



THE  
ARTS  
DISTRICT  
GROUP

**FOR LEASE**

9,000 SF Restaurant • C5 ZONING  
Downtown Los Angeles Area  
2 Floors • Beer License • 2 Bars

**750**  
**S BROADWAY**  
LOS ANGELES, CA 90014

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INTRO

The Downtown Los Angeles Fashion District is a vibrant, bustling hub for business. Known internationally for its stunning architecture, the LA Convention Center, the Apple Theater Store, FIDM, and more. Unparalleled visibility and opportunity. This rare chance to lease a second-generation restaurant or retail space on South Broadway features C5 zoning, a license, a full kitchen, a mezzanine, two stories, two bars, and basement storage. Neighboring well known tenants include the Apple Store, Adidas, Ross, Foot Locker, and Starbucks, with proximity to major Metro routes. Located less than one mile from the LA Convention Center, LA Live, and Crypto Stadium. Its high foot traffic, 98% Walk Score, steady car traffic, and prominent signage area provide outstanding visibility for a variety of retail or dining uses.



## PROPERTY OVERVIEW





OVERVIEW



## OVERVIEW

This historical building, constructed in the 1920s and renovated in 2004, consists of a 6,000 SF restaurant space featuring stunning architectural details, including ancient ironwork staircases, iconic vintage wood columns, exposed brick, and exposed ceilings. The space is equipped with a modern HVAC system to ensure comfort. The layout includes a 66-foot bar, a second 15-foot bar, a large 300 SF kitchen complete with hoods, a commercial water heater, a fire suppression system, springs, sinks, floor drains, an FDA-compliant ceiling, a food service window, and more. Additionally, there are two restrooms, three private back offices, a main private office, and viewing balconies that add an elegant and unique touch. There are also 3,000 SF of basement space and an outdoor steel-fenced patio area.

Highly visible and located on a main and heavily trafficked thoroughfare, South Broadway, near the corner of 7th, this property is next to a busy signalized intersection. It boasts 45 feet of frontage, ensuring excellent visibility and tremendous potential for large signage. Its all-glass front offers substantial marketing opportunities. According to records, the car count exceeds 10,000 per day, ensuring consistent exposure throughout the day. The building also features wide-open layouts with high ceilings of 22 feet and large windows that allow plenty of natural light.

The building, made of masonry and brick, maintains suitable temperatures and offers a timeless aesthetic. It features a mid-century-style marquee canopy over the front doors, providing shade and protection from the elements, with nearly 50 feet of signage space above, allowing for a maximum sign height of 4 feet and a length of 49 feet. Private alley access allows for convenient drive-up unloading near the kitchen and walk-ins, making operations smoother and more efficient.

This is an incredible opportunity for those who understand the true value of investing in Downtown Los Angeles, specifically in the Historic Theater District and Fashion District. A rare chance to lease a second-generation restaurant space, much of the heavy lifting and installation has already been completed.

The space is ideal for a variety of restaurant and brewery concepts, including but not limited to sushi restaurants, bars, karaoke lounges, breweries, pubs, sports bars, gastropubs, taprooms, cocktail lounges, wine bars, craft beer bars, and fine dining establishments.



## OVERVIEW

ADDRESS	750 S BROADWAY, LOS ANGELES 90014
MARKET	DOWNTOWN L.A. / FASHION DISTRICT
ZONING	C5
SIZE	9,000 SF (5,700 ground floor + mez & basement)
USE	Restaurant / Bar
YEAR BUILT	1913
RENOVATED	2019
LEASE TYPE	NET w/ CAMS
BASE RENT	\$2.37 per SF
NETS	\$0.85 (\$3.22 per SF combined)
TERM	3-year min.
RESTROOMS	2 (10 stalls total)
PROPERTY TAX	\$0.20 per SF (in NETS)
FLOORS	1 + Mezzanine + Basement
EGRESS	2
FRONTAGE	South Broadway
LICENSE	Type 47 Liquor License avail. at cost
SPRINKLERS	YES



