

FOR LEASE

RETAIL & RESTAURANT OPPORTUNITY

555 N. SPRING ST | DOWNTOWN LA

district
REALTY GROUP





TERMS & SPECIFICATIONS

ASKING RATE

\$42 - \$48 PSF / Year (\$3.50-\$4.00 PSF / Month)

AVAILABILITY RANGE

542 RSF - 3,434 RSF (Multiple Suites Available)
Patio Options Available

AVAILABLE SPACES

A111:	3,434 RSF +/-	(Broadway Frontage)
A104/A105:	2,858 RSF +/-	(Spring St Frontage)
A106/A107:	667 - 2,857 RSF +/-	(Spring St Frontage)
A108/A109:	542 - 1,636 RSF +/-	(Paseo Frontage)
A112:	759 RSF +/-	(Paseo Frontage)
A201:	2,109 RSF +/-	(Second Level Space w/1,500 SF +/- Patio)

PROPERTY HIGHLIGHTS

- Master CUB For Numerous Full Liquor Licenses
- Build-To-Suit Available, Grease Interceptor & Exhaust in Place (Select Units).
- Plentiful Onsite Parking + Customer Validation Packages Available
- Co-Tenants: CVS, Buffalo Wild Wings, First City Credit Union, Cesar Chavez Foundation & La Plaza Cocina.
- Paseos Connect The Neighborhood From Fort Moore To Union Station.
- Strong Immediate Customer Base of Greater Chinatown, Downtown LA, Echo Park, and Government Employees That Office Nearby
- Dedicated Patio Options + Abundant Shared Courtyard Space
- Dodger Express Bus Stops At The Property, Providing Free Direct Access To & From Dodger Stadium On Game Days (Additional Pre/Post Game Customers)

THE AREA

- Heavy Automobile Traffic
- Gateway to Chinatown, Steps To Union Station & City Hall.
- Walking Distance To Disney Concert Hall, The Broad, MOCA, Grand Central Market, Olvera Street, Little Tokyo, Arts District, and Civic Center District.

**All uses, sizes, information, and dimensions contained herein must be verified by buyer/tenant and subject to terms and conditions.*



CONDITIONAL USE PERMIT

A master conditional use permit ("CUP") has been acquired for the project to authorize the sale of alcoholic beverages for on-site consumption in connection with up to 8 establishments, and for off-site consumption in connection with up to 2 establishments.

THE FOLLOWING LICENSES MAY BE REQUESTED:

- Type 20: Off sale beer & wine (package store)
- Type 21: Off sale general (package store)
- Type 41: On sale beer & wine - eating place (restaurant)
- Type 42: On sale beer & wine - public premises (bar, tavern)
- Type 47: On sale general - eating place (restaurant)
- Type 48: On sale general - public premises (bar)

HIGHLIGHTS

- On site alcohol sales are permitted until:
 - (a) Midnight (daily) for 2 establishments
 - (b) 10 PM (Sunday - Thursday) and midnight (Friday, Saturday) for 3 establishments
 - (c) Midnight (Sunday - Thursday) and 1:30 AM (Friday, Saturday) for 3 establishments
- Tenants may apply to request indoor live entertainment
- Off site alcohol sales are permitted until 10 PM (daily)

Disclaimer: Each new alcohol use establishment authorized by the CUP shall require final governmental approval through a Revised Exhibit "A" application.

SITE PLAN & AVAILABLE SPACES

LA Plaza Cocina has created a world-class demonstration kitchen & exhibit at the mouth of the Paseo. The Cesar Chavez Foundation has relocated their office to the "B" Block of LA Plaza Village.

