

THE BLOC

RESTAURANT & RETAIL OPPORTUNITIES IN DOWNTOWN LOS ANGELES

THEBLOCLA.COM



WELCOME TO THE BLOC

730,000 SF of Creative Office

435,000 SF of Retail & Restaurants

1,895 Parking Spaces

496 Key Hotel

12 Screen Cinema

2 Acres of Open Space

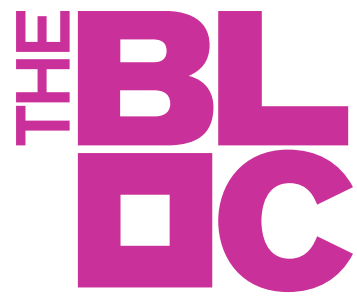
1 Metro Station







PLAZA LEVEL



AVAILABLE

RESTAURANT/RETAIL

UNIT	SIZE (SF)
G-100	±2,911
G-215	±2,600
G-230	±1,000

RETAIL

UNIT	SIZE (SF)
B-0001	±17,650
G-440	±1,723
G-460	±1,591
G-500	±5,560
G-630	±3,588
G-740	±610

DIRECTORY

ENTERTAINMENT

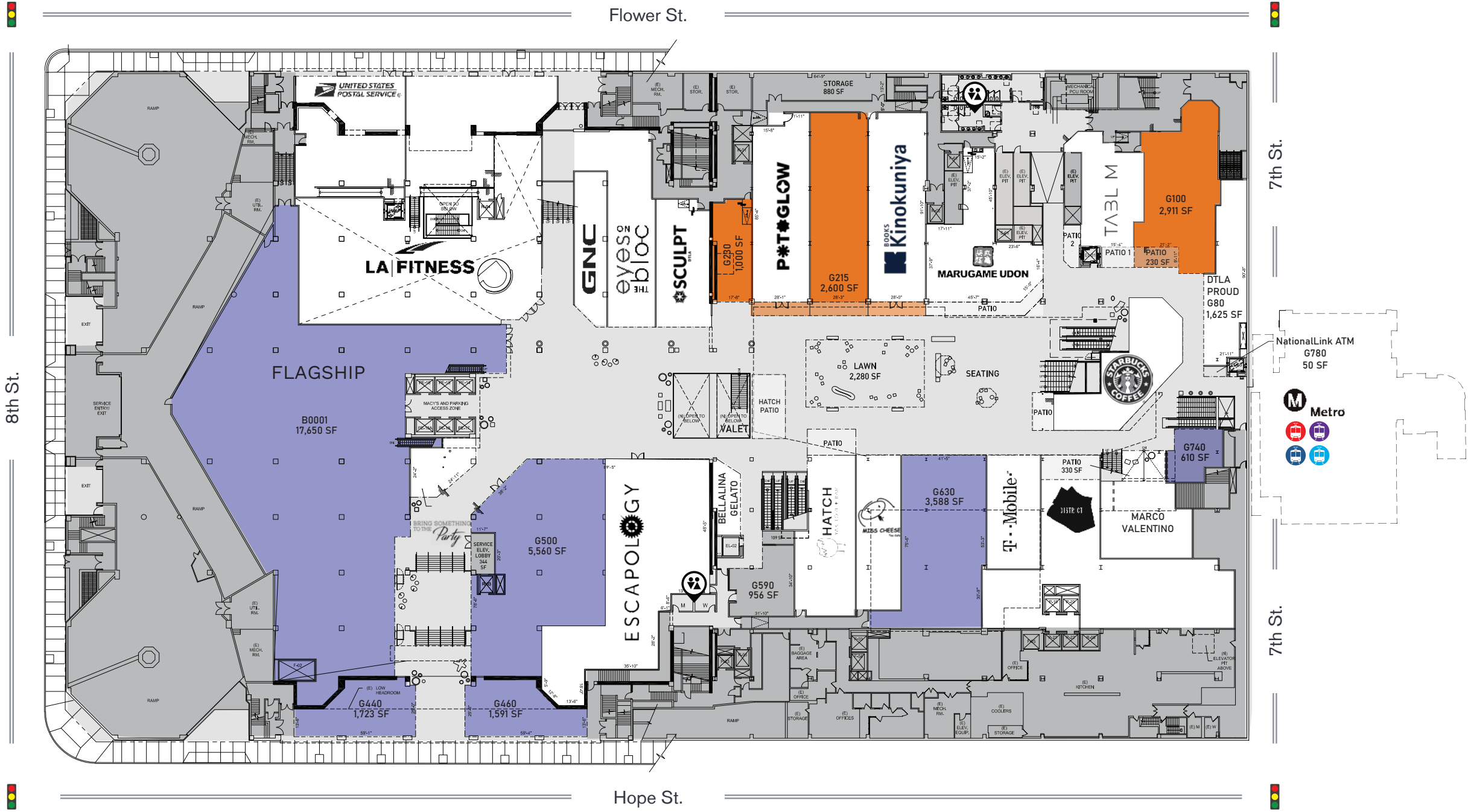
Escapology

RETAIL & SERVICES

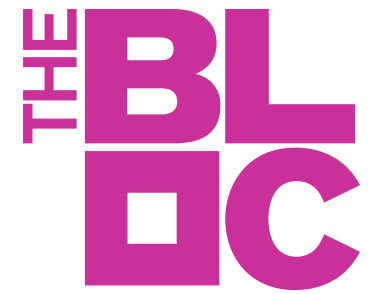
Bring Something to the Party
Eyes on the Bloc
GNC
Kinokuniya Books
LA Fitness
Marco Valentino
Potoglow
Sculpt DTLA
T-Mobile

FOOD & BEVERAGE

Bellalina Gelato
District
Hatch
Marugame Udon
Miss Cheese Tea Cafe
Starbucks
TABL M



