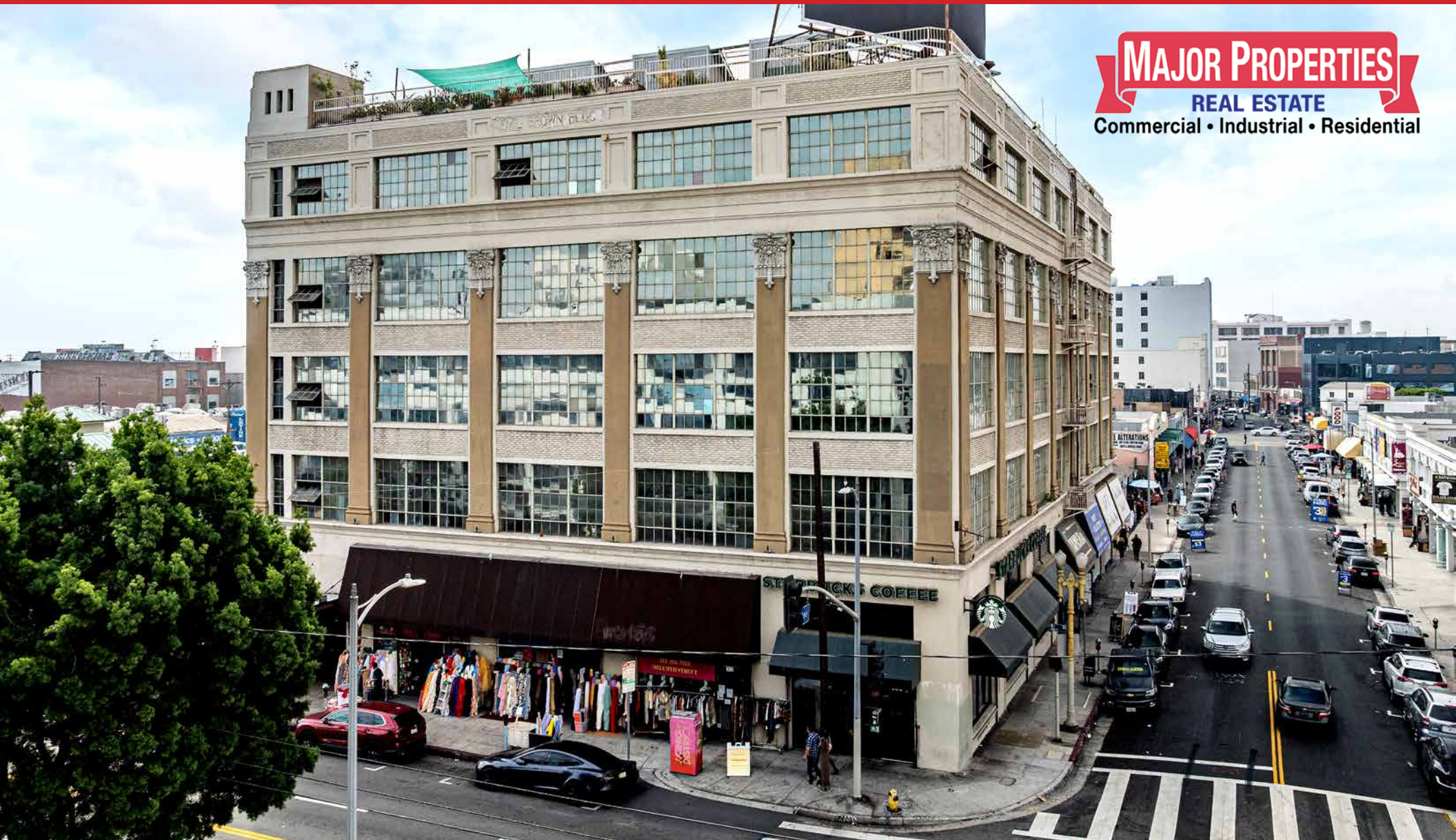


DTLA FASHION DISTRICT RETAIL FOR LEASE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential



±1,300 SF UNIT
306 E 9TH STREET
LOS ANGELES, CA 90015



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306 E 9TH ST, LOS ANGELES, CA 90015

PROPERTY DETAILS

Available Retail Area:	±1,300 SF
Floor:	Ground & Mezzanine
Ground Floor Ceiling Height:	±18'
Restrooms:	2
Total Building Area:	±75,000 SF
Total Floors:	5
Year Built:	1922
Zoning:	LAM2
Traffic Count:	11,155 Vehicles Per Day (2025)
Walk Score: 100	Transit Score: 100