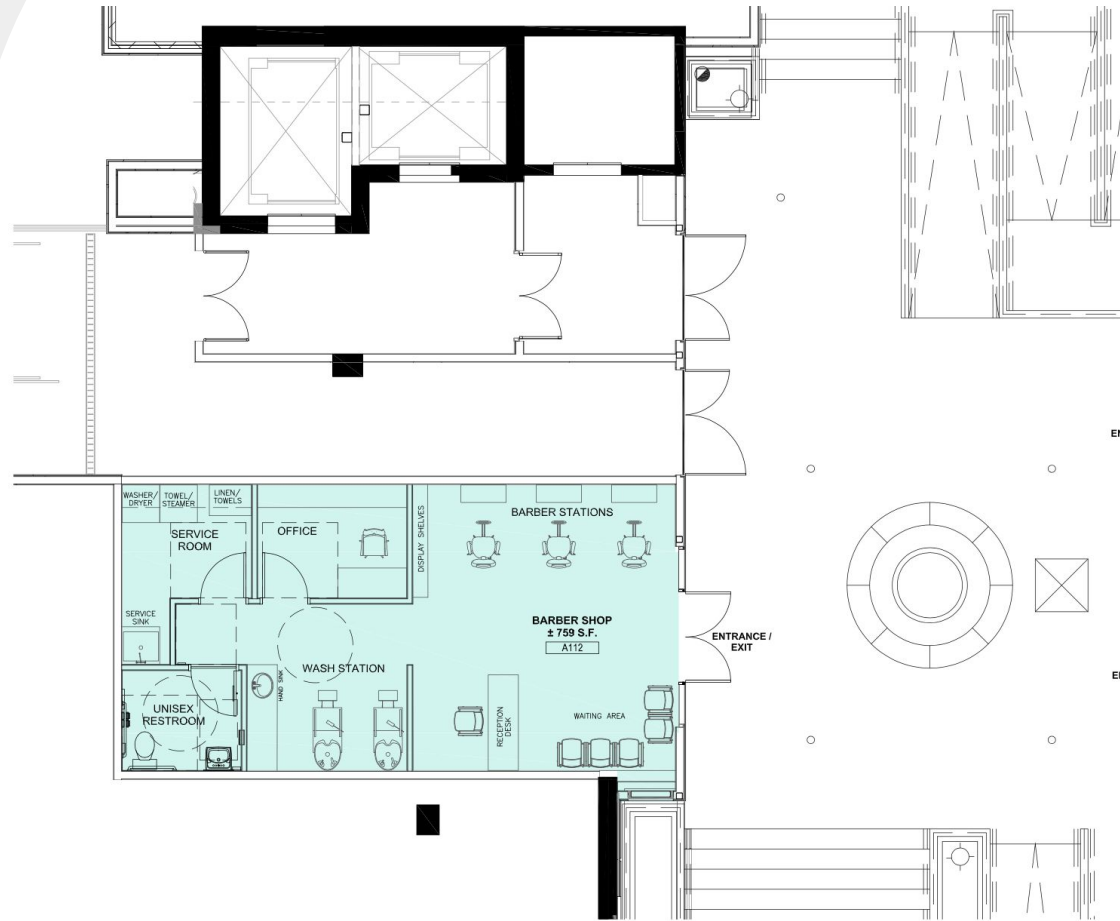
Featured Restaurant Space (A201):

- 2,108 RSF +/- features direct elevator & access from indoor & outdoor stairwells.
- 1,500 RSF +/- of partially covered patio space
- Panoramic Views of City Hall, El Pueblo, & Chinatown.



