



REAL ESTATE



# FLAGSHIP RETAIL, RESTAURANT OR CREATIVE OFFICE



401 S. Main Street  
Downtown Los Angeles

Broker Bonus  
See Page 7 for Details





**FARMERS & MERCHANTS BANK BUILDING**  
401 S. Main Street · Downtown Los Angeles · 90013



Presented by:

**JUSTIN WEISS**

310-887-3450

[JWeiss@kennedywilson.com](mailto:JWeiss@kennedywilson.com)

DRE #01920886

**LEE SHAPIRO**

310-887-6226

[LShapiro@kennedywilson.com](mailto:LShapiro@kennedywilson.com)

DRE #00961769

## STEP INTO MODERN HISTORY



Designed in the Classical Revival style, the Farmers and Merchants Bank Building remains one of Southern California's finest examples of the early "temples of finance" that were popular at the turn of the century. Its two-story façade, reminiscent of a Roman temple, is punctuated by an entrance framed with Corinthian pilasters topped by a large triangular pediment. Built in 1905, the bank was designed by the firm of Morgan and Walls, is listed in the National Register of Historic Places and is designated as a Los Angeles Historic-Cultural Monument.

The Farmers and Merchants Bank was the first incorporated bank in Los Angeles, founded in 1871 by Isaias W. Hellman, a successful merchant, real estate speculator, and banker. Much of the original 1905 banking room remains, including light fixtures, a central skylight, and the loggia with its intricate railings.

Operating as a bank until its closure in the late 1980s, Farmers and Merchants is currently under extensive renovation which will include restoration of the incredible skylight as well as the addition of a mid-level mezzanine and rear elevator.



**This iconic landmark is ideal for a single-user seeking irreplaceable flagship retail or creative office space.**



# Flagship RETAIL RESTAURANT



Artist's rendering of potential retail concept

# Creative OFFICE

Artist's rendering of potential office concept

KWP Real Estate (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

# AVAILABLE SPACE

	Size (SF)
Lower Level:	±6,021
Ground Floor:	±8,114
Mid Mezzanine:	±1,921
Upper Mezzanine:	±3,755
Total SF Available:	±19,811

Asking Rate: \$3.50 PSF/Mo., NNN

Parking: 66 off site spaces  
potentially available in  
the adjacent garage

# PROPERTY HIGHLIGHTS



- ◆ Historic former bank space ideal for a single tenant seeking a flagship office or retail location
- ◆ 13,790 SF available plus a 6,021 SF lower level with original existing bank vault and high ceilings
- ◆ Gorgeous open interior offers a flexible floor plan; massive skylight provides unparalleled natural light
- ◆ Potential for roof-top deck
- ◆ Ample parking available next door
- ◆ Iconic building with high visibility at the hard corner of 4th and Main Streets in DTLA
- ◆ At the crossroads of the Old Bank District, Civic Center and Little Tokyo
- ◆ 10,000 residents within four blocks and two blocks from the famed Grand Central Market
- ◆ Located on the same block as four anticipated boutique hotels
- ◆ Strong base of creative office buildings in the area, including the newly renovated Trust Building and famed Bradbury Building
- ◆ Walking distance to the Pershing Square Metro B and D Line station and close proximity to the 110 and 101 Freeways

