

DTLA HISTORIC CORE SINGLE TENANT NNN INVESTMENT



810 S BROADWAY, LOS ANGELES, CA 90014

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

810 S BROADWAY
LOS ANGELES, CA 90014

OFFERING HIGHLIGHTS

- DTLA Historic Core single tenant NNN investment opportunity
- 3+ years remaining on lease to Urban Outfitters with three 5-year extension options
- Fantastic DTLA Historic Core location between 8th and 9th Streets
- The building was formerly The Rialto Theater (opened in 1917), and was added to the U.S. National Register of Historic Places in 1979
- Apple Tower Theater electronics store is situated two stores to the north at the corner of 8th Street and Broadway
- Nearby amenities include Level Hotel, Clifton's Republic, and Shake Shack
- Whole Foods, Bottega Louie, and Pershing Square are just a short walk away
- Surrounded by thousands of residential units

ASKING PRICE: \$3,975,000

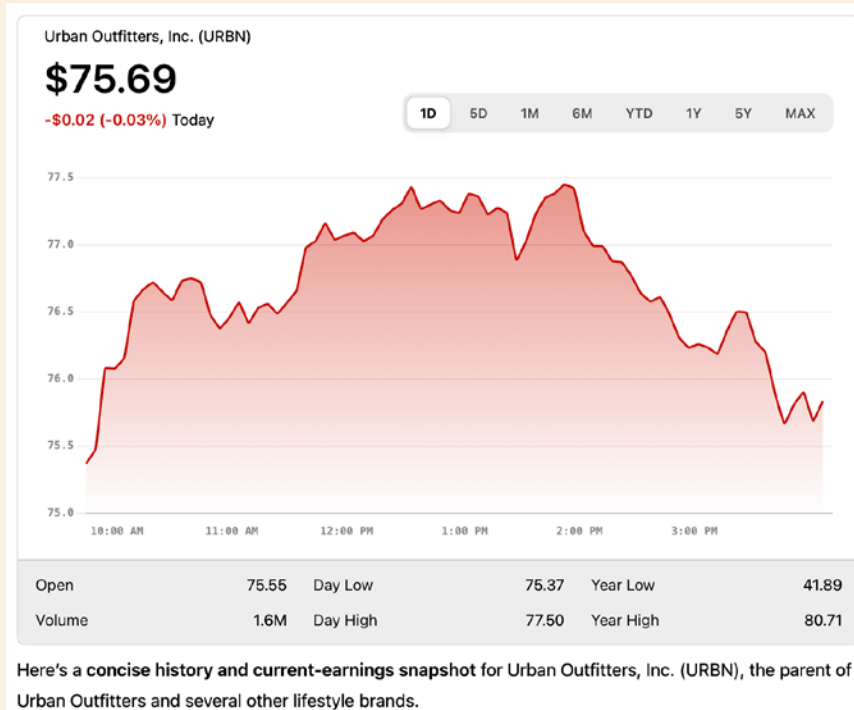
FOR MORE INFORMATION ON FINANCIAL DATA AND
LEASE TERMS, PLEASE [SIGN AND RETURN THE NDA](#)

PROPERTY SUMMARY

Building Area:	7,867± SF
Stories:	One
Land Area:	8,590± SF
Year Built:	1911
Frontage:	53.38'
Zoning:	[DM4-CHC1-5] [CX4-FA] [SN-CPIO-CDO]
APN:	5144-016-077
Traffic Count:	24,955 Vehicles Per Day (2025)
Council District:	CD14 Ysabel Jurado



ABOUT URBAN OUTFITTERS



URBAN OUTFITTERS began in 1970 in Philadelphia, Pennsylvania, when founders co-founded a small shop (originally called Free People) across from the University of Pennsylvania.

By 1976, the company was incorporated and renamed Urban Outfitters.

Over decades, the company expanded beyond a single store—developing a “lifestyle-merchandising” business mod-

el that mixes fashion, home goods, music, and accessories aimed at young adults.