STREET LEVEL



AVAILABLE

■ RESTAURANT/RETAIL

UNIT	SIZE (SF)
S-150	±2,146

RETAIL

UNIT	SIZE (SF)
B-0002	±81,254 *
S-210	±2,980
S-280	±1,381

* Divisible

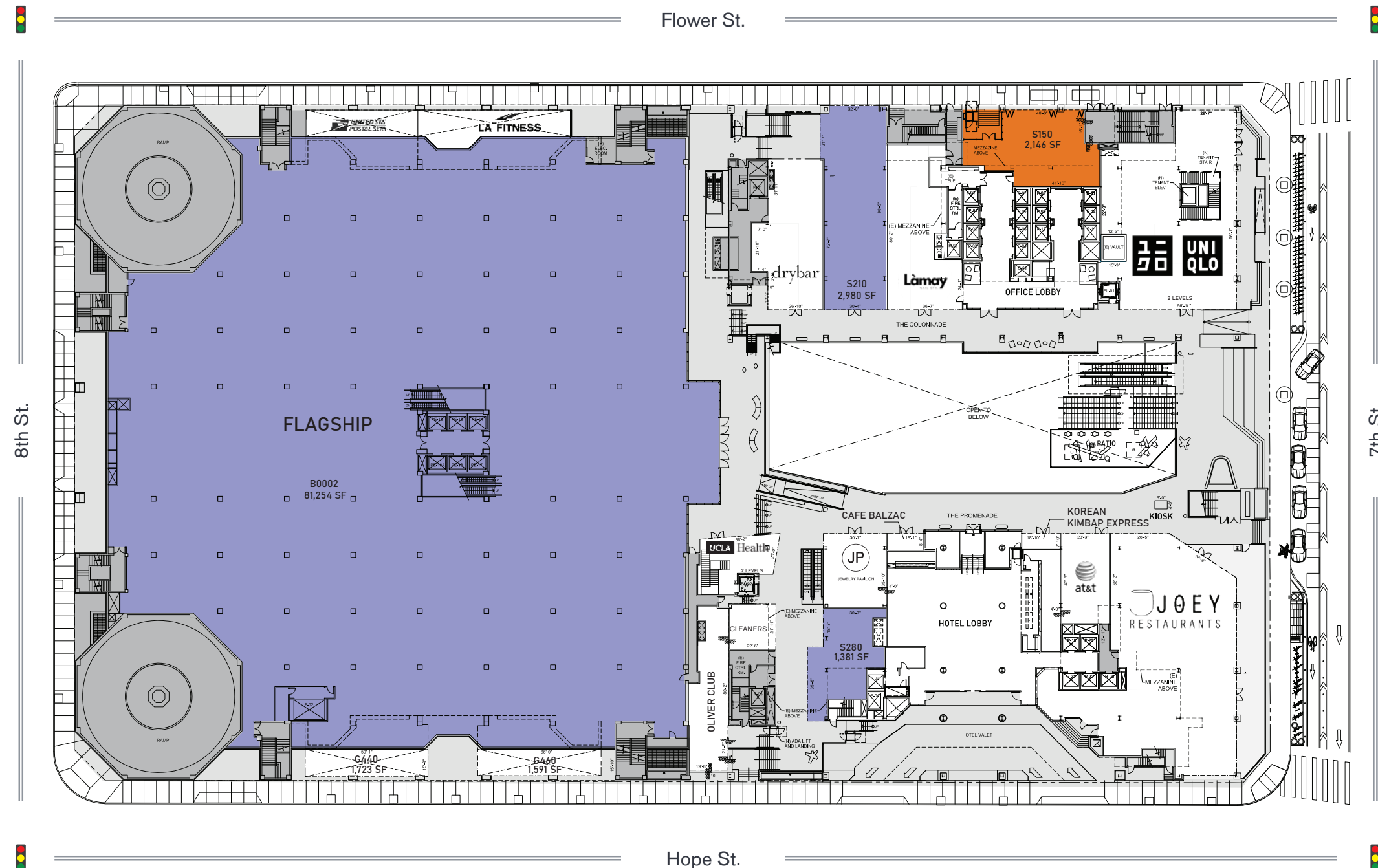
DIRECTORY

RETAIL & SERVICES

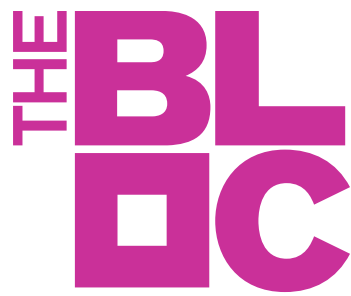
AT&T
Drybar
Jewelry Pavilion
LA Fitness
Lamay Nail Spa
Oliver Club
Uniqlo
USPS
Your Cleaners Online