A112

CONCEPTUAL SPACE PLAN

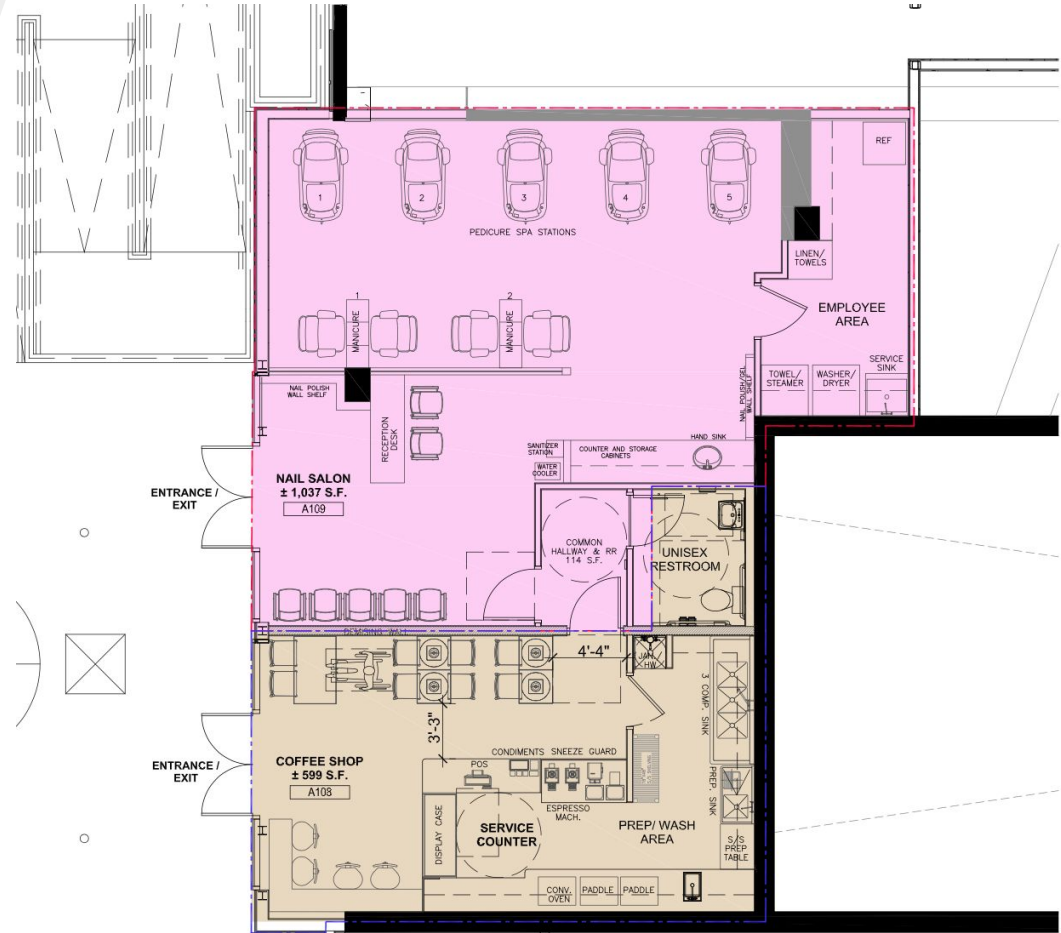


Potential Uses:

- Quick Service Restaurant (Grease Trap Avail)
- Hair Salon / Barber Shop
- Pet Grooming
- Coffee / Boba

A108 & A109 CONCEPTUAL SPACE PLAN

Suite 112 Conceptual Space Plan



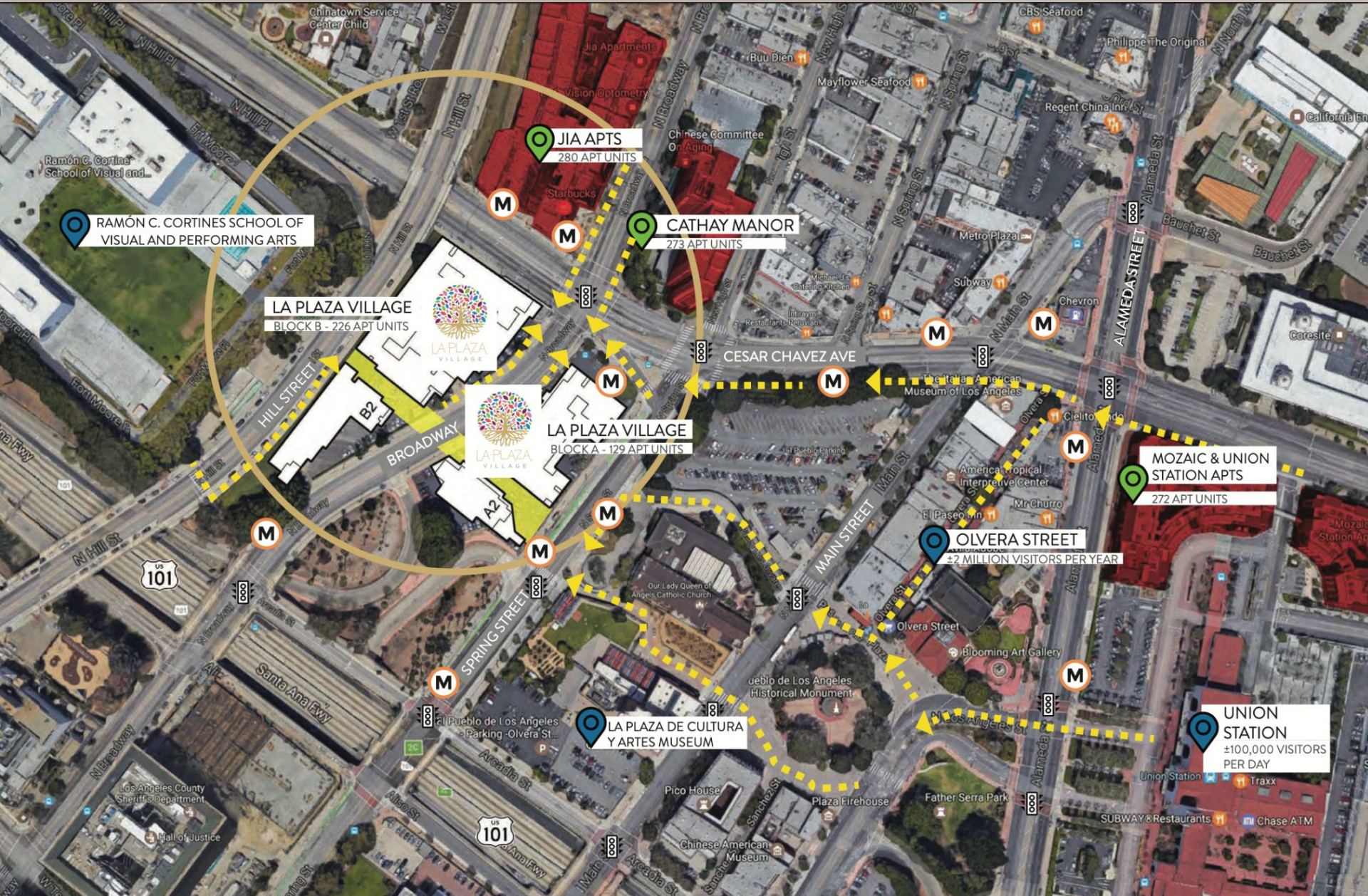
Potential Uses:

