

# COMMERCIAL SPACE FOR SALE OR LEASE

*Prime DTLA Historic Core Location*

424 S BROADWAY, LOS ANGELES, CA 90013



Offering Memorandum

***Sale Price Reduced! Now For Lease***





- Ground Floor Leasehold Unit
- Ideal Purchase Opportunity for Owner/User or Investor
- Now Also Available For Lease
- Great for Retail, Restaurant/Bar or Any Creative Applications
- High Ceiling Clearance
- Heart of DTLA Historic Core
- Heavy Traffic Location



*Exclusively offered by*

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# 424 S BROADWAY

## LOS ANGELES, CA 90013

Available Ground Floor Area (Vacant except for 839± SF: Month-to-Month Tenant)	7,385± SF
Year Built	1906/1930
Ceiling Height	16' Clear
Sprinklered	Yes
Restrooms	3
Zoning	LA C4
Frontage on Broadway	58'

*Note: Mezzanine not included in total SF. Rental lofts above the retail space are not part of the sale or lease.*

424 S Broadway is located between 4th and 5th Streets in the heart of the Downtown Los Angeles Historic Core and Theater District.

The ground floor space is ideal for any retail, restaurant/bar or creative use. The space has an open, “make it your own” feel with high ceiling clearance, and has excellent signage and exposure on busy Broadway.

The site is within walking distance of a metro station and other public transportation.

The Apple Store is located at 8th & Broadway, and nearby amenities include Grand Central Market, the Ace Hotel, Urban Outfitters, the Broadway Trade Center, Theory, Acme Studio, home design stores, restaurants and more.

Whole Foods and Bottega Louie are a short walk away.

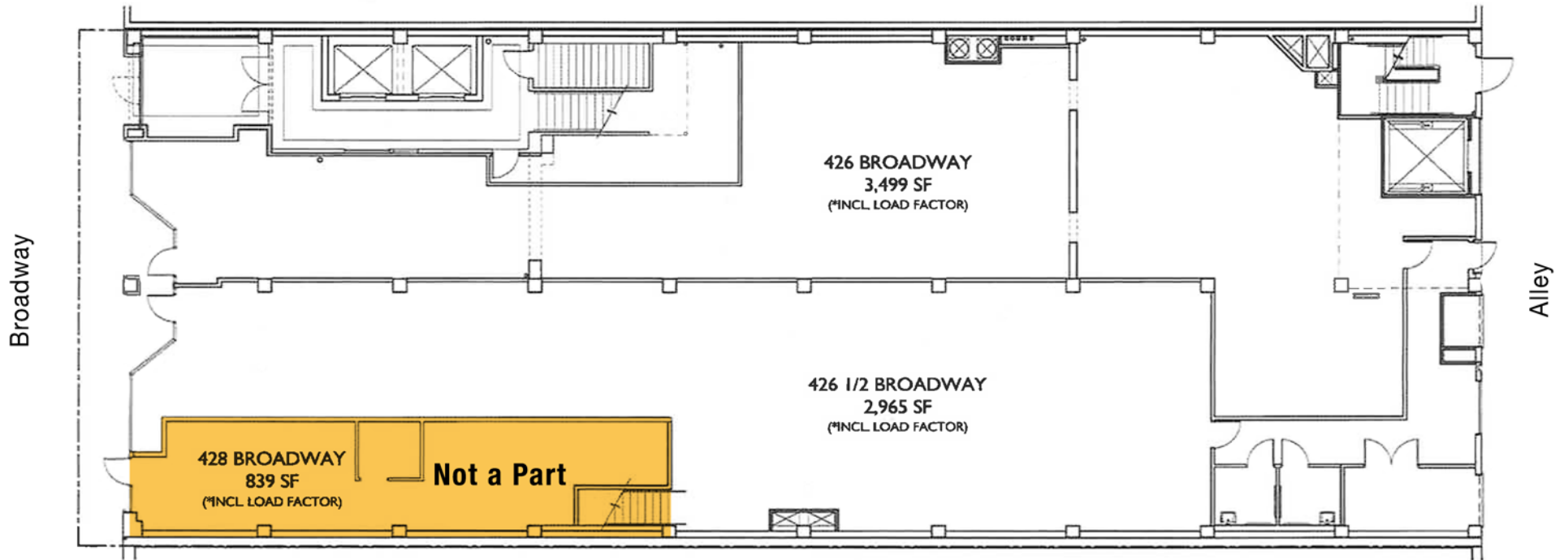
**Sale Price: ~~\$1,800,000~~ \$1,200,000 (\$162.49 per SF)**  
**The leasehold interest expires in 2104**