FOOD & BEVERAGE

Café Balzac
JOEY DTLA
Korean Kimbap Express



SECOND LEVEL



AVAILABLE

RETAIL

UNIT	SIZE (SF)
B-0003	±81,254*
U-200	±4,160

* Divisible

DIRECTORY

ENTERTAINMENT

Alamo Drafthouse

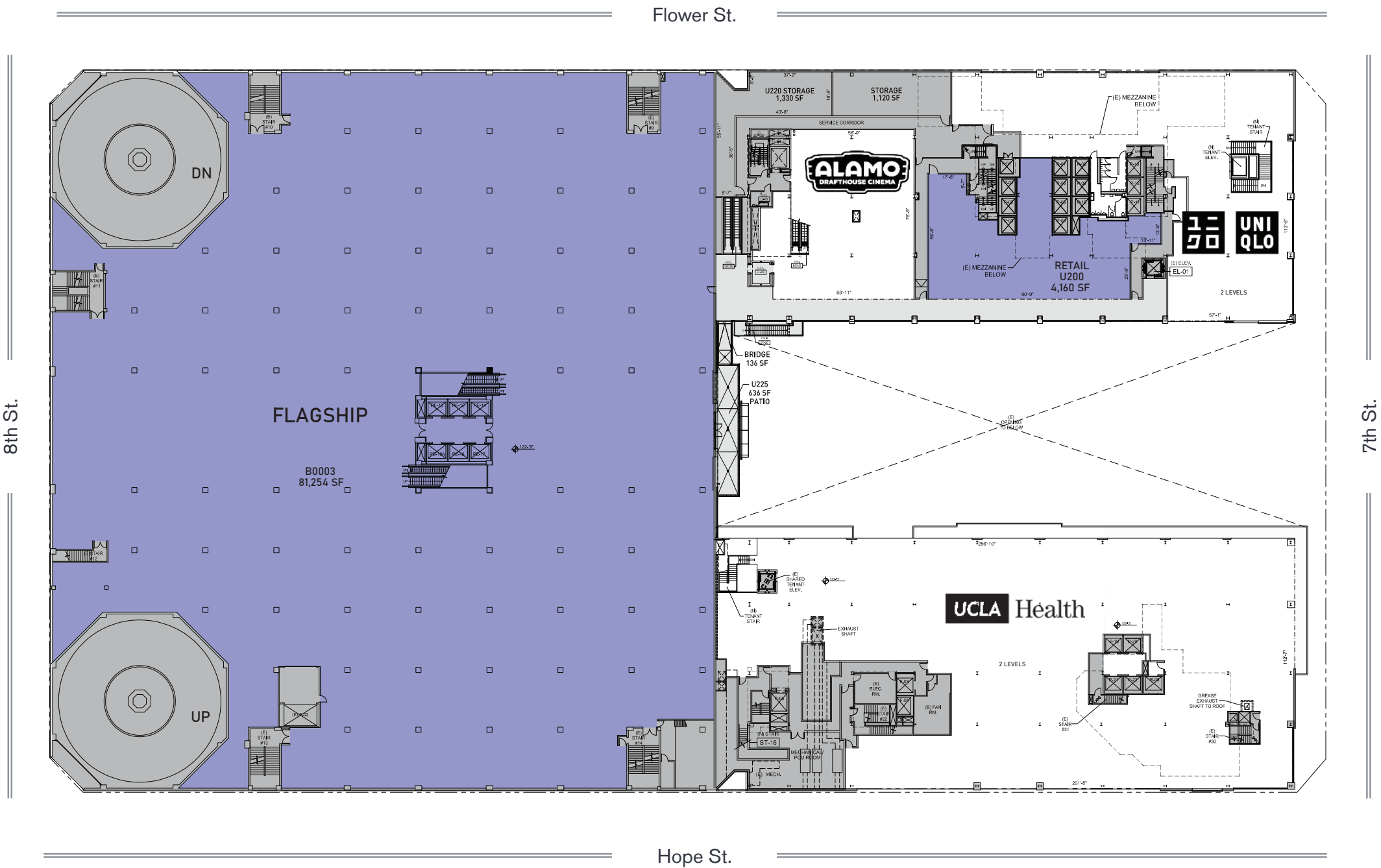
RETAIL & SERVICES

UCLA Health (Entrance on Street Level)

Uniqlo (Entrance on Street Level)

