

DOWNTOWN LA RESTAURANT - FOR LEASE

1155 S GRAND AVE
LOS ANGELES, CA 90015



JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

CBM1.COM

CBM1

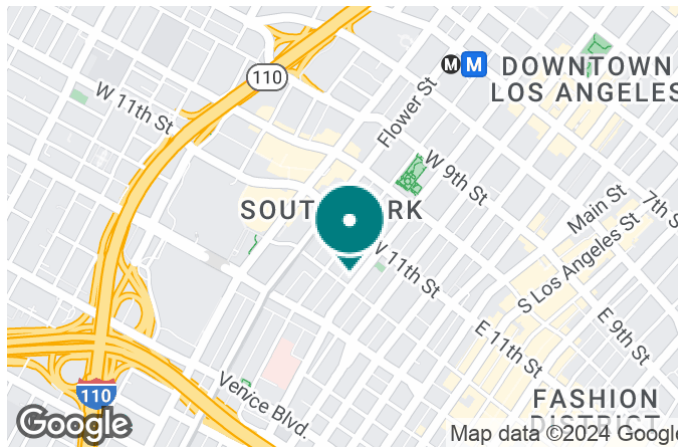
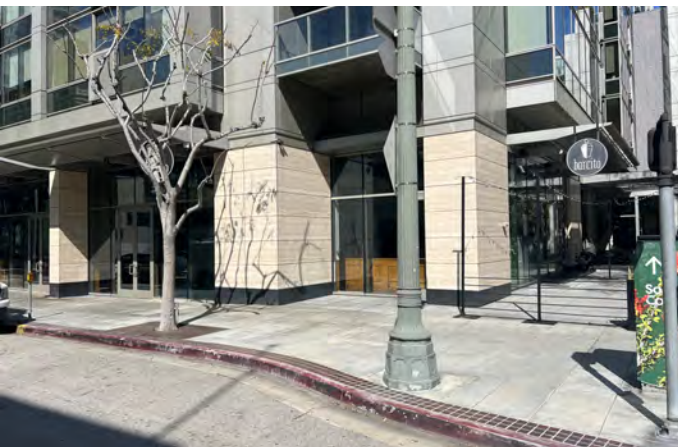
LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

DOWNTOWN LA TURN-KEY RESTAURANT WITH TYPE 47 | 1155 S GRAND AVE | LOS ANGELES, CA 90015 BROCHURE | PAGE 2



FEATURES & AMENITIES

- Restaurant Space in the Heart of Luxury Living in Downtown LA/South Park Neighborhood.
- Stunning restaurant space, perfectly situated within a distinguished building featuring luxury condominiums above.
- +/-2,137 square feet, our restaurant space provides ample room to bring your culinary vision to life, complete with a patio for alfresco dining.
- Occupancy permit for 78 inside, 32 on the patio.
- Experience the ultimate in convenience with a restaurant space that comes fully equipped and ready for operation.
- Top-of-the-line kitchen facilities to a fully stocked bar, every detail has been carefully considered to ensure a seamless transition for your business.
- Take advantage of the opportunity for a full liquor license.

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	33,487	215,500	463,074
Total Population	55,793	574,182	1,292,458
Average HH Income	\$63,966	\$56,912	\$66,002

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

An Exceptional Opportunity Awaits: Restaurant Space in the Heart of Luxury Living in Downtown LA/South Park Neighborhood. The Shops @ Evo is the ground floor commercial/retail condominium portion of one of the most dynamic and luxury residential buildings in the heart of Downtown Los Angeles, commonly known as “Evo”. Completed in 2008, Evo is a 24-story, 311-unit Silver Award LEED Certified building.

Welcome to an extraordinary opportunity to establish your culinary presence in a coveted mixed-use development. We are thrilled to present a stunning restaurant space, perfectly situated within a distinguished building featuring luxury condominiums above. Nestled within this prestigious mixed-use development, our restaurant space offers an unparalleled blend of sophistication and convenience. With luxury condos above, your establishment will enjoy a built-in clientele of discerning residents seeking exceptional dining experiences right at their doorstep. Spanning approximately 2,137 square feet, our restaurant space provides ample room to bring your culinary vision to life, complete with a patio for alfresco dining. Occupancy permit for 78 inside, 32 on the patio. Experience the ultimate in convenience with a restaurant space that comes fully equipped and ready for operation. From top-of-the-line kitchen facilities to a fully stocked bar, every detail has been carefully considered to ensure a seamless transition for your business. Take advantage of the opportunity for a full liquor license.

