

The Parkline

1457 N MAIN ST • LOS ANGELES

RETAIL FOR LEASE
±4,966 SF GROUND-FLOOR RETAIL SPACE

EVAN JURGENSEN

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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PROPERTY HIGHLIGHTS



±4,966SF of Brand-New
Ground-Floor Retail
(Divisible)



Ground-Floor Frontage and
Built-In Residential Demand
Right Above the Space



Ideal for Grocery, Market, or
Bodega-Type Users



Turnkey New Construction
with Modern Systems and
Prominent Signage Exposure

1457 N Main Street offers divisible ground-floor retail space totaling ±4,966 SF within a brand-new mixed-use development in one of Los Angeles' fastest-growing neighborhoods. Featuring excellent street frontage, modern construction, and built-in residential demand both above & nearby, the space is ideal for a market, café, restaurant, or neighborhood-serving retail user seeking high visibility in a thriving urban corridor.

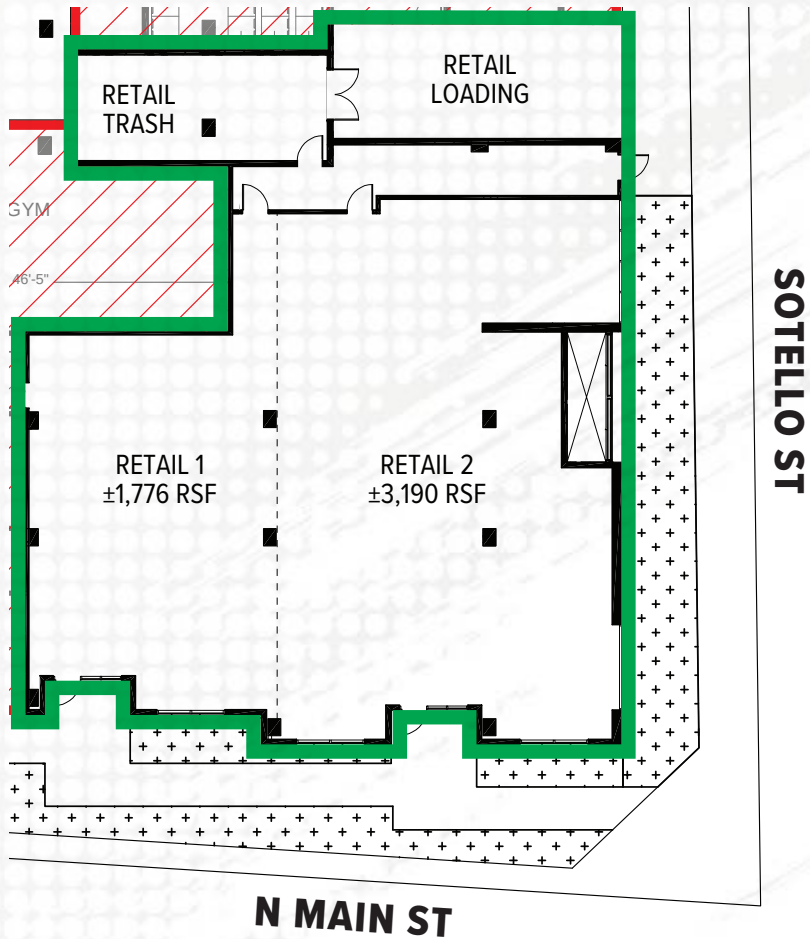
LEASE RATE

\$3.00 PSF

PROPERTY INFORMATION

Available Size	±4,966 SF
Unit 1 Size	±1,776 SF
Unit 2 Size	±3,190 SF
Prop Lot Size	POL
APN	5409-005-030
Year Built	2026
Zoning	LAUI(CA)
Market/Submarket	LA Central

PROPERTY FLOOR PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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NEIGHBORHOOD MARKET CONCEPT



