

MEDICI

722 Bixel Street | Los Angeles, CA 90026

NOW LEASING

±706 SF

RETAIL SPACE

AVAILABLE

David Maling

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DESCRIPTION



ASKING RENT:	\$1.70
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TERM:	3 - 5 Years
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DATE AVAILABLE:	Immediately
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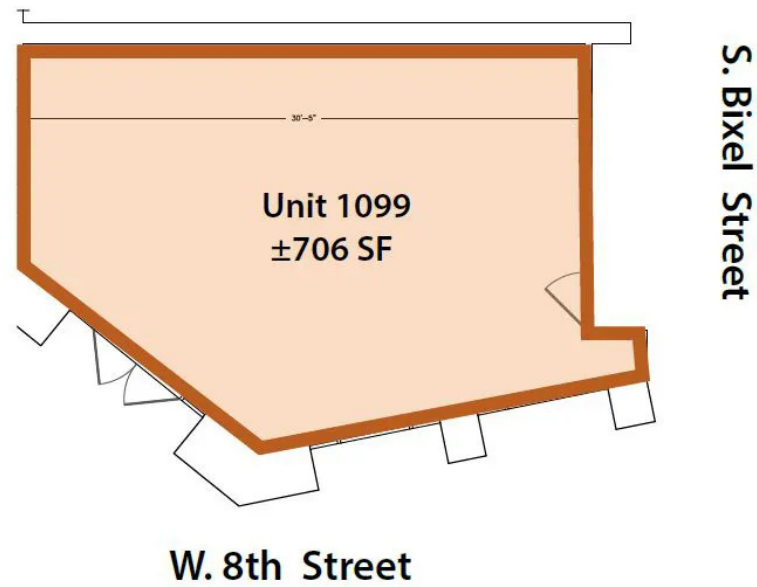
1099 W 8TH ST: ±706 SF (FORMER RESTAURANT SPACE CORNER RETAIL AT BIXEL & 8TH) HIGHLIGHTS

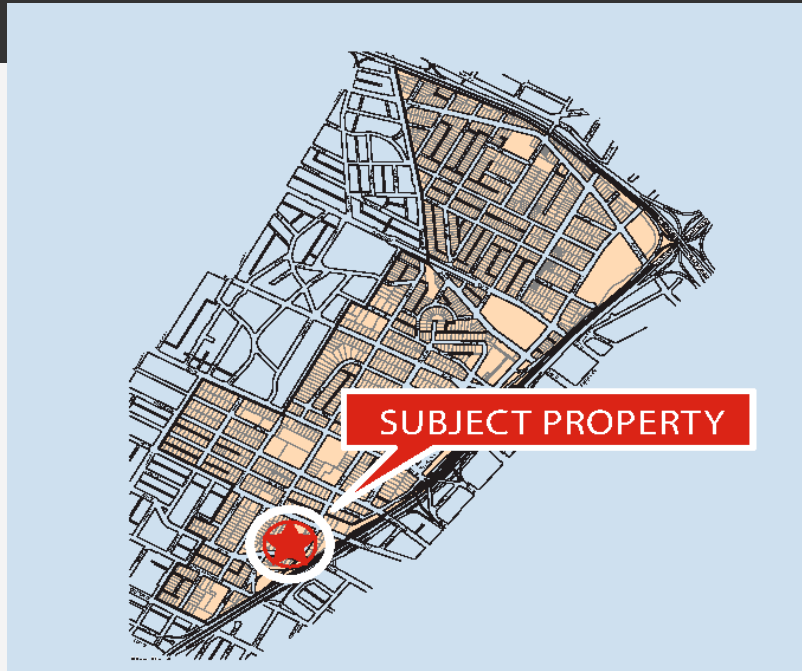
- The Medici, an Italian Renaissance inspired mixed-use project by GH Palmer boasts 632 apartments
- Highly visible ground level street facing units
- Excellent and highly visible location on hard corner of S Bixel Street & W 8th Street, adjacent to Harbor Freeway (Highway 110), in City West
- Property location benefits from the synergy of the abundance of nearby amenities, businesses, proximity to Downtown LA, Hwy 101 and 110 Freeways
- Great opportunity for various retail and restaurant users