PHOTOS

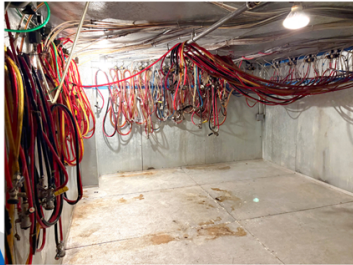


PHOTOS • COMMERCIAL KITCHEN • 300± SF





PHOTOS • BASEMENT - 3,000± SF to 5,000± SF

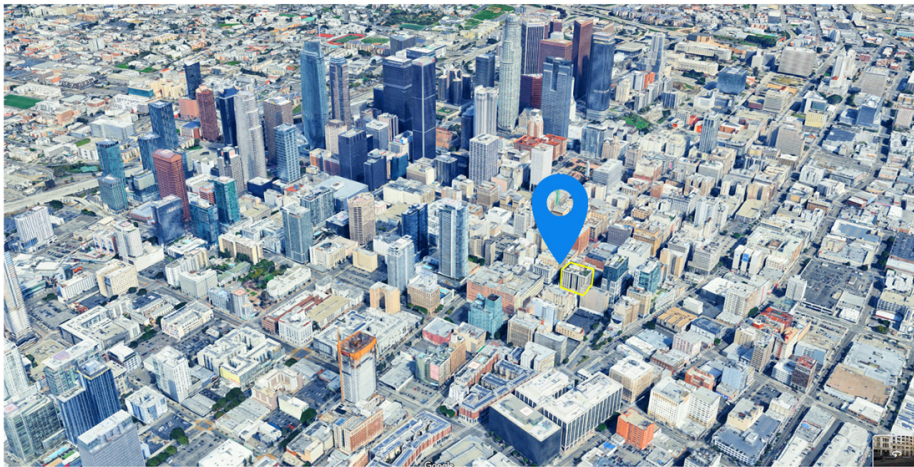




PHOTOS



LOCATION • AERIAL



LOCATION



LOCATION • DTLA



• 0.9 miles from the Convention Center

LOCATION • NEXT DOOR





## LOCATION

Located in the heart of Los Angeles, The Fashion District and Theater District is a thriving, dynamic neighborhood offering unique opportunities for commercial real estate investment. Just steps away from iconic theaters, the Apple Store, and major retail destinations such as Ross, Adidas, Nike, Vans, and Urban Outfitters, this area is at the epicenter of culture and commerce. The neighborhood's proximity to Downtown LA and major attractions like the LA Convention Center enhances its appeal, making it a prime location for businesses looking to capitalize on high foot traffic and vibrant consumer activity.

This is a vertical city, surrounded by thousands of tenants, residents, and owners in lofts and condos. This listing is inside the historic Chapman Lofts, for example, which has over 200 residents. The surrounding area features similar lofts and condos, all boasting high household incomes and strong interests in dining and food culture.

This area is exceptionally well-connected, with easy access to the main central train station, various metro stops, and the subway, providing convenient transportation options for both locals and visitors. Additionally, it is within close reach of The Bloc, the Financial District, Chinatown, and FIDM, adding to the area's overall desirability. The presence of thousands of retailers and 24-hour amenities further elevates the location, offering unparalleled convenience and ensuring that the neighborhood remains bustling day and night.

The surrounding area also boasts significant infrastructure advantages, with easy access to key freeways and public transit hubs, ensuring seamless connections to all parts of the city. The nearby South Broadway corridor is home to a wide range of cultural landmarks, iconic theaters, and bustling retail spaces, while DTLA's evolving business and residential sectors continue to attract national and international attention.

This unique neighborhood has experienced rapid growth, driven by both its historical charm and modern commercial amenities, offering an exciting opportunity for investment. With high visibility, proximity to major retailers, and an influx of development in the surrounding areas, 90014 is a prime location for businesses seeking to capitalize on the energy and vibrancy of Downtown Los Angeles.





