

MOVE-IN READY FLAGSHIP OPPORTUNITY

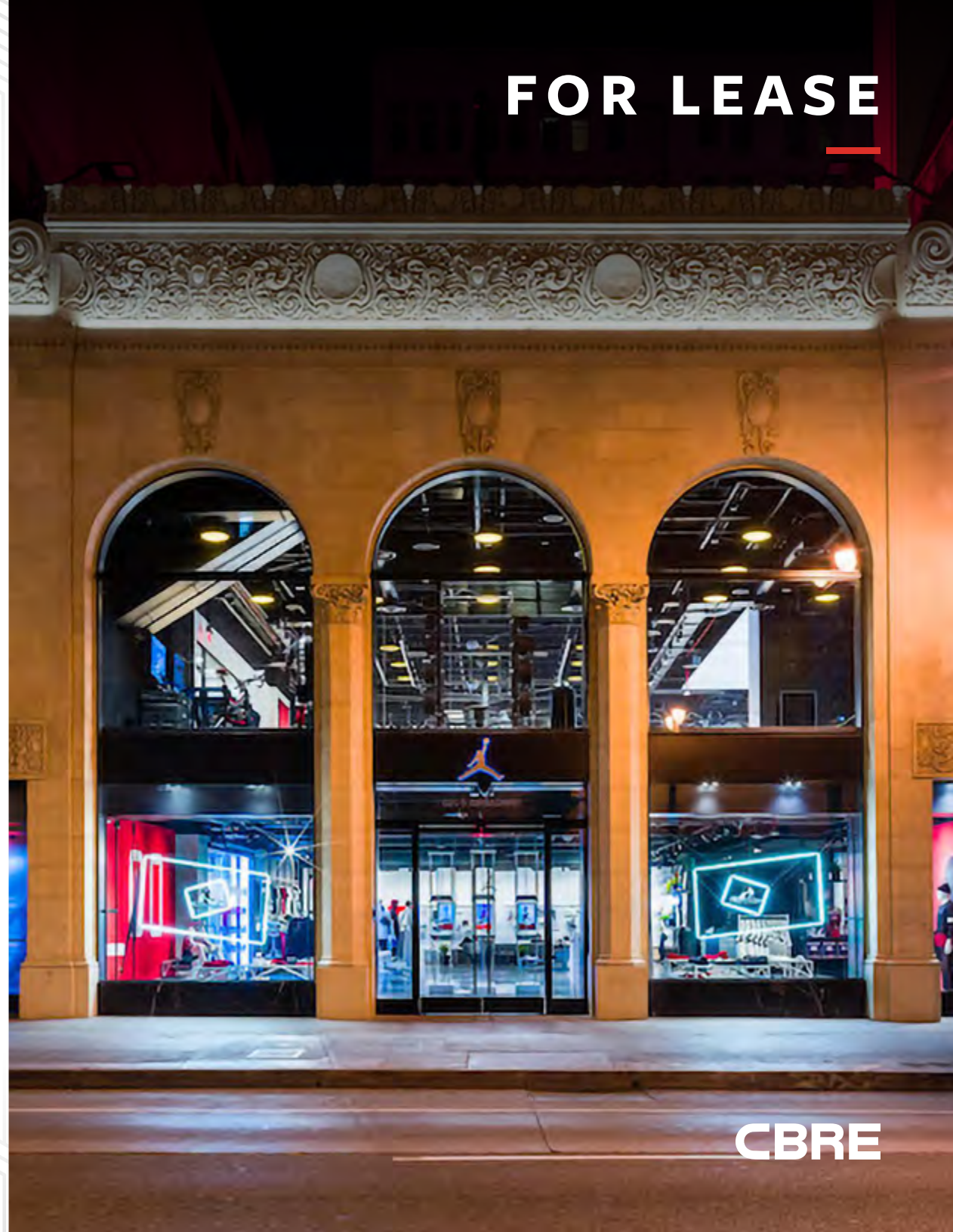


THE FORMER
JUMPMAN

620
s broadway

LOS ANGELES, CA 90014

FOR LEASE



CBRE

Executive Summary

THE OFFERING

Originally constructed in 1928, the Property features Beaux-Arts architecture enhanced by a Comprehensive/Extensive 2017 Multi-Million Dollar renovation, including upgrades for seismic and to all major building systems, vertical transportation, and interior finishes. The asset is delivered in turnkey condition, suitable for immediate occupancy by a flagship user or experiential retailer or creative office user.

