

R | O W A N

460 S. Spring Street, DTLA 90013

KWP

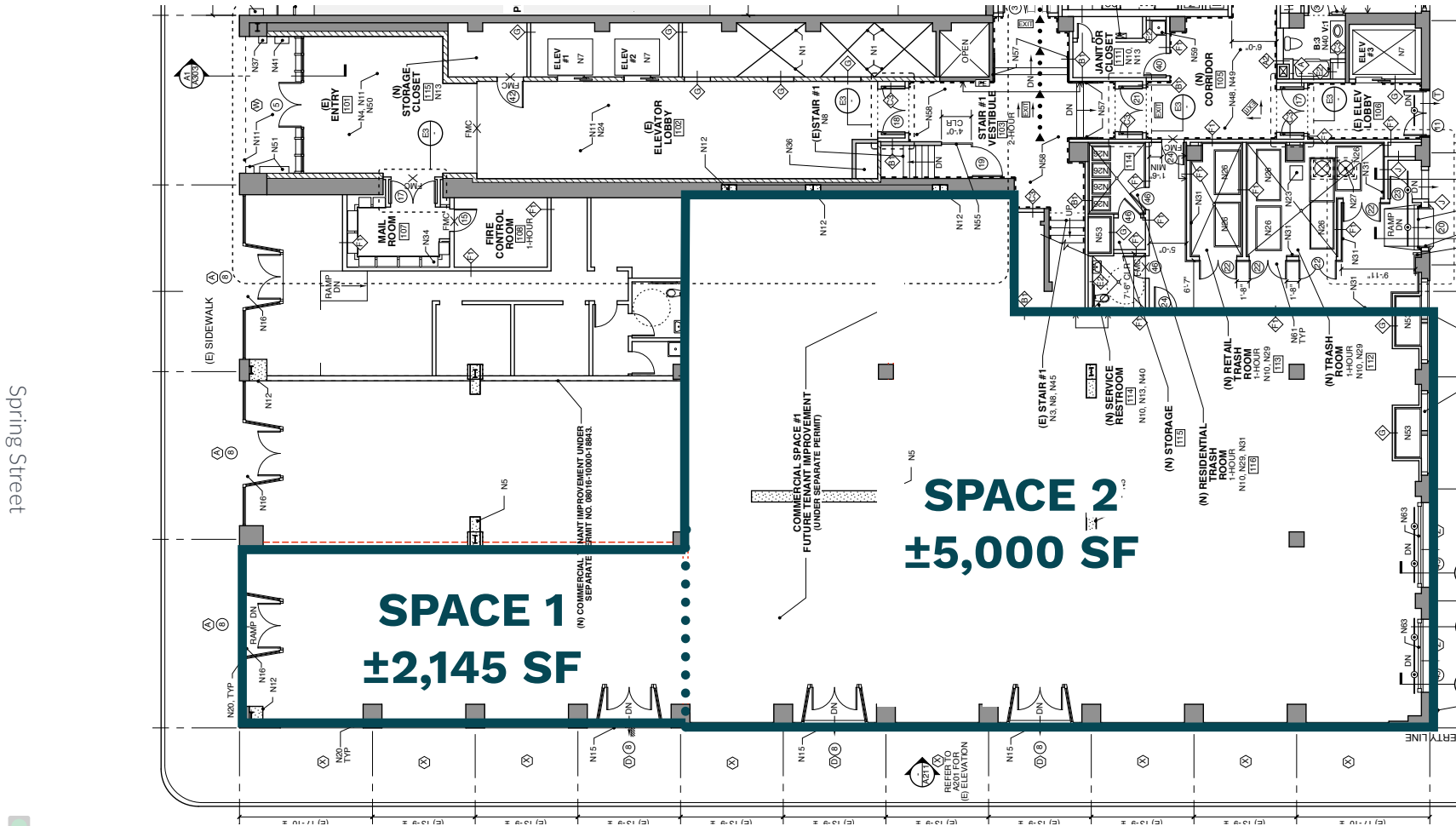
REAL ESTATE

Ground Floor Retail Spaces for Lease

Spirit Store & Tasting Room or Creative Retail



SITE PLAN





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.

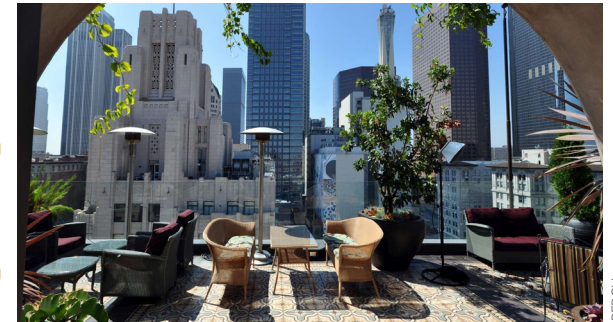


Possible patio seating on Harlem Alley

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** 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



REAL ESTATE

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