The company also built out private-label wholesale divisions, which supply much of its merchandise under various in-house brands.

Urban Outfitters went public in 1993 under the ticker URBN

Over time, the company added several other brands under its umbrella—including Anthropologie, Free People, Teran (and home-goods), BHLDN (wedding/bridal), and more recently a rental/resale service, Nuuly.

In short: what started as a small boutique has become a multi-brand global lifestyle retailer targeting young adults worldwide.

RECENT EARNINGS & FINANCIALS (2025)

For the fiscal year ending January 31, 2025, Urban Outfitters reported annu-

al revenue of about US \$5.55 billion—up ~7.7% from the prior year.

On a trailing-12-month basis (as of mid-2025), revenue is about US \$5.83 billion.

The company’s net income (profit attributable to common shareholders) for 2025 was reported as US \$402 million.

Over recent years, the company has shown steady growth in revenue—e.g., 2024 revenue was ~US \$5.15 billion, 2023 ~US\$4.80 billion.

STRATEGIC TAKE

Urban Outfitters remains a major player in fashion & lifestyle retail, leveraging a portfolio of brands that appeal to different segments (young adults, bohemian-style, wedding, home furnishing, etc.). Their recent financial results show the company is growing again after pandemic-related turmoil, driven by diversified brand offerings (including Nuuly rental/resale), private-label merchandise, and global reach. The growth and profitability suggest URBN is still successfully navigating changes in retail and consumer behavior.

RIALTO THEATER HISTORY



EARLY HISTORY

The Rialto Theatre opened on May 21, 1917 (originally named “Quinn’s Rialto”), located at 812 S. Broadway in Downtown LA.

The first screening was the silent film *The Garden of Allah*, accompanied by a live performance of the film’s score by the “Quinn Symphony Orchestra.”

The theatre was designed by architect Oliver Perry Dennis. Originally it seated about 1,000 people and featured an early “stadium-style” layout where the upper seating was above the lobby.

REMODELS, OWNERSHIP CHANGES & GOLDEN-AGE CINEMA

In 1919, theatrical impresario Sid Grauman took over the theater. A major remodel was carried out in 1923 by notable theatre architect William Lee Woollett.

Around 1930, the exterior was updated with a long neon Art-Deco marquee—a feature that would become iconic and historically significant

HISTORIC DESIGNATION

The Rialto is a contributing property to the Broadway Theater and Commercial District, which was added to the U.S. National Register of Historic Places on May 9, 1979.

In 1989, the building was also declared a local landmark—Los Angeles Historic Cultural Monument #472.

DECLINE, CLOSURE & CONVERSION

By the late 1980s—after a seismic retrofit and some updates—the auditorium was closed; the theatre officially ceased movie operations in 1987 or 1988

The lobby and ground-floor area were repurposed for retail; much of the original interior—seating, decorative plaster, historic detailing—was removed.

ADAPTIVE REUSE — FROM THEATRE TO RETAIL

In late 2013, the building reopened as a store for Urban Outfitters, part of a broader effort to revitalize Historic Broadway.

