



900 S BROADWAY

LOS ANGELES, CA 90015

- ▶ LOCATED IN HEART OF FASHION DISTRICT
- ▶ CORPORATE HQ LEVEL FINISHES
- ▶ INTERIOR OPEN AIR SPACE/KITCHEN

PRESENTED BY

SEHYUNG KIM

Senior Vice President | LIC NO 01327276

skim@lee-associates.com

p 213.290.3599

fashiondistrict.info

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FASHION DISTRICT.INFO
YOUR GATEWAY TO REAL ESTATE IN THE FASHION DISTRICT

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

PROPERTY HIGHLIGHTS

PROPERTY SPECIFICATIONS

SIZE

±22,400 SF
(Including Basement)

±17,506 SF
(On Title/ does not include basement)

LOT SIZE

±6,280 SF

ORIGINAL YEAR BUILT

1905

APN

5139-002-18

ZONING

[Q] C2-4D-DCO-SN

[Q] - Qualified Classification: Zoning Changed to Ensure Community Compatibility
(4) - Height District 4: FAR 13:1; No Height Limit
(D) - Development Limitations: Design Guidelines in Place.
(CDO) - Community Design Overlay: Broadway
SN - Sign District: Historic Broadway



PROPERTY HIGHLIGHTS

LOCATION HIGHLIGHTS



Southeast Corner of West Ninth Street and Broadway



Immediate Access to Fashion Showrooms and Offices:

- California Market Center
- Cooper Design Space
- The New Mart
- Gerry Building



One Block from Apple Store Tower Theater



Retail Stores within the block include:
Gentle Monster, Urban Outfitters, West Elm