The Property consists of two ground and mezzanine levels plus a usable, sprinklered basement, and an extremely rare rooftop basketball court / outdoor event space with prominent skyline views—an uncommon amenity that supports high-profile retail, entertainment, or corporate uses. The building is serviced by two passenger elevators and a freight elevator, with secured rear alley loading providing efficient operational access.

Located along South Broadway, one of Downtown Los Angeles' most prominent retail corridors, the Property benefits from strong visibility, pedestrian traffic, and proximity to leading destinations including Grand Central Market, Apple Tower Theatre, Michelin rated Maccheroni Republic, and the Bradbury Building. The building's dual-lobby configuration and multiple front/rear entrances allow for flexible single-tenant or multi-tenant use.

620 S. Broadway presents a unique opportunity to acquire a high-identity asset with institutional-quality improvements in one of Los Angeles' most active and evolving submarkets.



BUILDING HIGHLIGHTS



2017 "BRAND NEW"
BUILDING



AMAZING BRANDING AND
SIGNAGE OPPORTUNITY



ROOFTOP
BASKETBALL COURT



DIRECT LOADING
FROM ENCLOSED ALLEY



DIVISIBLE FOR
TENANTS



MOVE-IN
READY



STEEL FRAME
BUILDING



ELEVATOR ACCESS TO
ALL FLOORS AND ROOFTOP



PRESTIGIOUS
BROADWAY ADDRESS





Property Description

THE PROPERTY

PROPERTY OVERVIEW

Property Address	618-620 S. Broadway, Los Angeles, CA 90014		
Building Size	18,600 SF of Rentable SF		
Floors	Basement (Bonus)	9,963 SF	
	1st	9,300 SF	
	2nd	9,300 SF	
	Rooftop (Bonus)	8,172 SF	
Year Built	1928, Fully Renov. 2017		
Stories	Two Stories, Plus Rooftop and Basement		
APN	5144-002-020		
Zoning	[DM4-CHC1-5] [CX4-FA] [CPIO-SN-COO]		
Use Code	Office/Retail		
Land Area	9,635 SF		
Alcohol Sales Program	Yes		
Alcohol Permission Set	Restaurant and Bar Nightlife Area		
Fully Renovated	Yes		
Structurally Upgraded	Yes		
Historic Preservation Review	Yes		
Asking Price	Contact Brokers		

*All property details and measurements are based on preliminary information.

