



REAL ESTATE

Retail/Restaurant/Ground Level Office Spaces For Lease

ACROSS FROM HOXTON, PROPER HOTELS AND UPCOMING EREWHON MARKET
1031 S. Broadway, Los Angeles, CA 90015

HISTORIC DTLA SPACE ACROSS FROM HOXTON & PROPER HOTELS

Office/Retail/Restaurant Spaces For Lease



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AVAILABLE

- Size:** ±2,665 to 13,189 SF
- Rent:** \$2.50 - \$3.50 PSF/Mo.,NNN
- NNN:** ±\$1.00 PSF/Mo.
- Parking:** On-site parking with ample additional parking across the street

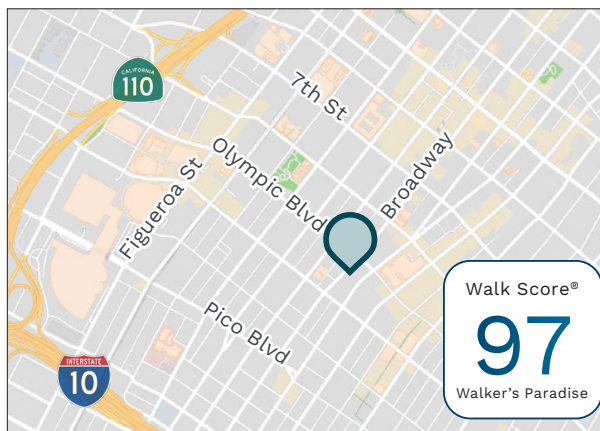
PROPERTY HIGHLIGHTS

- Double-high ceilings and skylights throughout ground floor
- Ample outdoor patio space available
- Located along one of the most sought after and fastest growing blocks on Broadway
- Across the street from the Hoxton Hotel, Property Hotel, upcoming Mama Shelter Hotel and Erewhon Market
- Across from Arizona State University's new 200,000-square-foot satellite campus
- Six blocks from the 10 Freeway, LA LIVE and Crypto.com Arena
- Next door to the 55 story, 700 plus unit Hill St. Tower, the tallest residential tower in Los Angeles
- One block from the future Erewhon
- Immediate availability

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



LOCATION



NEIGHBORING TENANTS

Modern Animal

ASU Arizona State University

DOWNTOWN LA
PROPER
HOTEL



PINE & CRANE

B.O.S.S.A
N.O.V.A
CULINE

LALA'S
argentine grill

onni
group

EREWHON
Coming Soon

Toastique

the hoxton

west elm

A.P.C.

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Lee Shapiro

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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 310-887-6400 | kwprealestate.com

