

High Profile Co-Tenants Equinox and Mendocino



Prime Corner Retail Space & Former Starbucks Space

444 S. Flower Street, Los Angeles, CA 90071



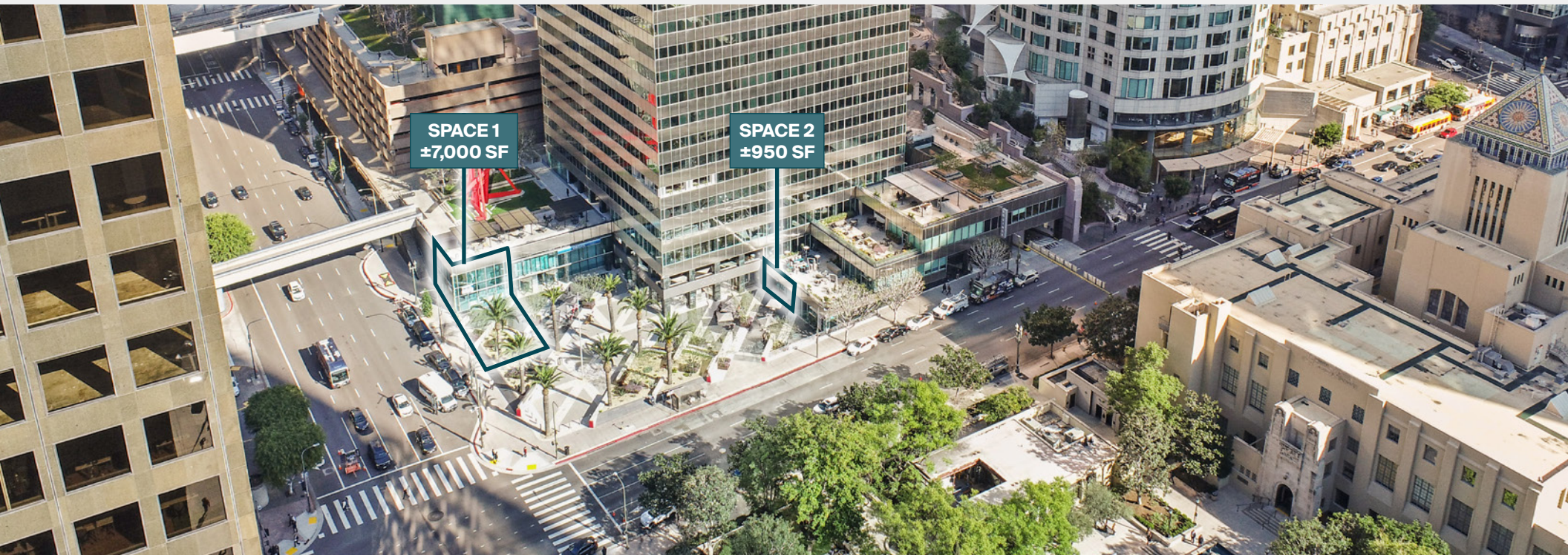
Available

	Size (SF):	Rent (PSF/Mo., NNN):
Space 1:	±7,000	\$3.15
Space 2:	±950	\$3.50
NNN:	±1.00 PSF/Mo.	
Available:	Immediately	
Parking:	Ample on-site valet and self parking	

Features

- ▶ Space 1 has 30 ft high ceilings
- ▶ Space 2 is a former Starbucks space with full plumbing and fixture-ready.
- ▶ Huge outdoor patio directly in front of both spaces for customer seating.
- ▶ Strong co-tenancy with Equinox, Mendocino Farms, Citibank and Mr. Moustache Café
- ▶ Adjacent to the US Bank Tower, the tallest occupiable building on the West Coast
- ▶ Close proximity to Settecento, Bonnaventure Hotel, Drago, 71 Above, Mr. Moustache, Perch, The Biltmore, Casa Ipanema Restaurant and Maguire Gardens Park
- ▶ Centrally located at 5th and Flower Streets adjacent to 5,000 residential units within a 4-block radius and 2,000 hotel rooms in DTLA's financial core
- ▶ Strong foot and vehicular traffic as 5th Street is a feeder street to the 110 Freeway