AERIAL MAP



620 s Broadway

LOS ANGELES, CA 90014

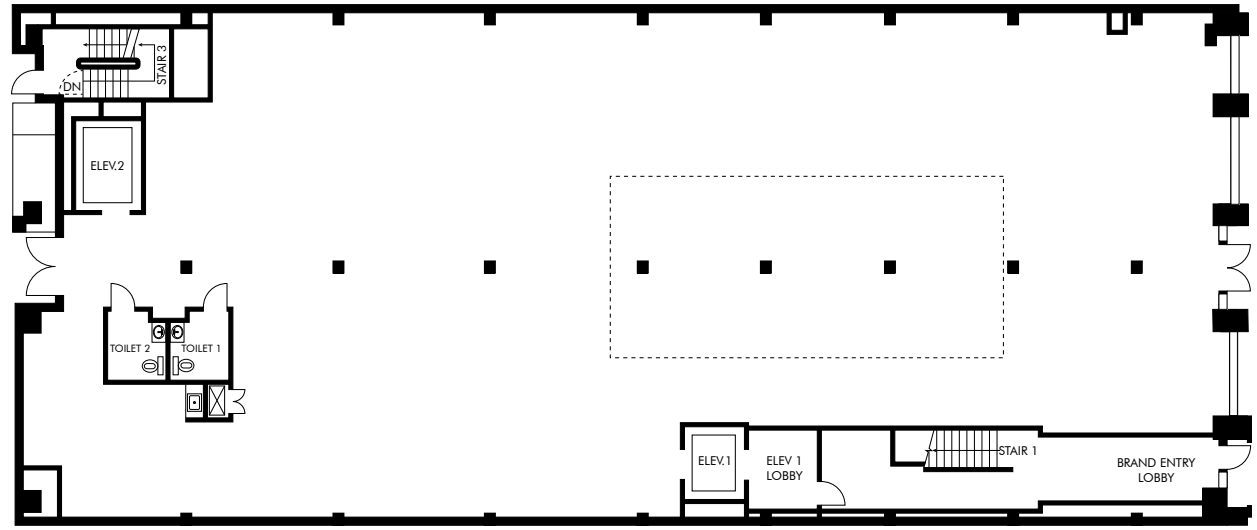


BROADWAY

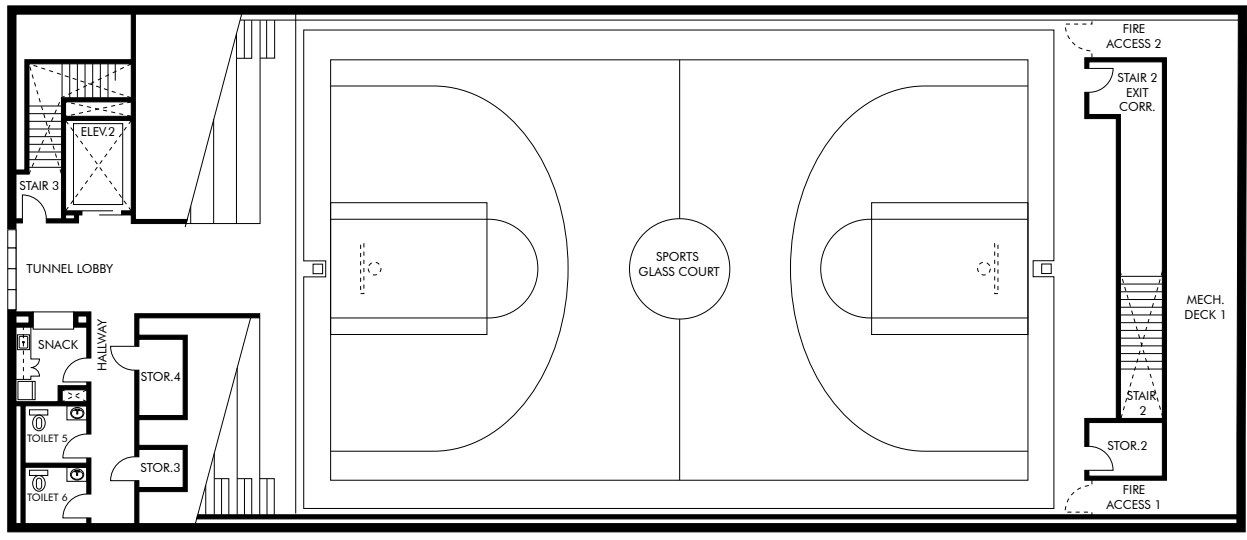
SIXTH ST

FLOOR PLANS

BASEMENT

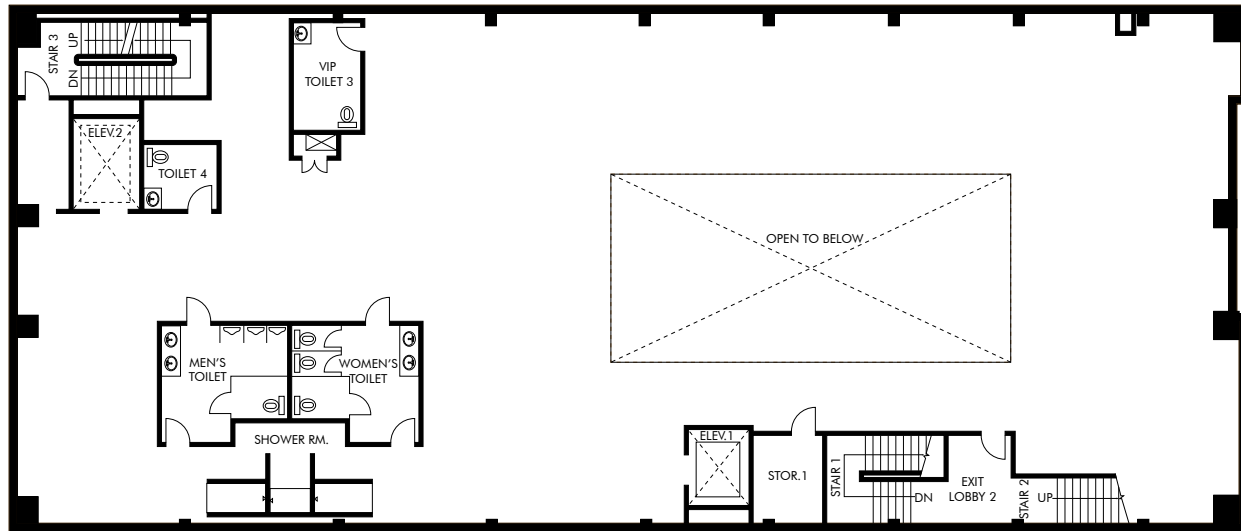


COURT LEVEL

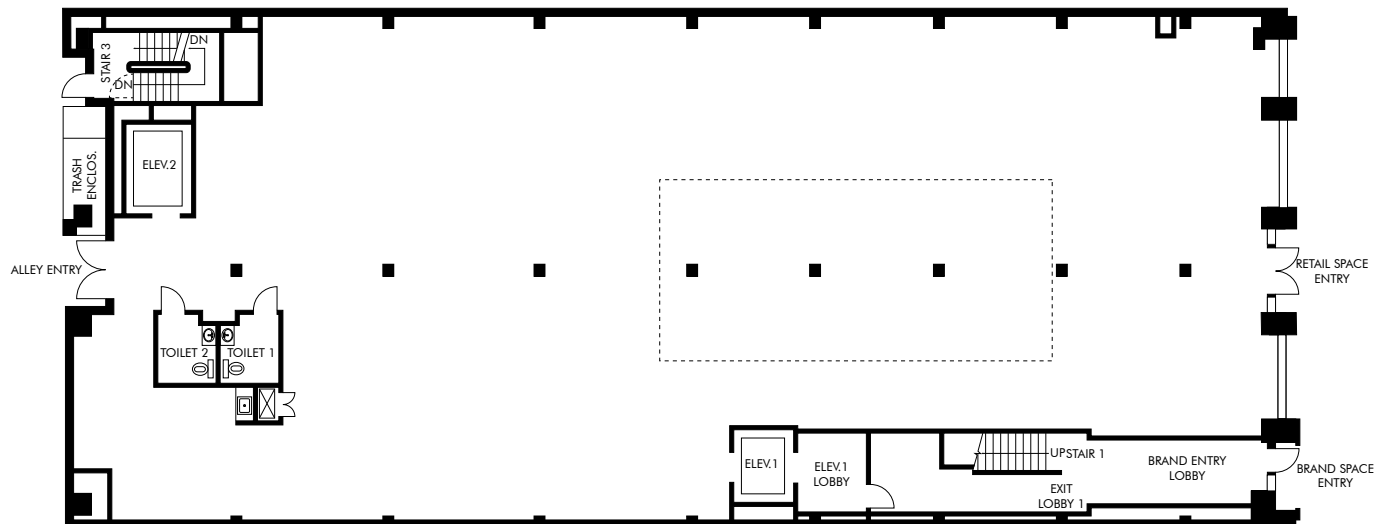


FLOOR PLANS

2ND FLOOR



STREET LEVEL



Location Overview

WHERE HERITAGE MEETS INNOVATION

Downtown's South Park District is a dynamic highly sought after destination for businesses, entertainment venues and investors looking to be in quick access to Los Angeles in Southern California. Strategically positioned, this property boasts unrivaled accessibility surrounded by high-density hotels off of Olympic Boulevard enjoys consistent tourism foot traffic. Whether you're an emerging startup, a growing enterprise, or a corporate leader, this location provides a dynamic, high-energy setting designed to inspire innovation, collaboration and success.



A VIBRANT URBAN EXPERIENCE



RETAIL RESURGENCE

\$5 billion in annual retail sales across 4 million sq. ft. of retail space.



UNPARALLELED BUSINESS DENSITY

- 743 retail businesses per square mile (compared to 75 citywide).
- 147 food & beverage spots per square mile (compared to 23 citywide).