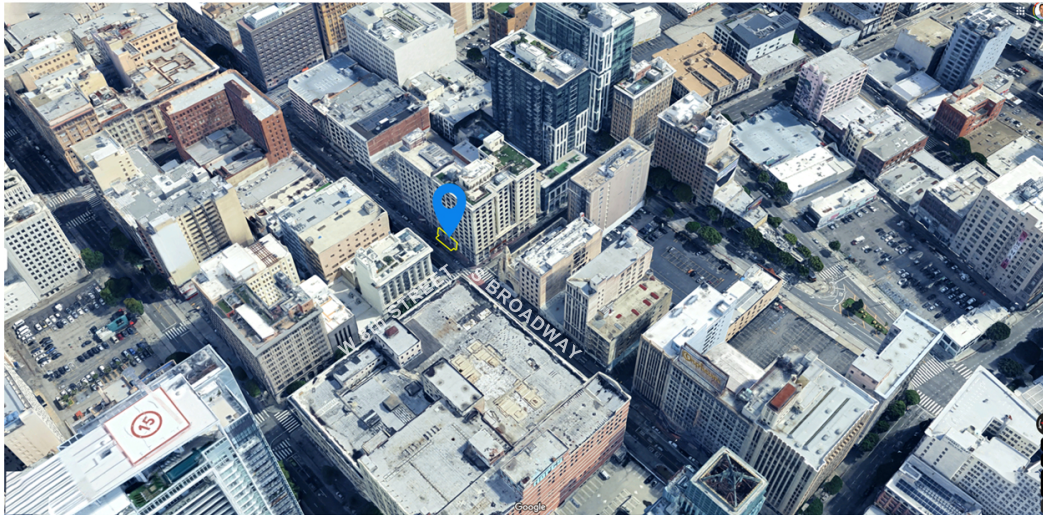


LOCATION

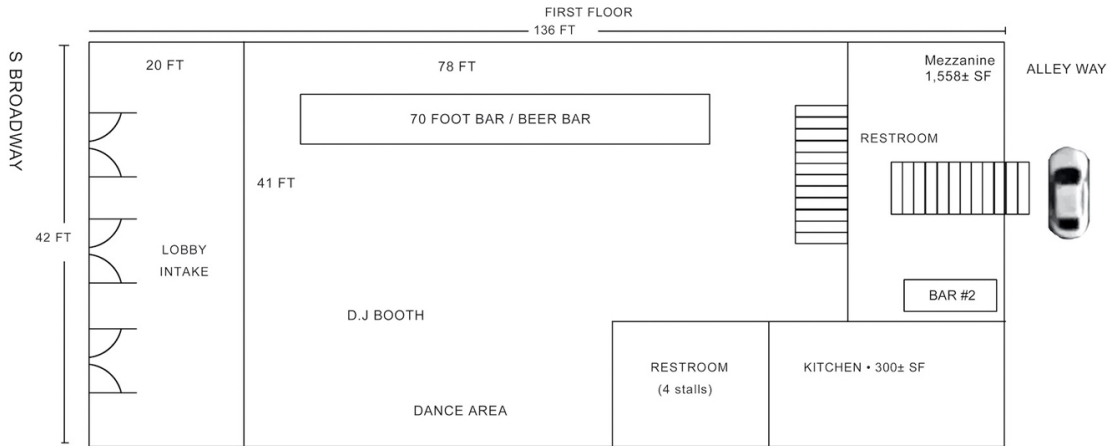
750 S BROADWAY, LOS ANGELES, 90014



LOCATION



## FLOOR PLAN



5,712 SF on First Floor + 1,558± SF on Mezzanine + 2,000± SF in Basement

## LOCATION HIGHLIGHTS

### Central Location:

- 11 miles to LAX International Airport
- 0.1 miles to Downtown Los Angeles
- 1 mile to the Arts District
- 0.9 miles to the Convention Center
- 7 miles to Glendale
- Next door to Starbucks