PROPERTY HIGHLIGHTS

- DTLA ground floor retail lease opportunity at \$2.50 per SF
- Fully functional ground floor space plus mezzanine storage
- Busy Fashion District location at the southeast corner of 9th Street and Santee Street
- Live/work units on upper floors developed in 2007
- Over 3,000 apartments within a 6-block radius: Includes Broadway Palace Apartments, Eighth & Grand Apartments, South Park & Olympic by Windsor Apartments, Atelier Apartments, and Premiere Towers
- Nearby amenities include Level Hotel, Bottega Louie, Shake Shack, Whole Foods, Sonoratown, and Pershing Square

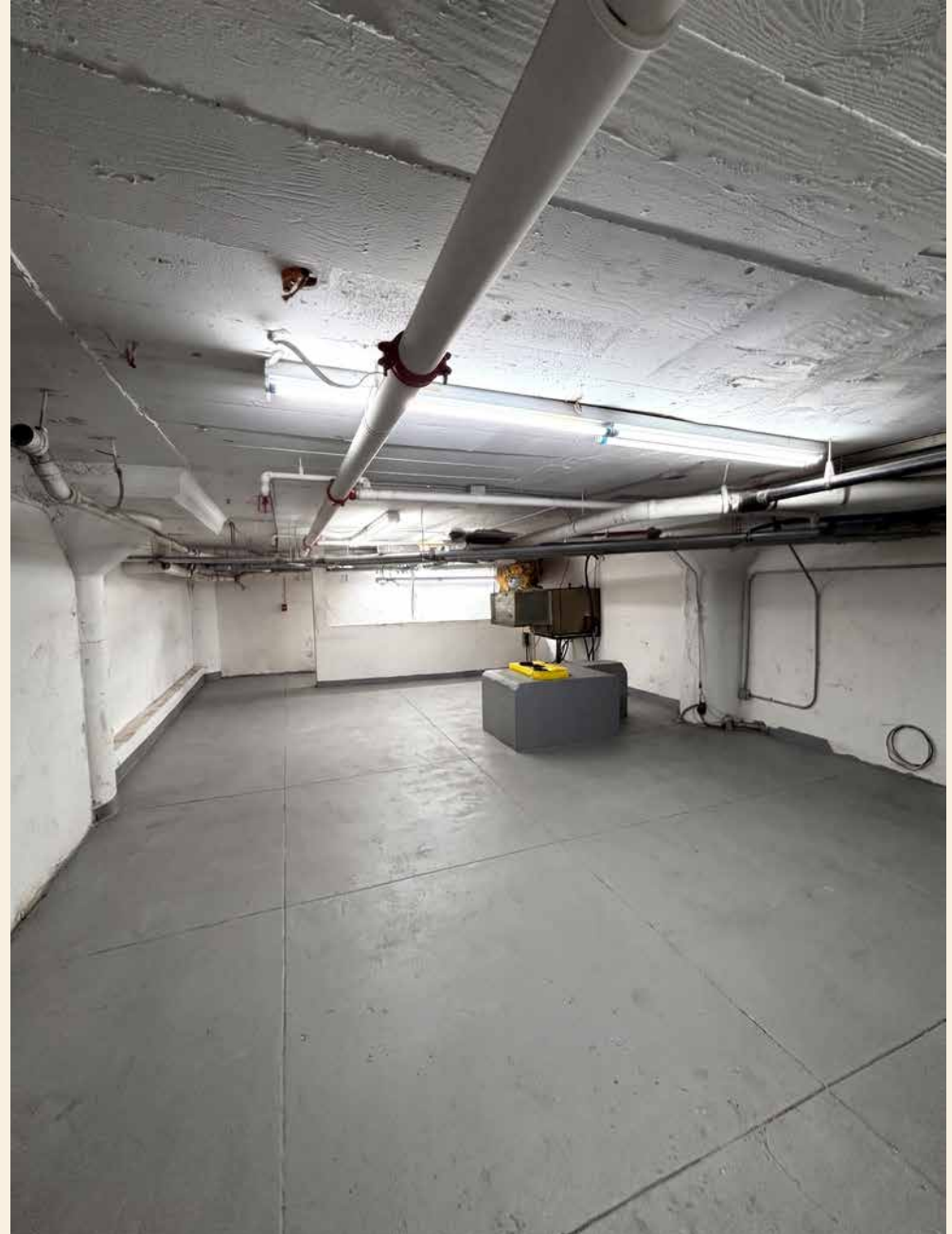
\$3,250 Per Month (\$2.50 Per SF NNN)

