

HARD CORNER BELOW FIGUEROA 8 LUXURY RESIDENCES

Prime Retail & Restaurant Spaces for Lease



744 S. FIGUEROA STREET | LOS ANGELES, CA 90017

NEWMARK | **KWP**

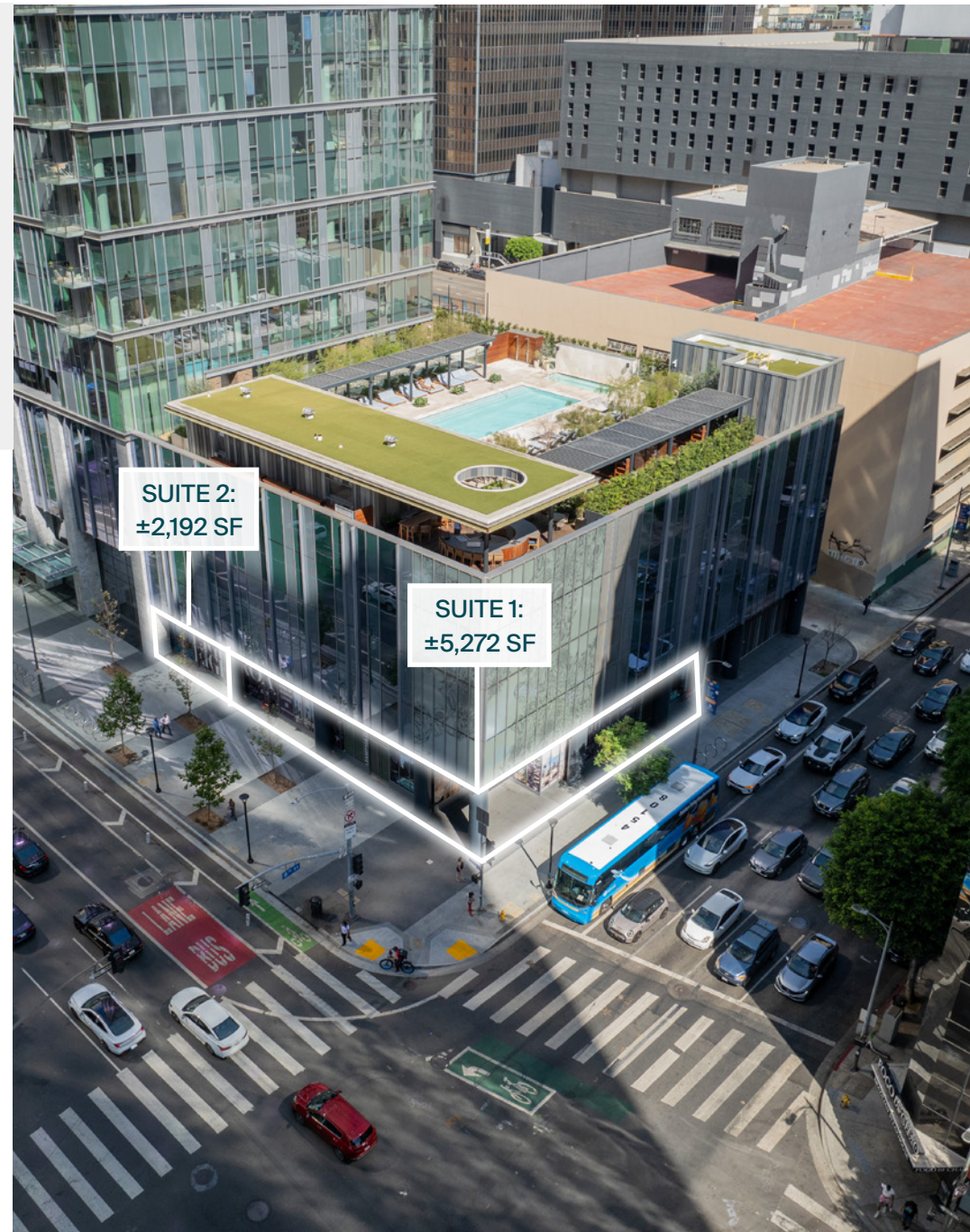
Available

Size:	Size (SF):	Rent (PSF/Mo., NNN):
Suite 1:	±5,272	\$4.25
Suite 2:	±2,192	\$4.15
	*Spaces can be combined to ±7,464 SF	
NNN:	±\$1.25 PSF/Mo.	
Parking:	Ample on-site parking including customer valet parking option	

Features

- ▶ On the ground floor of one of DTLA's newest high-rise luxury towers, Figueroa 8, with 438 apartments
- ▶ At the hard corner of Figueroa and 8th Streets in the heart of DTLA's Central Business District
- ▶ Location boasts some of the highest foot traffic counts in DTLA
- ▶ Ample on-site parking with retail customer valet parking optionality
- ▶ Space delivered with a shaft for a Type 1 hood, grease interceptor and a master CUP for Type 47 and Type 21 liquor licenses
- ▶ Double high ceilings
- ▶ Opportunity for large outdoor patios in front of both spaces

Prospective tenants are hereby advised that all uses are subject to City approval