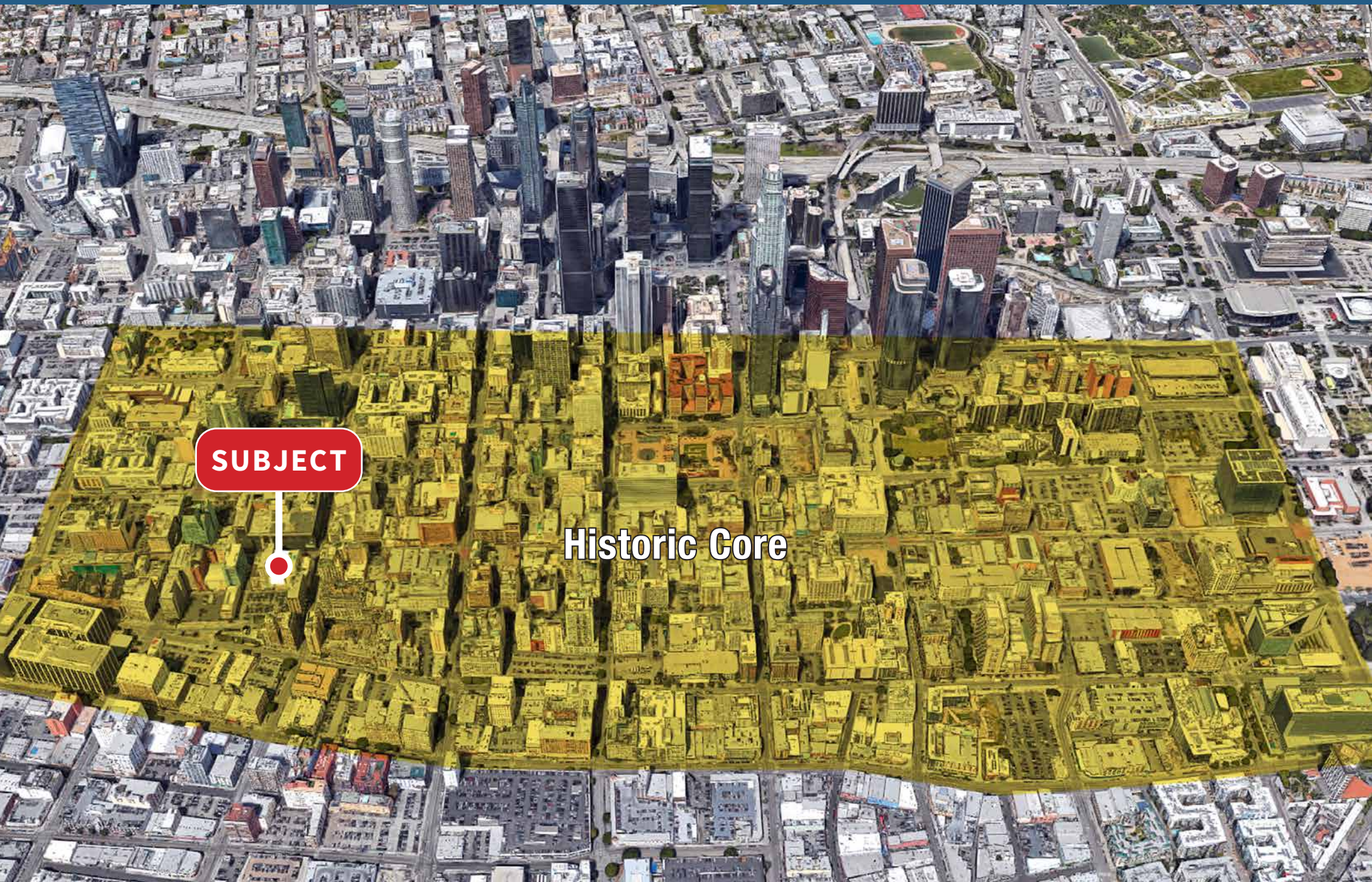
Though the auditorium no longer exists in usable form, the marquee remains—and is the longest neon marquee on Downtown LA’s Broadway—preserving a visible link to the theatre’s cinematic past.

THE RIALTO is one of the oldest surviving theatre buildings from the early 20th-century boom of cinematic palaces in Downtown Los Angeles.

Its transformation from a silent-film house to a modern retail store illustrates broad shifts in urban entertainment, architecture, and preservation.

Its landmark status and enduring marquee make it a visible historic anchor—a physical reminder of Downtown L.A.’s theatrical heyday and the evolving life of the city.