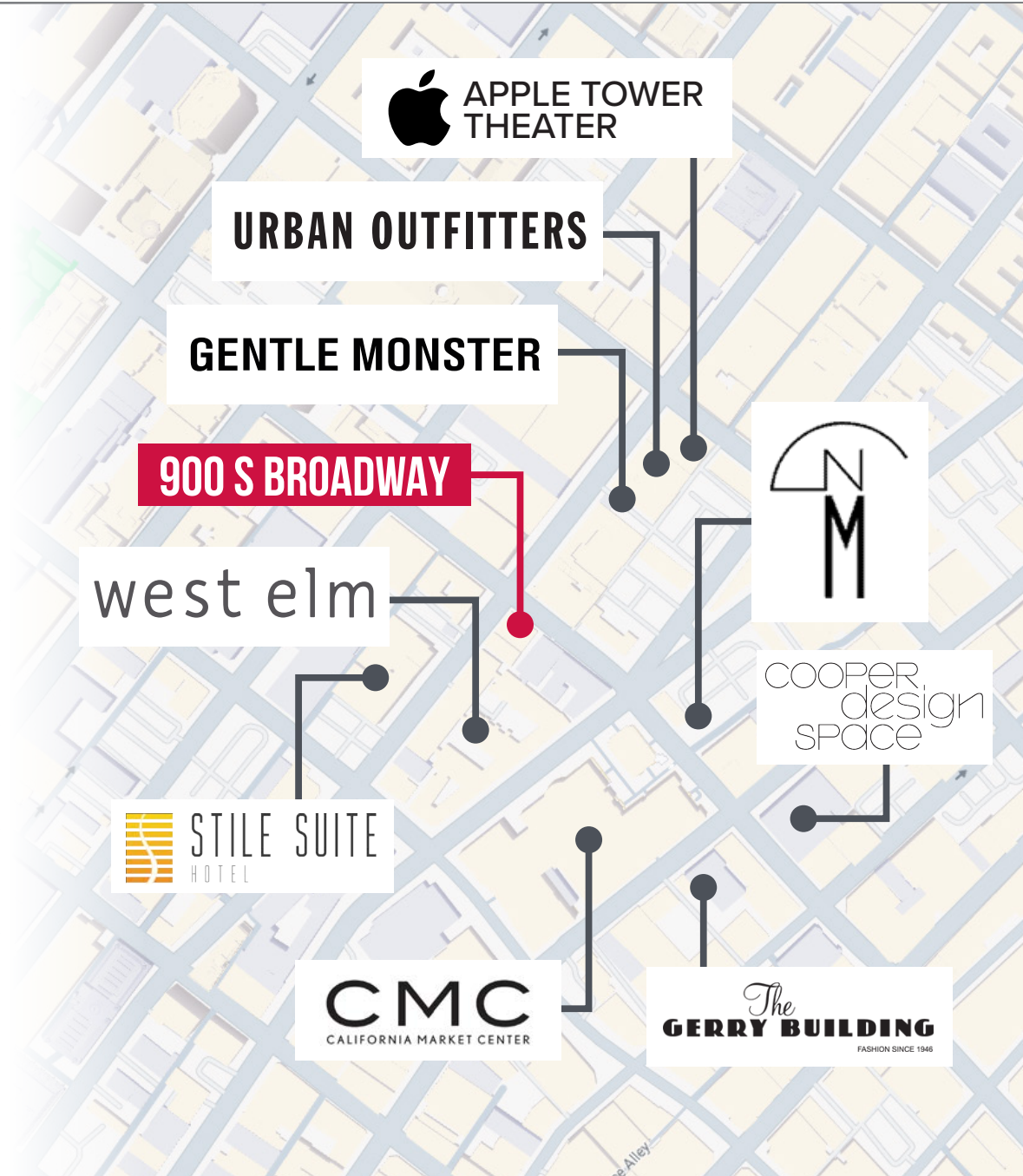


Across Street from Stile Suite Hotel Building



Income from Rooftop Billboard

CONTACT BROKER FOR **CURRENT RENT ROLL**