FOOD & BEVERAGE

Video Vortex

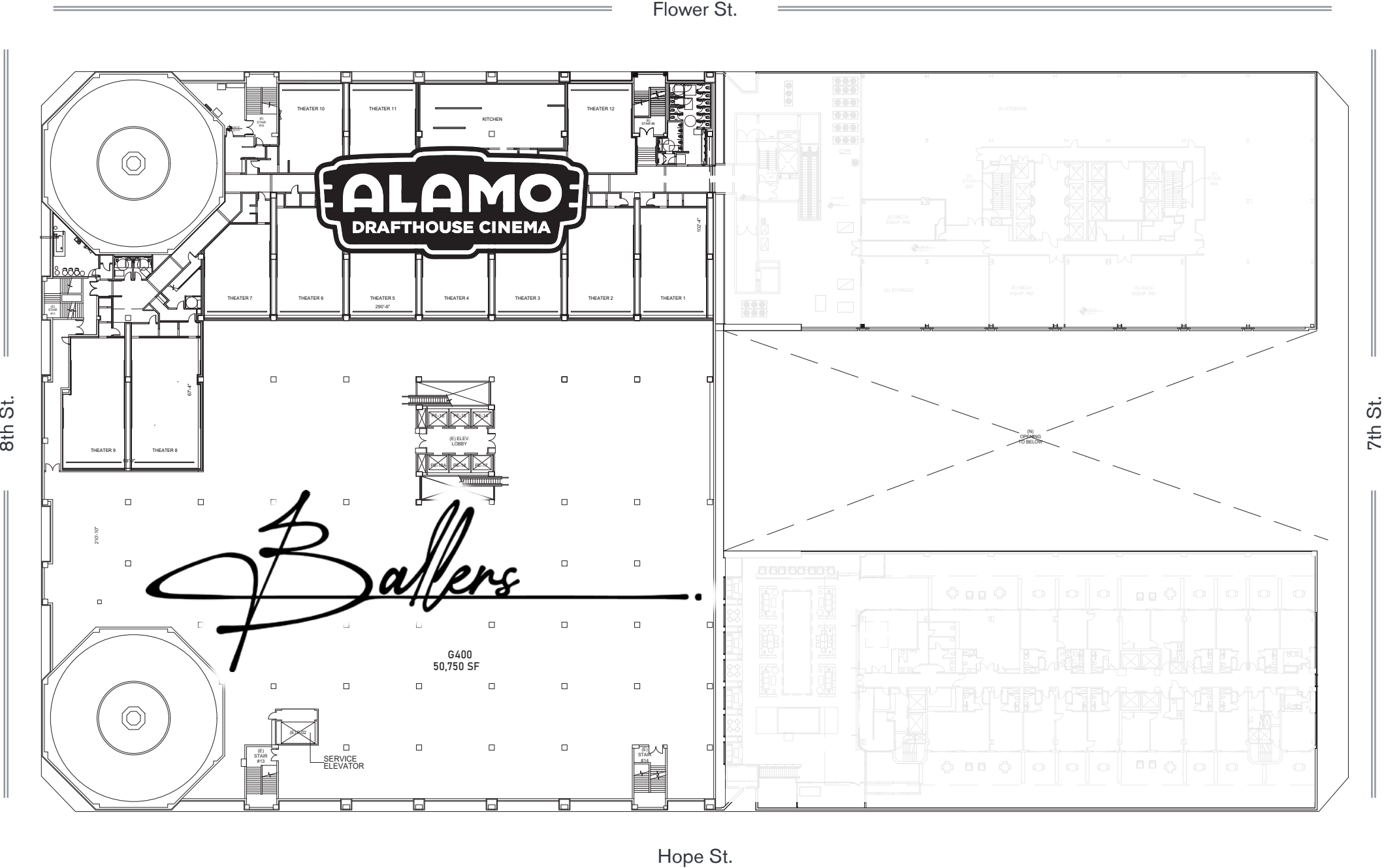
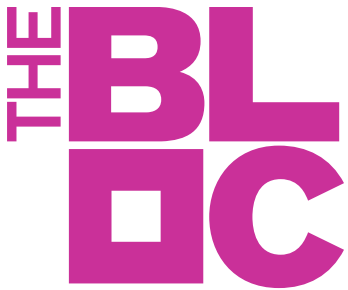


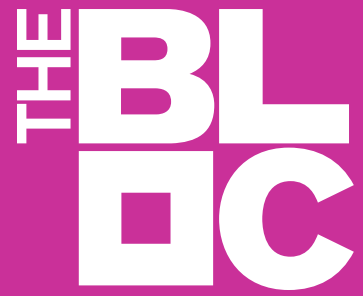
THIRD LEVEL

DIRECTORY

ENTERTAINMENT

Alamo Drafthouse (Entrance on 2nd Level)
Ballers (Plus rooftop courts)

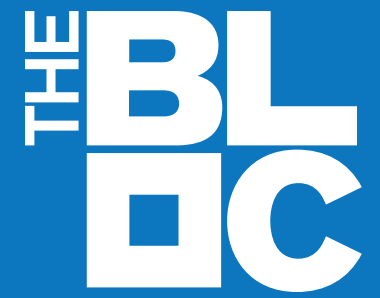




Retail, Services & Entertainment

The Bloc boasts almost 435,000 SF of retail space. The directory includes Alamo Drafthouse, Ballers, and Uniqlo in addition to daily needs providers such as LA Fitness, Drybar, UCLA Health and more.





Events

The Bloc hosts a variety of events throughout the year, including community gatherings, holiday celebrations and outdoor movie nights in the courtyard, as well as conferences and corporate events at the Sheraton Grand.

