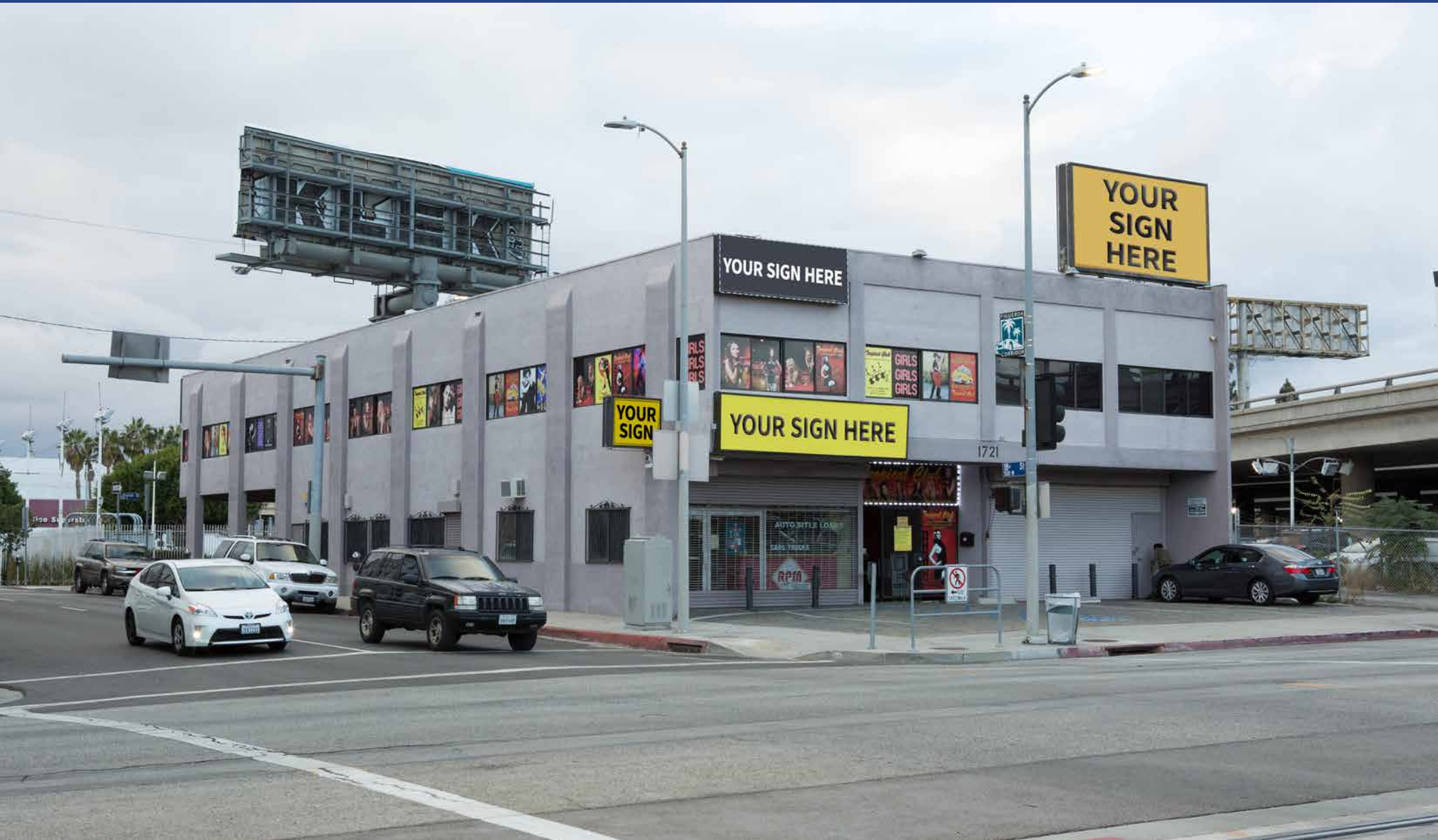


# DTLA COMMERCIAL PROPERTY WITH PARKING FOR LEASE



10,700± SF: Divisible to 2,000 SF, 2,500 SF & 6,200 SF

1721 S Flower Street, Los Angeles, CA 90015

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum

1721 S Flower Street  
Los Angeles, CA 90015

## Property Details

Total Building Area	10,700± SF
Ground Floor Area	4,500± SF 2,000± SF Front Unit 2,500± SF Rear Unit
Ceiling Height	10-13'
Second Floor Area	6,200± SF
Ceiling Height	14'
Occupancy Permit	232
Year Built	1982
Construction	Frame & Stucco
Restrooms	3 + Locker Room (2nd Floor)
Power	600 Amps
Parking	70± Surface Spaces
Zone	LA M2-2

## Property Highlights

- Multi-use 2-story commercial building for lease