LOCAL LANDMARKS

RETAIL SPACES

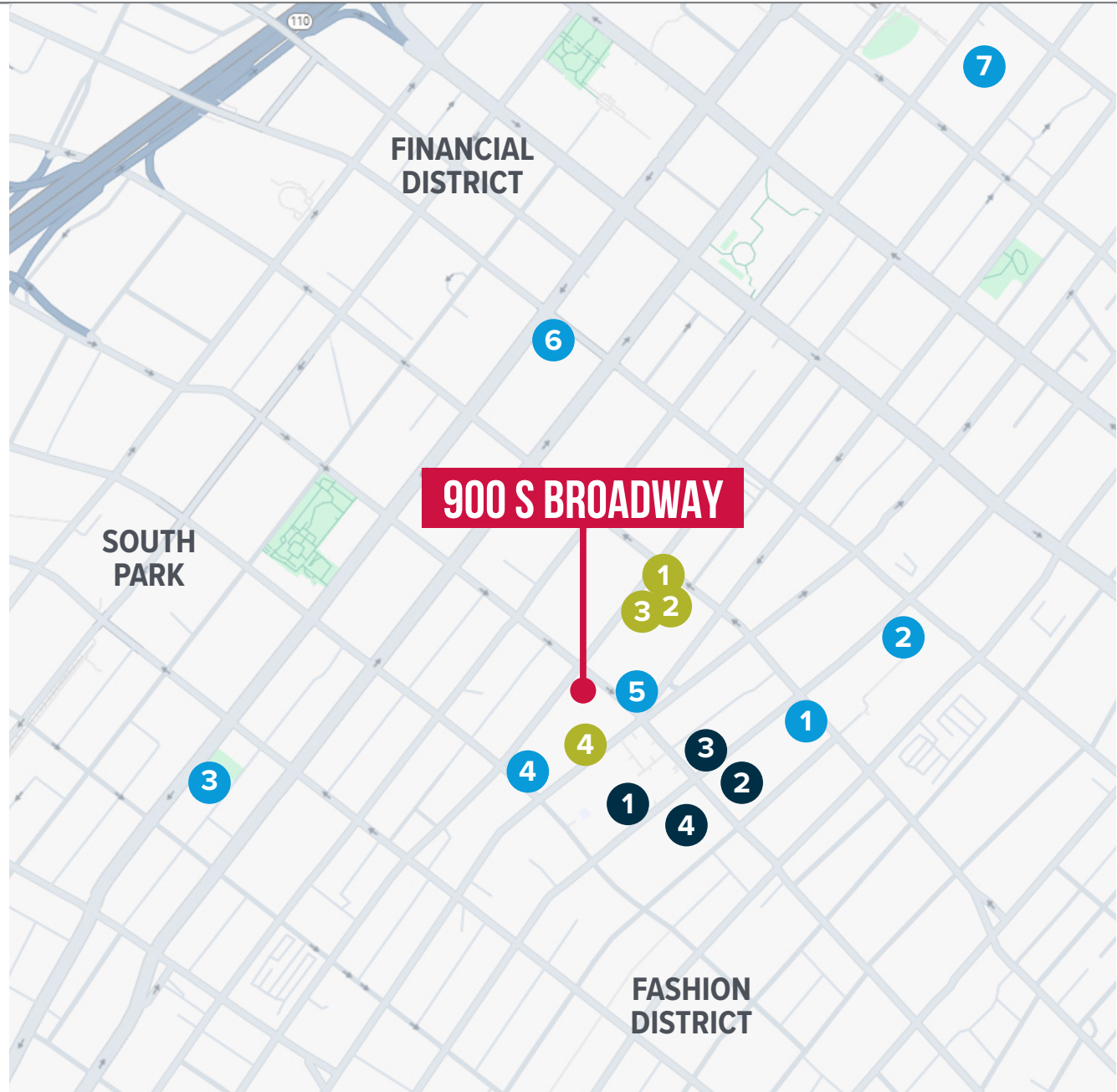
- 1 Apple
- 2 Urban Outfitters
- 3 Gentle Monster
- 4 West Elm