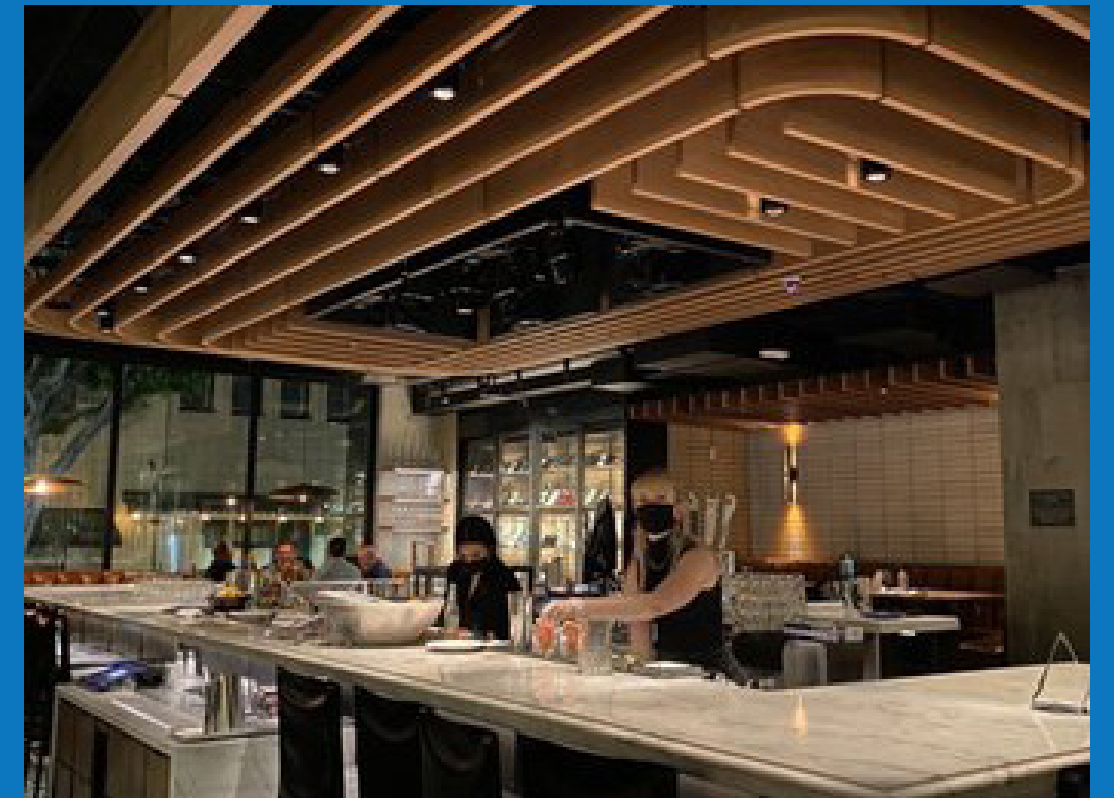




JOEY RESTAURANTS

Wrapping the corner of 7th and Flower Streets, with the largest street level patio in downtown Los Angeles, JOEY DTLA features a theatre kitchen, stunning stone bartop, and custom wine wall in the lounge.

JOEYRESTAURANTS.COM



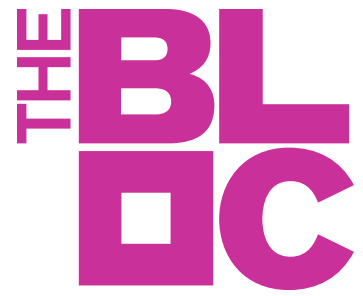


The Alamo Drafthouse Cinema operates 12 screens at The Bloc and distinguishes itself by the food and drink service offered inside the theater.

Besides showing new releases, Alamo offers unique programming including classics, cult classics, independents, documentaries, special guest appearances, and audience participation shows. Video Vortex, a retro-themed video store and bar, offers something special before or after a show.

DRAFTHOUSE.COM/LOS-ANGELES





Coming soon to the entire third floor of the Bloc, Ballers, bringing raquet sports to the city. They offer pickleball, padel, golf, and soccer — paired with elevated design, top-tier food and beverage, fitness and recovery, and dynamic event spaces.