**Lease Rental: \$11,078 Per Month (\$1.50 Per SF NNN)**  
**(Months 1-6 are being offered at half price)**





# Property Layout



424 SOUTH BROADWAY - THE JUDSON C. RIVES BUILDING  
GROUND FLOOR TENANT AREAS AT COMPLETION OF CONSTRUCTION  
PREPARED: AUGUST 7, 2008

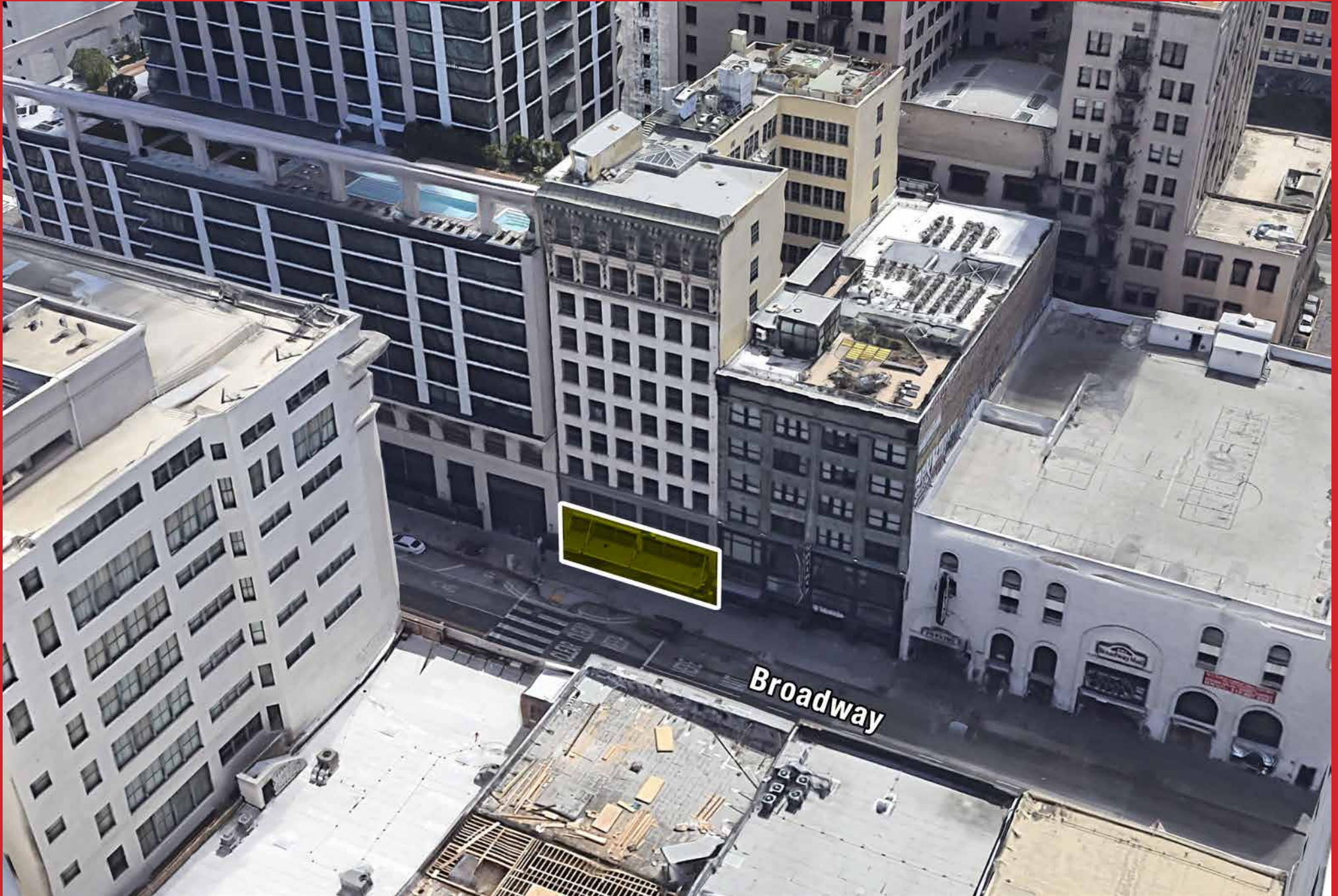
\* Measurements taken from outside of exterior wall, center of demising wall and inside of shaft wall and includes pro-rated share of common areas.