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OFFERING SUMMARY

Lease Rate:	\$5.50 SF/month (NNN)
Number of Units:	311
Available SF:	2,137 SF
Lot Size:	52,733 SF
Building Size:	2,170 SF

SPACES	LEASE RATE	SPACE SIZE
1155 R1	\$5.50 SF/month	2,137 SF

RESTAURANT INTERIOR

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EQUIPMENT LIST

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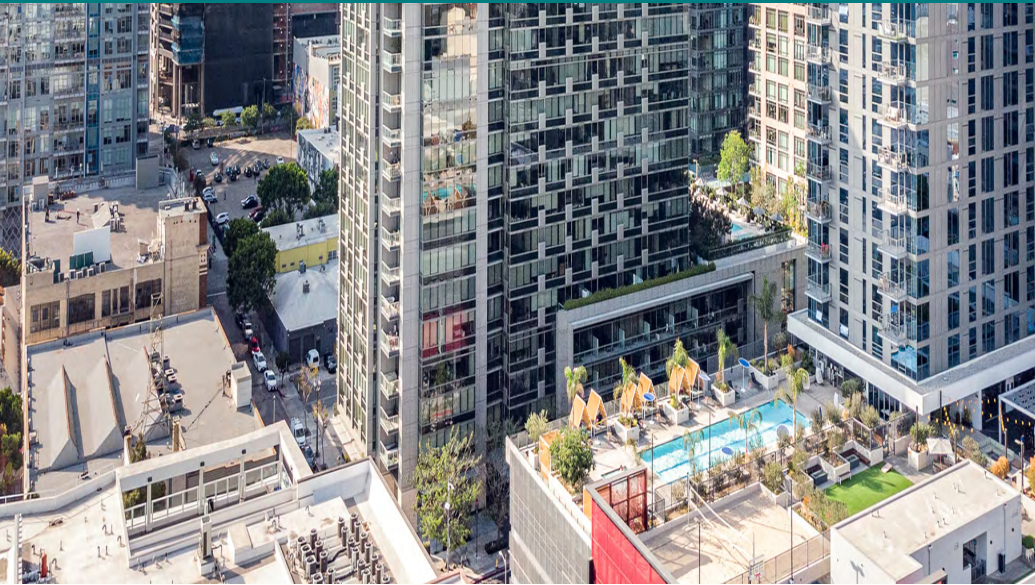
Quality	Brand	Description	Quality	Brand	Description
1	Hobart	Warming Oven	4		Metal Tables
1	Kitchen-Aid	Mixer	1		Safe
1	Pitco	Fryer	1		3 Compartment Sink
1	Primo	Slicer	1		Hand sink
2	Samsung	55" Flat Screen TVs	1		Food Prep Sink
1	Ultra Max	Flat Top	6		6ft Wire Storage Racks
1	true	3-Door Low Boy Cold Storage	265		Piece Plate set
1	true	2-Door Tap Fridge	100		Various Sized Metal Containers
1	true	3-Door Tap Fridge	18		Metal Serving Plates - Circle
1	true	Single Door Upright Fridge	89		Various Sized Metal Containers
1	true	2-Door Reach-in Fridge	1		4-Piece Pot set
1	true	4 Drawer Cold Storage	4		6" skillets
1	true	3-Door Prep Table	1		12" skillet
1	true	Single Door Upright Fridge	25		Various Sized - Plastic Storage Containers
2	true	2-Door Upright	2		Wooden Booster Chairs
1		Audio System	2		3-compartment Lockers
10		High Top Tables	1		2-compartment Locker
22		Bar stools	15		Baking Trays
20		Low-Top Tables	1		Wooden Storage Cabinet
7		High Top Wooden Chairs	1		30-piece container set
1		Podium			
3		Mobile Prep Tables			
1		3 compartment bar sink			

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THE EVO – PREMIER DOWNTOWN LOS ANGELES CONDOMINIUM RESIDENCES

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WELCOME TO THE EVO

Soaring twenty-three stories above the Downtown Los Angeles landscape, the Evo is a meticulously designed, 311 couture condominium development catering to LA's elite residents. A marvel of advanced materials and architecture, the Evo is sheathed in a metal and glass skin rendering it an impossible to miss spectacle on the downtown skyline.

Boasting spacious interiors, adorned with luxurious finishing details, sweeping views of the surrounding city skyline through floor-to-ceiling windows, and ample, innovative exterior spaces round out this singular development.

The revitalized neighborhood below features a growing urban community amid a re-population by a series of new high-rise residential towers. Remaking downtown Los Angeles into a magnetic urban center.

BUILDING AMENITIES

- Stunning lobby
- Gorgeous finishes
- Heated pool + spa
- Full gym
- Roof-top lounge and outdoor deck
- Secure underground parking

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THE EVO

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ADDITIONAL PHOTOS

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DOWNTOWN LOS ANGELES COMMUNITY OVERVIEW

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DOWNTOWN LOS ANGELES REBORN

Hip and historic, Downtown Los Angeles offers big-city excitement with trendy restaurants, cultural attractions, premier shopping, and major-league sports. Thanks to significant municipal improvements and massive revitalization, DTLA has become one of LA most alluring, culturally robust, and pedestrian-friendly urban neighborhoods. Regular art walks and street festivals, innovative businesses with indoor/outdoor markets, hip boutiques, and pop-ups have drawn a new class of visitors and residents.