TRAFFIC COUNTS & WALK SCORES

W 8th Street & S 110 Harbor Fwy - ±23,825 VPD

Walk Score - Walkers Paradise (96)





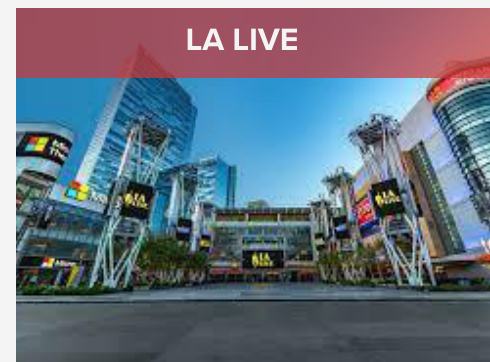
CENTRAL CITY WEST

Central City West Bounded by Temple Street, Wilshire Boulevard, the 110 Freeway and Lucas Avenue, City West was once a Downtown suburb that became an isolated, overlooked district separated from the central city by the freeway.

The new wave of Downtown revitalization has made its once barren hills part of a larger redevelopment effort. It's now home to modern apartments and condominiums, new high schools bursting with students and several noteworthy restaurants. Once more at the top of Downtown residential neighborhoods, Central City West is home to some of the most elegant buildings in DTLA.