RESTAURANTS

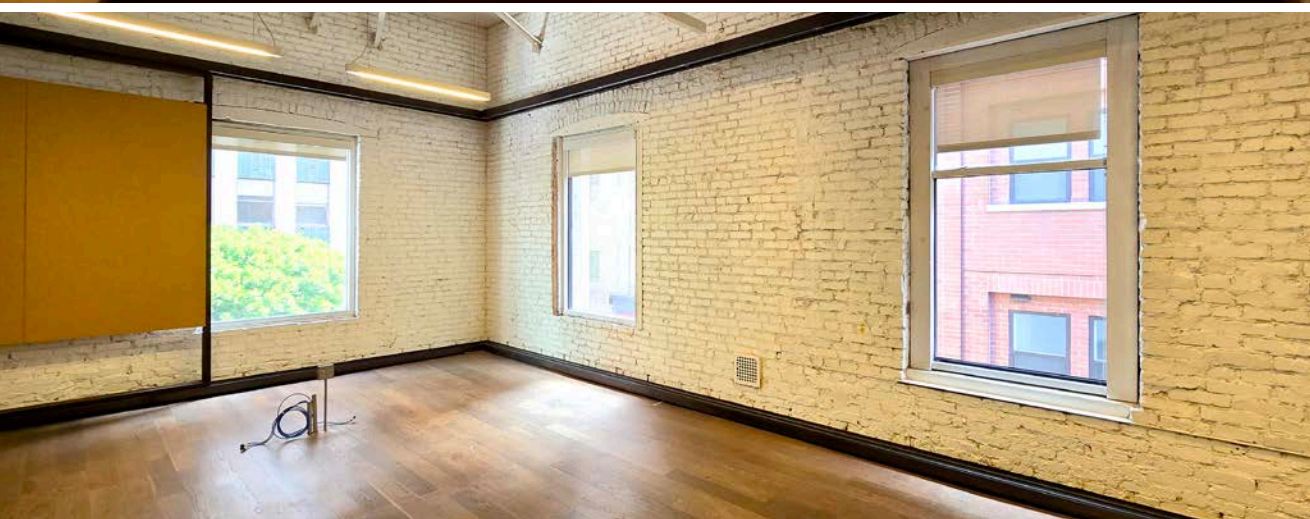
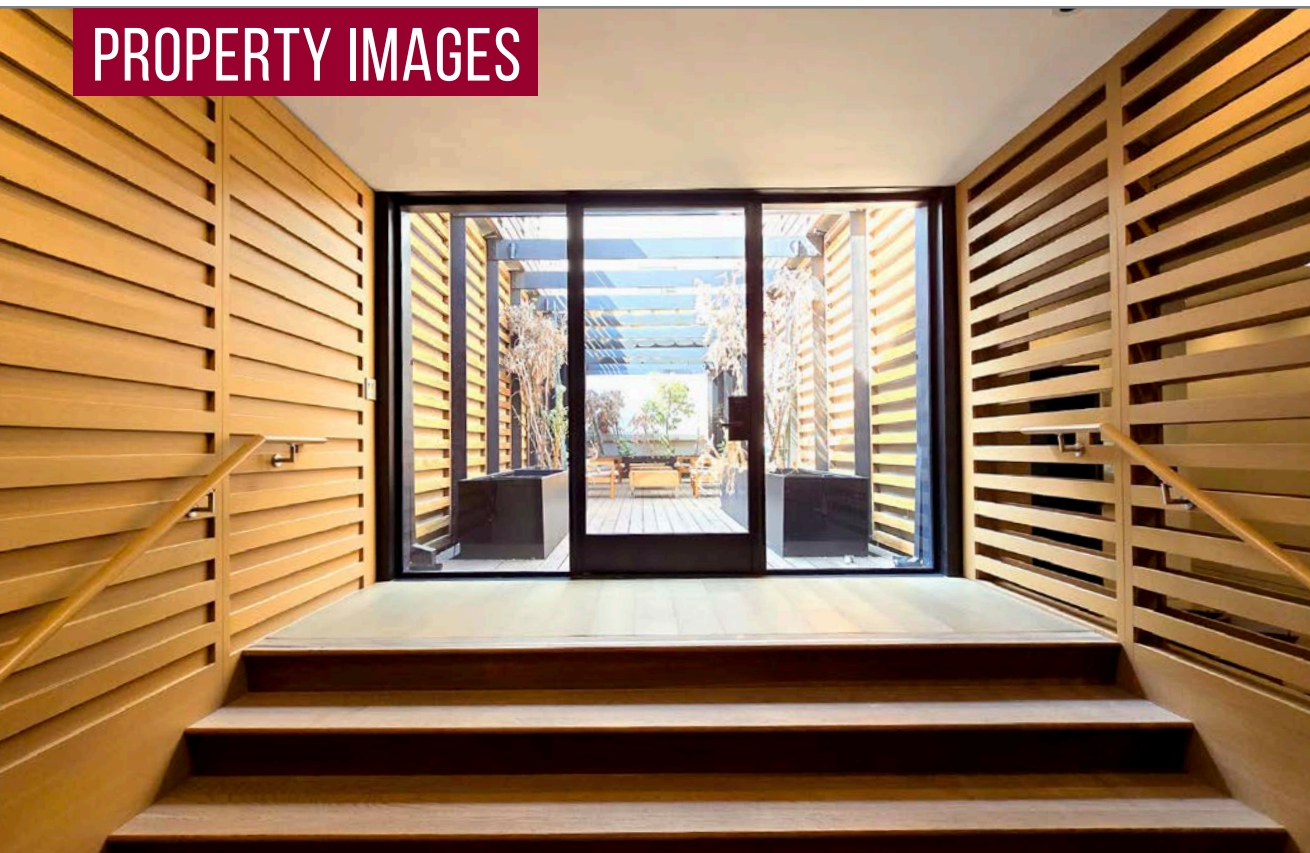
- 1 Sonoratown
- 2 Broken Mouth
- 3 Pine and Crane
- 4 Dune DTLA
- 5 Lala's
- 6 Bottega Louie
- 7 Grand Central Market