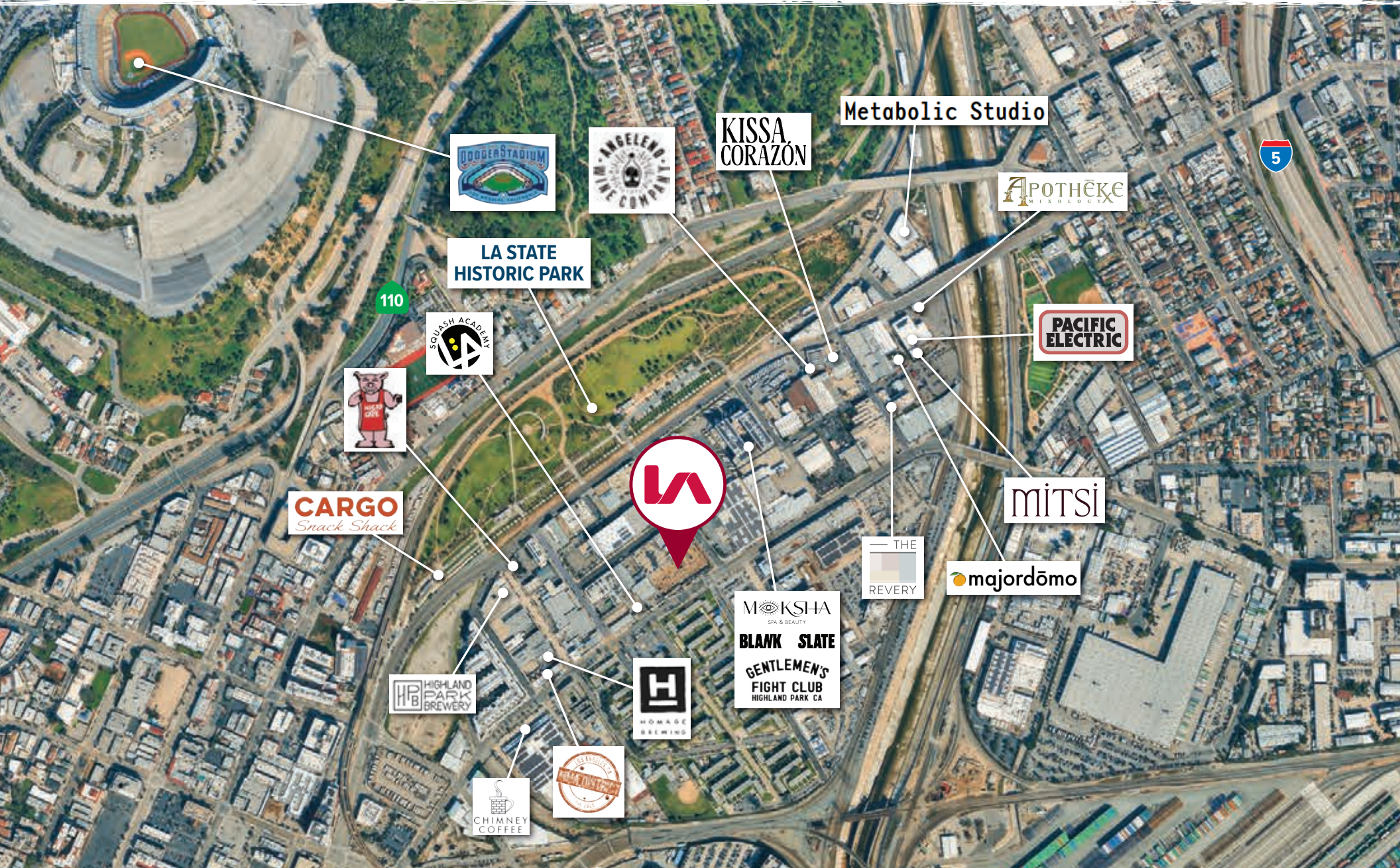
NOTE: Renderings are conceptual only and are intended to illustrate potential use of the space. Final design, layout, improvements, and specifications are subject to tenant requirements, landlord approval, and applicable regulations.

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INSTANT
BUILT-IN DEMAND!



PARK EAST
280 UNITS

Llewellyn
318 UNITS

**BLOSSOM
PLAZA**
238 UNITS



The Parkline
AT 1457 NORTH MAIN STREET
376 UNITS

For More Information,
Please Contact ►

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COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.