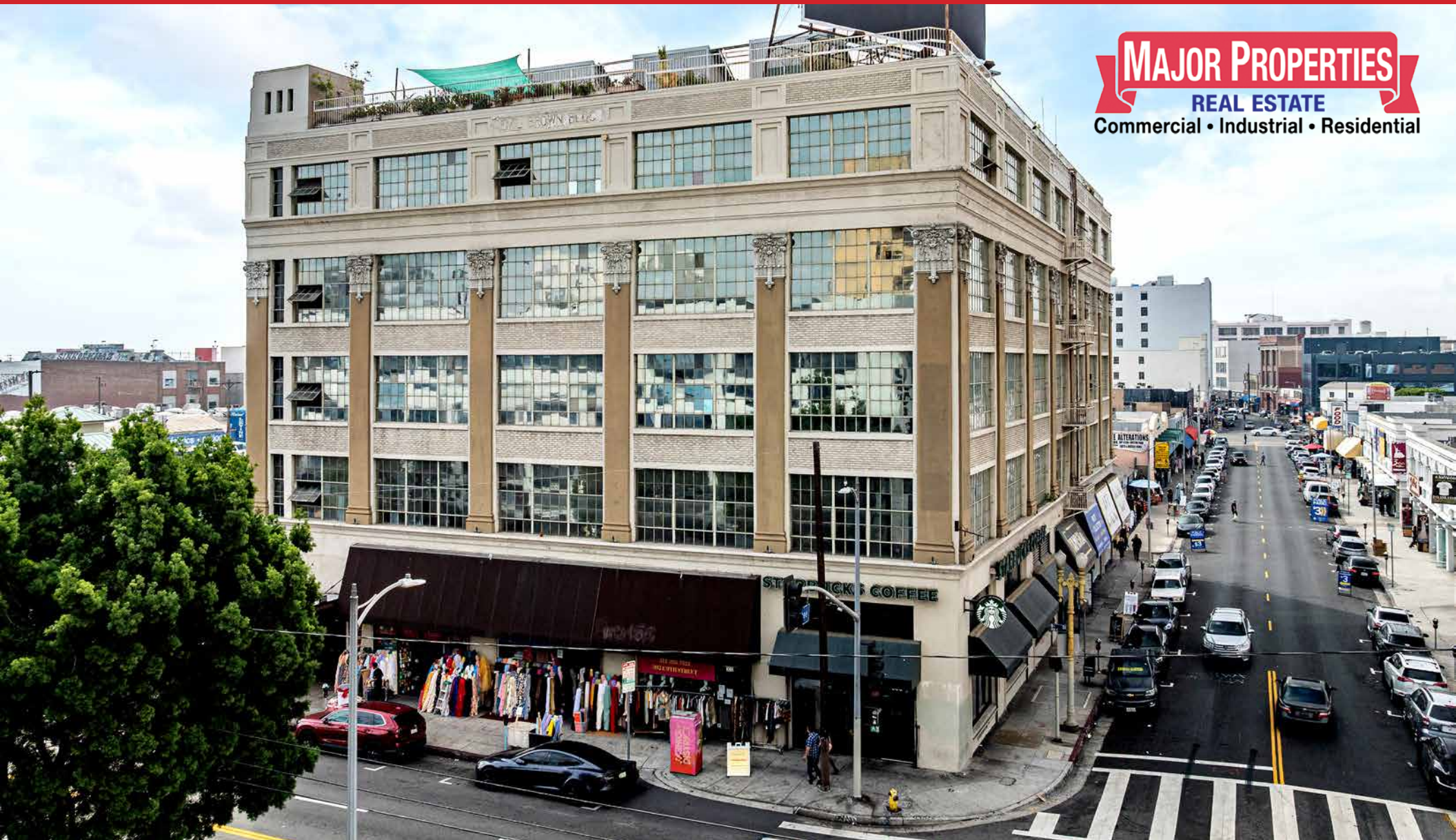


DTLA FASHION DISTRICT RETAIL FOR LEASE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential



±1,300 SF UNIT
306 E 9TH STREET
LOS ANGELES, CA 90015



Jeffrey Jankaew
562.980.2415
jjankaew@majorproperties.com
DRE LIC. 02253639



Rene Mexia
213.446.2286
rene@majorproperties.com
DRE LIC. 01424387



306 E 9TH ST, LOS ANGELES, CA 90015

PROPERTY DETAILS

Available Retail Area:	±1,300 SF
Floor:	Ground & Mezzanine
Ground Floor Ceiling Height:	±18'
Restrooms:	2
Total Building Area:	±75,000 SF
Total Floors:	5
Year Built:	1922
Zoning:	LAM2
Traffic Count:	11,155 Vehicles Per Day (2025)
Walk Score: 100	Transit Score: 100