BALLERS-US.COM

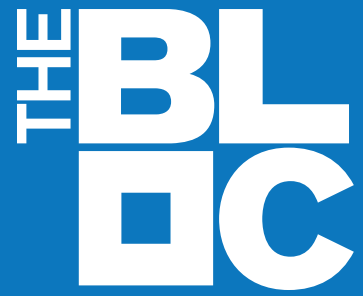




The 7th Street Metro Center Station is located directly below The Bloc — the first direct underground connection of a private community to a subway station in DTLA. The station provides riders with access to four service lines: A (Blue), B (Red), D (Purple), and E (Expo).

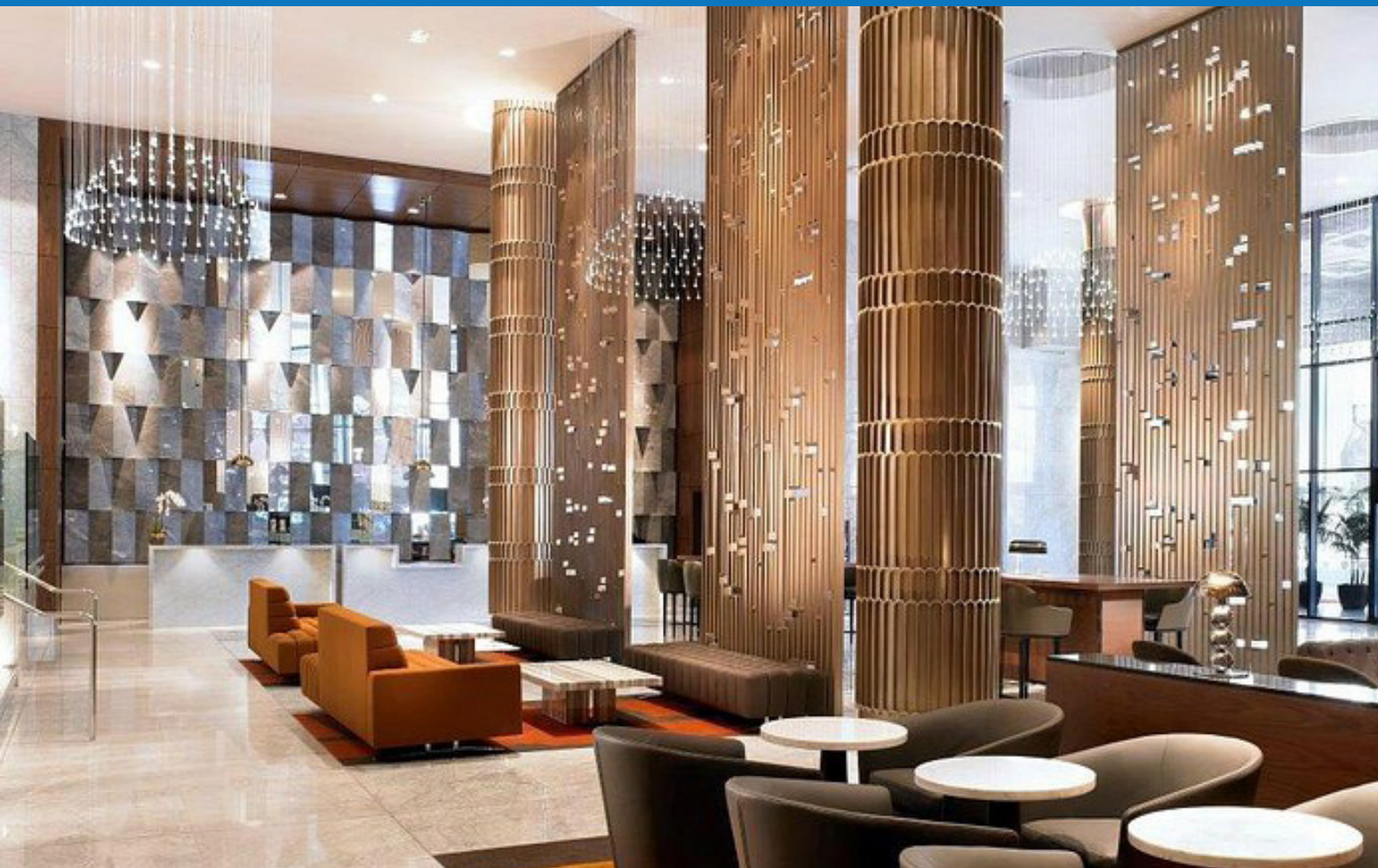
METRO.NET



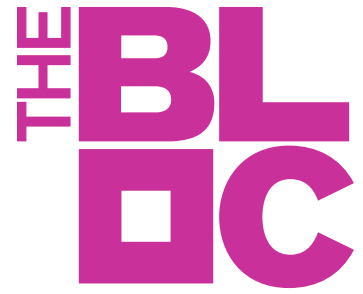


The 496-key Sheraton Grand Los Angeles is brimming with style and substance. The dog-friendly hotel has effortless access to Crypto.com Arena, the LA Convention Center, Dodger Stadium, Koreatown, the Fashion District and Little Tokyo. Guests enjoy city views, cutting-edge technology and a Sheraton Signature Sleep Experience bed.

[MARRIOTT.COM](https://www.marriott.com)




SHERATON
GRAND
Los Angeles

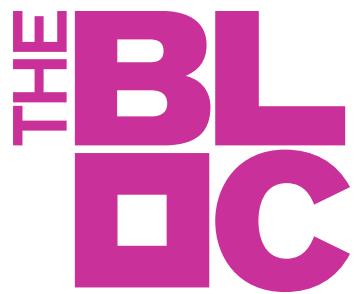


Offices

With over 730,000 square feet of Class A, creative office space, co-working space, and meeting rooms, the project is home to many iconic companies including Lee Andrews Group, KPFF, DLR Group, Consensus Cloud Solutions, Nordstrom's Hautelook, Burlington, GHJ and more.



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

LA LIVE
Fleming's
Grammy Museum
Katsuya
Lucky Strike
Smashburger
Lazy Dog
Fixins Soul Kitchen
Sol Agave
Tom's Watch Bar
Yard House
Regal Cinemas