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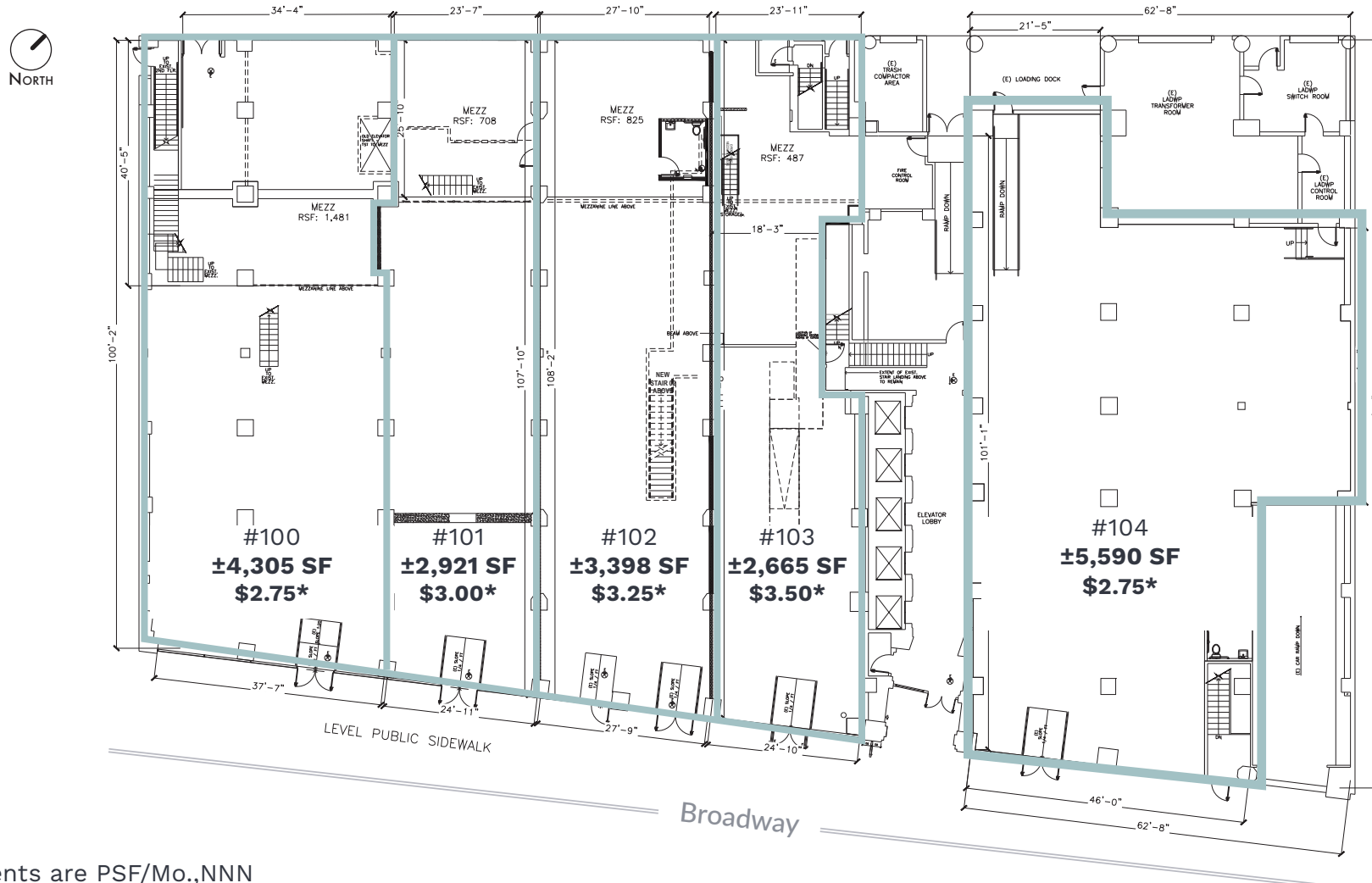
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DEMISED SITE PLAN



*All rents are PSF/Mo.,NNN

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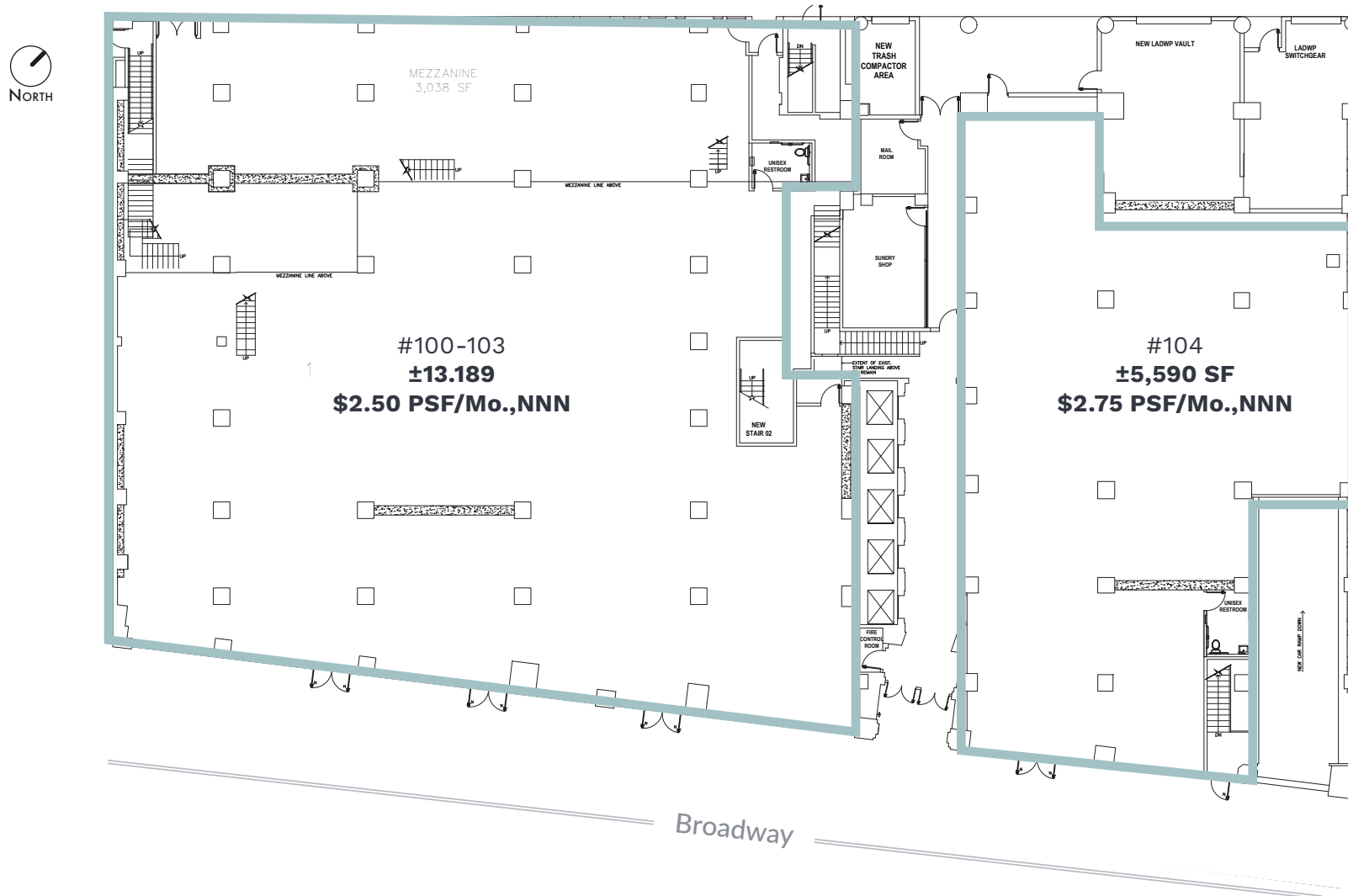
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FULL FLOOR SITE PLAN



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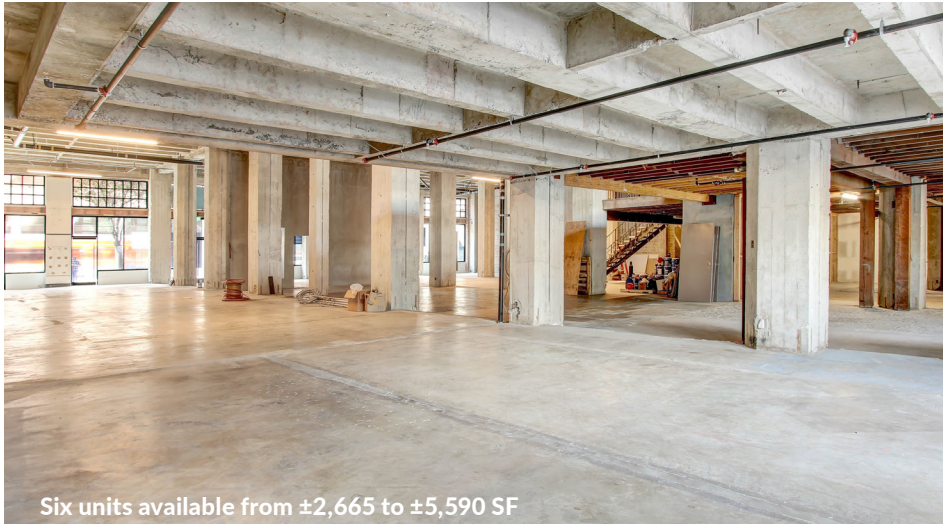