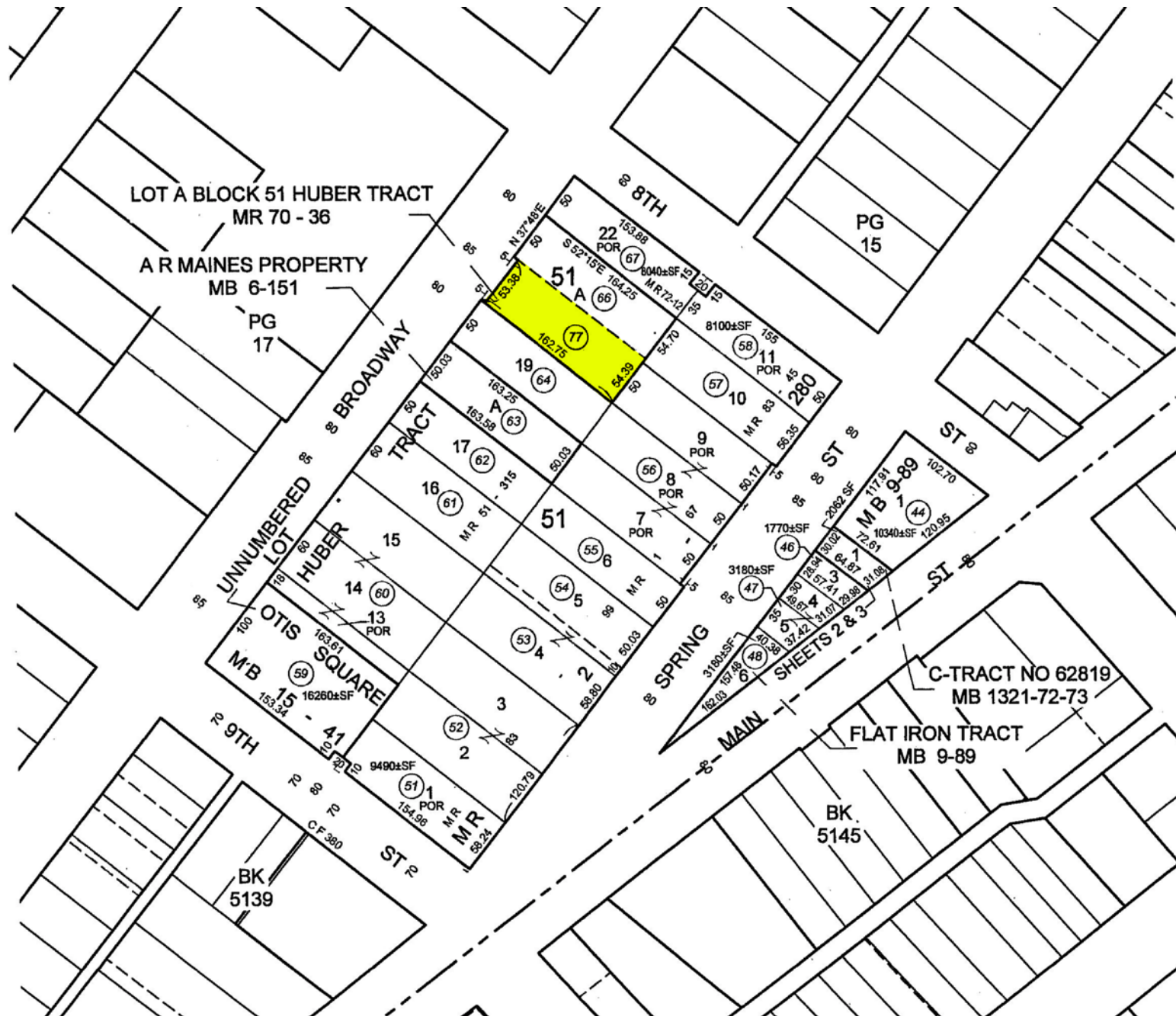
AERIAL PHOTO



SUBJECT

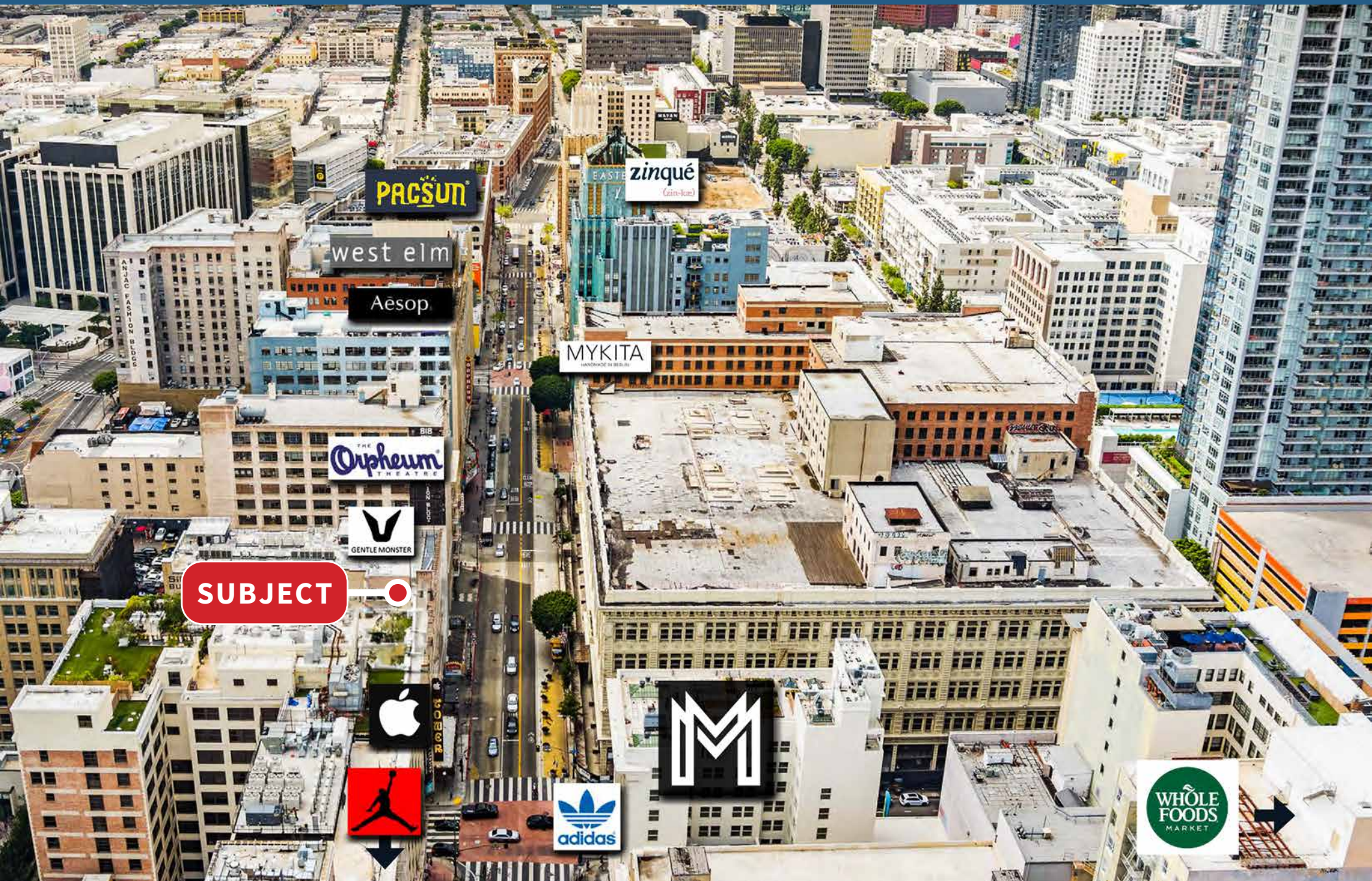
Historic Core

ANTHONY S BEHAR & BRADLEY A LUSTER



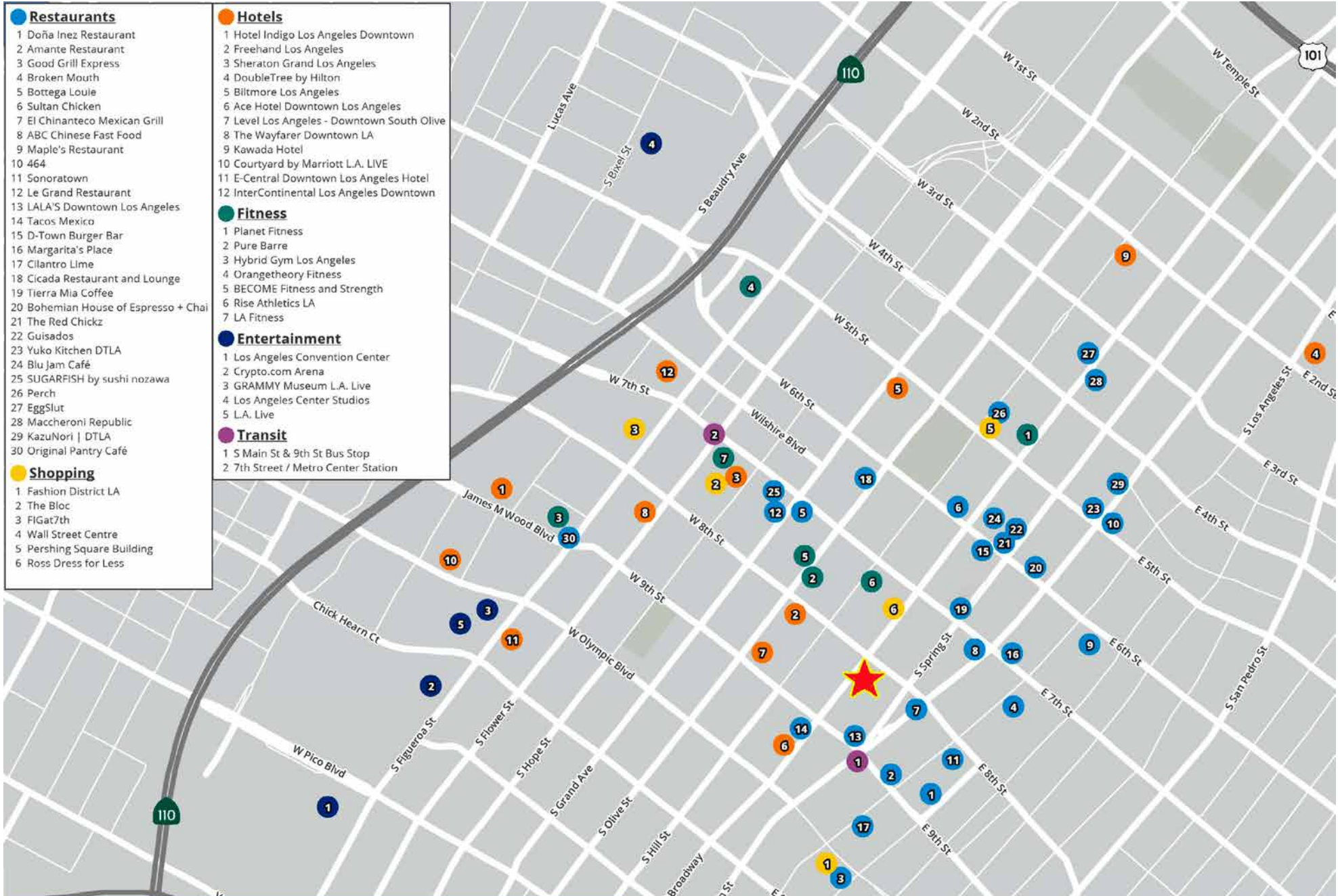
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HISTORIC CORE AMENITIES



ANTHONY S BEHAR & BRADLEY A LUSTER

DOWNTOWN LOS ANGELES AMENITIES



DTLA: WORLD-RENOUNDED AMENITIES



Walt Disney Concert Hall



The Broad Museum



Little Tokyo



BMO Stadium



Memorial Coliseum

A GLOBAL SPORTS & ENTERTAINMENT HUB

Downtown Los Angeles is transforming into the Downtown Sports Park, featuring 10 world-class venues for Olympic competitions, athlete housing, and the media hub—projected to deliver a \$1 billion economic boost with lasting neighborhood impact around Main Street Park.