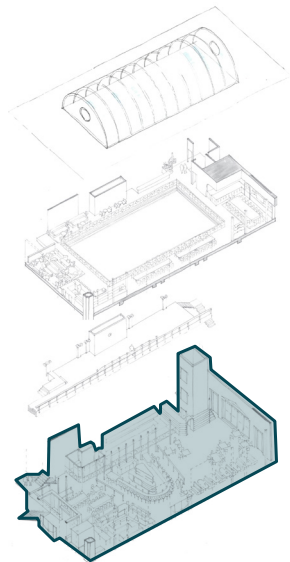
## BROKER BONUS

Broker to receive \$5.00 PSF  
Conditions apply

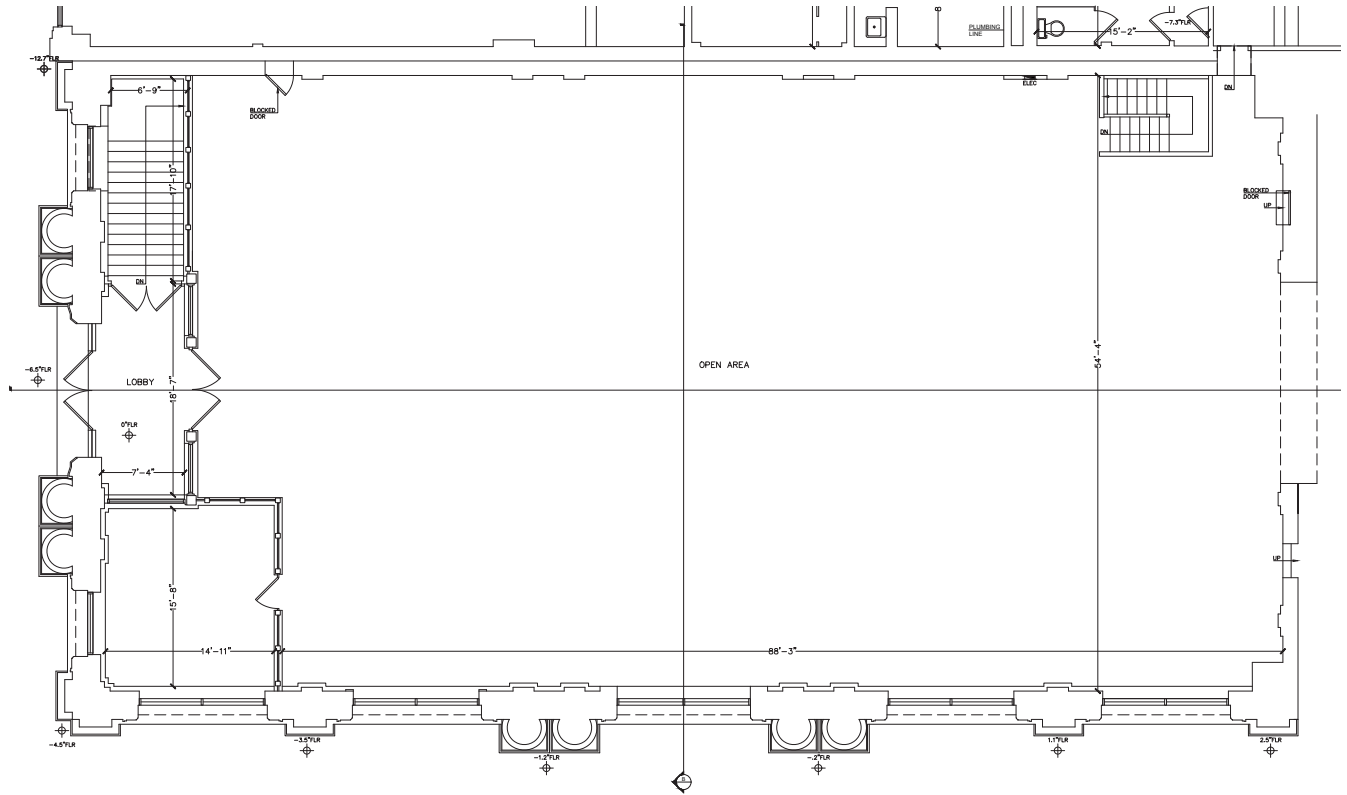
# GROUND FLOOR



8,114 SF



Main Street



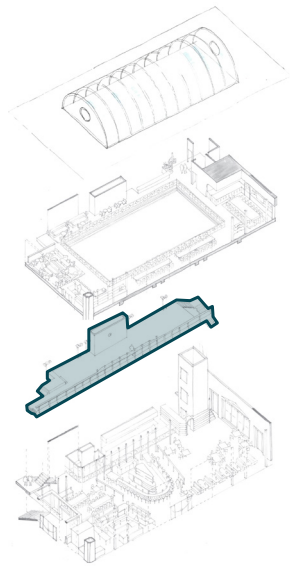
4th Street



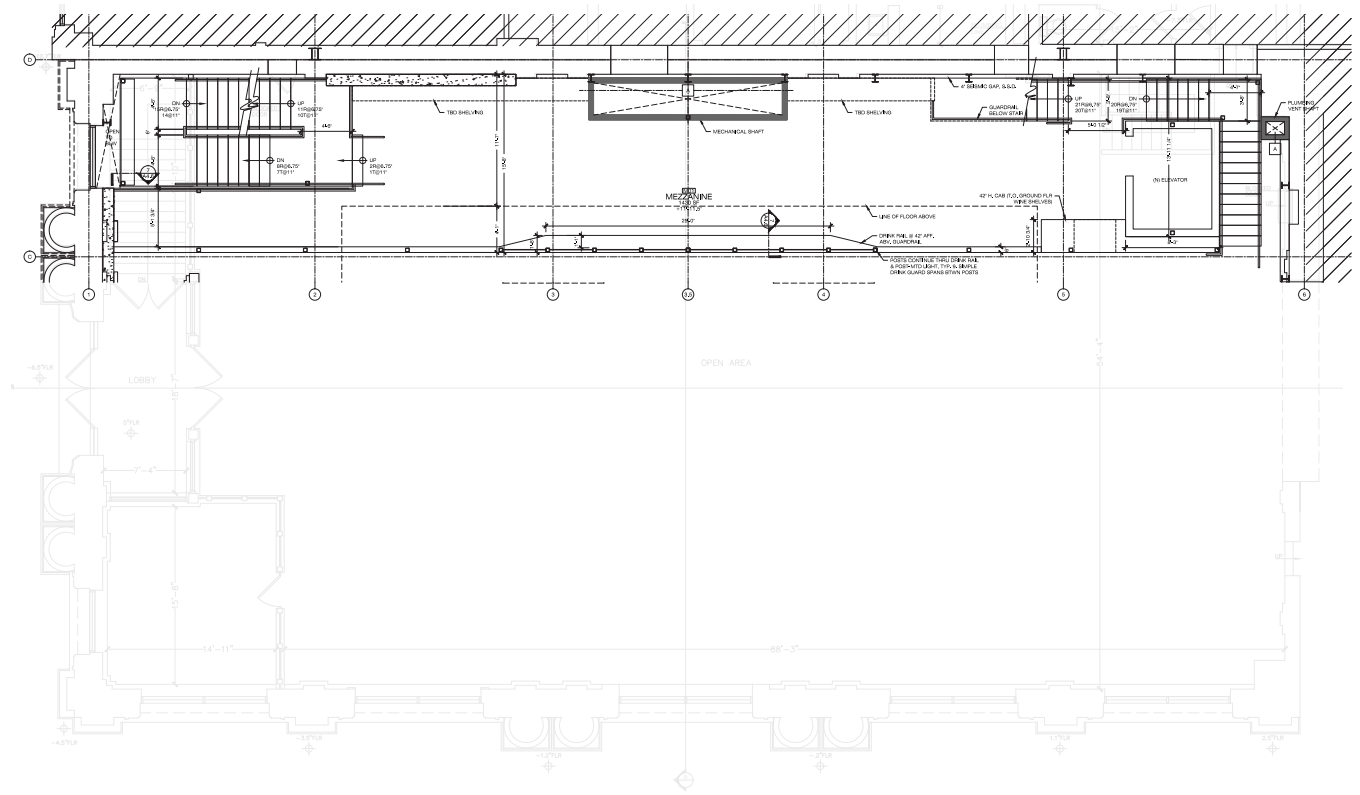
# MID MEZZANINE



1,921 SF



Main Street



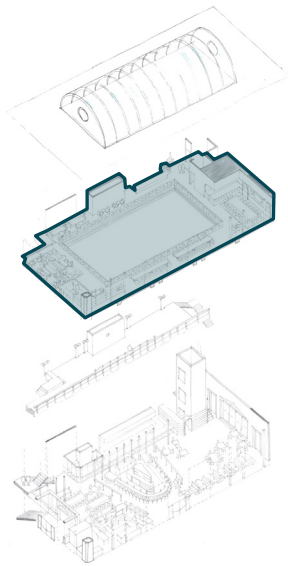
4th Street



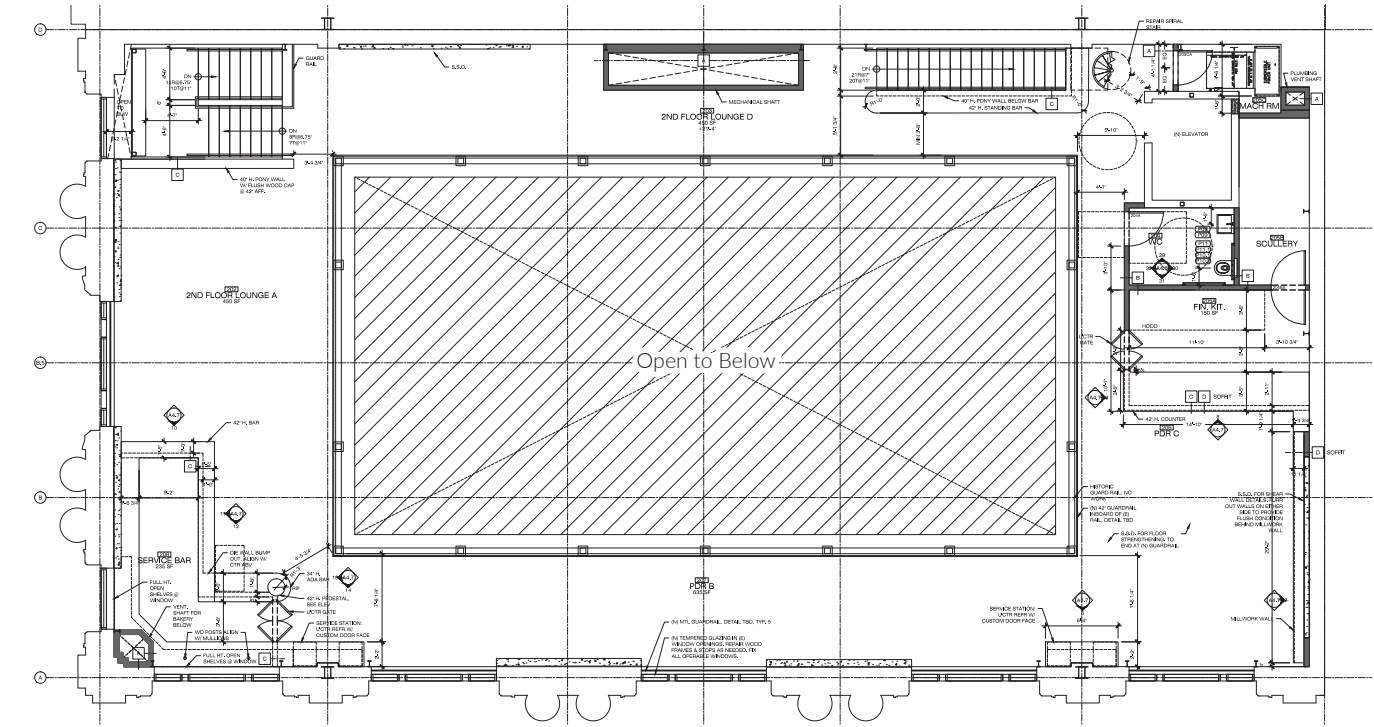
# UPPER MEZZANINE



3,755 SF



Main Street



4th Street





# SURROUNDING DTLA HIGHLIGHTS



BRADBURY BUILDING/NEUEHOUSE



GRAND CENTRAL MARKET



PERCH

## KEY

- Food & Beverage
- Multifamily
- Hotel
- Creative Office

\* Proposed



## DTLA DEMOGRAPHIC INFO



## 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

**55%** HAVE VISITED LITTLE TOKYO

**745**  
RETAIL BUSINESSES  
PER SQUARE MILE



**171** FOOD/BEVERAGE  
BUSINESSES PER  
SQUARE MILE



**93** WALK SCORE



R E A L E S T A T E

## FARMERS & MERCHANTS BANK BUILDING

401 S. Main Street · Downtown Los Angeles · 90013



Presented by:

**JUSTIN WEISS**

310-887-3450

[justin.weiss@kwprealestate.com](mailto:justin.weiss@kwprealestate.com)

DRE #01920886

**LEE SHAPIRO**

310-887-6226

[lee.shapiro@kwprealestate.com](mailto:lee.shapiro@kwprealestate.com)

DRE #00961769