



Former **Mezcalero** space offering a Mexican restaurant/bar layout with a ready-to-use kitchen and immediate availability.

Unit 1
Restaurant

Unit 2
Retail

FOR LEASE

Prime High-Visibility 2nd Generation Restaurant & Retail Opportunity

510 South Broadway
Los Angeles, CA 90013

Available Units

2

Floor

1st Floor

Available Units	Use	Rentable SF	Asking Rent
Unit 1	Restaurant	3,830 SF	\$4.00/SF/Mo. NNN
Unit 2	Retail	3,830 SF	\$3.00/SF/Mo. NNN

Property Type

Retail / Restaurant

Property Highlights

- Ground-floor space with excellent street frontage along South Broadway
- **Unit 1:** 2nd generation restaurant; former restaurant build-out that offers strong pedestrian exposure and branding visibility
- **Unit 2:** Current interiors delivered in a flexible shell condition
- Ideal for food & beverage operators seeking a faster path to market in the heart of Downtown Los Angeles

For information, please contact:

Brent Koo

Sr. Managing Director

t 213-503-0606

brent.koo@nmrk.com

CA RE Lic. #01915382

Lex Yoo

Sr. Managing Director

t 213-537-9691

lex.yoo@nmrk.com

CA RE Lic. #01879695

Nina Moon

Sr. Advisor

t 213-500-6462

ninamoon@gmail.com

CA RE Lic. #01815437

555 S. Flower St., Suite 3550

Los Angeles, CA 90071