- Nail Salon
- Coffee Shop / Juice Bar
- Pet Grooming
- Hair Salon / Barber Shop

THE NEIGHBORHOOD



NEIGHBORHOOD AERIAL MAP



REGIONAL ATTRACTIONS

Howlin Rays
Philippe The Original
Majordomo
Foo Chow
Oriel

among many other popular restaurants in Chinatown

MAJOR CULTURAL CENTERS

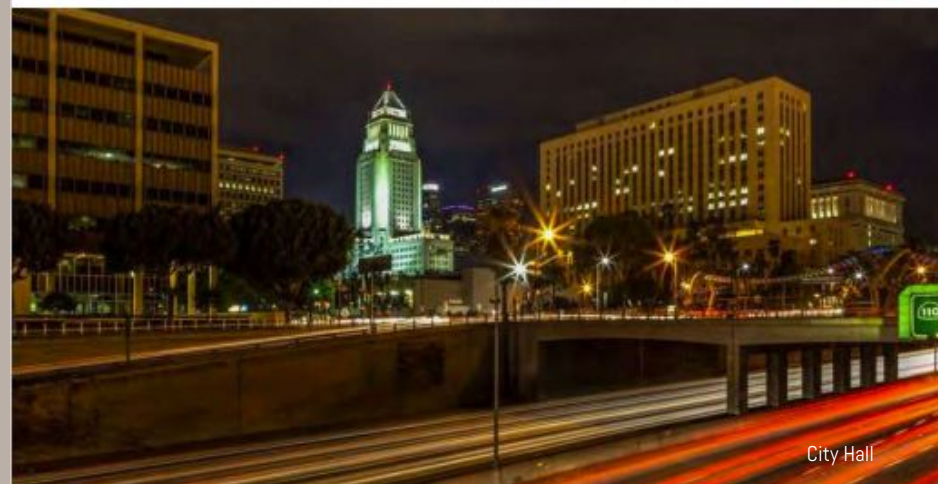
11 within a 5 minute drive time



LA Plaza is at the intersection of
culture, retail, and transit

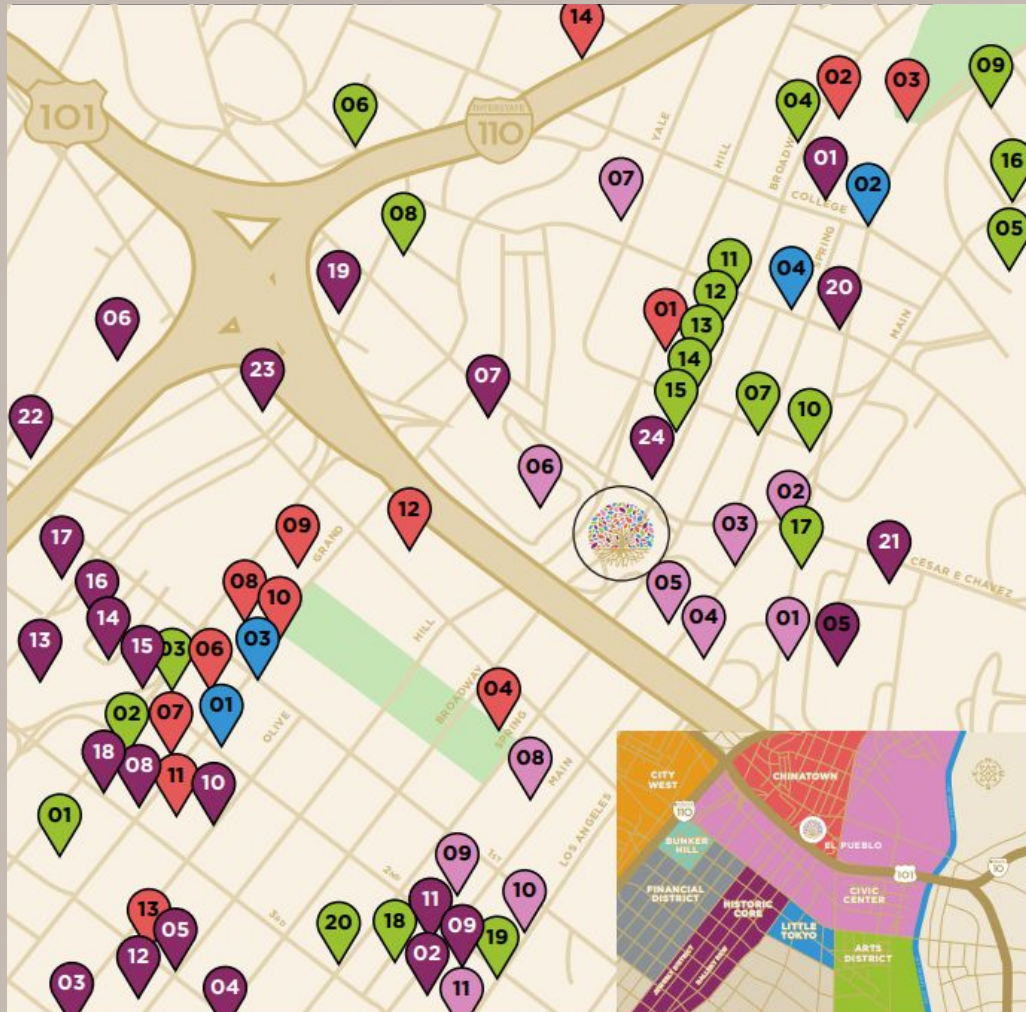


NEW 32-ACRE LOS ANGELES STATE HISTORIC PARK is NOW