- Hostess dance club/bar/nightclub/restaurant, medical/dental clinic, retail, creative/professional offices, school, religious facility
- Take all or part! Divisible to 2,000 SF and 2,500 SF on the ground floor (front and rear) or entire 6,200 SF 2nd floor
- Excellent signage and exposure!
- Fantastic visibility from freeway: Located directly across from Santa Monica (I-10) Freeway onramp
- Adjacent to DTLA South Park District
- 3 blocks east of the Harbor (110) Freeway
- Metro light rail runs in front of the property (Blue and Expo Lines)
- Close to the Los Angeles Convention Center, Crypto.com Arena and LA LIVE
- Abundant adjacent parking included (70± surface spaces)
- 600 amps power service

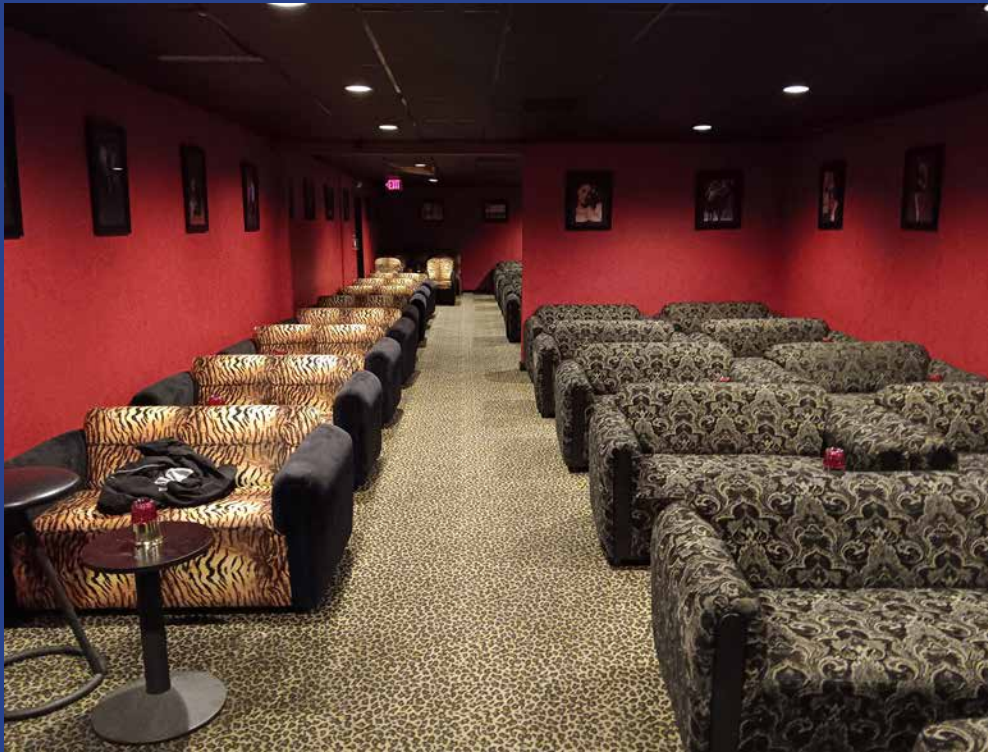
**Lease Rental: \$2.50-\$3.00 Per SF NNN**

