

# COAST SAVINGS BUILDING IN DTLA

## Ground Floor Flagship Retail/Office Opportunity



855 S. Hill Street, Los Angeles, CA 90014



Available For The First Time in 28 Years



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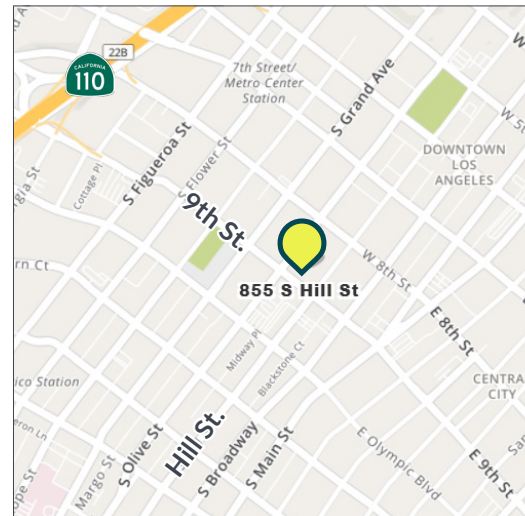
### AVAILABLE

	Size	Rent
Ground Floor:	±10,536 RSF	\$2.75 PSF/Mo., NNN
Lower Level:	±10,247 RSF	\$2.00 PSF/Mo., NNN
	<i>Spaces can be combined to ±20,783 RSF</i>	
Parking:	Ample parking available at ownership's property next door	

### PROPERTY HIGHLIGHTS

- Hard corner, 2nd generation move-in ready space at historic, creative office building with 18' ceilings
- Huge rooftop and vertical blade signage opportunity available
- Fully built-out lower level space available
- At hard corner of 9th and Hill Streets; the intersection of South Park, Fashion District and Central Business District
- Ideal for creative office, flagship retail or potential bar/restaurant space
- One block west from Broadway retail corridor and tenants Apple, APC, etc.
- Walking distance to Whole Foods, Bottega Louie and Shake Shack
- 10,000 residents within a quarter mile radius
- Ample parking in adjacent garage controlled by same ownership
- Do not disturb existing tenant - tours by appointment only

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



### NEIGHBORING TENANTS



CALIF CHICKEN CAFE



Modern Animal



the hoxton

ilcaffè

#### Justin Weiss

Vice President  
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Justin.Weiss@kwprealestate.com  
DRE #01920886