OPEN IN CHINATOWN



AREA ATTRACTIONS

POINTS OF INTEREST | RESTAURANTS



Points of Interest

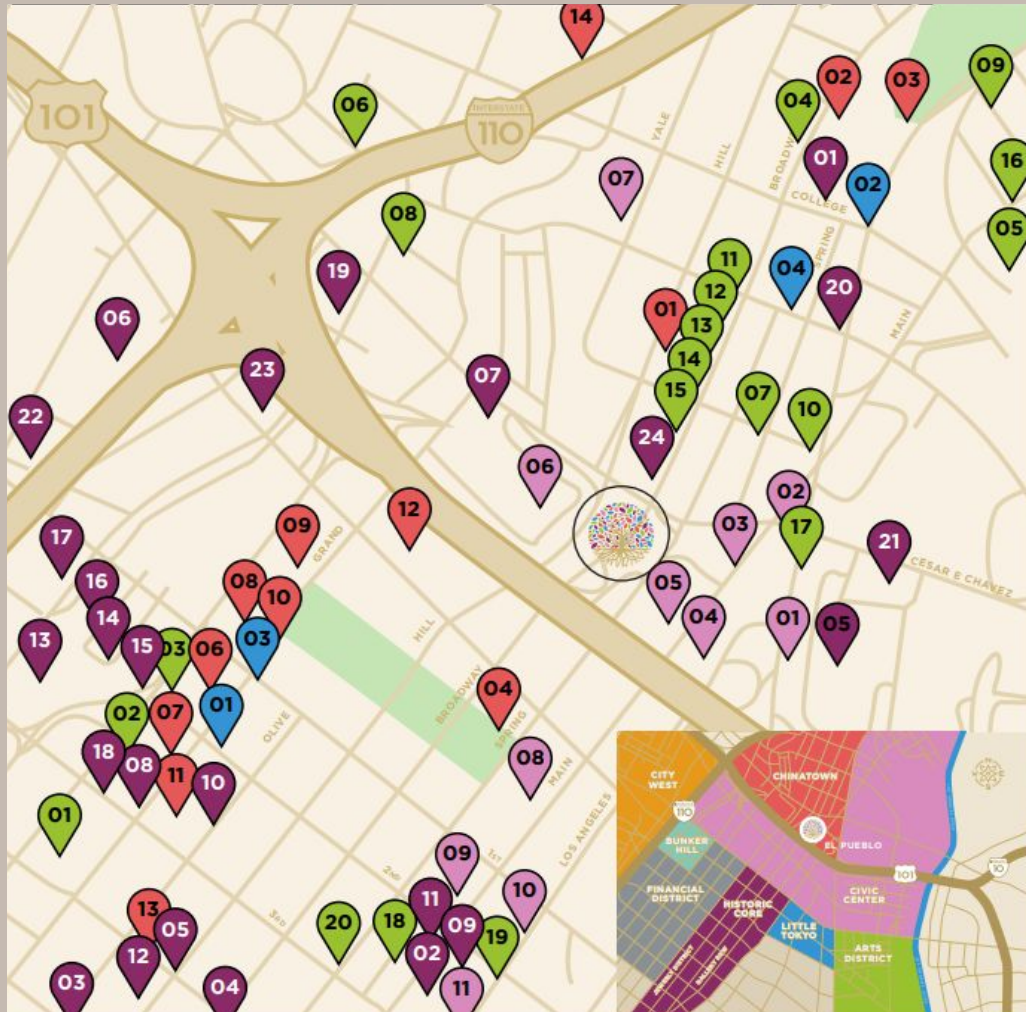
1. FAR EAST PLAZA, CHINATOWN
2. MANDARIN PLAZA, CHINATOWN
3. LA STATE HISTORIC PARK, CHINATOWN
4. GRAND PARK, CIVIC CENTER
5. UNION STATION
6. WALT DISNEY CONCERT HALL
7. THE BROAD, BUNKER HILL
8. AHMANSON THEATRE
9. MARK TAPER FORUM
10. DOROTHY CHANDLER PAVILION
11. MOCA
12. CATHEDRAL OF OUR LADY OF THE ANGELS
13. ANGEL'S KNOLL
14. DODGER STADIUM