PROPERTY HIGHLIGHTS

- DTLA ground floor retail lease opportunity at \$2.50 per SF
- Fully functional ground floor space plus mezzanine storage
- Busy Fashion District location at the southeast corner of 9th Street and Santee Street
- Live/work units on upper floors developed in 2007
- Over 3,000 apartments within a 6-block radius: Includes Broadway Palace Apartments, Eighth & Grand Apartments, South Park & Olympic by Windsor Apartments, Atelier Apartments, and Premiere Towers
- Nearby amenities include Level Hotel, Bottega Louie, Shake Shack, Whole Foods, Sonoratown, and Pershing Square

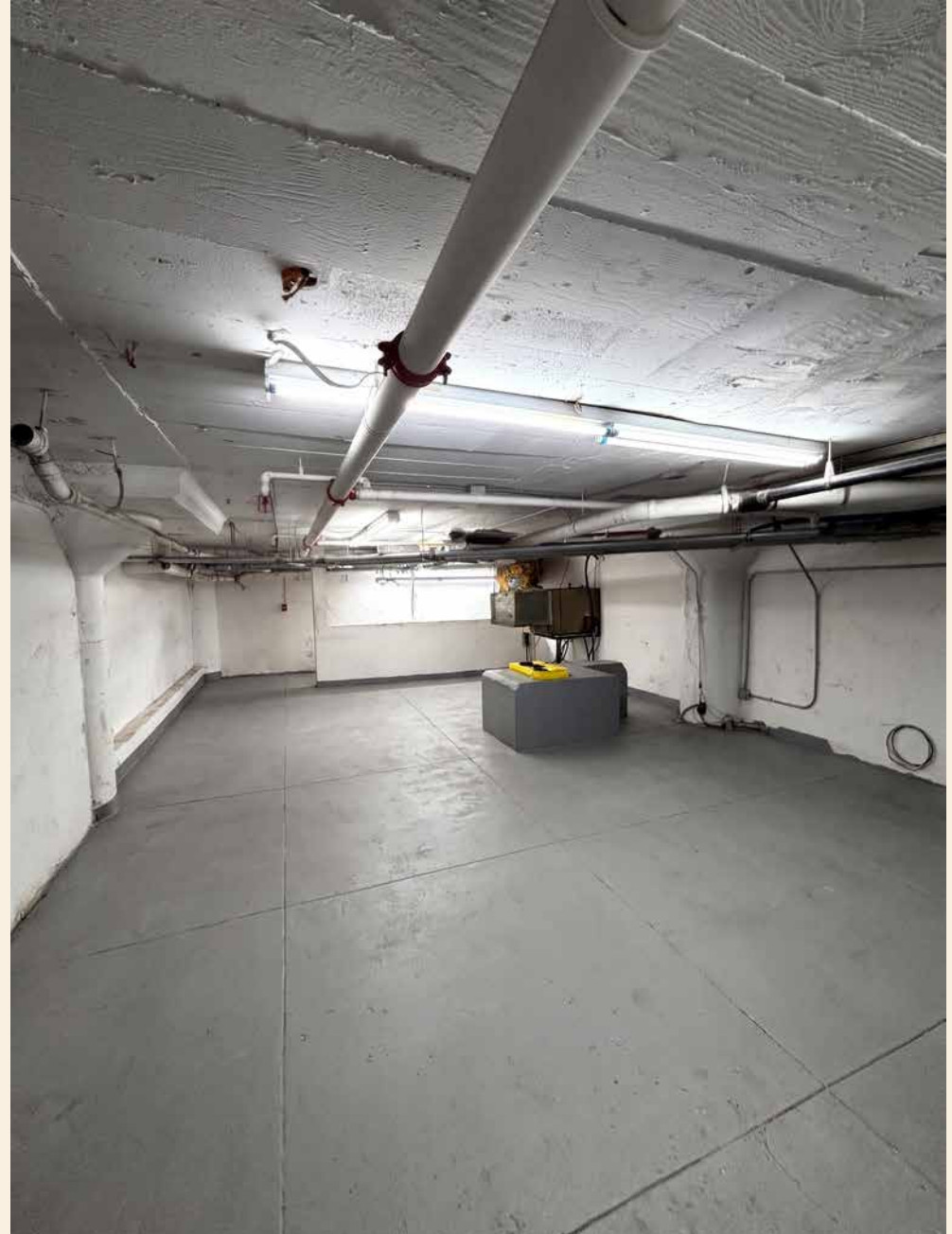
\$3,250 Per Month (\$2.50 Per SF NNN)