COMMERCIAL CENTERS

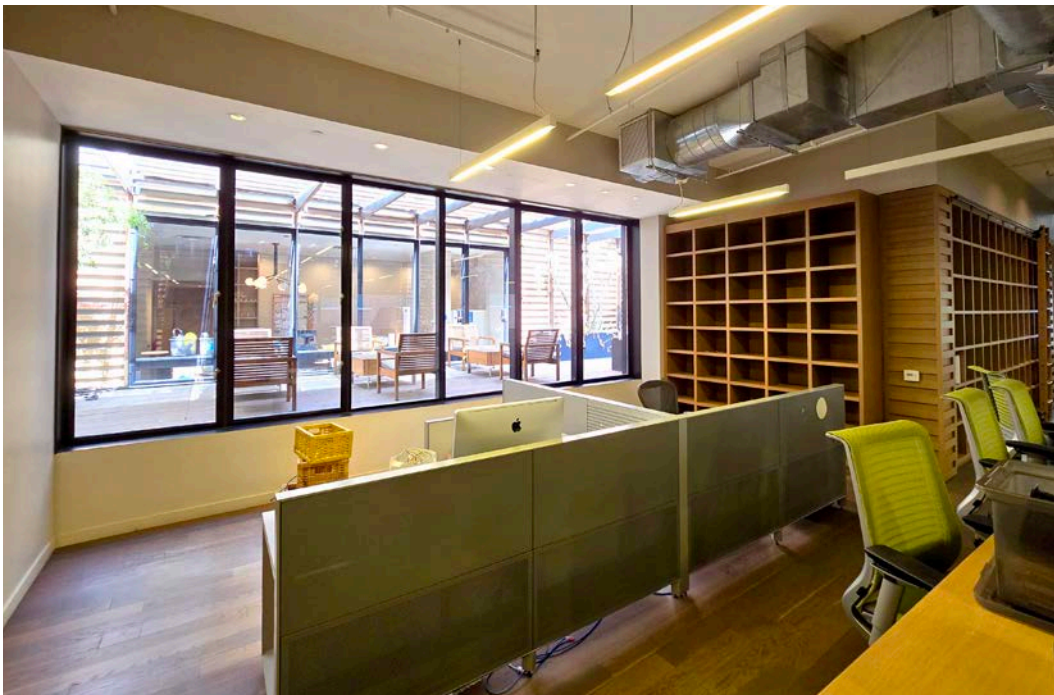
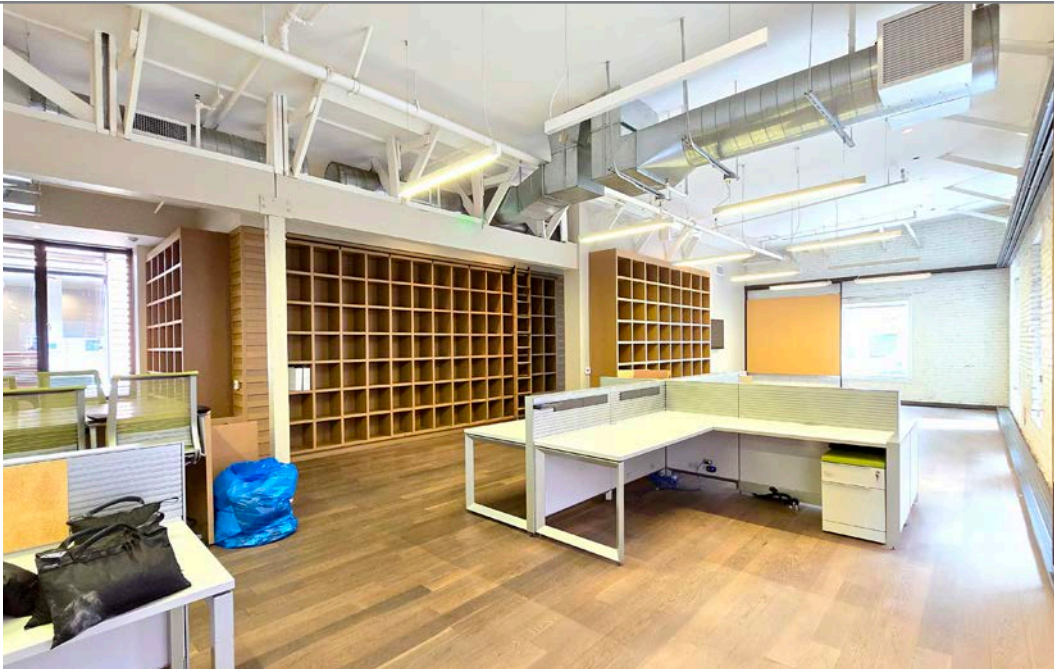
- 1 California Market Center
- 2 Cooper Design Space
- 3 The New Mart
- 4 Gerry Building