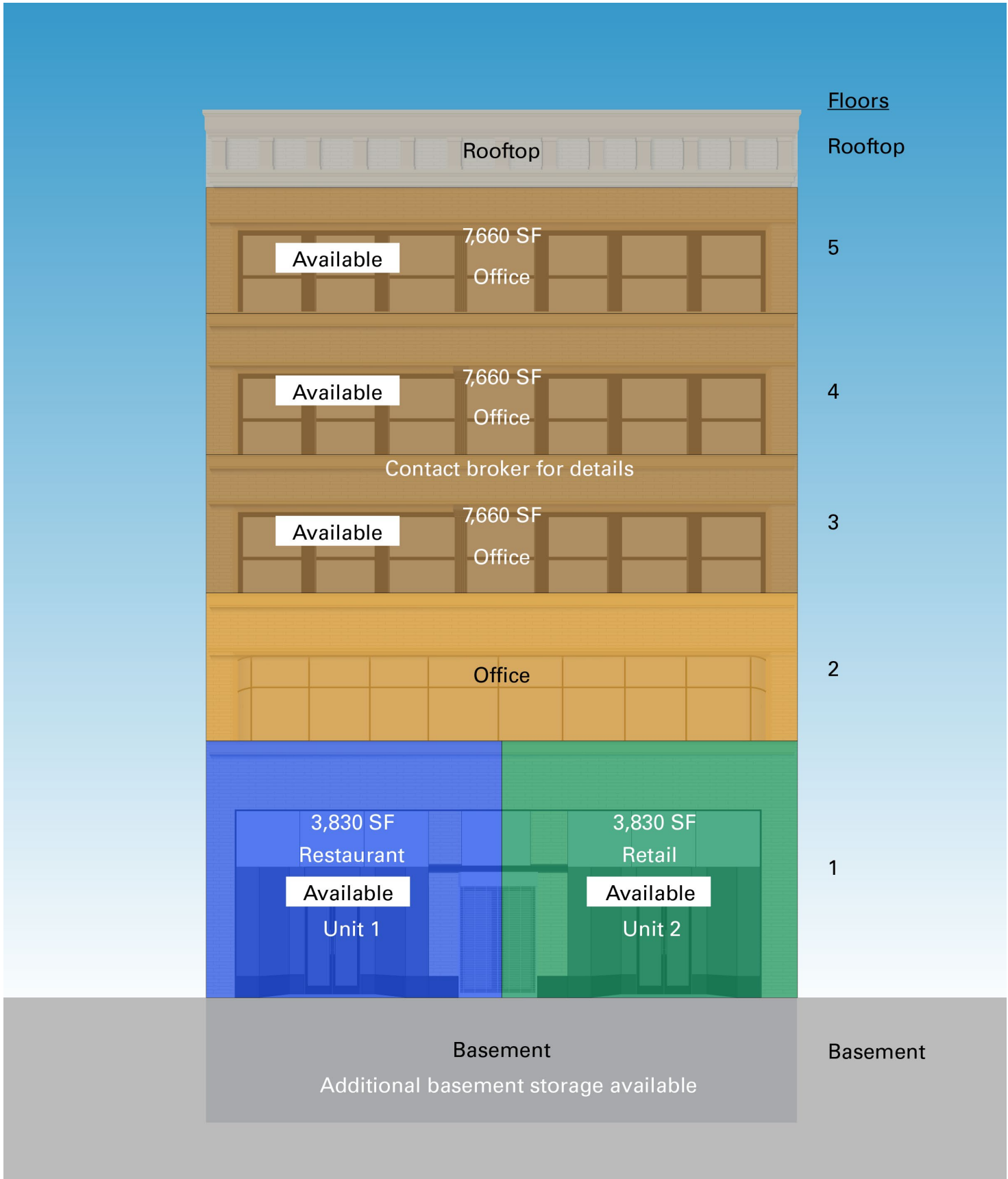
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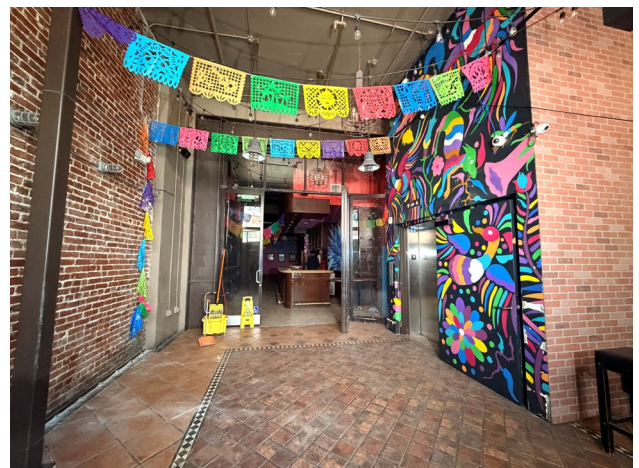
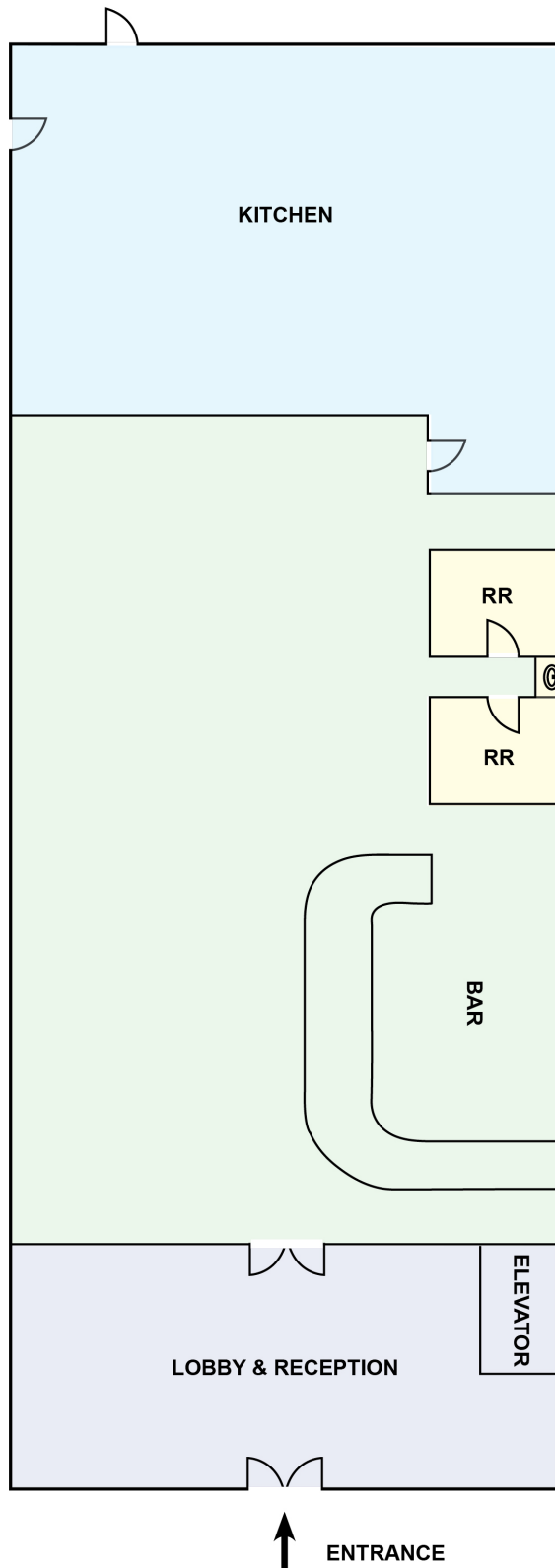
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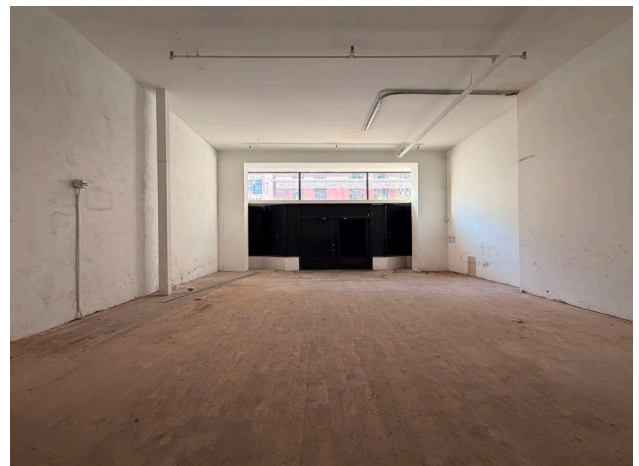
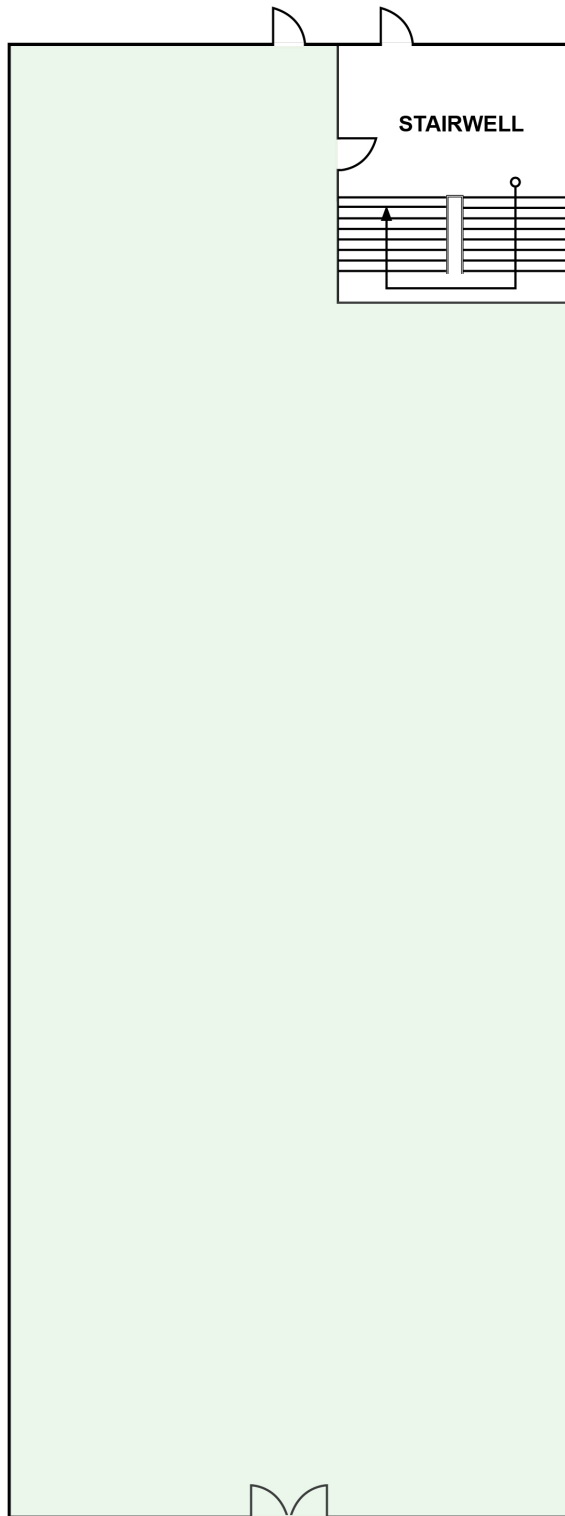


Unit 1 (Restaurant) Floor Plan & Photos



** Floor plan is for illustrative purposes only. All dimensions and layouts are approximate and subject to change.*

Unit 2 (Retail) Floor Plan & Photos



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ENTRANCE

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