Restaurants

1. NICK + STEF'S STEAKHOUSE
2. OTIUM
3. ASTERID
4. BURGERLORDS
5. E-SEA FRESH SEAFOOD
6. EASTSIDE MARKET
7. LITTLE JEWEL OF NEW ORLEANS
8. MEXICALI TACO & CO
9. NICK'S CAFE
10. PHILIPPE THE ORIGINAL
11. KATSU SANDO
12. YANG CHOW
13. HOWLIN' RAYS
14. VEGGIE FAM
15. LASITA
16. CHIMNEY COFFEE HOUSE
17. CIELITO LINDO
18. BADMAASH
19. REDBIRD
20. GRAND CENTRAL MARKET

AREA ATTRACTIONS

CIVIC & CULTURAL | MAJOR DEVELOPMENTS



Civic & Cultural

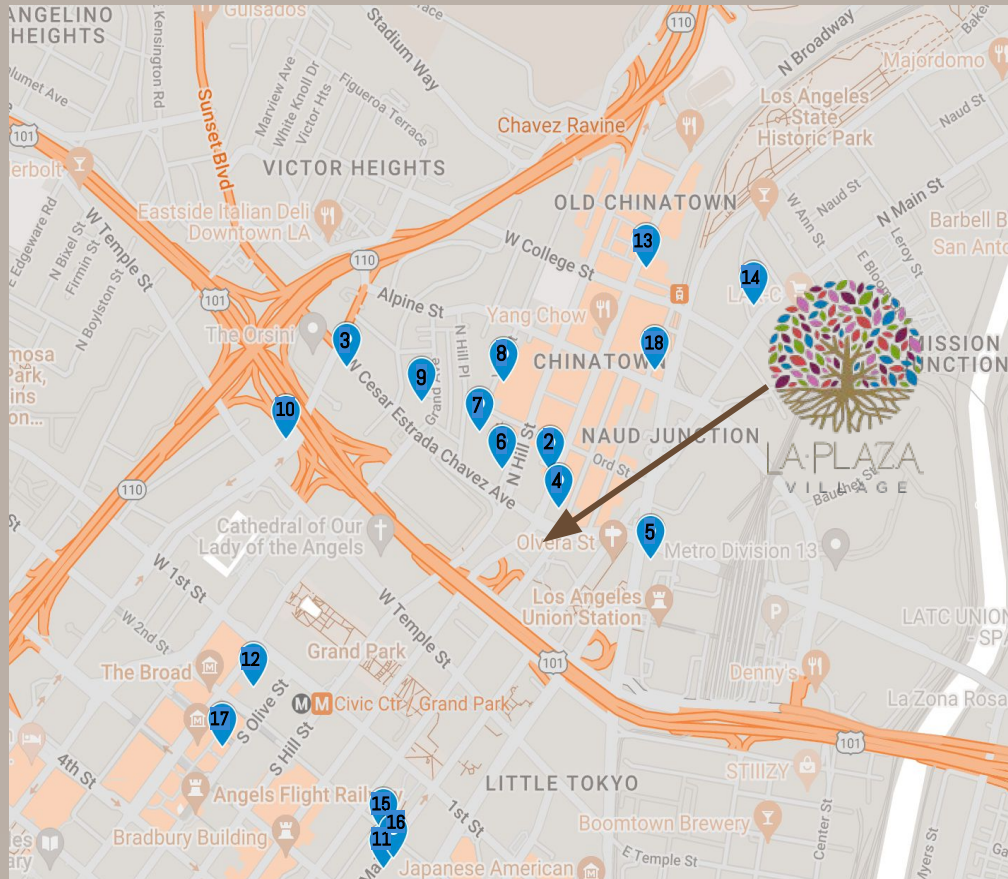
1. UNION STATION
2. THE ITALIAN AMERICAN MUSEUM OF LOS ANGELES
3. MERCED THEATER & MASONIC HALL
4. CHINESE AMERICAN MUSEUM
5. LA PLAZA DE CULTURA Y ARTES MUSEUM
6. RAMON C. CORTINES SCHOOL OF VISUAL & PERFORMING ARTS
7. CHINATOWN PARK
8. CITY HALL
9. LAPD HEADQUARTERS
10. CAL TRANS
11. BUDOKAN OF LOS ANGELES