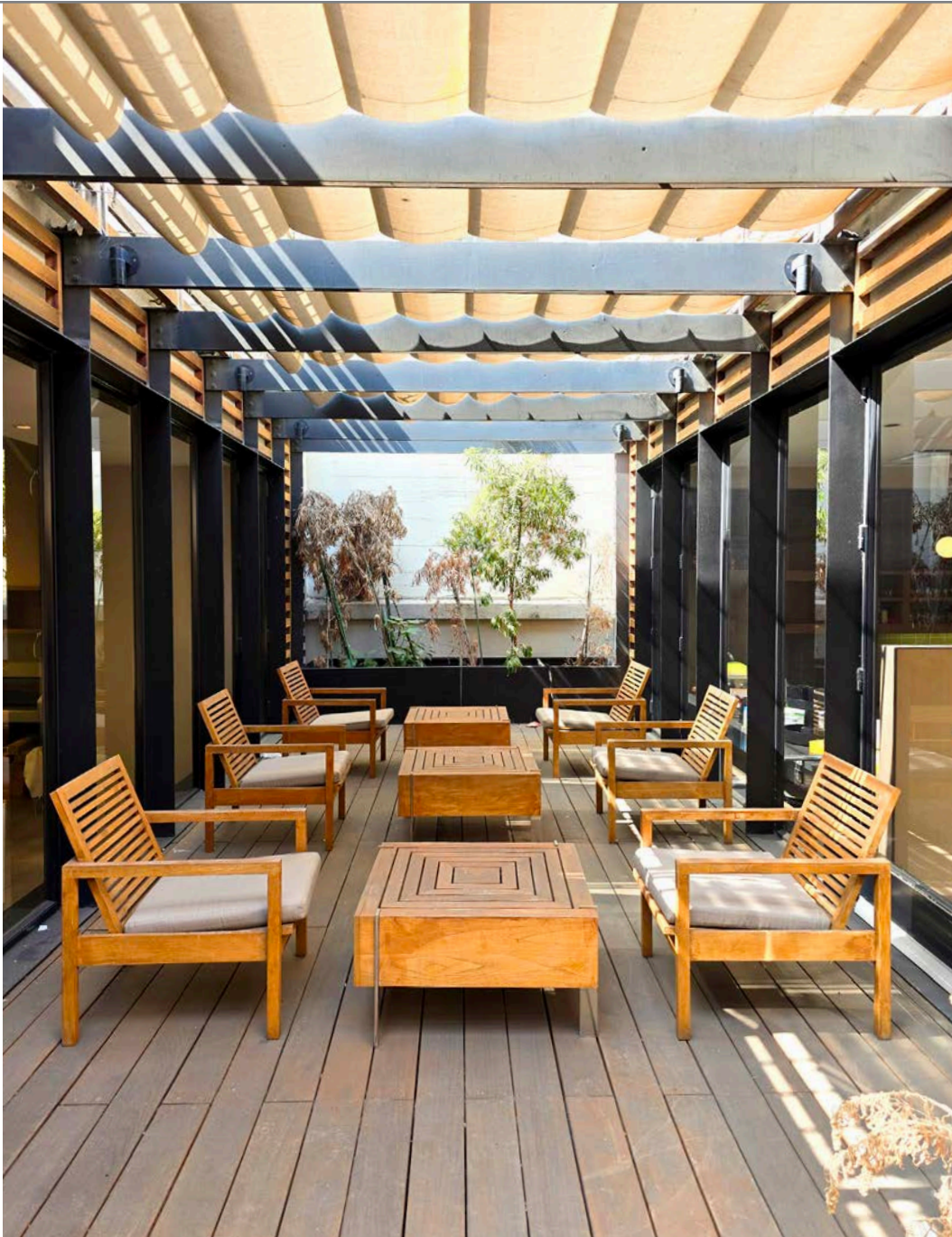
PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES



