



ZACUTO GROUP
COMMERCIAL REAL ESTATE

301

S. BROADWAY

DOWNTOWN LOS ANGELES

for lease

HISTORIC RETAIL SPACE

IDEAL FOR FOOD & BEVERAGE



LEASE DETAILS

301 S. BROADWAY

LOS ANGELES, CA 90013

SIZE

2,081 SF

TEASER RATE

\$2.50/SF MG Year 1

\$3.00/SF MG Year 2

TERM

Negotiable

PARKING

On-site parking

HIGH TRAFFIC LOCATION

Located steps from Grand Central Market & surrounded by DTLA's most active dining destinations, the space benefits from exceptional pedestrian traffic from locals, office workers, tourists, and nightlife patrons.

ARCHITECTURAL DETAILS

Character-rich corner restaurant space with dramatic ceilings, strong frontage, mezzanine potential, and an open layout ideal for hospitality operators.



LISTING TEAM



JAKE ZACUTO

Managing Director

310.469.9012

jake@zacutogroup.com

DRE #01377441

JACKIE LUBRANO

Senior Vice President

310.469.9376

jackie@zacutogroup.com

DRE #02024601

MATT AMBROSE

Senior Director

213.431.2511

matta@zacutogroup.com

DRE #02128242

**MILLION DOLLAR
THEATER**

**GRAND CENTRAL
MARKET**
LOS ANGELES SINCE 1917

301
S. BROADWAY
DOWNTOWN LOS ANGELES

PREMIER F&B CORNER

Prominent corner location neighboring Grand Central Market and the Million Dollar Theater, placing your concept at the center of one of Downtown LA's most active dining corridors.



FOR LEASE

301 S. BROADWAY, DOWNTOWN LOS ANGELES





OPEN RETAIL CONFIGURATIONS

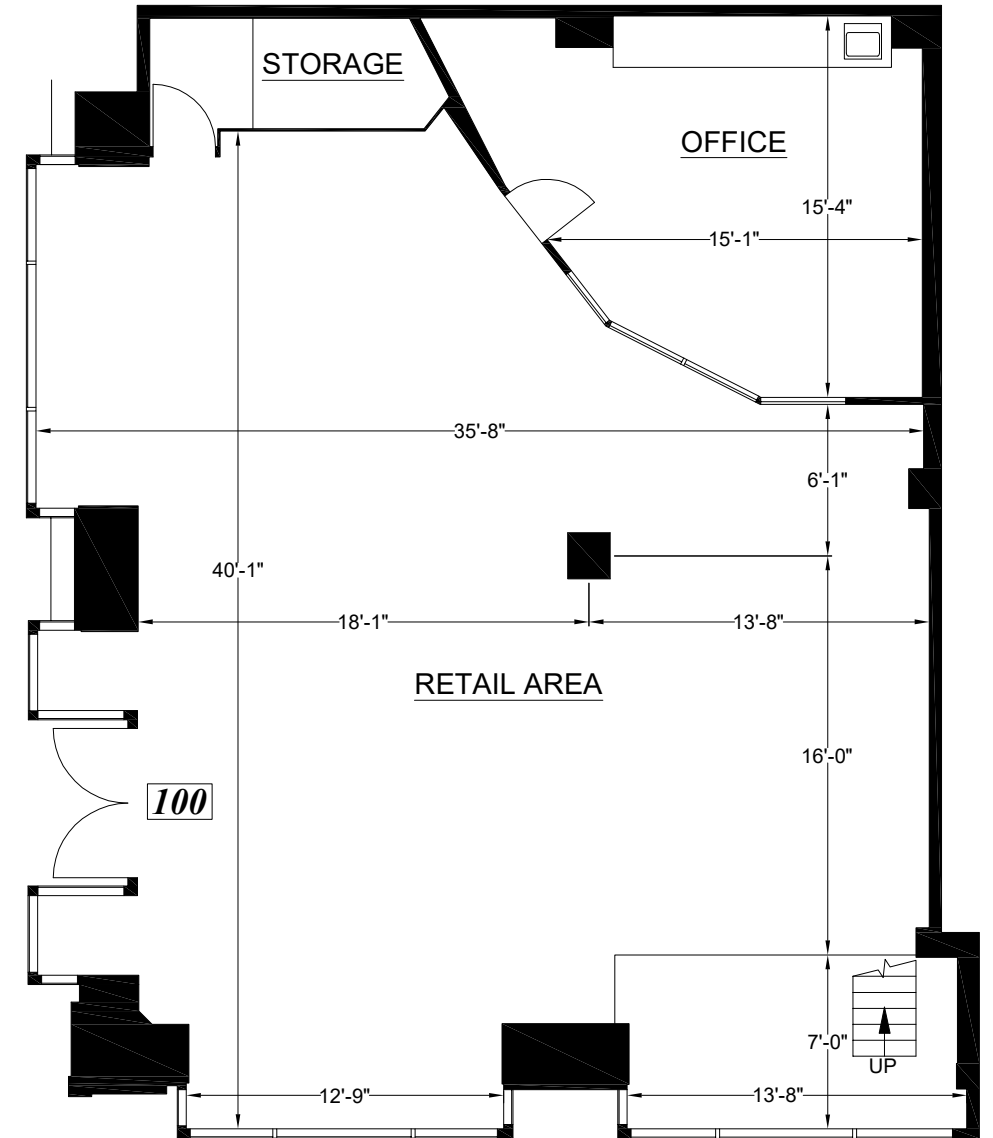
Open floorplan with soaring ceilings and flexible seating potential allows for a wide range of restaurant, cafe, dessert, bar, or specialty food concepts.





