

DTLA RETAIL STORE FOR LEASE

Signalized Corner Location

AVAILABLE SF: ±1,000



830 E WASHINGTON BLVD, LOS ANGELES, CA 90021

- 1,000± SF retail store for lease
- Part of larger facility
- Open shell space — Make it your own!
- Includes one restroom
- Abundant on-site parking
- Heavy traffic signalized corner location
- 22,212 vehicles per day traffic count (2026)
- Located at the southwest corner of Washington Blvd and Griffith Avenue
- Just south of the DTLA Fashion District
- Close to the Convention Center, Crypto.com Arena and LA LIVE
- Lease rental: \$2,000 per month (\$2.00 per sq.ft. net)

For More Information, Please Contact

SION KHAKSHOUR

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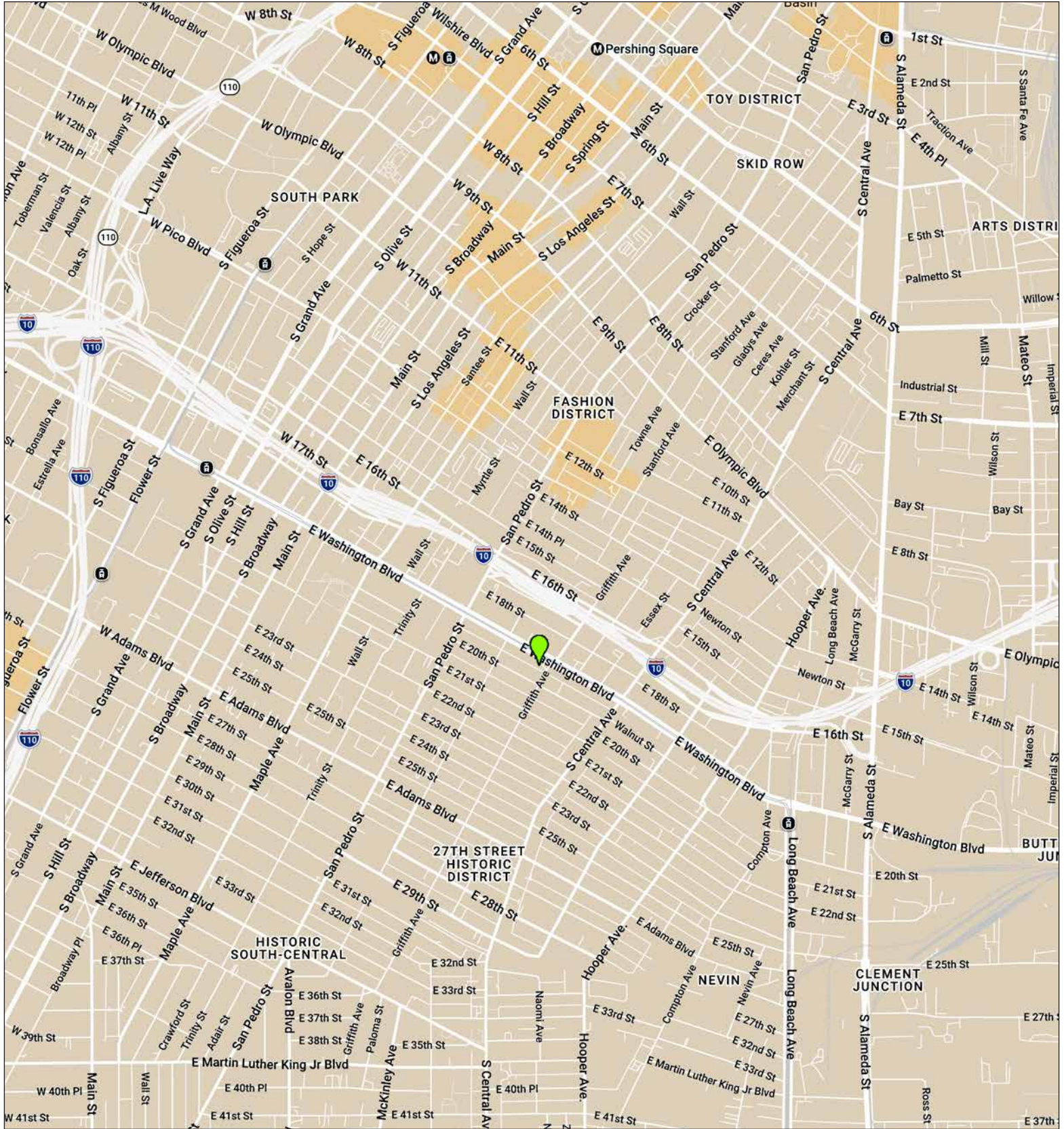
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AERIAL PHOTO



NEIGHBORHOOD MAP



DOWNTOWN LA 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

61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home