Major area attractions include Grand Park, the world-famous Music Center (home to the Walt Disney Concert Hall), Angels Flight, Grand Central Market, and the Museum of Contemporary Art (MOCA). Downtown is also home to massive sporting and entertainment venues including Crypto.com Arena (formerly Staples Center) the Novo (formerly the Microsoft Theater L.A. LIVE), and The LA Convention Center.

Dining out is another major facet of DTLA's remarkable rebirth. The community has become known for its plethora of exclusive restaurants, buzzy cafes, and talked-about eateries. The resulting culinary explosion has recast the area as a haven for discerning foodies.

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DOWNTOWN LOS ANGELES SKYLINE

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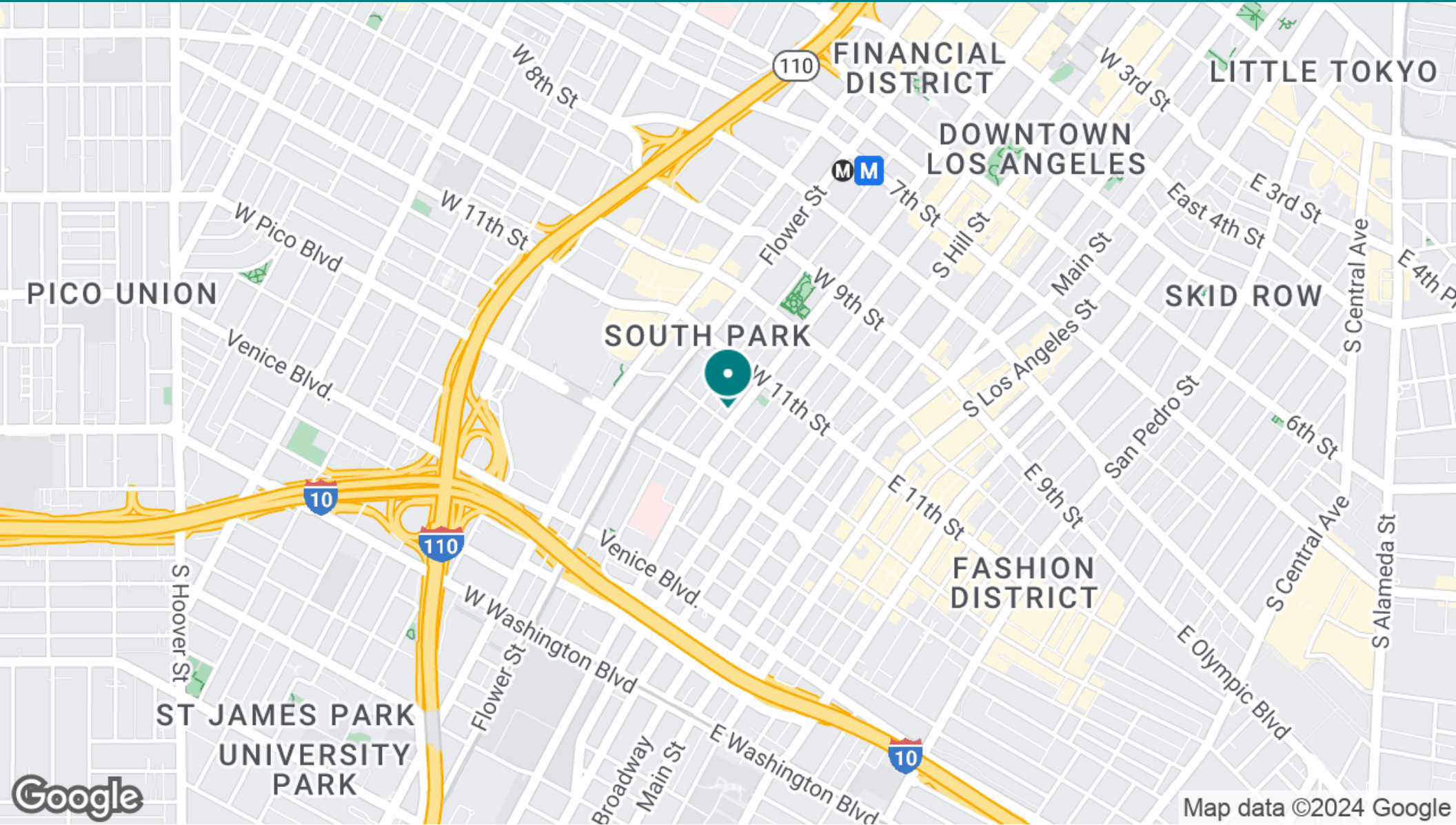
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LOCATION MAP