Term: Negotiable

GROUND FLOOR



MEZZANINE

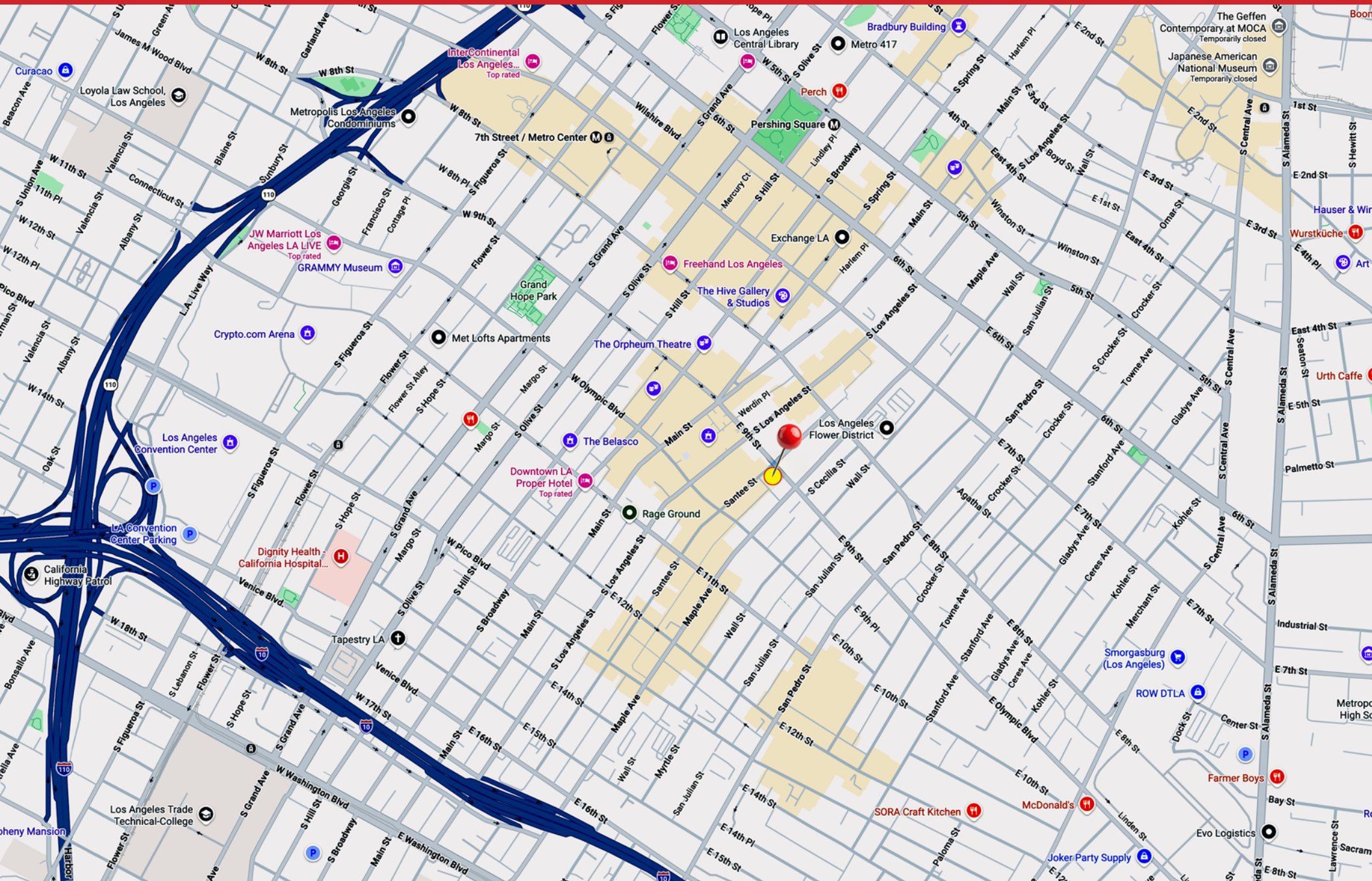


AERIAL PHOTO



JEFFREY JANKAEW | RENE MEXIA | MAJOR PROPERTIES

AREA MAP



JEFFREY JANKAEW | RENE MEXIA | MAJOR PROPERTIES

DTLA 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 LEASE

306 E 9TH STREET, LOS ANGELES, CA 90015

Prime DTLA Ground Floor Retail Unit

±1,300 SF Available

For More Information, Please Contact:



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Commercial & Industrial Specialists