DODGER STADIUM



LA LIVE



VISTA HERMOSA PARK



WALT DISNEY CONCERT HALL



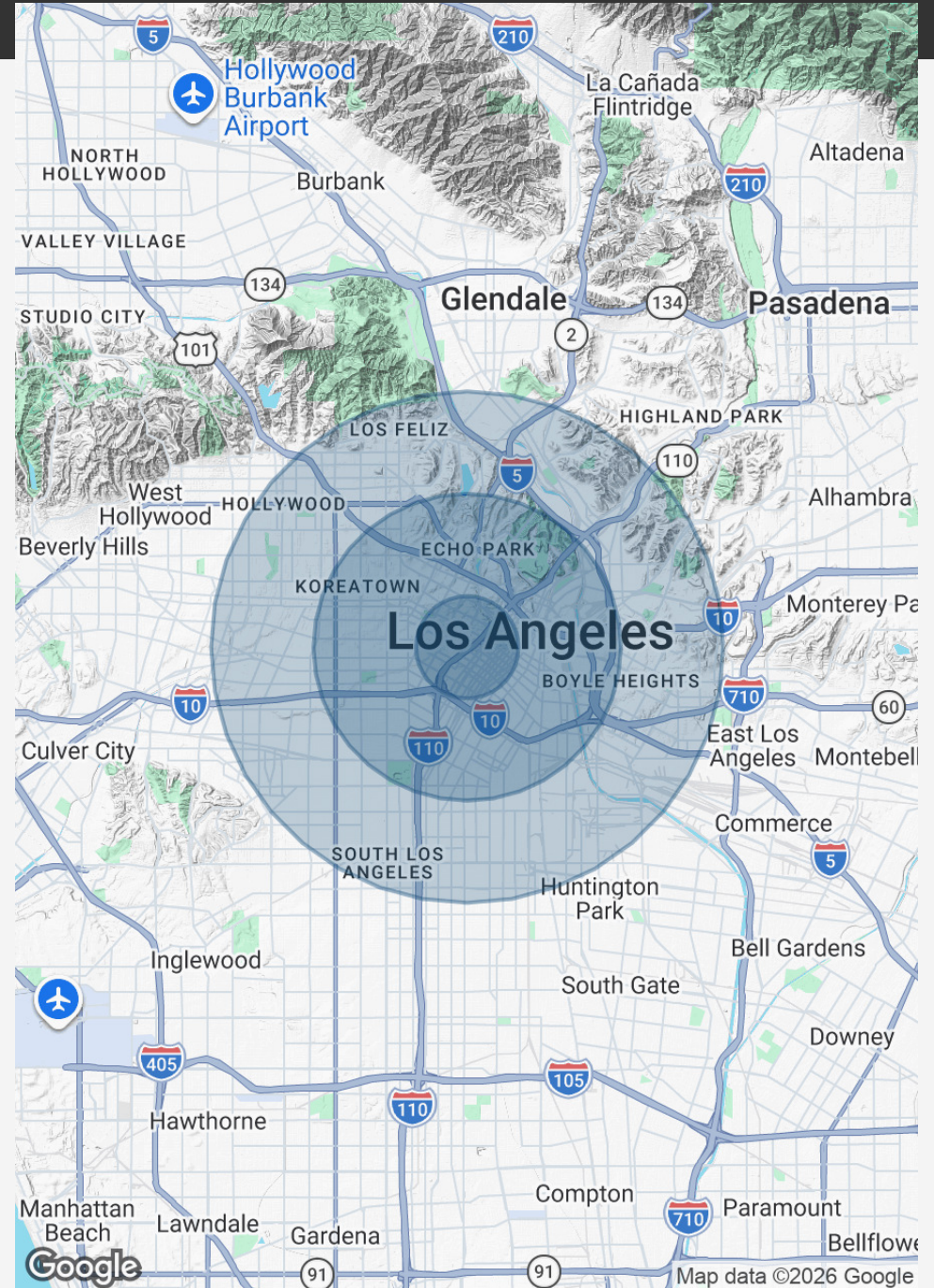
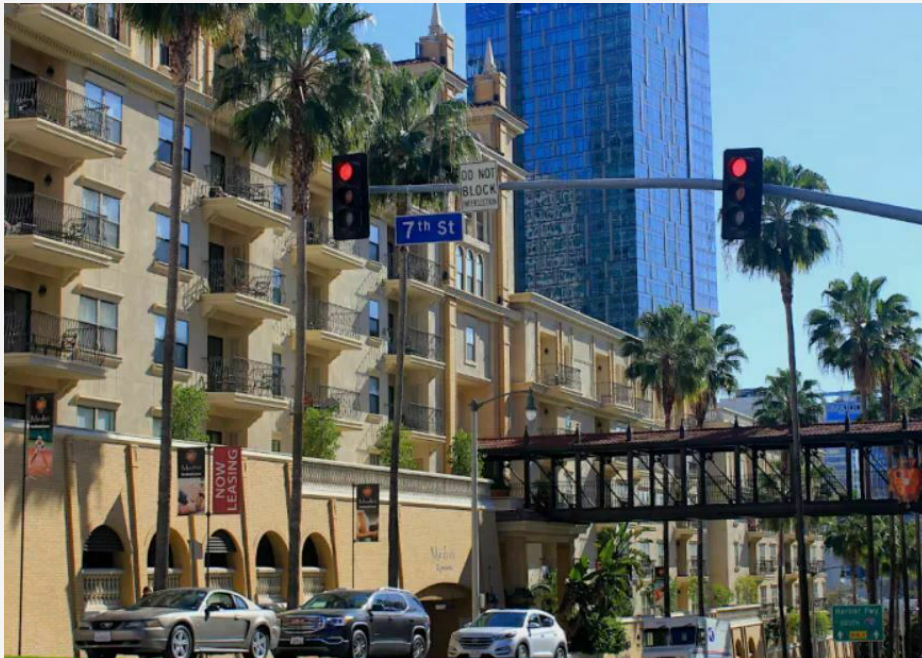
LA CITY HALL

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	99,242	537,235	1,208,048
AVERAGE AGE	34.7	35.6	36.1
AVERAGE AGE (MALE)	34.4	34.8	35.2
AVERAGE AGE (FEMALE)	34.9	36.5	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	47,969	211,140	440,296
# OF PERSONS PER HH	2.1	2.5	2.7
AVERAGE HH INCOME	\$81,756	\$80,636	\$93,191
AVERAGE HOUSE VALUE	\$738,460	\$871,520	\$996,005

2023 American Community Survey (ACS)





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