**Term: 3-10 Years**

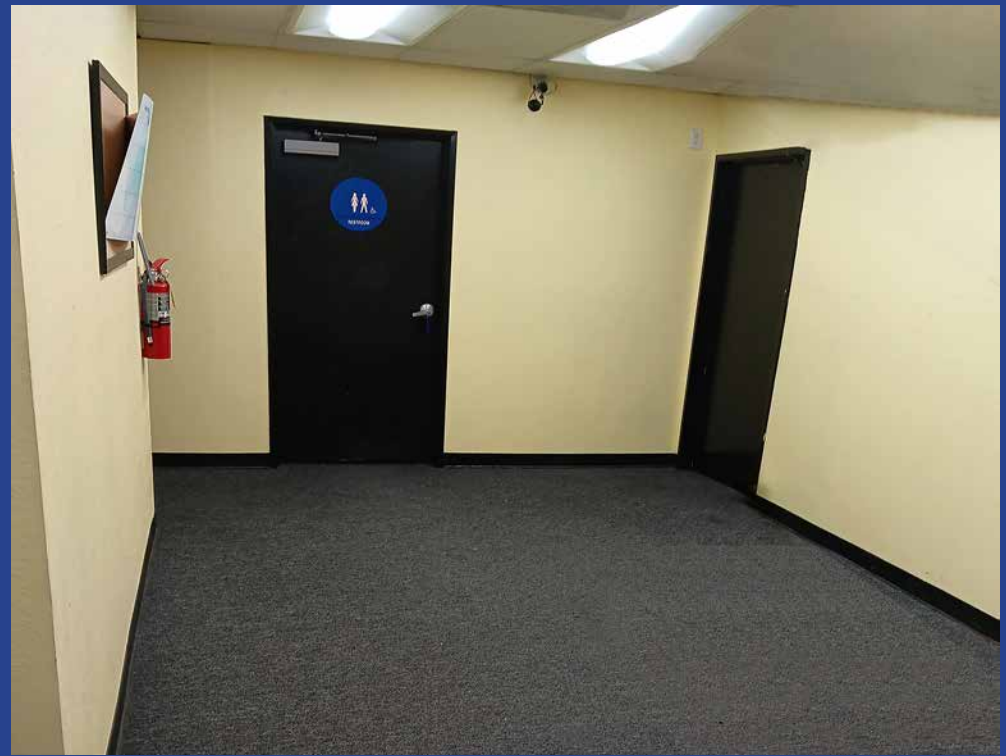






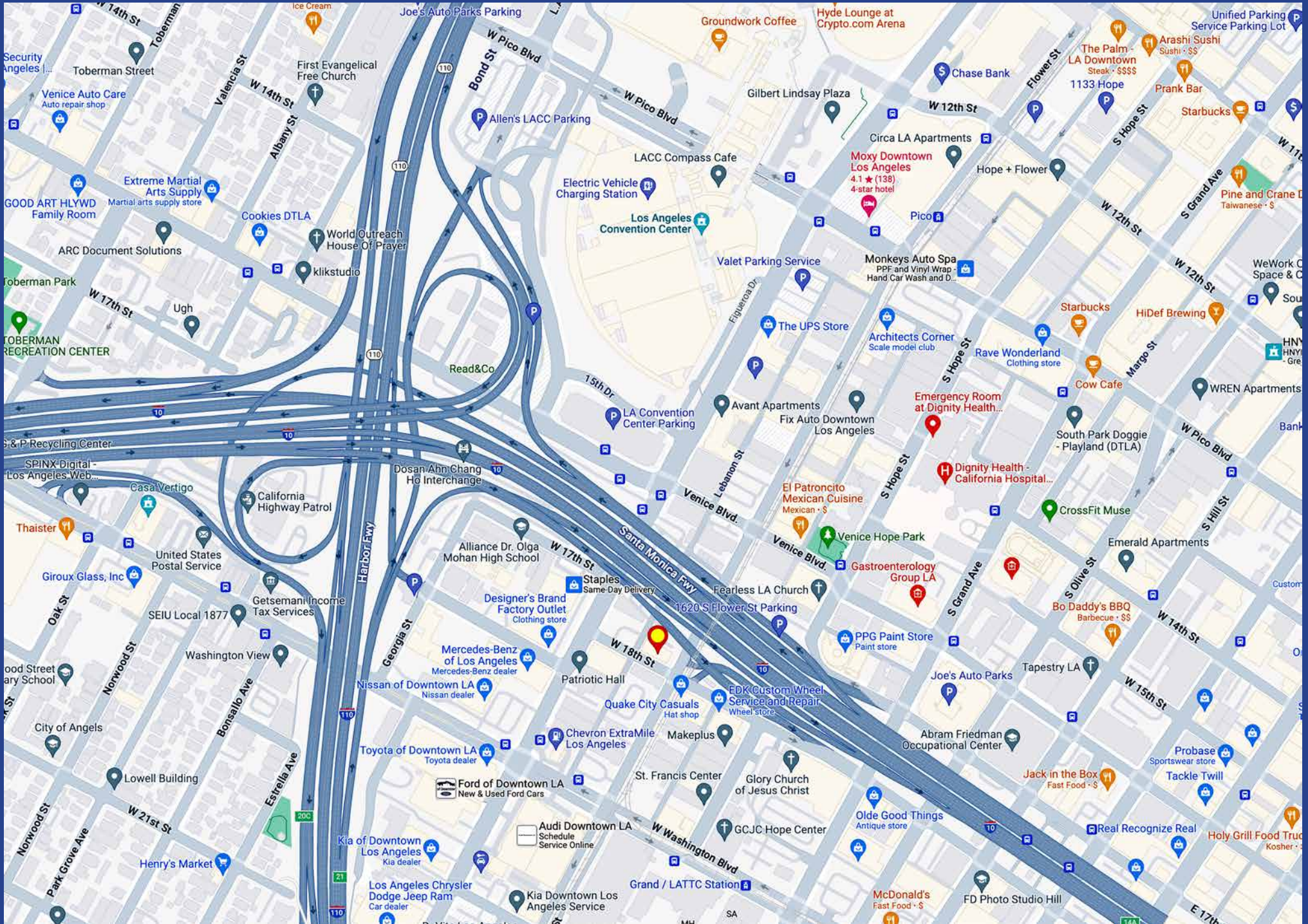








# Area Map





# Area Amenities





# Downtown Los Angeles Demographics

## A PLACE TO WORK

**350,000+** JOBS

**\$86,200**

Average Household Income



**59%**

30 - 54 Years Old

**55%** Postsecondary Education



**21%**

Job Growth in "Knowledge Industries"



**93%**

Expect to Return to Office

## A PLACE TO VISIT, SHOP, & DINE

**15 million** VISITORS  
in 2021



**\$5 billion** in Sales in 2019

**743**

Retail Businesses per Square Mile



**157**

Food/Beverage Businesses per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**80,000+** RESIDENTS

**\$86,300**

Average Household Income



**84%** Residential Inventory Growth 2000 - 2019



**32%** Less Income Spent on Housing + Transportation than LA Average



**53%**

25 - 49 Years Old

**60%**

Postsecondary Education

**37%** Population Growth 2010 - 2019

**94%**

Residential Occupancy

**41%**

Walk, Bike, or Take Transit to Work



**79%** love DTLA



**65%** expect to live in DTLA for at least 3 more years



1721 S Flower Street  
Los Angeles, CA 90015

10,700± SF 2-Story Building  
4,500± SF Ground Floor  
6,200± SF 2nd Floor

### Multi-Use Building

Hostess Dance Club/Bar/Nightclub/  
Restaurant

Medical/Dental Clinic

Retail

Creative/Professional Offices

School

Religious Facility



*Exclusively offered by*

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