- A Tourism Magnet – 17+ million visitors annually, with 4.2% growth in 2023



GROWING DEMAND FOR TOP RETAILERS

Trader Joe's remains the most requested retailer, underscoring the rising demand for premium grocery and lifestyle options.



HOSPITALITY ON THE RISE

- 10,000+ hotel rooms host 2.4 million overnight stays annually.
- RevPAR (Revenue Per Available Room) and occupancy rates are rebounding, now just 10% below pre-pandemic levels.



A WORKFORCE THAT STAYS LOCAL

61% of DTLA residents work within five miles of the city's core.



DRIVING ECONOMIC ACTIVITY

91% of office workers visit DTLA even on non-workdays, supporting local businesses.



TRANSIT-CONNECTED FOR EFFICIENCY

DTLA's robust public transportation network reduces commute times, attracting a young, urban workforce.



REDEFINING WORKSPACES

As businesses adjust to new workplace strategies, flexible office spaces are increasingly in demand.

DTLA TRENDS & WHAT'S TO COME

A GLOBAL STAGE FOR WORLD-CLASS EVENTS WITH, MAJOR INTERNATIONAL EVENTS ON THE HORIZON, DTLA IS POISED FOR AN ECONOMIC SURGE.

These global events will bring millions of visitors, boosting demand for commercial space, hospitality, retail, and entertainment.