# Property Photos



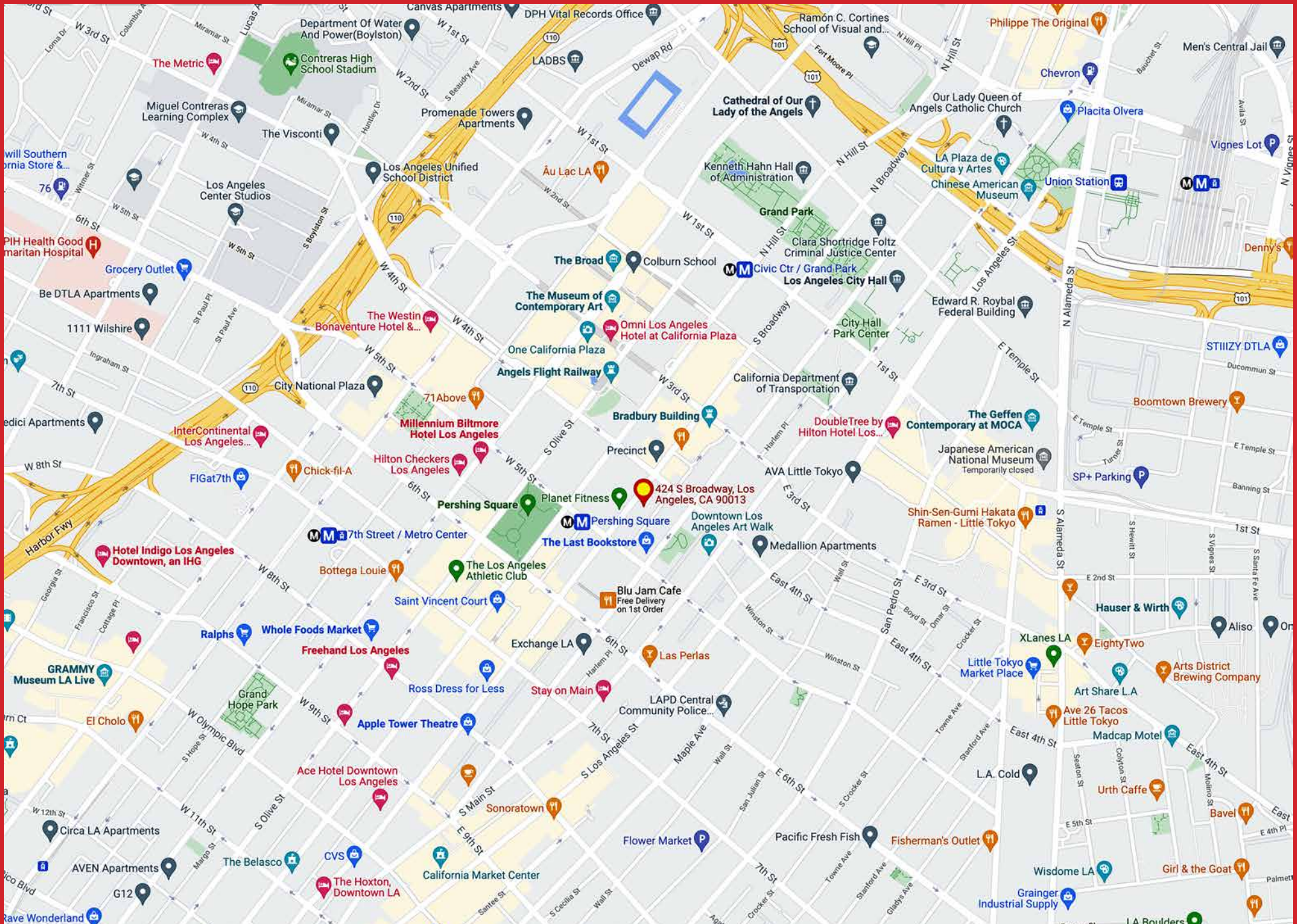


# Property Aerial



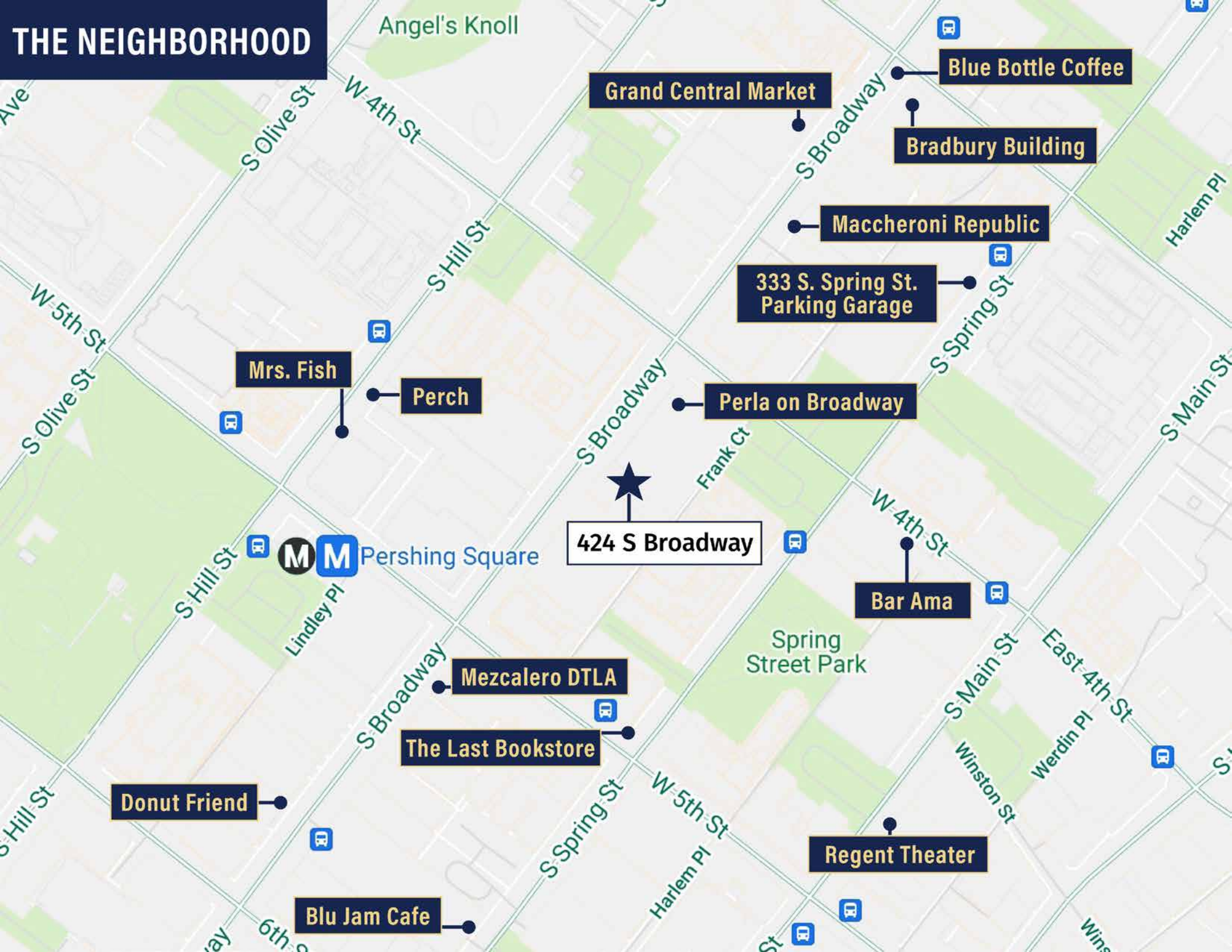


# Area Map





# THE NEIGHBORHOOD



Angel's Knoll

Grand Central Market

Blue Bottle Coffee

Bradbury Building

Maccheroni Republic

333 S. Spring St. Parking Garage

Mrs. Fish

Perch

Perla on Broadway

★  
424 S Broadway

M M Pershing Square

Bar Ama

Mezcalero DTLA