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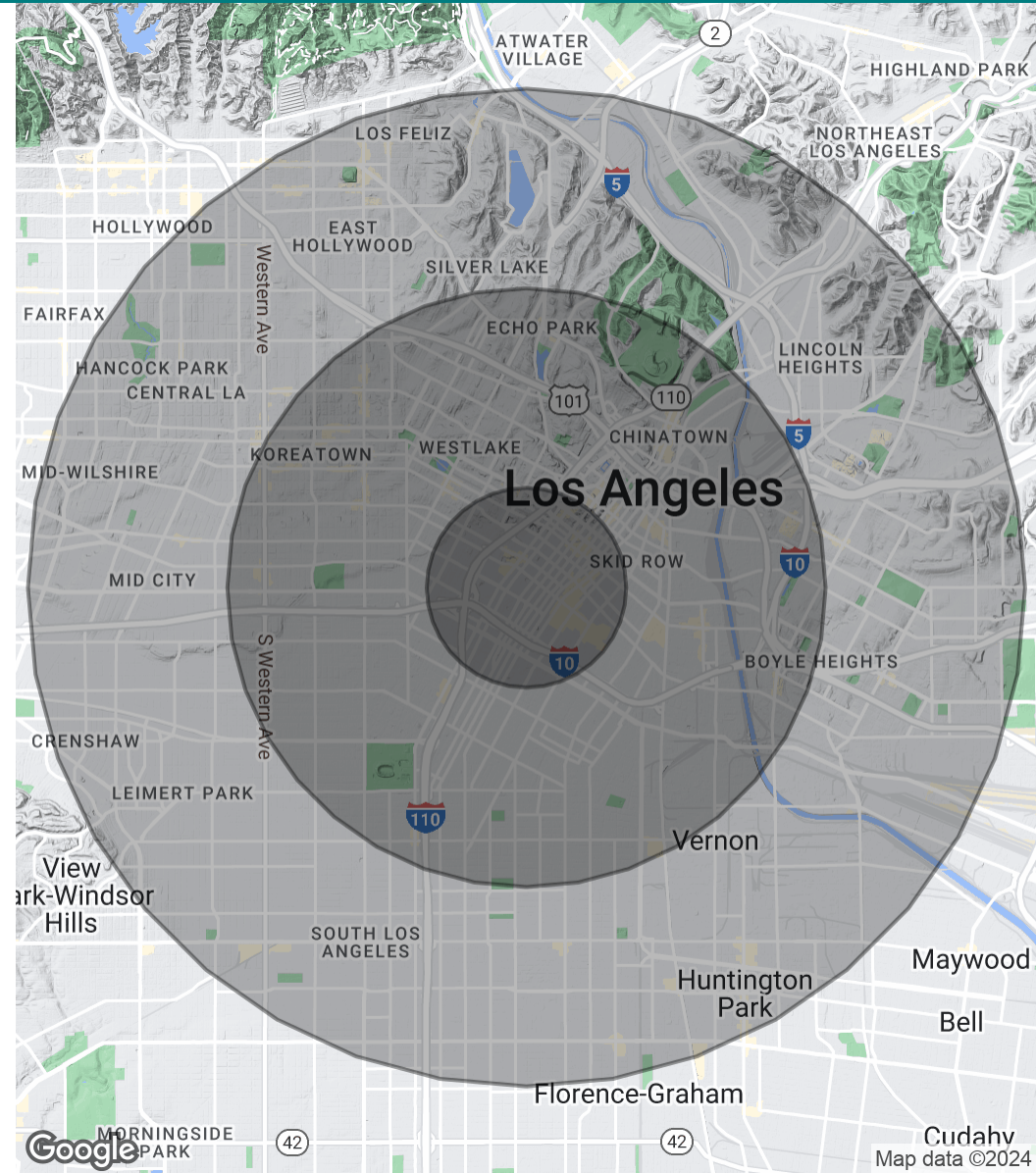
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	55,793	574,182	1,292,458
Average Age	35.5	33.5	34.3
Average Age (Male)	34.8	32.7	33.4
Average Age (Female)	35.3	34.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	33,487	215,500	463,074
# of Persons per HH	1.7	2.7	2.8
Average HH Income	\$63,966	\$56,912	\$66,002
Average House Value	\$280,937	\$350,242	\$485,769
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	46.4%	62.5%	64.2%
RACE	1 MILE	3 MILES	5 MILES
% White	38.0%	33.9%	35.9%
% Black	12.8%	8.8%	10.1%
% Asian	18.1%	16.9%	12.8%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	0.7%	1.0%	0.9%
% Other	24.1%	33.2%	34.2%

* Demographic data derived from 2020 ACS - US Census



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