2025 FIFA WORLD CUP (ROSE BOWL)



2026 NBA ALL-STAR WEEKEND



2026 WOMEN'S U.S. OPEN



2027 NCAA MARCH MADNESS



2028 OLYMPICS



2031 MEN'S U.S. OPEN

INFRASTRUCTURE & FUTURE DEVELOPMENT



DTLA 2040: THE FUTURE IS NOW

The city's long-term development plan projects Downtown's residential population will more than double by 2040, reaching over 200,000 residents.



ZONING FOR GROWTH

The DTLA 2040 Plan increases zoning flexibility, encouraging commercial expansion and mixed-use development.



A TRANSIT-CONNECTED FUTURE

The Metro Regional Connector is enhancing efficiency and accessibility, solidifying DTLA's status as a premier transit-oriented district.



WALKABILITY REDEFINED

With a 93 Walk Score, Downtown LA is one of the most pedestrian-friendly urban centers in the nation.

MOVE-IN READY FLAGSHIP OPPORTUNITY

FOR LEASE



THE FORMER
JUMPMAN

620
s broadway

LOS ANGELES, CA 90014

CONTACT US

BILL DURSLAG
Lic. 00498427
+1 213 613 3106
bill.durslag@cbre.com

PHILLIP SAMPLE
Lic. 01145593
+1 213 613 3301
phillip.sample@cbre.com

TONY ITKIN
Lic. 02239147
+1 805 338 8454
tony.itkin@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM 618 S Broadway_BRO2_v03_ACa 05/21/26