Spring Street Park

The Last Bookstore

Donut Friend

Regent Theater

Blu Jam Cafe



**Financial District**

- 1 Cicada
- 2 Drago
- 3 Chaya
- 4 Water Grill
- 5 Miro
- 6 Sugarfish
- 7 Bottega Louie
- 8 B.S. Taqueria
- 9 Little Sister
- 10 Seven Bar Lounge

**Bunker Hill**

- 1 Blue Cow Kitchen Bar
- 2 Patina
- 3 Nick & Stef's
- 4 Maccheroni Republic
- 5 Redbird
- 6 Otium
- 7 Vespalo
- 8 Bradbury Building
- 9 The Edison
- 10 Badmaash

**South Park**

- 1 Broken Spanish
- 2 Mikkeller
- 3 Birdies

**Projects in Development**

- 1 Metropolis\*
- 2 Oceanwide Plaza\*
- 3 The Grand\*
- 4 La Plaza Village\*
- 5 Broadway Trade Center\*
- 6 At Mateo

**USC Village**

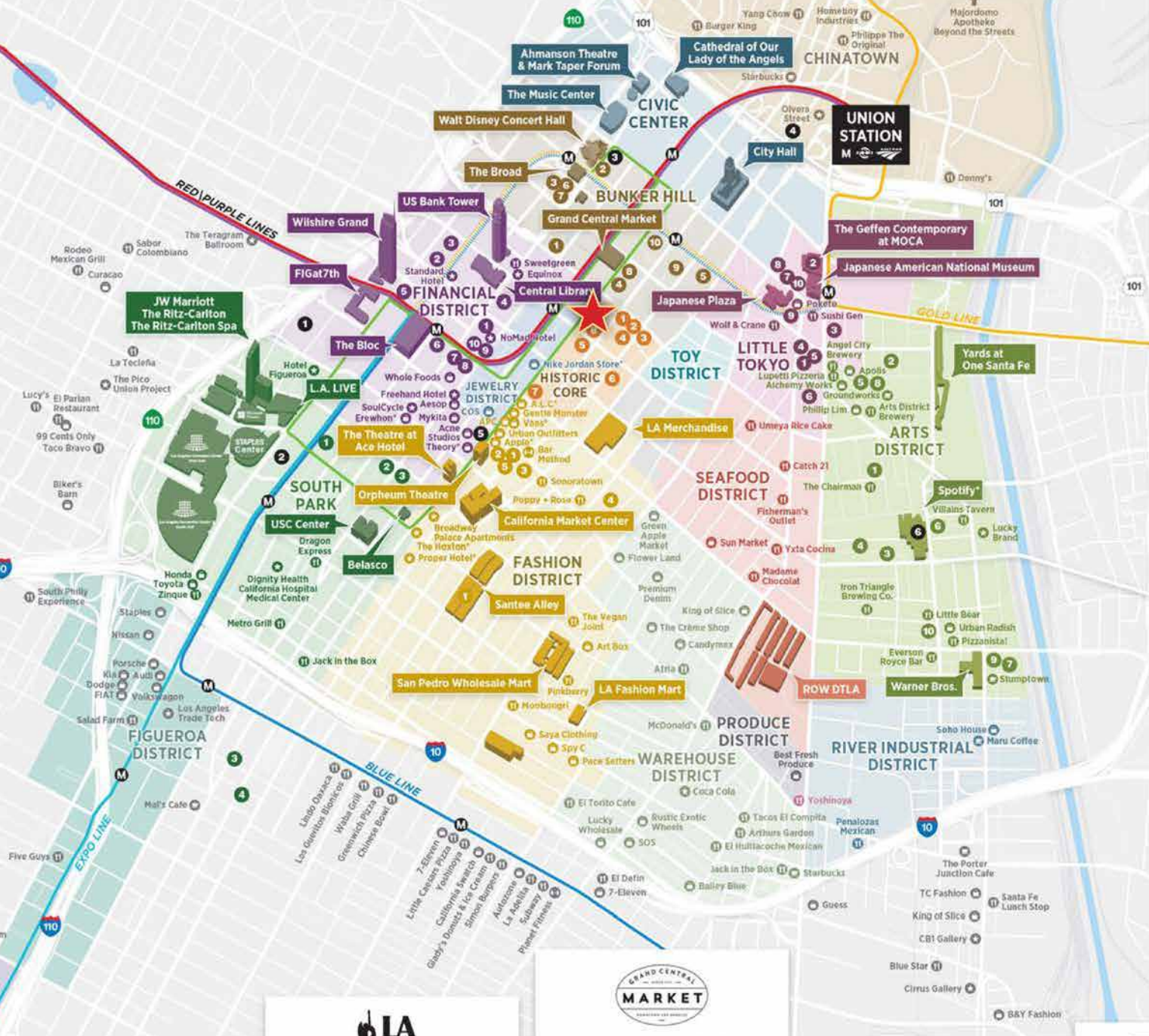
- SunLife Organics
- CorePower Yoga
- Trader Joe's
- Trejo's Tacos
- Target