Major Developments

1. GRAND AVENUE PROJECT (436 units, hotel + retail)
2. COLLEGE STATION (725 units + retail)
3. THE GRAND (400+ units , 100 hotel rooms)
4. 211 ALPINE ST (170 UNITS)

HIGH DENSITY OF RESIDENCES

5,298 APARTMENT UNITS WITHIN A 15 MINUTE WALK



1. LA Plaza Village (355 units)
2. JIA APARTMENTS (280 units)
3. ORSINI (1,072 units)
4. CATHAY MANOR (273 units)
5. MOZAIC @ UNION STATION (272 units)
6. CASTELAR APTS (101 units)
7. HILLSIDE VILLAS (124 units)
8. YALE TERRACE (54 units)
9. GRAND PLAZA SENIOR APTS (301 units)
10. DA VINCI APTS (526 units)
11. STOA APTS (237 units)
12. THE GRAND BY GEHRY (436 units)
13. BLOSSOM PLAZA (238 units)
14. LLEWELLYN (318 units)
15. HIGGINS LOFTS (135 units)
16. VIBIANA LOFTS (237 units)
17. MUSEUM TOWER (216 units)
18. METRO AT CHINATOWN SENIOR LOFTS (123 units)

CHINATOWN IS A GROWING MARKET

- Population w/in 1 Mile ~ 50.6k (2% YoY increase)
- Total DTLA Population ~ 83.2k
- 11% YoY Increase In 90012 Foot Traffic
- 2,000+ Residential Units Propose or Under Construction
- Union Station Esplanade Renewal (Completion 2025/2026)
- Festivals, Concerts, & Events At LA State Historic Park



HIGHLIGHTS

Direct access to freeway & adjacent
to Los Angeles Union Station

Over **40 MILLION** annual visitors within 3 blocks:

3.7M

CHINATOWN

1.0M

EL PUEBLO

36.5M

UNION STATION

WITH 13,000 EMPLOYEES AND 20,000 VISITORS, THE ADJACENT
CIVIC CORE IS THE **LARGEST GOVERNMENT CENTER IN THE U.S.**
OUTSIDE OF WASHINGTON, DC