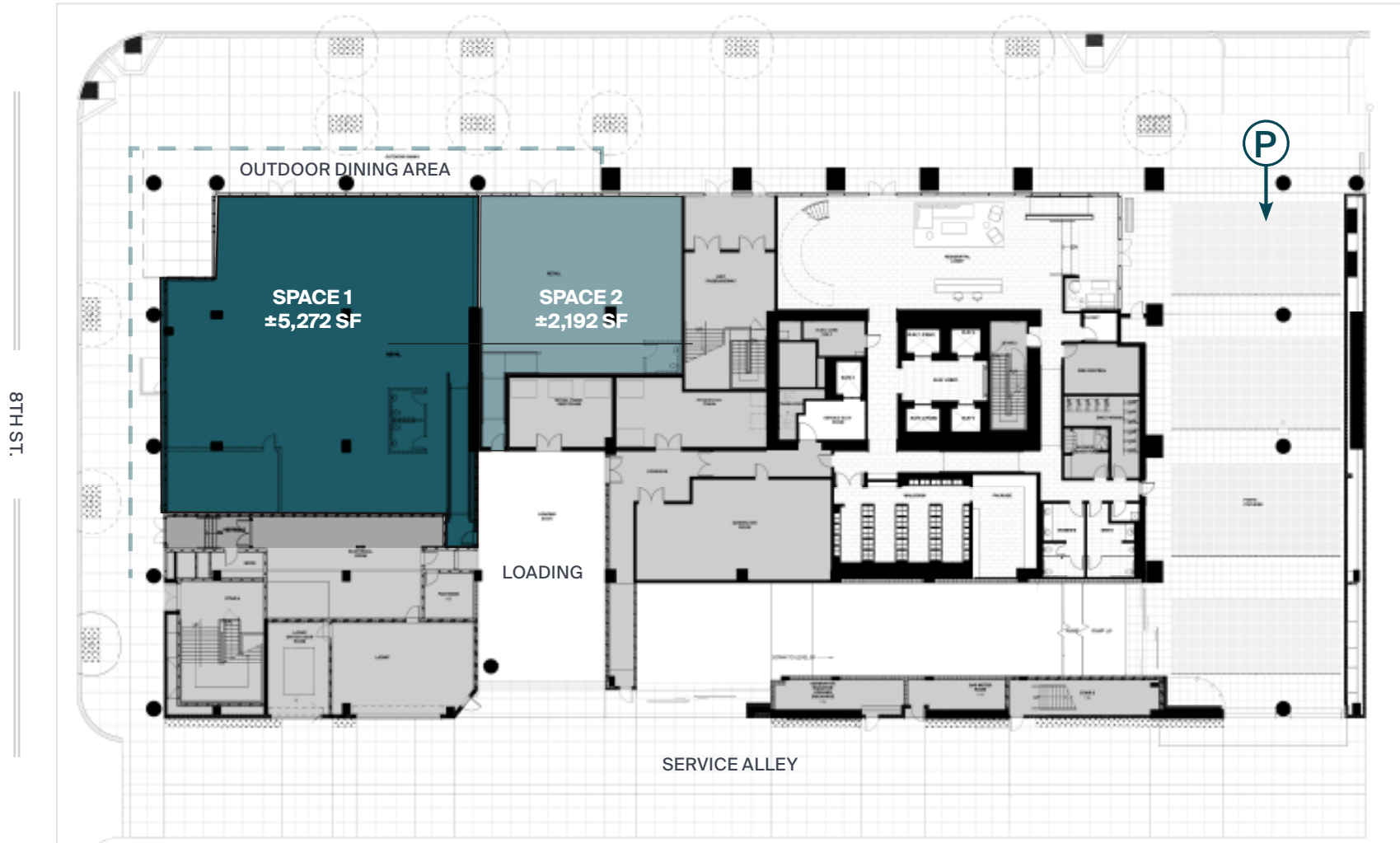


Ground Floor

On the hard corner of Figueroa St. & 8th St.

 ±38,264
CPD 

FIGUEROA ST.



Entrance to Parking



Suite One Interior



Suite One Rendering



Suite Two Interior



Suite Two Rendering



Suite Two Rendering



Aerial



Immediate Trade Area



Amenity Map



Downtown Los Angeles

Live 81,000+ RESIDENTS

\$101,000

AVERAGE HHI

38

MEDIAN AGE

91%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
44%	POPULATION GROWTH 2010-2024



67% HAVE A POST-SECONDARY EDUCATION



49% WALK, BIKE, OR TAKE TRANSIT TO WORK



52% PLAN TO LIVE IN DTLA FOR 4 OR MORE YEARS

Visit 17+ MILLION VISITORS PER YEAR

\$4.8 Billion

SPENT YEARLY

723

RETAIL BUSINESSES PER SQUARE MILE

66%	HAVE VISITED LA LIVE
62%	HAVE VISITED THE BROAD MUSEUM
57%	HAVE VISITED CRYPTO.COM ARENA



171 FOOD & BEVERAGE BUSINESSES PER SQUARE MILE



93 WALK SCORE® WALKER'S PARADISE

Work 320,000+ JOBS

\$130,000

AVERAGE WAGE

60%

30-54 YEARS OLD

81%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
77%	CURRENTLY WORK 3-5 DAYS IN DTLA
19%	OF CITYWIDE JOBS



57% HAVE A POST-SECONDARY EDUCATION



48% COMMUTE LESS THAN 10 MILES FROM HOME

SOURCE: DCBID DEMOGRAPHIC SURVEY 2026

Get In Touch



JUSTIN WEISS
310-887-3450
justin.weiss@kwprealestate.com
DRE #01920886

kwprealestate.com



BRYAN NORCOTT
213-298-3595
bryan.norcott@nmrk.com
DRE #01200077

nmrk.com