**USC University of Southern California**

- Shrine Auditorium
- Galen Center
- Redisson Hotel
- Starbucks

**FIGAT7TH**

- City Target
- Zara
- H&M
- Victoria's Secret
- MAC Cosmetics
- Gold's Gym
- Bath & Body Works
- L'Occitane
- T-Mobile
- Morton's The Steakhouse
- California Pizza Kitchen
- Starbucks
- Nordstrom Rack
- Five Guys
- Mendocino Farms
- Sprinkles



**Little Tokyo**

- 1 Kinjro
- 2 Wolvesmouth
- 3 Shin-Sen-Gumi
- 4 KaGaYa
- 5 Sushi Gen
- 6 Shojin Downtown
- 7 Sushi Enya
- 8 Marugame Monzo
- 9 Komasa Sushi
- 10 Daikokuya

**Arts District**

- 1 Urth Caffè
- 2 Hauser & Wirth
- 3 Officine Brera
- 4 The Factory Kitchen
- 5 Wurstküche
- 6 Zinc Cafe & Market
- 7 Bestia Italian
- 8 Blacktop Coffee
- 9 Bread Lounge
- 10 Church & State

**Historic Core**

- 1 Bar Amá
- 2 Orsa & Winston
- 3 Baco Mercat
- 4 KaZuNori
- 5 Tabachines Cocina
- 6 Nickel Diner
- 7 Clifton's Republic
- 8 The Last Bookstore

