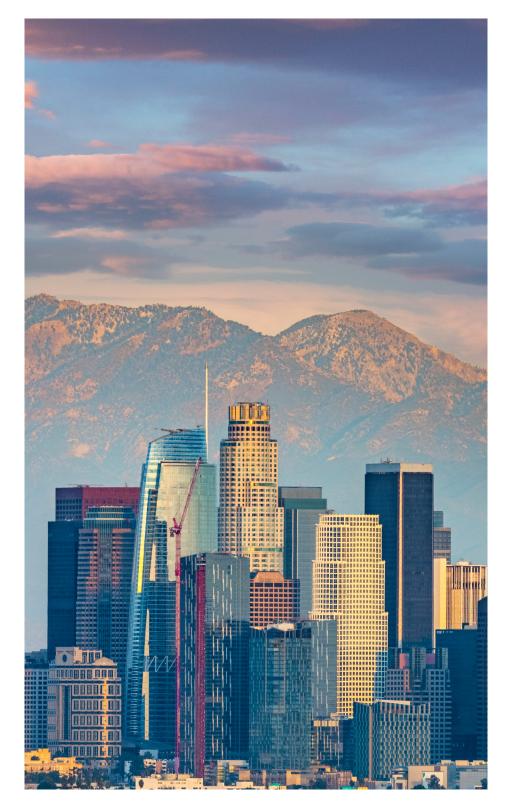
#### IN THE CENTER OF IT ALL

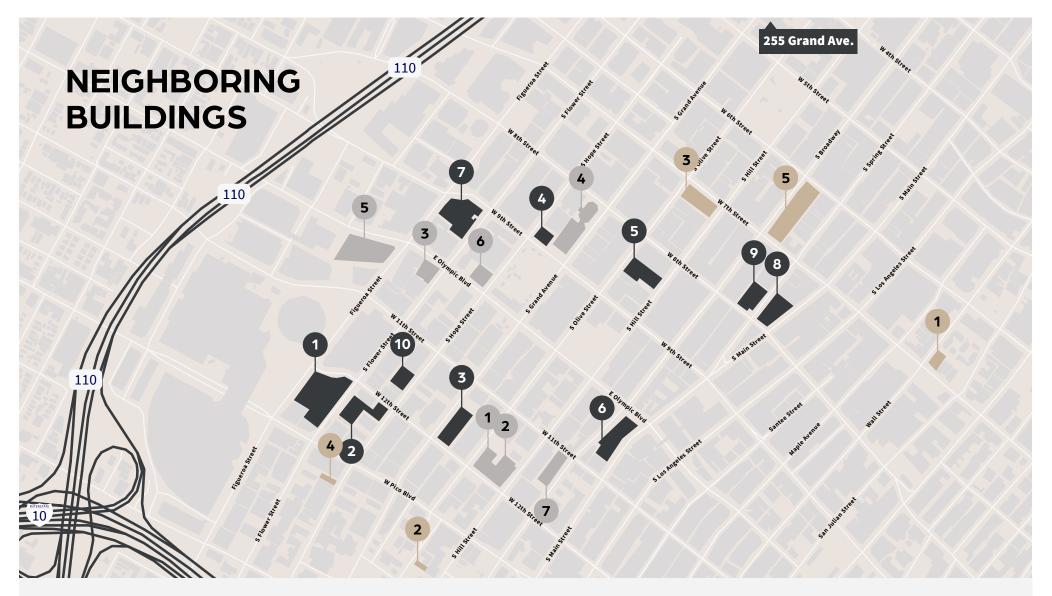
Bustling, up and coming, and accessible, Downtown Los Angeles offers a taste of NYC in LA. The unique convenience and walkability of the neighborhood has fueled a renaissance of the area and the construction of countless new residential and commercial developments. With over 2,000 apartment units within a two-mile radius and innumerable neighboring office tenants, Downtown is extremely well aligned with the needs of retailers looking to occupy revitalized and fashionable urban setting in LA.



## **DEMOGRAPHICS**

MILE RADIUS	2 MILES	5 MILES	10 MILES
POPULATION	3,508,693	1,263,013	271,900
→ MEDIAN AGE	34.9	34.8	36.2
AVERAGE HHI	\$67,642	\$69,629	\$86,606
MEDIAN HOME VALUE	\$719,050	\$686,338	\$724,674
TOTAL CONSUMER SPENDING	\$2.3 BILLION	\$10.8 BILLION	\$36.8 BILLION





