

# Claim Your Place in Downtown LA's Skyline

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5 | S FIGUEROA ST. LOS ANGELES, CA 90071



RETAIL FOR LEASE



Located at 445 S Figueroa St in Los Angeles, this iconic skyscraper stands 500 feet tall and features 37 stories of modernist architecture.

Completed in 1973, the building serves as a hub for various businesses, contributing to the vibrant downtown landscape. Its sleek design and strategic location make it a notable landmark within the city's skyline.





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# DISTINCTIVE HIGHLIGHTS

Two-level retail center spanning 24,833 SF, offering a unique blend of services and both indoor and al fresco bistro dining areas

Expansive, unobstructed vistas offering breathtaking views

Inviting outdoor amenity space featuring lush landscaping, fire pits, diverse seating arrangements, and accessible Wi-Fi and power outlets

Above-average parking ratio, ensuring convenient access for tenants and visitors

Effortless ingress and egress from the 110 freeway

Newly positioned under well-capitalized ownership, promising a commitment to excellence and sustained investment in the property



# ENHANCE YOUR BRAND



AVAILABLE	TYPE	SQUARE FEET
Retail 100A-B	Divisible retail space	±1,138-2,501
Retail 101	2nd generation restaurant	±1,106
Retail 110	2nd generation restaurant	±2,431
Retail 130	Retail space	±2,045

STREET LEVEL FLOOR PLAN





RETAIL 101  
±1,106 SF

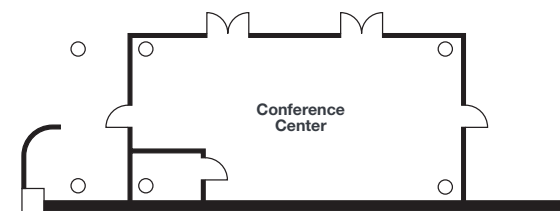
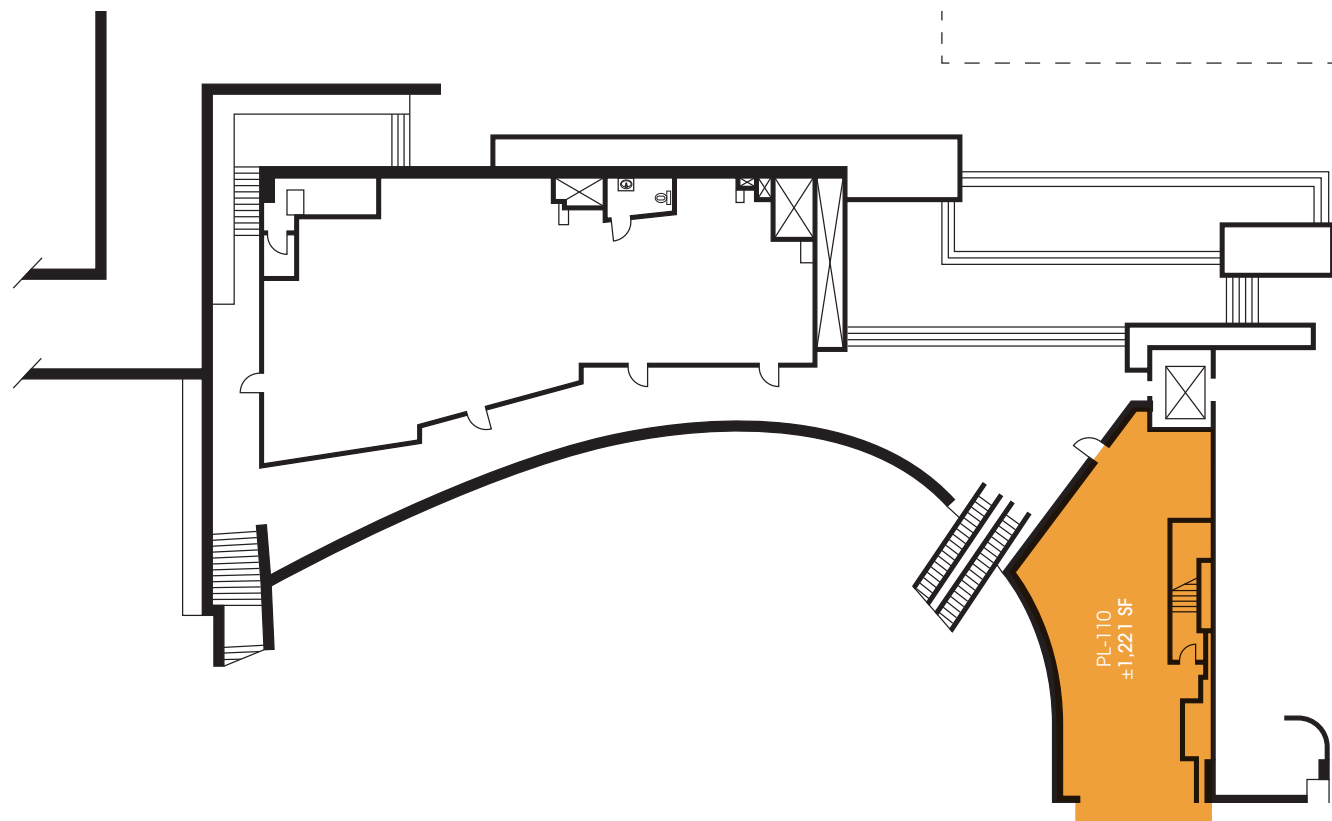




RETAIL 110  
±2,431 SF



# ENHANCE YOUR BRAND



AVAILABLE	TYPE	SQUARE FEET
PL-110	Former café space	±1,221

PLAZA FLOOR PLAN





PL-110  
±1,221 SF





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# AREA OVERVIEW

Bunker Hill offers an ideal retail environment in a lively neighborhood, seamlessly blending accessibility by road and foot traffic. With an array of restaurants, cafes, shopping centers, and entertainment options all within reach, your days are guaranteed to be both convenient and inspiring. This vibrant locality ensures a dynamic and gratifying urban experience for residents and visitors alike.