900 S BROADWAY | LOS ANGELES

*NO FURNITURE NOW, CAN BE FURNISHED TO LOOK AS SUCH
**IMAGES OF FORMER GROUND FLOOR TENANT

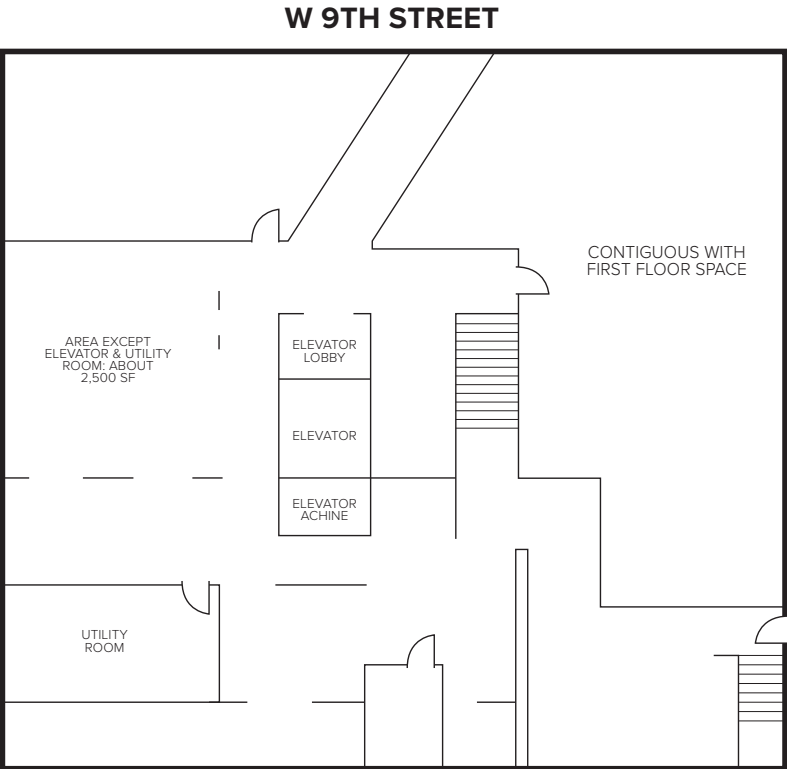
PROPERTY IMAGES



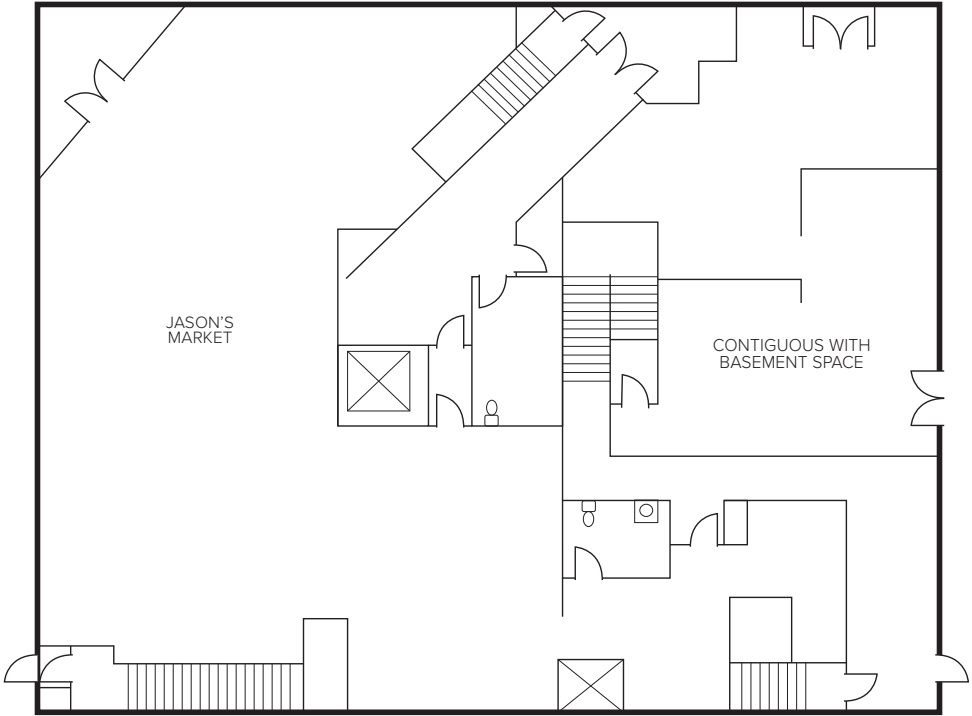
LEE & ASSOCIATES, LOS ANGELES | 1201 N MAIN ST LOS ANGELES, CA 90012

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AO Corp. # 01129558

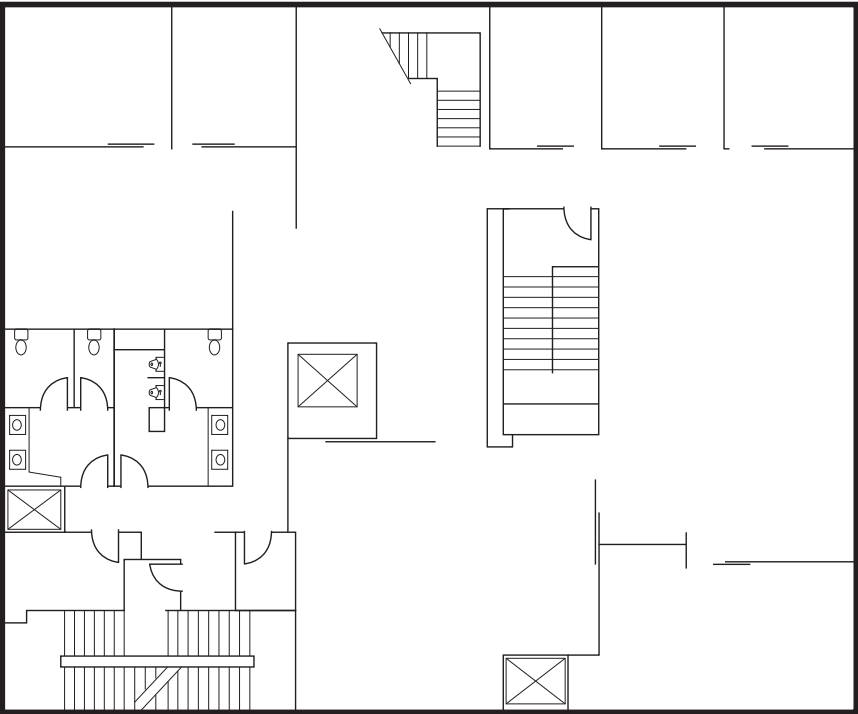
BASEMENT



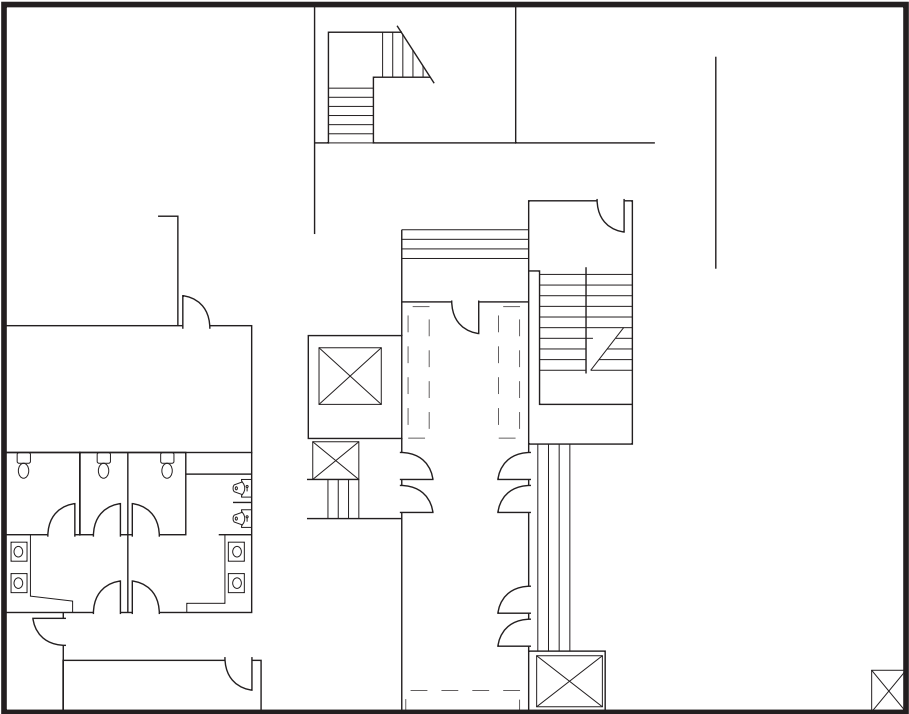
1ST FLOOR

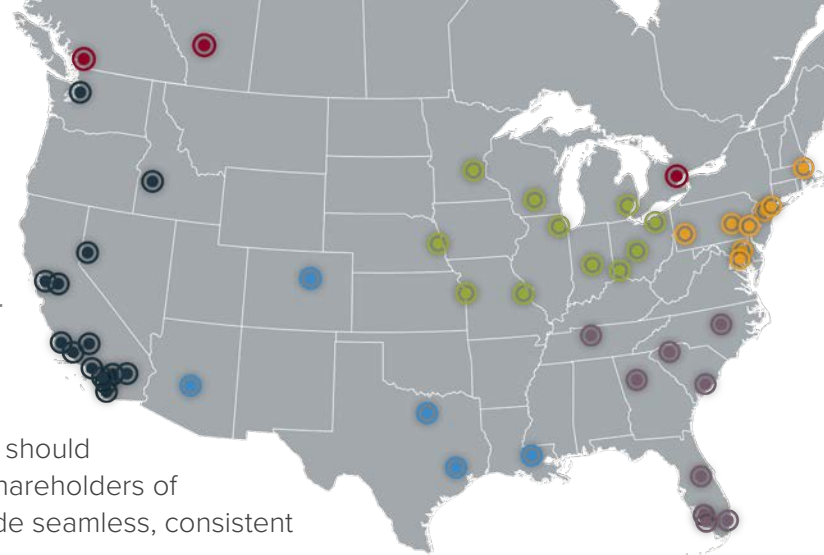


2ND FLOOR



3RD FLOOR





ABOUT US

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

160+
YEARS

**BROKERAGE
EXPERIENCE**



**INTERNATIONAL
PRESENCE &
LOCAL EXPERTISE**

1.2+
MILLION

**SF IN ACTIVE
LISTINGS**



NATIONWIDE PRESENCE

California

Idaho

Nevada

Washington

Arizona

Colorado

Louisiana

Texas

Indiana

Illinois

Kansas

Ohio

Michigan

Minnesota

Missouri

Nebraska

District Columbia (DC)

Massachusetts

Maryland

New York

New Jersey

Pennsylvania

Florida

Georgia

Tennessee

North Carolina

South Carolina

Canada: Alberta

British Columbia

Ontario

900

S BROADWAY

LOS ANGELES, CA 90015



SEHYUNG KIM

Senior Vice President | LIC NO 01327276

e skim@lee-associates.com | p 213.290.3599

fashiondistrict.info