### Transportation:

- 1 mile to the 10 Freeway
- 10 miles to the 405 Freeway
- 0.9 miles to the 110 Freeway
- 10 feet from a METRO bus stop
- 1.2 miles to the 101 Freeway

### Population, Climate, and Altitude:

The estimated population of Downtown Los Angeles (DTLA) is around 95,880 residents. The 90014 area, located in Downtown Los Angeles (DTLA), is a vibrant and bustling neighborhood. It enjoys a Mediterranean climate with winter temperatures ranging from 46°F to 64°F and summer temperatures between 64°F and 82°F. Average annual rainfall is approximately 15 inches. The area sits at an elevation of around 300 feet, contributing to its urban environment and offering easy access to a variety of amenities and attractions.

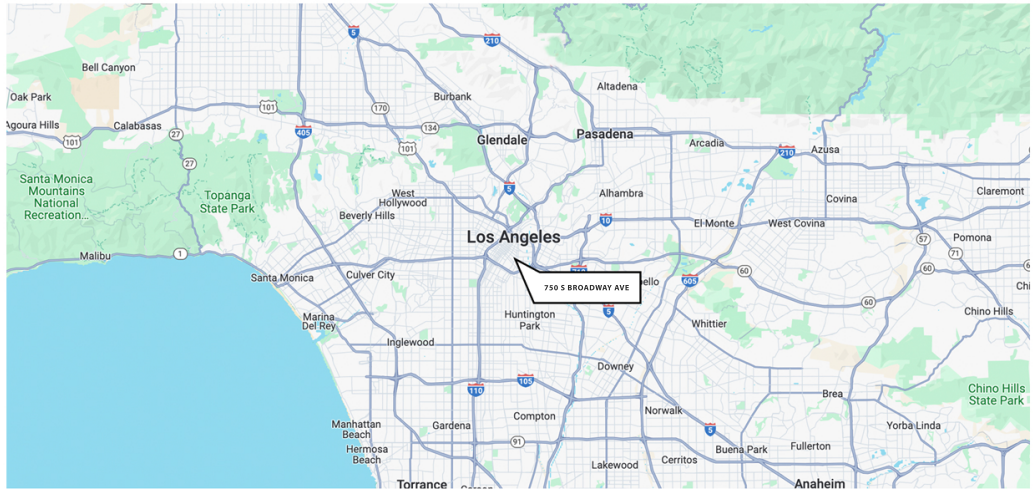
### Attractions in and Around:

- 2 minutes from the LA Convention Center, Grammy Museum, and Lakers Games
- 1 mile from MOCA and the Disney Concert Hall
- 1 mile from the Arts District
- 8 miles to Citadel Outlets
- 28 miles to Disneyland
- 14 miles to Venice Beach and Santa Monica





## LOCATION





METRICS

DOWNTOWN LOS ANGELES



POPULATION: 95,880



CAR COUNT: 20,000± (due diligence)



MEDIAN AGE: 40 years old



HOUSEHOLD INCOME: \$81,109 (average)

## TEAM BIO

The Arts District Group is a diligent and knowledgeable commercial real estate firm founded in 2016. With specialization in retail sales, warehouse sales, leasing, commercial real estate development, repositioning, property management, and ground-up development, the company is a local market expert in Downtown Los Angeles, the Arts District, and portions of the Valley.

The team at The Arts District Group has worked with thousands of tenants, from startup-sized to Fortune 500, aligning their business needs with the perfect properties. The company's success is attributed to its responsiveness, drive, firm negotiations, uncompromised integrity, specialized market knowledge, marketing strategies, and exceptional customer service commitment.

The Arts District Group combines its extensive business experience, startup experiences, formal design background, and unwavering passion for community development to create a truly unique approach to real estate.

## CONTACT



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