445 S FIGUEROA ST,  
LOS ANGELES, CA 90071



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## NEARBY AMENITIES

**CONRAD**  
LOS ANGELES

WALT DISNEY  
CONCERT HALL

GRAND CENTRAL  
MARKET  
LOS ANGELES SINCE 1917



**THE BROAD**

THE  
MUSIC  
CENTER

# NOTABLE AMENITIES

445

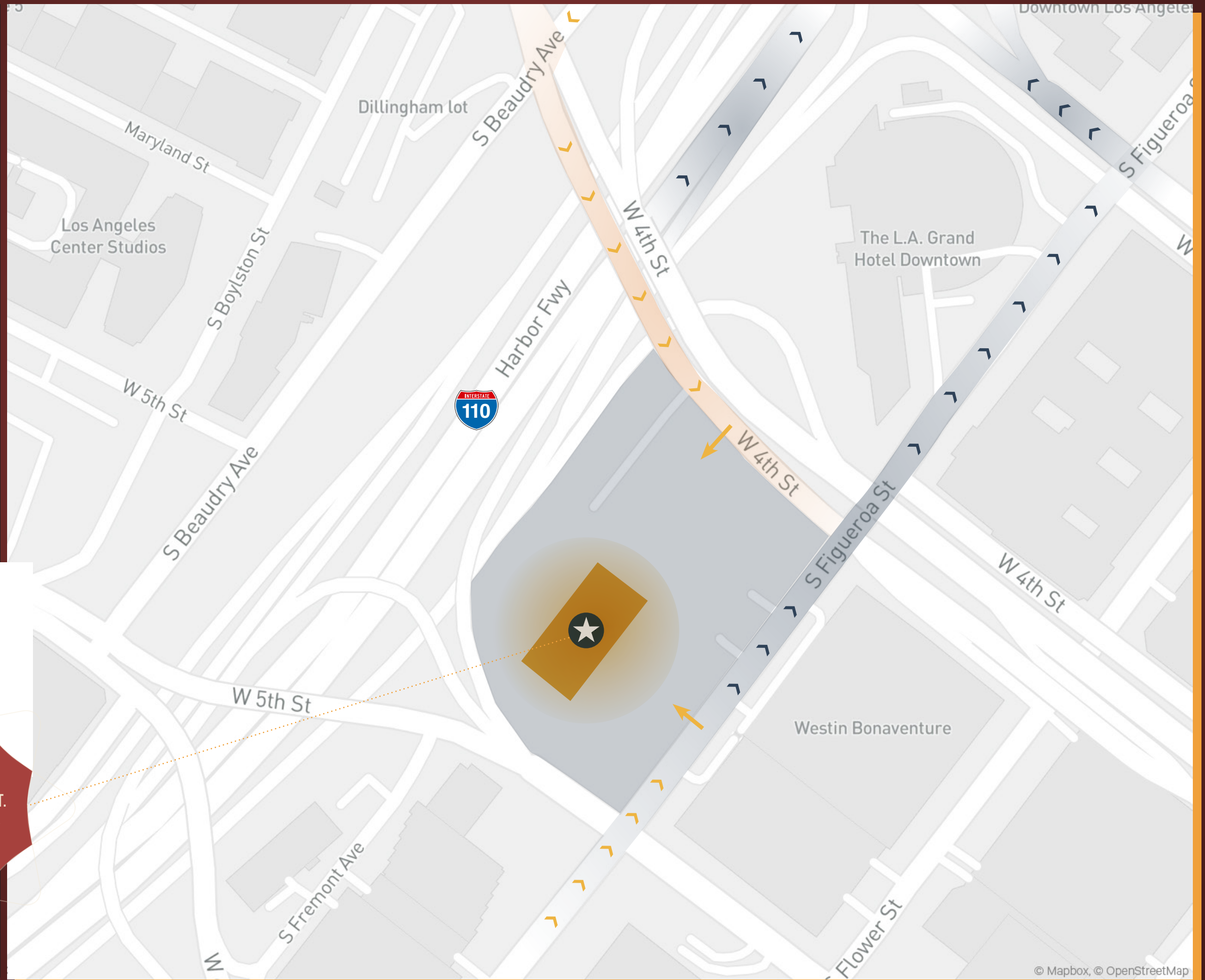
S. FIGUEROA ST.  
LOS ANGELES  
CA 90071



# EASY ACCESS TO THE SKYLINE

INGRESS >  
EGRESS >

**445**  
S. FIGUEROA ST.  
LOS ANGELES  
CA 90071



CALL +1 213 613 3272

**Derrick Moore**

Lic. 01029938  
derrick.moore@cbre.com

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**Diandra Dillon**

Lic. 02210049  
diandra.dillon@cbre.com

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**Shiho Takei Moore**

Lic. 02224981  
shiho.moore@cbre.com

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