#### Lee Shapiro

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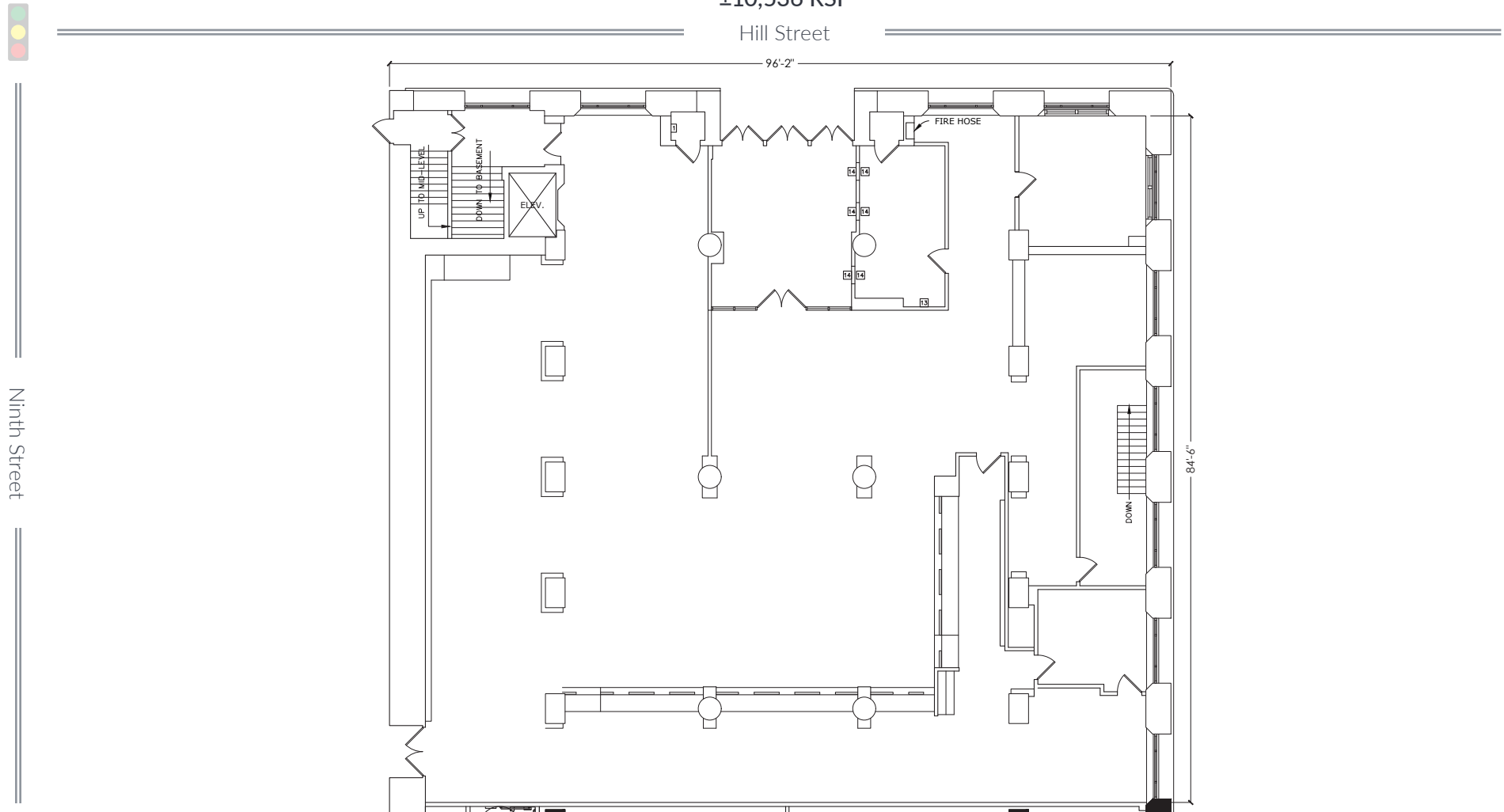
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FIRST FLOOR SITE PLAN  
±10,536 RSF