Term: Negotiable

GROUND FLOOR



MEZZANINE

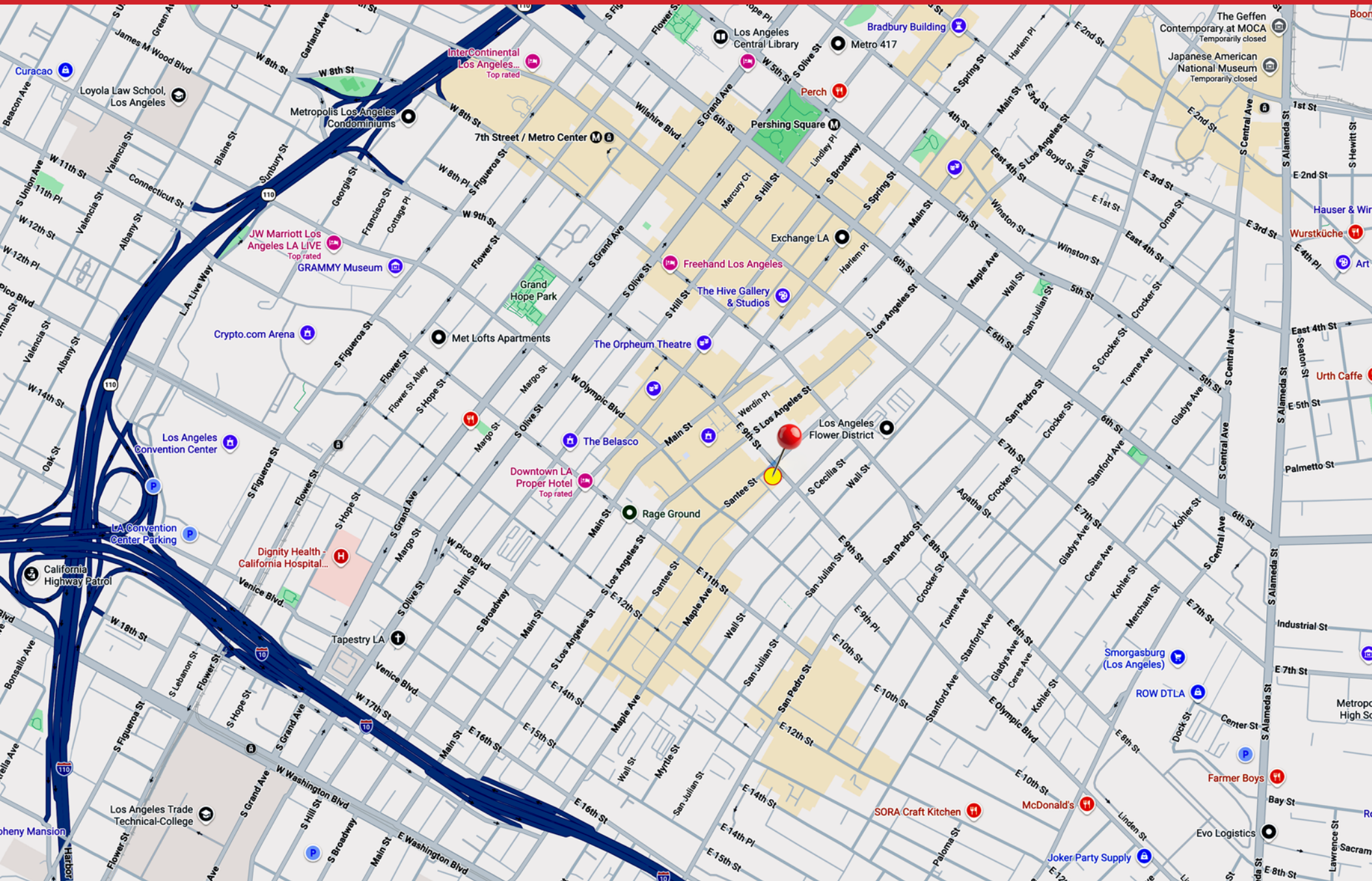


AERIAL PHOTO



JEFFREY JANKAEW | RENE MEXIA | MAJOR PROPERTIES

AREA MAP



JEFFREY JANKAEW | RENE MEXIA | MAJOR PROPERTIES

DTLA DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education



FOR LEASE

306 E 9TH STREET, LOS ANGELES, CA 90015

Prime DTLA Ground Floor Retail Unit

±1,300 SF Available

For More Information, Please Contact:



Jeffrey Jankaew

562.980.2415

jjankaew@majorproperties.com

DRE LIC. 02253639



Rene Mexia

213.446.2286

rene@majorproperties.com

DRE LIC. 01424387

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists