

# 301

S. BROADWAY  
DOWNTOWN LOS ANGELES



*for lease*

**HISTORIC RETAIL SPACE  
IDEAL FOR FOOD & BEVERAGE**

# LEASE DETAILS

**301 S. BROADWAY**  
LOS ANGELES, CA 90013

## SIZE

2,081 SF

## RATE

\$3.95/SF MG

## TERM

*Negotiable*

## PARKING

*On-site parking*

## HIGH TRAFFIC LOCATION

Located steps from Grand Central Market & surrounded by DTLA's most active dining destinations, the space benefits from exceptional pedestrian traffic from locals, office workers, tourists, and nightlife patrons.

## ARCHITECTURAL DETAILS

Character-rich corner restaurant space with dramatic ceilings, strong frontage, mezzanine potential, and an open layout ideal for hospitality operators.



### LISTING TEAM



#### JAKE ZACUTO

*Managing Director*

310.469.9012

[jake@zacutogroup.com](mailto:jake@zacutogroup.com)

DRE #01377441

#### JACKIE LUBRANO

*Senior Vice President*

310.469.9376

[jackie@zacutogroup.com](mailto:jackie@zacutogroup.com)

DRE #02024601

#### MATT AMBROSE

*Director*

213.431.2511

[matta@zacutogroup.com](mailto:matta@zacutogroup.com)

DRE #02128242

**MILLION DOLLAR  
THEATER**

**GRAND CENTRAL  
MARKET**  
LOS ANGELES SINCE 1917

**301**  
S. BROADWAY  
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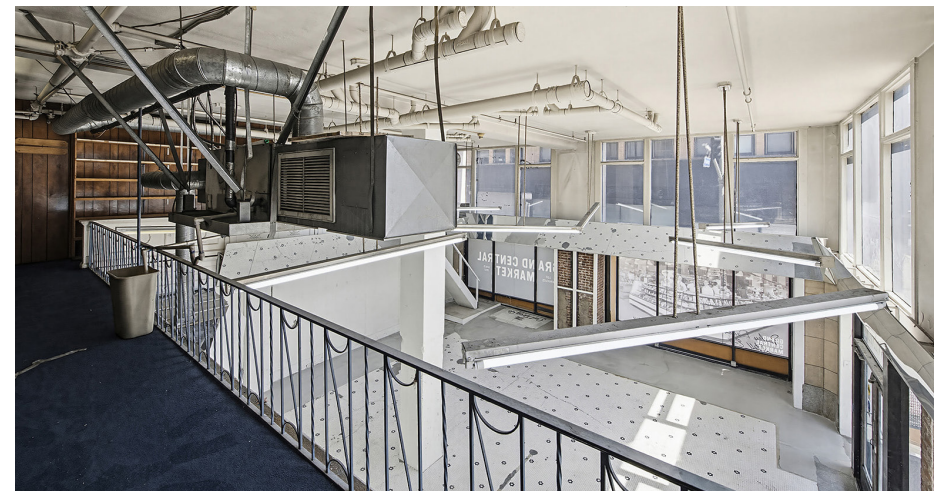
# *PREMIER F&B CORNER*

Prominent corner location neighboring Grand Central Market and the Million Dollar Theater, placing your concept at the center of one of Downtown LA's most active dining corridors.



FOR LEASE

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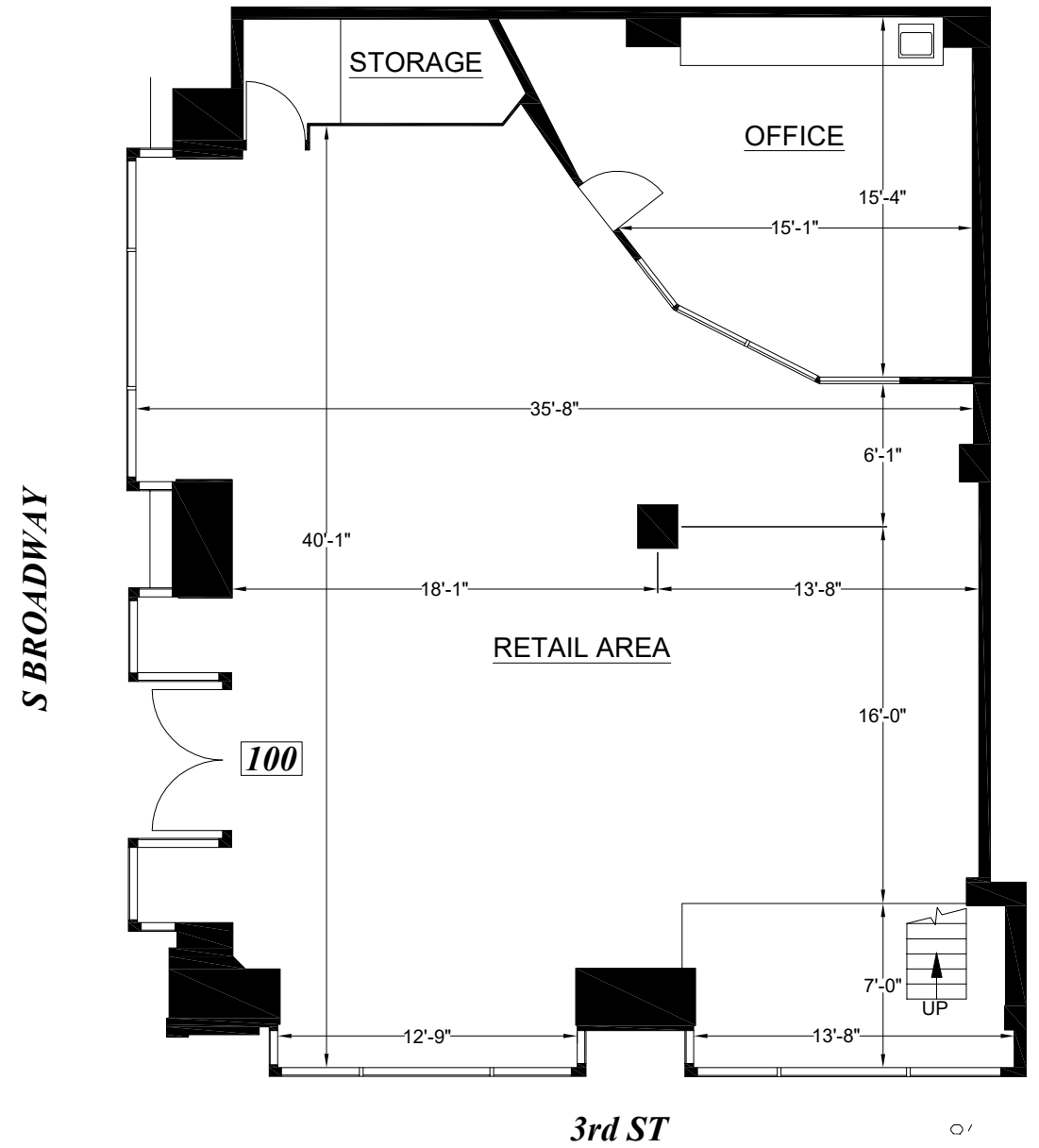
# OPEN RETAIL CONFIGURATIONS

Open floorplan with soaring ceilings and flexible seating potential allows for a wide range of restaurant, cafe, dessert, bar, or specialty food concepts.





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# OPERATIONAL FLEXIBILITY

Includes private office, storage area, & mezzanine level offering valuable operational support for food & beverage users.



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# THE BEST OF LOS ANGELES, NEXT DOOR!



📍 MCCONNELL'S ICE CREAM



📍 GO GET EM TIGER



📍 EGGSLUT



📍 STICKY RICE



📍 MIZNON



📍 CHINA CAFE



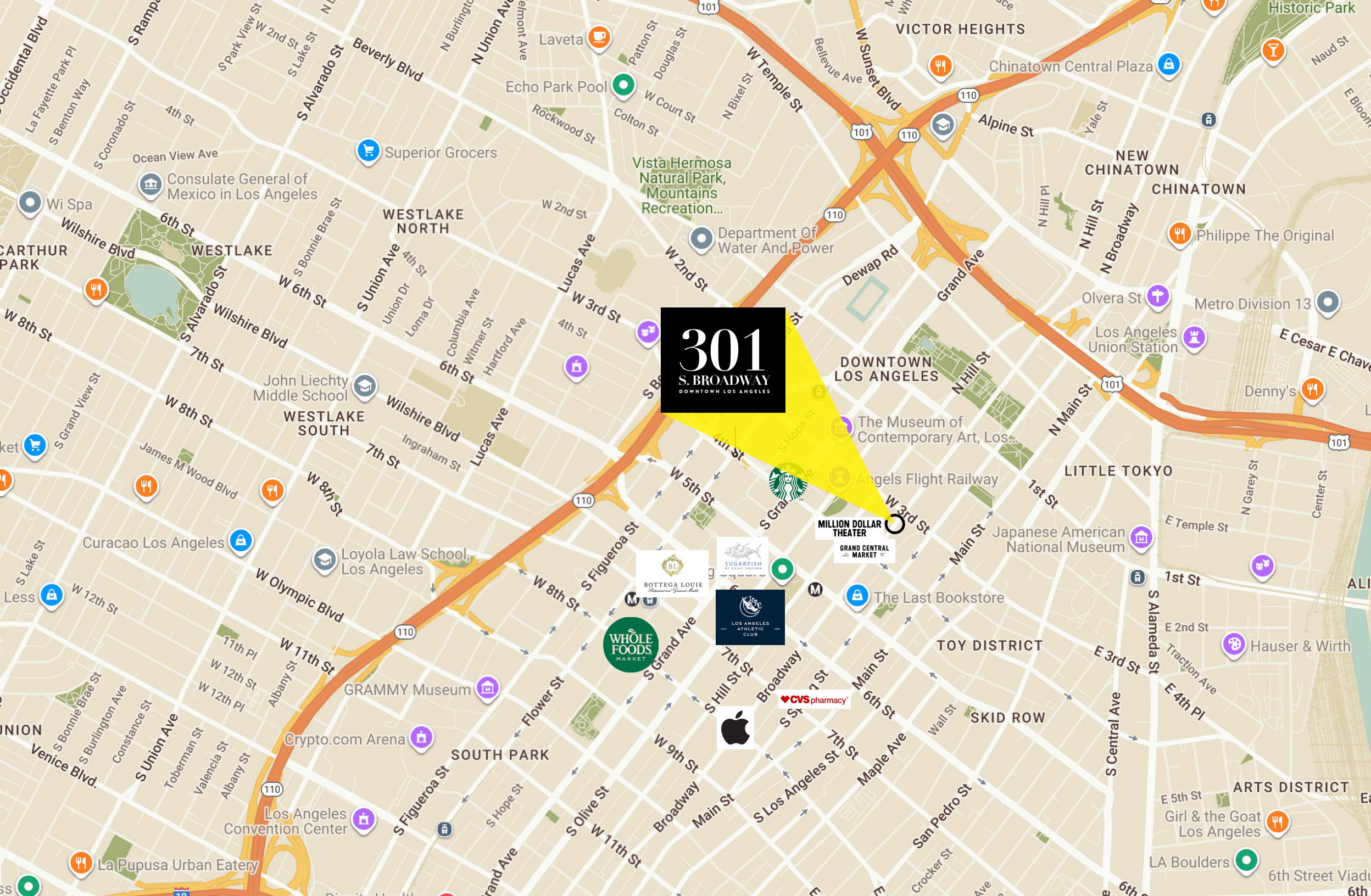
📍 BASTION BAKERY



📍 BROAD STREET OYSTER CO.



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**ZACUTOGROUP.COM | 310.469.9300**