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INTERIORS



High ceilings



Six units available from $\pm 2,665$ to $\pm 5,590$ SF



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IMMEDIATE VICINITY



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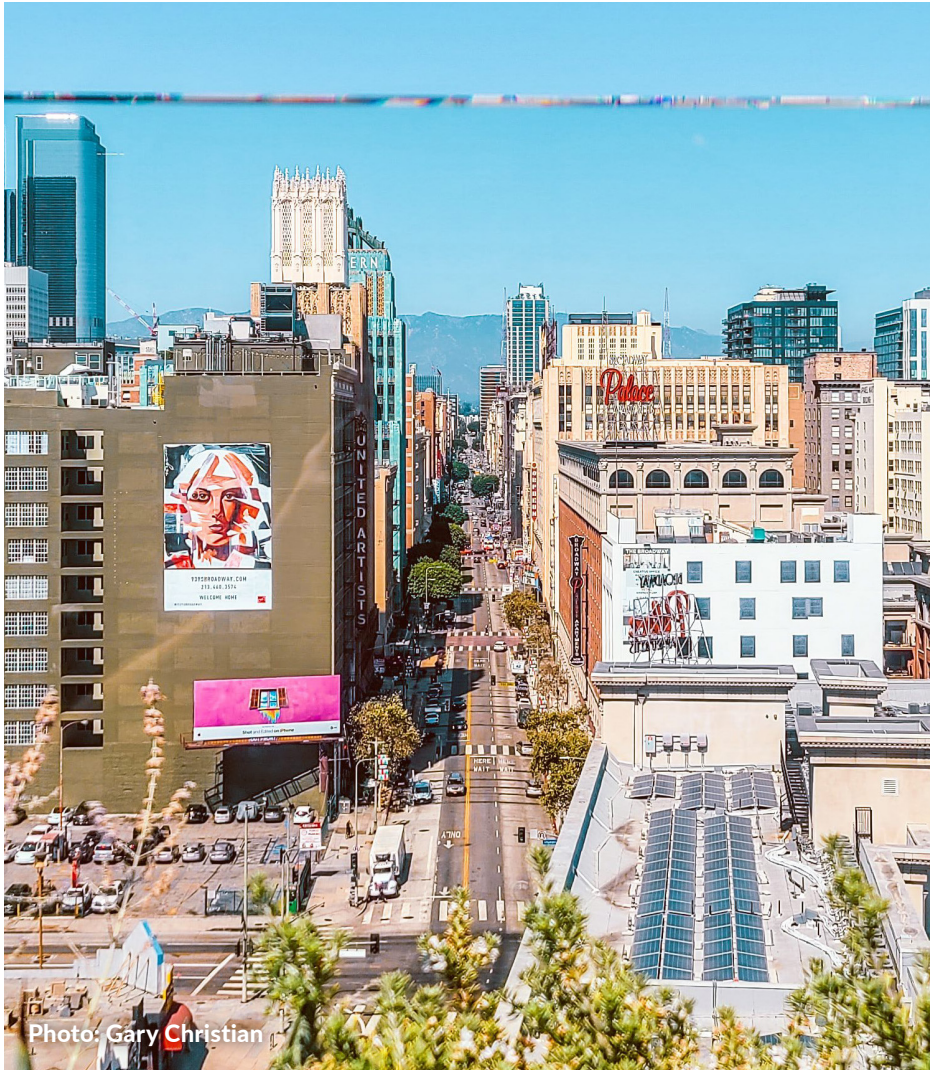
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TRADE AREA



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DTLA DEMOGRAPHICS

Live 80,000+ RESIDENTS

\$93,000

AVERAGE HHI

90% RESIDENTIAL OCCUPANCY

26% RESIDENTIAL INVENTORY GROWTH SINCE 2010

41% POPULATION GROWTH 2010-2022

61%

25-54 YEARS OLD

67%

LOVE DTLA



67% POST SECONDARY EDUCATION



46% WALK, BIKE, OR TAKE TRANSIT TO WORK

Work 288,000+ JOBS

\$95,000

AVERAGE HHI

79% EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME

19% JOB GROWTH IN "KNOWLEDGE INDUSTRIES"

19% OF CITYWIDE JOBS

61%

30-54 YEARS OLD



57% POST SECONDARY EDUCATION



57% COMMUTE LESS THAN 7 MILES FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion

SPENT YEARLY

58% HAVE VISITED GRAND CENTRAL MARKET

58% HAVE VISITED ARTS DISTRICT

55% HAVE VISITED LITTLE TOKYO

745

RETAIL BUSINESSES PER SQUARE MILE



171 FOOD/BEVERAGE BUSINESSES PER SQUARE MILE



93 WALK SCORE



Source: DCBID Demographic Survey 2024

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