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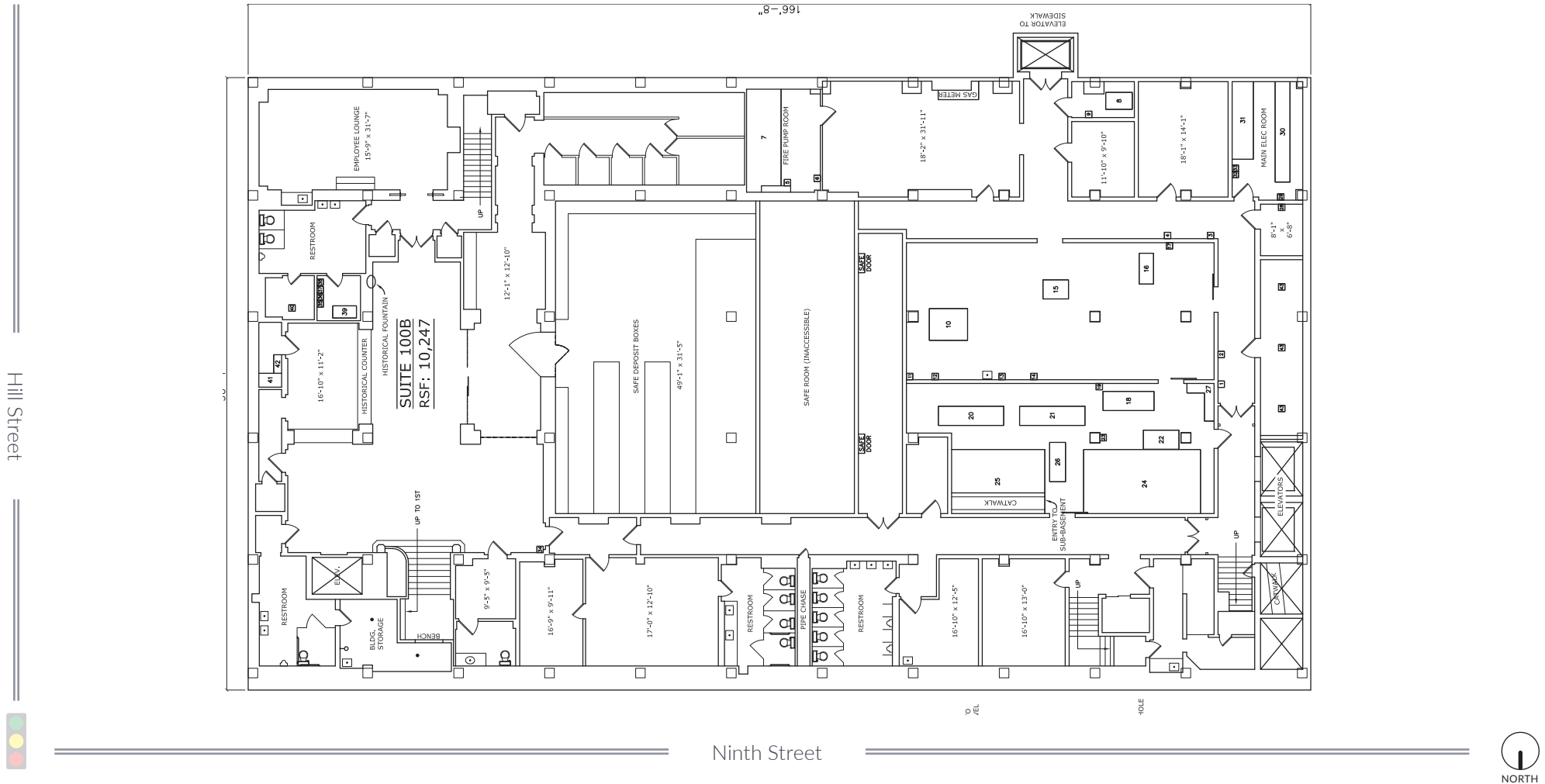
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## BASEMENT SITE PLAN ±10,247 RSF



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### GROUND FLOOR INTERIORS



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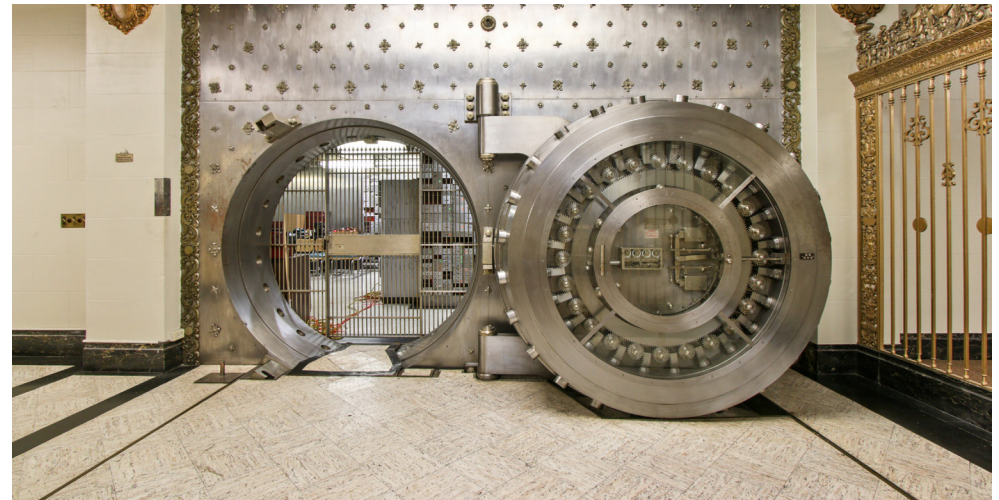
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LOWER LEVEL INTERIORS



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### SIGNAGE OPPORTUNITIES

Rooftop signage



Blade signage



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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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