301 S. BROADWAY, DOWNTOWN LOS ANGELES

S BROADWAY



3rd ST

301
S. BROADWAY
DOWNTOWN LOS ANGELES

OPERATIONAL FLEXIBILITY

Includes private office, storage area, & mezzanine level offering valuable operational support for food & beverage users.



FOR LEASE

301 S. BROADWAY, DOWNTOWN LOS ANGELES



FOR LEASE

301 S. BROADWAY, DOWNTOWN LOS ANGELES

THE BEST OF LOS ANGELES, NEXT DOOR!



📍 MCCONNELL'S ICE CREAM



📍 GO GET EM TIGER



📍 EGGSLUT



📍 STICKY RICE



📍 MIZNON



📍 CHINA CAFE

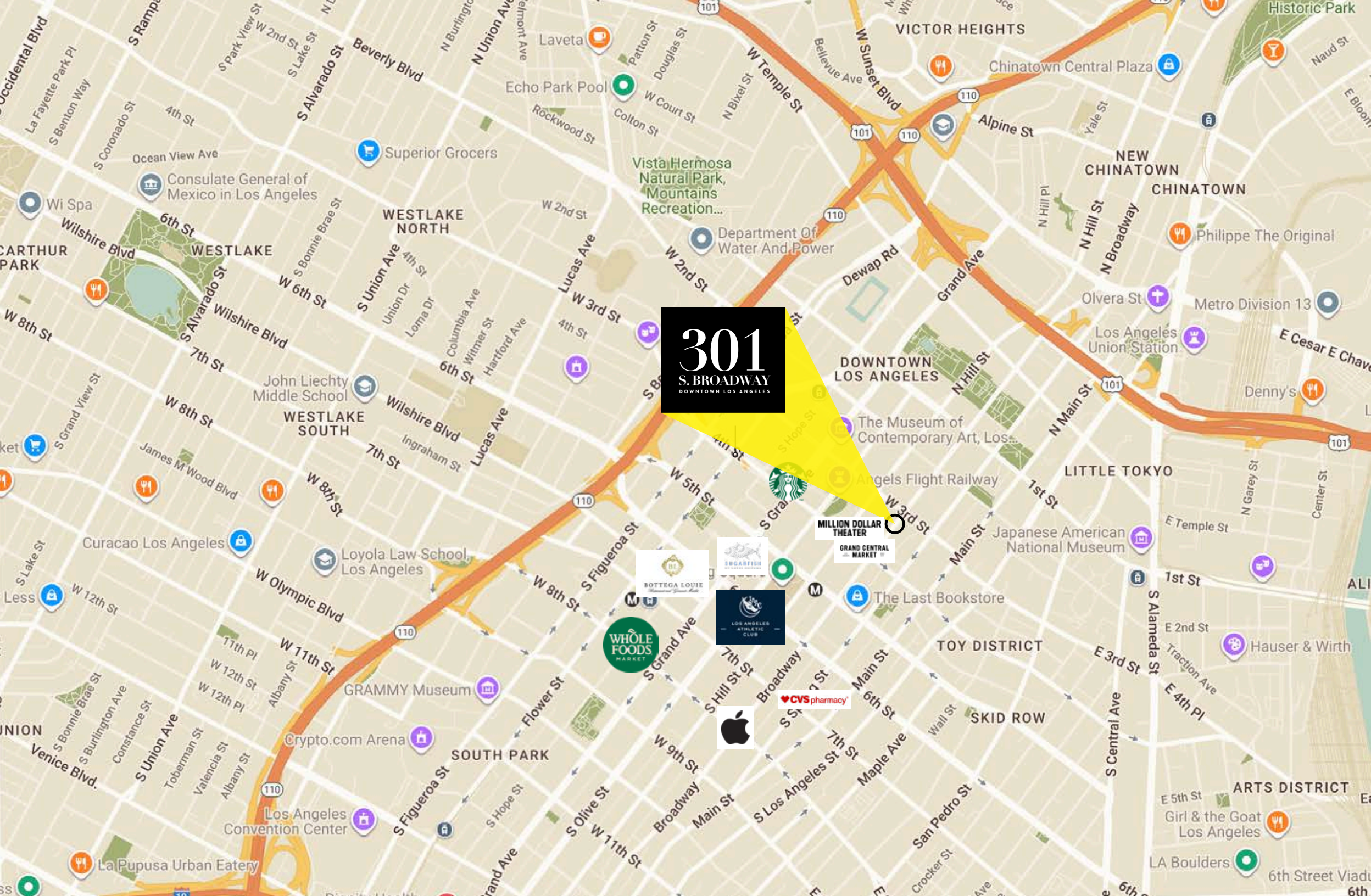


📍 BASTION BAKERY



📍 BROAD STREET OYSTER CO.





301
S. BROADWAY
DOWNTOWN LOS ANGELES



301

S. BROADWAY

DOWNTOWN LOS ANGELES



JAKE ZACUTO

Managing Director

310.469.9012

jake@zacutogroup.com

DRE #01377441

JACKIE LUBRANO

Senior Vice President

310.469.9376

jackie@zacutogroup.com

DRE #02024601

MATT AMBROSE

Senior Director

213.431.2511

matta@zacutogroup.com

DRE #02128242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Leasee to verify. 5/2026

ZACUTOGROUP.COM | 310.469.9300

