

R | O W A N

460 S. Spring Street, DTLA 90013

KWP

REAL ESTATE

Ground Floor Retail Spaces for Lease

Spirit Store & Tasting Room or Creative Retail



Ground Floor Retail Spaces for Lease

BELOW 204 LUXURY CONDOS ALONG THE SPRING STREET CORRIDOR

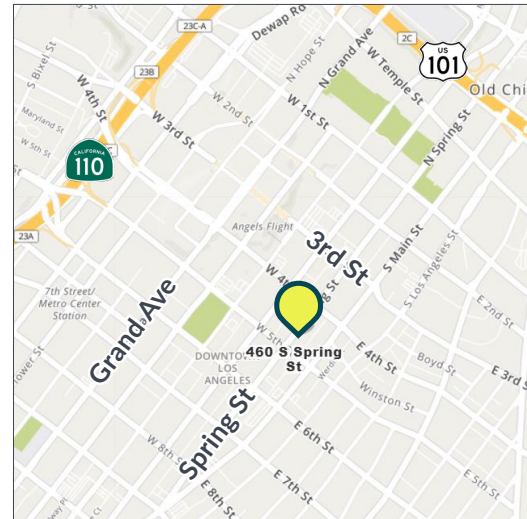
AVAILABLE

	Size (SF):	Rent (PSF/Mo., NNN):
Space 1:	±2,145 <i>(Spirit store & tasting room)</i>	\$3.50
Space 2:	±5,000 SF <i>(Spaces can be combined up to ±7,145 SF)</i>	\$2.50
Parking:	Surface parking lot and a large garage next door to property	

PROPERTY HIGHLIGHTS

- Situated along Spring Street, which has more residential density than any other corridor in DTLA
- Space 1 has CUP for the sale and dispensing of a full line of alcohol beverages for off-site consumption with onsite beer and wine tasting in a shop with 25 indoor seats.
- Adjacent to Harlem Alley and Spring Street Park, which can be used for sizable outdoor patio space
- In the heart of Gallery Row, which is a centerpiece of the famed Downtown Art Walk
- Within walking distance of Pershing Square and Metro's B (Red) and D (Purple) Line subway stops
- Very strong nightlife crowd
- 5th Street loads directly onto the 110 Freeway