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



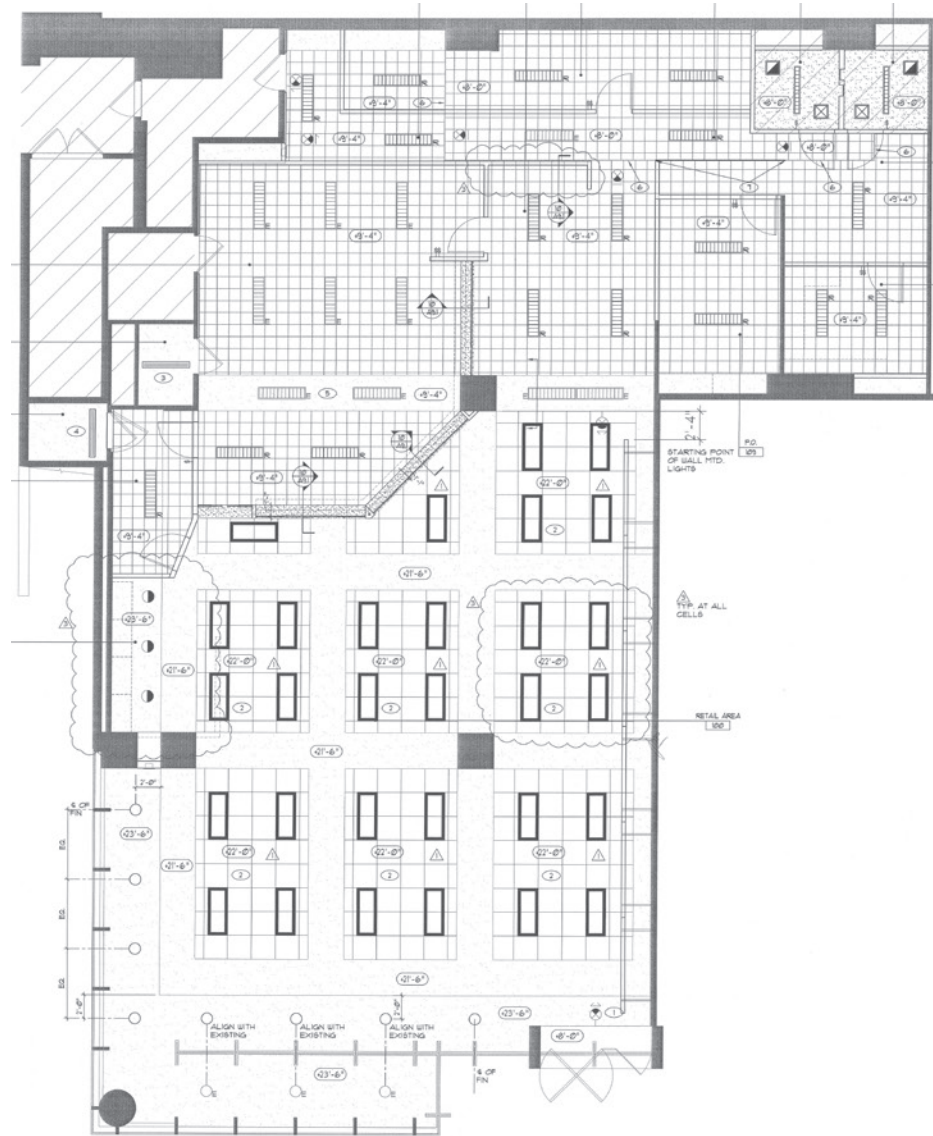
On signalized corner of Flower Street and 5th Street



Space 1

±7,000 SF

FLOWER ST.