#### **DTLA Nearby Multi-Family - Existing**

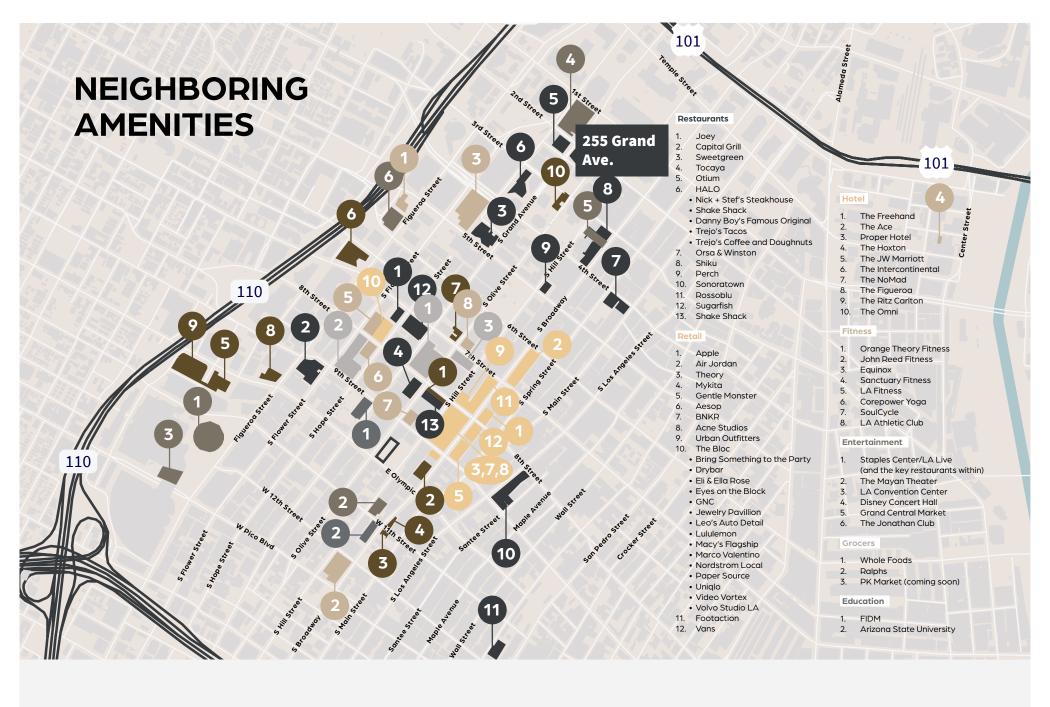
- 1. Circa LA
- 2. Hope + Flower
- 3. Aven
- 4. 888 at Grand Hope Park
- 5. 825 South Hill
- 6. Broadway Palace
- 7. Alina
- 8. Sentral DTLA 732
- 9. Sentral DTLA 755
- 10.1133 Hope

#### **DTLA Nearby Multi-Family – Under Construction**

- 1. FLOR 401 Lofts
- 2. Emerald
- 3. Foreman & Clark
- 4. 1317 S Hope St
- 5. Brooks Building

#### **DTLA Nearby Offices**

- 1. USC Tower
- 2. 1149 Hill
- 3. The Petroleum Building
- 4. 801 South Grand
- 5. 800 West Olympic
- 6. Standard Oil Building
- 7. The Herald Examiner Building



13 Restaurants

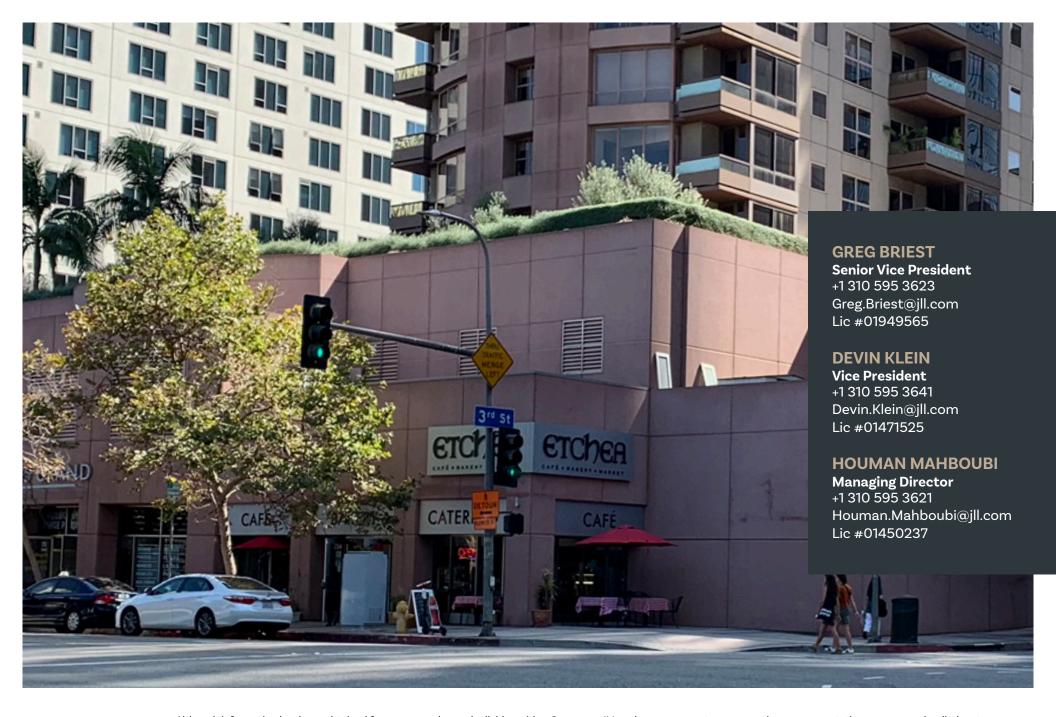
12 Retail

10 Hotels

8 Fitness

6 Entertainment 3 Grocers

Education





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