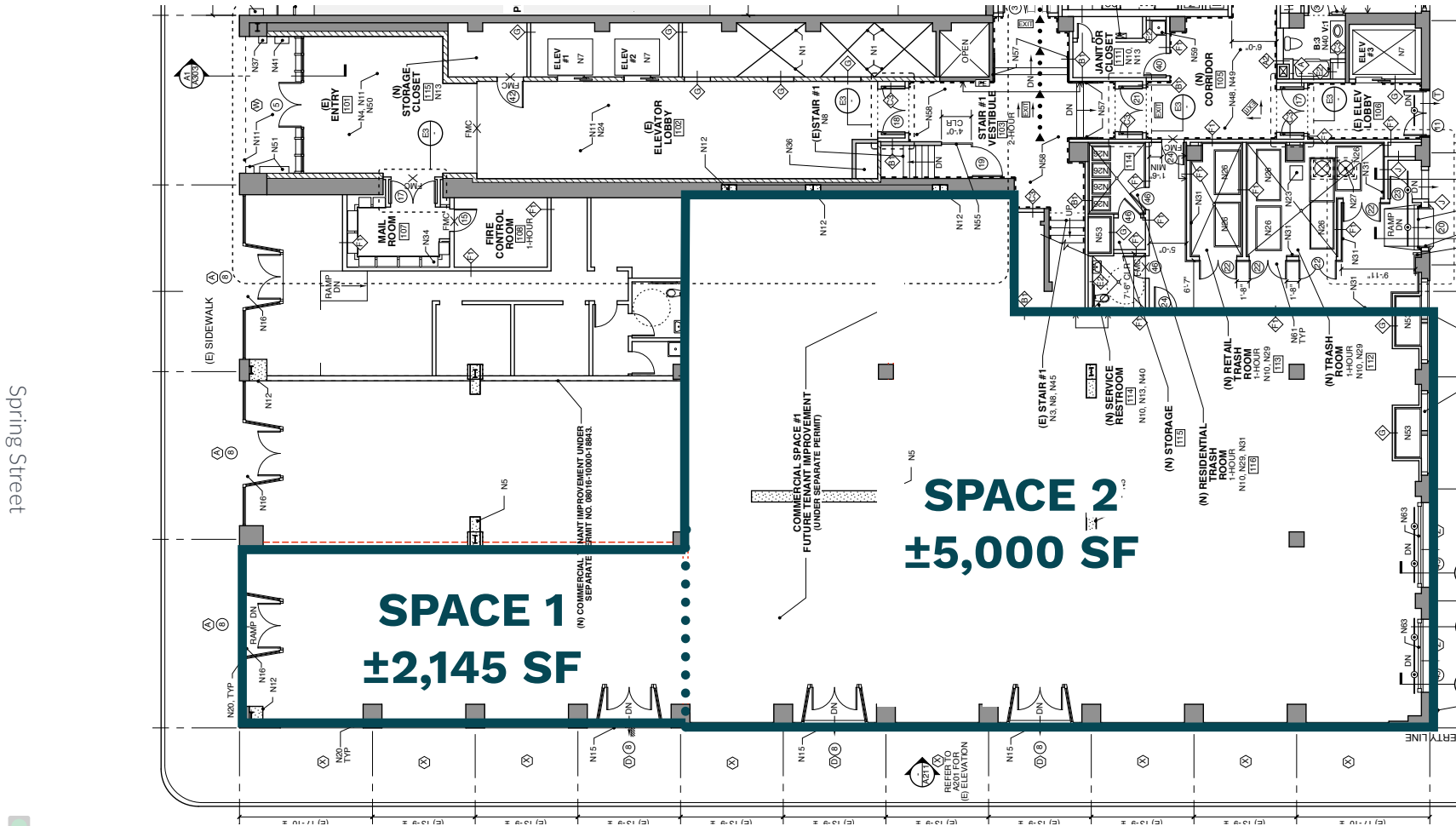
** Prospective tenants are hereby advised that all uses are subject to City approval*



NEIGHBORING TENANTS



SITE PLAN



Spring Street

Fifth Street

Spaces can be combined up to ±7,145 SF





Space One was former spirit store & tasting room



FORMER SPIRIT STORE & TASTING ROOM

Space One sits right on the corner of 5th & Spring and has a Type 21 CUP for of site sales of a full line of spirits as well as a Type 42 CUP for on-site consumption of beer and wine.





145 FIFTH STREET

145 Fifth Street features 5,000 square feet of ground floor commercial space, divisible to 1,500 square feet. Wide column spacing allows for a creative and flexible floor plan for a large single tenant, or demising to accommodate smaller retailers. Large windows let in ample natural light and high ceilings create a spacious feel. Ample frontage on Fourth Street ensures high visibility for tenants and excellent signage opportunity.

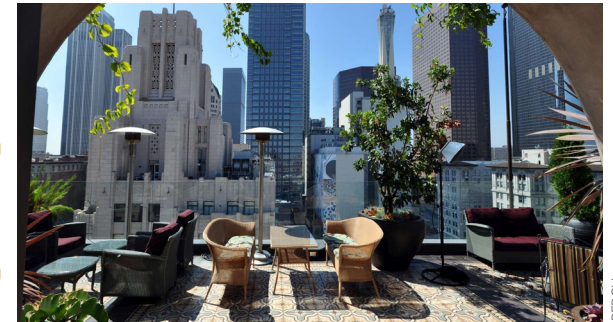


Possible patio seating on Harlem Alley

SURROUNDING DTLA HIGHLIGHTS



GRAND CENTRAL MARKET



PERCH

- KEY
- Food & Beverage
 - Multifamily
 - Hotel
 - Creative Office
 - Government Building
 - Cultural Point of Interest

* Proposed

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	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	58%	HAVE VISITED ARTS DISTRICT
745	55%	HAVE VISITED LITTLE TOKYO
RETAIL BUSINESSES PER SQUARE MILE		


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE



Source: DCBID Demographic Survey 2024



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