Space 1

±7,000 SF



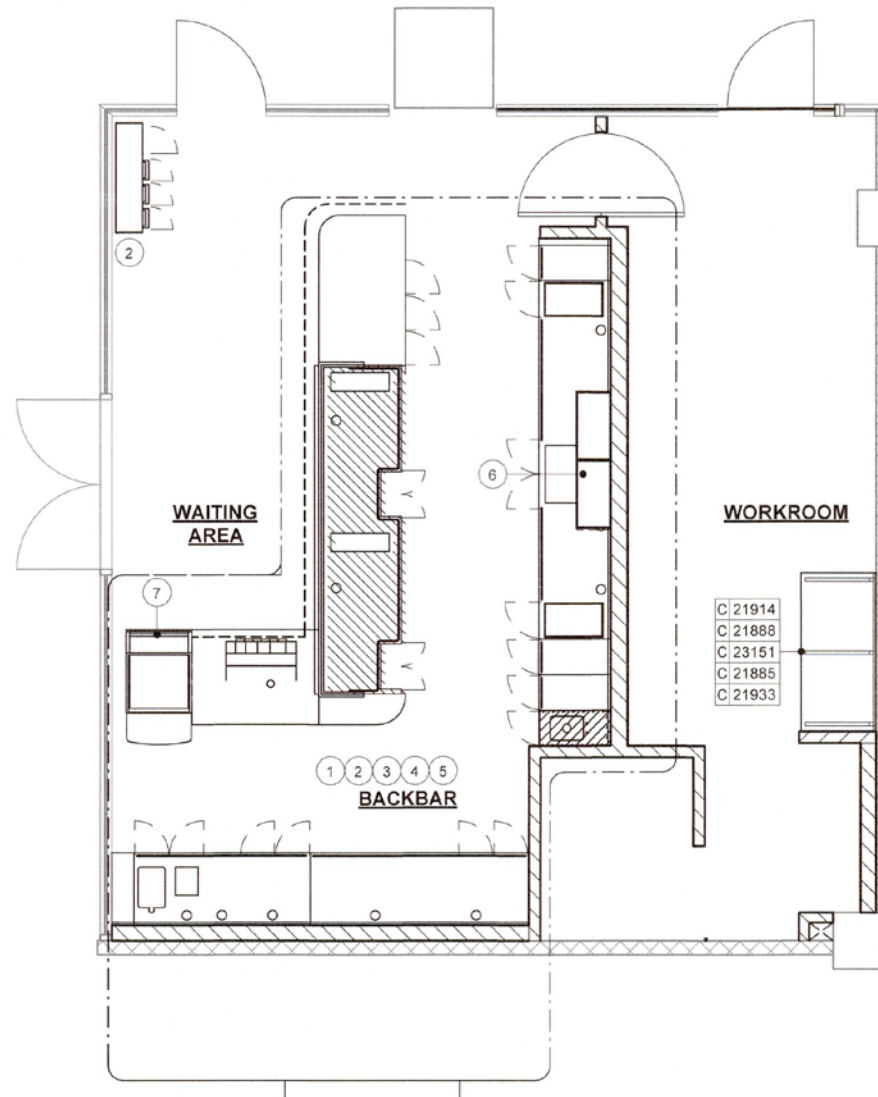
Space 1

±7,000 SF



Space 2

±950 SF



Space 2

±950 SF



Space 2

±950 SF



Space 2

±950 SF



Co-Tenancy

Neighboring tenants at FourFortyFour South Flower



Citibank is next door to $\pm 7,000$ SF space



Equinox is above ± 950 SF space



± 950 SF space is next door to very popular Mendocino Farms location

Patio



FourFortyFour South Flower

FourFortyFour South Flower, formerly Citigroup Center, is a 48-story skyscraper at 444 South Flower Street in the Bunker Hill area of downtown Los Angeles, California. At the time of its completion, in 1981, the tower was the fifth-tallest in the city. The structure was developed by the Rockefeller Group and designed by Albert C. Martin & Associates.

FourFortyFour South Flower is home to one of the largest public art collections in Los Angeles. When the building was constructed, five internationally recognized artists were enlisted to create public works that are represented throughout the gallery.



Shoshone (1981) by Mark DiSuvero. One of DTLA's largest public art installations.



Downtown Los Angeles



Downtown Los Angeles

Live 81,000+ RESIDENTS

\$101,000

AVERAGE HHI

38

MEDIAN AGE

91% RESIDENTIAL OCCUPANCY

26% RESIDENTIAL INVENTORY GROWTH SINCE 2010

44% POPULATION GROWTH 2010-2024



67% HAVE A POST-SECONDARY EDUCATION



49% WALK, BIKE, OR TAKE TRANSIT TO WORK



52% PLAN TO LIVE IN DTLA FOR 4 OR MORE YEARS

Visit 17+ MILLION VISITORS PER YEAR

\$4.8 Billion

SPENT YEARLY

723

RETAIL BUSINESSES PER SQUARE MILE

66% HAVE VISITED LA LIVE

62% HAVE VISITED THE BROAD MUSEUM

57% HAVE VISITED CRYPTO.COM ARENA



171 FOOD & BEVERAGE BUSINESSES PER SQUARE MILE



93 WALK SCORE® WALKER'S PARADISE

Work 320,000+ JOBS

\$130,000

AVERAGE WAGE

60%

30-54 YEARS OLD

81% EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME

77% CURRENTLY WORK 3-5 DAYS IN DTLA

19% OF CITYWIDE JOBS



57% HAVE A POST-SECONDARY EDUCATION



48% COMMUTE LESS THAN 10 MILES FROM HOME

SOURCE: DCBID DEMOGRAPHIC SURVEY 2026

Your trusted *partners*

Justin Weiss

justin.weiss@kwprealestate.com
310-887-3450
DRE #01920886

Lee Shapiro

lee.shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Franc Magaña

franc.magana@kwprealestate.com
310-887-3572
DRE #01866952