\* Coming Soon

**LA LIVE**

- Fixin's Soul Kitchen
- Fleming's
- Ford's Filling Station
- Katsuya
- Lawry's Carvery
- Red Mango
- Rock 'N Fish
- Smashburger
- Sol Agave
- Starbucks Coffee
- The Ritz-Carlton Spa
- STAPLES Center
- Tom's Urban
- Wolfgang Puck Bar & Grill
- WP24
- Yard House
- The Novo
- Conga Room
- The GRAMMY Museum\*
- Lucky Strike Lanes
- Microsoft Theater
- Regal Cinemas L.A. LIVE
- Ana Maria
- Bar Moruno
- Belcampo Meat Co
- Bento Ya Japanese Cuisine
- Berlin Currywurst
- Bombo
- Chile Secos
- China Cafe
- Clark Street Bread
- Courage & Craft
- District Market
- DTLA Cheese & Kitchen
- Eggslut
- G&B Coffee
- Golden Road
- Ramon Hood
- Horse Thief
- Jose Chiquito
- La Huerta
- La Tostaderia
- Las Morelianas
- Madcapra
- Olio GCM Pizzeria
- The Oyster Gourmet
- Roast To Go
- Sticky Rice
- Valerie

**YARDS AT ONE SANTA FE**

- Wittmore
- Malin+Goetz
- Hennessey Ingalls
- The Voyager Shop
- Cafe Gratitude
- Nalibox
- Amazebowis
- Van Leeuwen Artisan
- Westbound
- Bulletproof
- Grow
- Benjamin
- Tartine Manufactory
- Rappahannock Oyster Bar
- Paramount House
- Nayato
- Gossamer
- Bodega
- Shadowbox
- Poketo
- Flask & Field
- Go Get Em Tiger
- A+R
- Ahlem Eyewear
- Vrai & Oro
- Café Dulce
- Scent Bar

**ROW DTLA**



# Proposed Broadway Streetcar Map



The Downtown LA Streetcar will be a modern, fixed-rail streetcar that offers new choices for how people connect to downtown’s neighborhoods, restaurants and bars, cultural and entertainment landmarks, and regional transportation resources—including Metro’s growing rail network.

The four-mile route will run approximately 18 hours a day to connect riders with places like South Park, the Financial District and Historic Broadway, Grand Park and the Civic Center, the Fashion District, and the Convention Center, Crypto.com Arena, and LA LIVE.

The streetcar will be the most frequent streetcar service in the entire country, with 7-minute headways during peak hours and frequencies of 10 to 15 minutes during off-hours.

With frequent service and door-to-door service throughout the community, the Downtown LA Streetcar will offer an attractive alternative to driving between neighborhood destinations for residents and visitors alike, and it will catalyze additional commercial and residential development in the city’s most urban, transit-accessible core.

The streetcar is planned to open in 2025, and will run directly in front of 424 S Broadway.

For more information visit:  
<https://www.streetcar.la/>







# Downtown Los Angeles Demographics

**80,000**

Residential  
Population

**500,000**

Weekday  
Population

**22 million**

Annual  
Visitors

**70%**

of residents and workers  
feel they are part of the  
Downtown community.

**71%**

believe that DTLA  
is moving in the  
right direction.



## I LIVE in DTLA

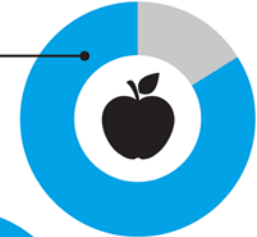
**\$123K**

Average Household Income



**84%**

want more  
supermarkets



**38**

Median  
Age

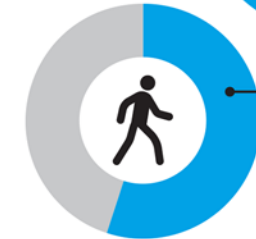


**81%**

Earned a BA or Higher

**54%** moved to DTLA in the past 5 years

**80%** are passionate about DTLA



**55%**

walk to  
work in  
DTLA



## I WORK in DTLA

**\$122K**

Average Household Income



**33%**

regularly use  
Metro Rail to  
commute



**41**

Median  
Age



**81%**

Earned a BA or Higher

**63%** are top executives or professionals

**79%** say DTLA is a good fit for their industry



**44%**

would  
consider  
moving  
to DTLA



## I VISIT DTLA

Top visited locations:

**83%** Arts District

**82%** Grand Central Market

**79%** L.A.LIVE/Staples Center



**93%** recommend DTLA  
as a destination\*

**\$6 billion** spent yearly  
in DTLA by visitors\*





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Commercial Space

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