FIGAT7TH
EOS Fitness
H&M
Sephora
Nordstrom Rack
Target
Victoria's Secret
Zara
Morton's
Mendocino Farms

THE BLOC
Alamo Drafthouse
District DTLA
Marugame Udon
JOEY DTLA
LA Fitness
Sheraton Grand
UCLA Health
UNIQLO

THE BLOC

DTLA AMENITIES

- KEY
- Retail/Restaurant
 - Grocer/Pharmacy
 - Hotel
 - Cultural Point of Interest

THEBLOCLA.COM

AC & Moxy Hotels

Mastro's
Javier's

CVS



PICO

B D E A



Peacock Theater

Regal Cinemas

The Ritz-Carlton

JW Marriott

Mr. Marsala

Courtyard

Hotel Indigo

Smart & Final Extra

Hotel Figueroa

FIDM

LEVEL Hotel

Genwa Korean BBQ

Prank Bar

Pine & Crane

Baar Baar

Ralphs

Fogo de Chão

Cog. Coffee

Whole Foods

CVS

Starbucks

Tocaya

Qwench

Massage Envy

Bossa Nova

Modern Animal

Mayan Theater

Bottega Louie

Sugarfish

Sheraton Grand

Water Grill

Karl Strauss Brewing

Hotel Per La

LA Athletic Club

Freehand Hotel

Sweetgreen

Paris Baguette

Shake Shack

Cali. Chicken Cafe

Apple

Urban Outfitters

Orpheum Theatre

LALA'S

DTLA Ramen

Paris Baguette

IHOMLA

Amante

Crane's

Globe Theatre

18

PLAZA LEVEL - EXTERIOR VIEW (PROPOSED)

THE BLOC



STREET LEVEL - INTERIOR VIEW
(PROPOSED)

THE BLOC



SECOND LEVEL - INTERIOR VIEW (PROPOSED)

THE **BLOCC**





JUSTIN WEISS

310-926-7661

justin.weiss@theblocla.com

DRE #01920886

LEE SHAPIRO

310-887-6226

lee.shapiro@theblocla.com

DRE #00961769