\$84.50

Average daily spend per person in DTLA

DOWNTOWN LA STATISTICS

RESIDENTS

85,000+

RESIDENTIAL POPULATION

\$86,300

AVERAGE HOUSEHOLD INCOME

37%

POPULATION GROWTH FROM 2010 - 2019

53%

BETWEEN THE AGES OF 25 - 49

41%

WALK, BIKE, OR TAKE TRANSIT TO WORK

62%

TRAVEL LESS THAN 5 MILES TO WORK

WORKERS

300,000+

WORKER POPULATION

47,000+

WORKERS PER SQUARE MILE

19%

OF ALL JOBS IN THE CITY OF LA

\$85,000

AVERAGE HOUSEHOLD INCOME

59%

BETWEEN THE AGES OF 30-54

50%

COMMUTE LESS THAN 7 MILES FROM HOME



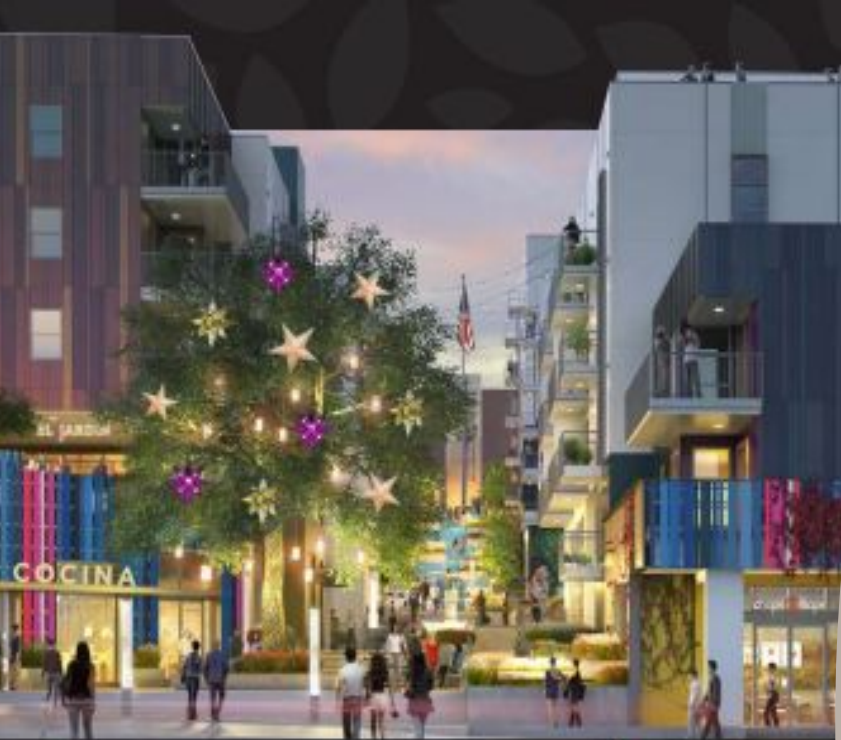


DODGER STADIUM *EXPRESS*



DIRECT ROUTE FROM LA PLAZA VILLAGE TO DODGER STADIUM

- Dodger Stadium Express - Union Station
- The Dodger Stadium Express is FREE.
- Provides Additional Pre/Post Game Customer Base
- The Union Station service uses a dedicated bus lane on Sunset Boulevard from Union Station to Vin Scully Avenue.
- Dodger Stadium Express stops at Cesar Chavez & Broadway, directly in front of LA Plaza Village.
- Buses run every 10 minutes, starting 90 minutes before game time.
- You can exit at one of two stops - behind Center Field or at the Top Deck. Service back to Union Station will pick up at the same stops after the game.
- Return service runs for 45 minutes after the final out or 20 minutes after post-game events.
- Parking at Union Station, Patsaouras Bus Plaza is \$8.00.

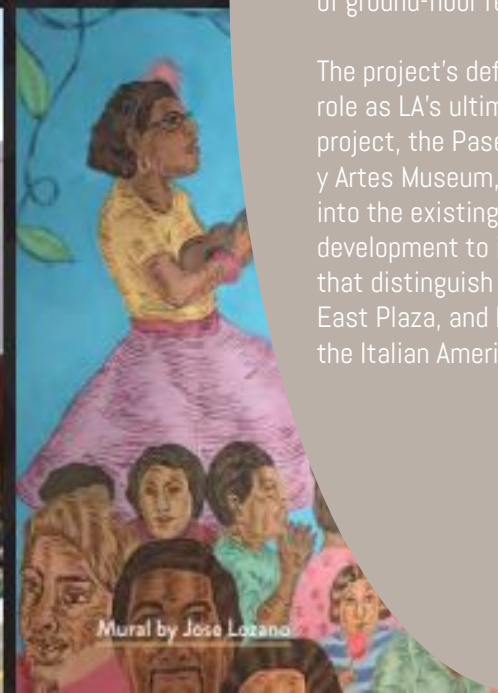


PROPERTY HIGHLIGHTS

LA Plaza Village stands at the intersection of transit, retail, culture, and lifestyle in Los Angeles. Located at the birthplace of Los Angeles and the city's historic cultural crossroads, this mixed-use development brings new life to the heart of DTLA. LA Plaza Village is about connections—it is a critical junction for traveling through the metro center, and it is a place that brings a wide spectrum of people together for dining, shopping and cultural events.

The 425,000 square foot residential/commercial project is located at the intersection of Cesar Chavez Avenue and North Spring Street —just north of the 101 Freeway and two blocks west of Union Station. LA Plaza Village features 43,000 square feet of ground-floor retail and restaurant space and 355 residential units.

The project's defining characteristic is an east-west Paseo that highlights the area's role as LA's ultimate intersection. Beginning at the eastern Hill Street portion of the project, the Paseo will connect Union Fort Moore Memorial, LA Plaza de Cultura y Artes Museum, historic Olvera Street and El Pueblo de Los Angeles - all leading into the existing thoroughway to Union Station. The Paseo not only connects the new development to its neighbors, but also brings together the many cultural elements that distinguish this vital section of LA — Chinatown, with its hipster food haven Far East Plaza, and Little Italy, which is celebrating resurgence with the recent opening of the Italian American Museum of Los Angeles.



MORE ABOUT LA PLAZA VILLAGE

Of LA Plaza Village's 16 retail spaces, 7 are available to innovative restaurants and dynamic retail concepts willing to mix seamlessly into the existing historic fabric of LA Plaza. Available spaces range from 540 square feet to 3,434 square feet. The Cesar Chavez Foundation has relocated their headquarters to LA Plaza Village and the LA Plaza de Cultura y Artes Museum has opened a 2,500 SF world class demonstration kitchen at the mouth of the Paseo. LA Plaza attracts DTLA workers, area residents, families and tourists alike with its vibrant mix of the modern and traditional. LA Plaza Village is a rare opportunity for brands to create a mix of neighborhood and destination retail that serves the existing neighborhood population, as well as working families, employees in the Civic Center, and the robust visitor base.



Olvera Street



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LA PLAZA
VILLAGE

**355 Luxury
Residential Units
With
Pool Deck
Overlooking
Broadway**



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