

PRIME STOREFRONT RETAIL SPACE

FORMER COFFEE SPACE | DOWNTOWN LOS ANGELES



FORMER COFFEE SHOP RETAIL SPACE
131 E. 5TH ST. LOS ANGELES, CA 90013

OFFERING DETAILS

- **Lease Rate:** \$2.00/SF/Month Modified Gross
- **Available Space:** ±720 SF (Interested parties should independently verify square footage.)

EXECUTIVE SUMMARY

Position your business in one of Downtown Los Angeles' most vibrant and historic retail corridors. This ±720 square foot storefront was formerly occupied as a coffee establishment and offers an exceptional opportunity for café, beverage, specialty retail, boutique, or other customer-focused uses.

Located within a dense urban neighborhood, the property benefits from outstanding pedestrian activity, bicycle accessibility, public transportation connectivity, and excellent street visibility. Prominent storefront signage, nearby parking options, and strong surrounding demographics make this an outstanding location for businesses seeking exposure in the heart of Downtown Los Angeles.

PROPERTY HIGHLIGHTS

- Former coffee establishment with an existing retail layout
- Storefront location in one of Downtown Los Angeles' most historic neighborhoods
- Strong pedestrian activity with convenient bicycle and public transit access
- Prominent wall signage opportunity
- Multiple public parking options within a short walking distance
- Surrounded by restaurants, retail, residential developments, and neighborhood amenities
- Ideal for a café, beverage concept, specialty retailer, boutique, or service-oriented business

DEMOGRAPHICS	3 MILE
Population	469,644
Traffic Count	±28,072 Vehicles/Day
Location	Historic Downtown Los Angeles

Exclusively Marketed by:

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