The city is building momentum with the 2026 World Cup, 2026 NBA All-Star Game, and 2027 Super Bowl, all leading to the ultimate stage: the 2028 Olympics, when L.A. will welcome millions and capture the world's spotlight.

Beyond sports, Downtown offers iconic cultural destinations—Walt Disney Concert Hall, The Broad, Little Tokyo, and Angel's Flight—cementing its status as a premier global destination.



Grand Central Station



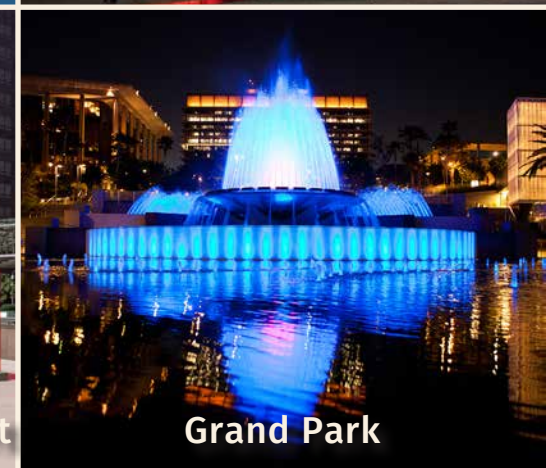
Grammy Museum



Convention Center



Museum of Contemporary Art



Grand Park

LOS ANGELES: A GLOBAL POWERHOUSE

ENTERTAINMENT CAPITAL OF THE WORLD

Home to industry giants like Disney, Sony Pictures, Warner Bros., and Hulu, Los Angeles leads the globe in film and television production, with over 1,000 media and entertainment firms clustered in the region.

WORLD-CLASS TOURISM

From the Hollywood Walk of Fame and Universal Studios to L.A. LIVE, Los Angeles draws millions. In 2024 alone, 17+ million visitors generated \$34.5 billion in impact. With a perfect climate, robust transit, and upcoming global events including the 2026 World Cup, 2027 Super Bowl and 2028 Olympics—tourism is set to soar.

DYNAMIC, DIVERSE ECONOMY

With average household incomes of \$127K, L.A. supports a full-time workforce across healthcare, tech, education, finance, trade, and the arts, fueling the most diverse economy in the nation.

CENTER OF HIGHER LEARNING

The region hosts more than 60 universities, including UCLA, USC, Caltech, and the Claremont Colleges, alongside specialized institutions like CalArts, FIDM, and Otis College, cultivating the next generation of innovators and creators.

GLOBAL CONNECTIVITY

LAX, the world's busiest origin-and-destination airport, served 75 million passengers in 2024 and is on track for 100 million by 2040. A \$30B transformation—enhancing capacity, transit access, and passenger experience—is underway through 2028.

THRIVING REGIONAL ECONOMY

The Los Angeles metro has maintained 4.1% annual GDP growth since 2001, driven by aerospace, manufacturing, and rising sectors like tech and social media, cementing its status as one of the world's most dynamic economic hubs.

MAJOR FUTURE EVENTS CALENDAR



WORLD CUP (2026)



NBA ALL-STAR GAME (2026)



SUPERBOWL (2027)



OLYMPICS (2028)

DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education



FOR SALE

810 S BROADWAY, LOS ANGELES, CA 90014

DTLA Historic Core Single Tenant NNN Investment *Leased to Urban Outfitters*

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