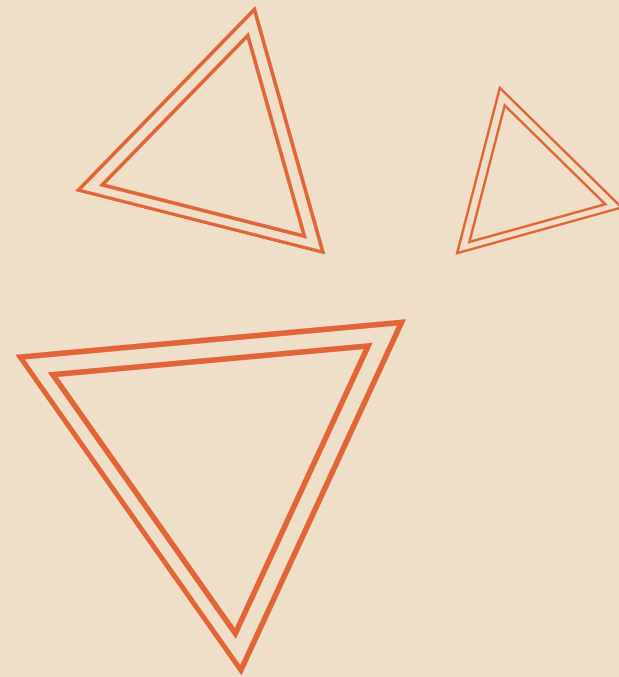


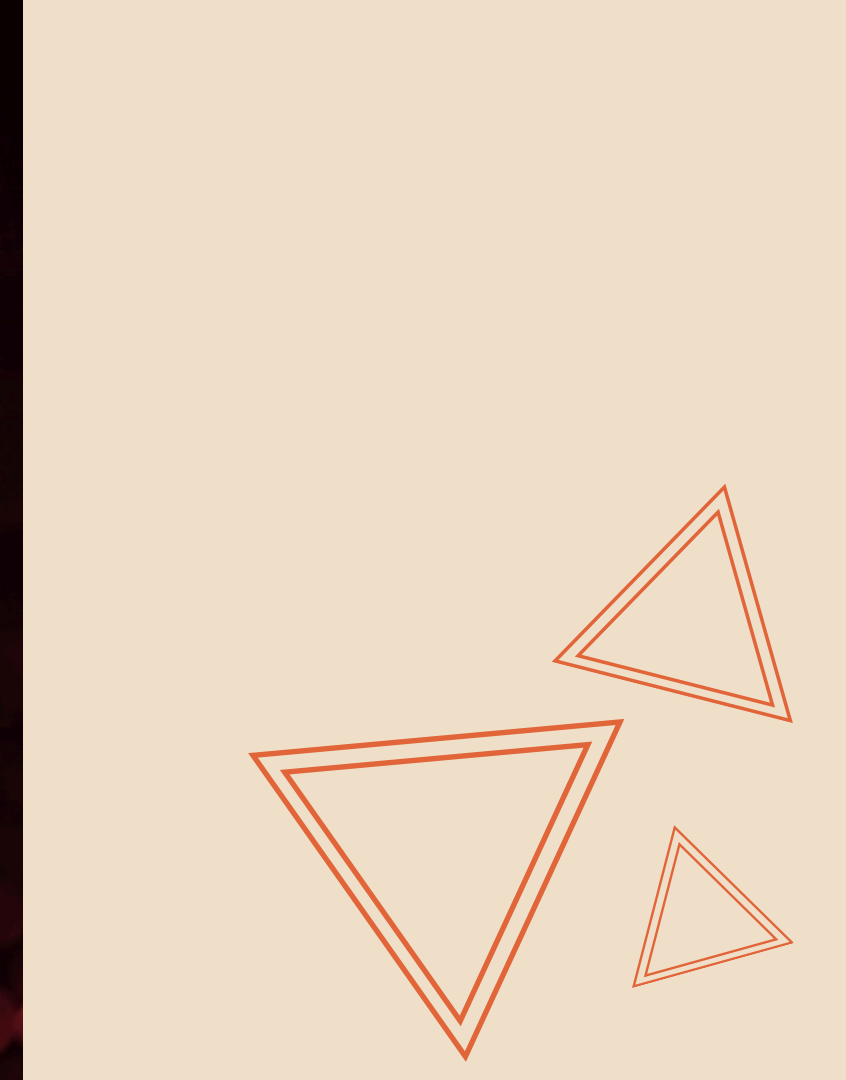
Restaurant | DTLA



ASSET SALE

626 S Spring St





Location

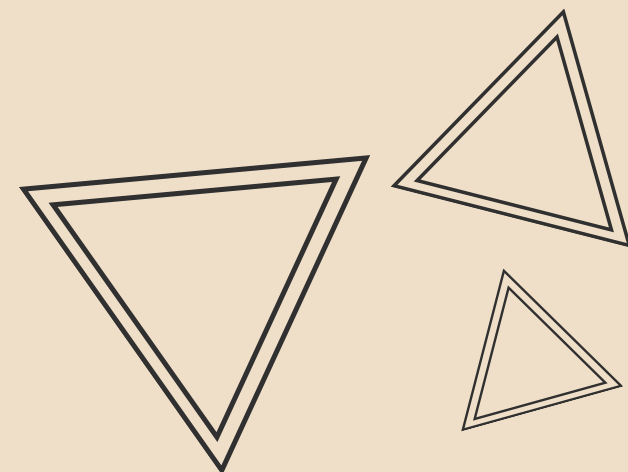
DTLA | Los Angeles

URBANLIME Real Estate is pleased to present the opportunity to acquire 626 S Spring St. The asset is situated in the heart of DTLA, near many restaurants, bars and retailers. Operators will benefit from strong day and nighttime populations, as well as many residents and hotel guests. Nearby attractions including The Theatre at The Ace Hotel, The Los Angeles Theatre, The Broad, Walt Disney Concert Hall, among others, create a large draw to the area. Neighboring tenants include Exchange LA, Guisado's, Tacos 1986, Blu Jam Café, Tierra Mia Coffee, Verve Coffee, Starbucks, Silverlake Ramen, Joe's Pizza & more!

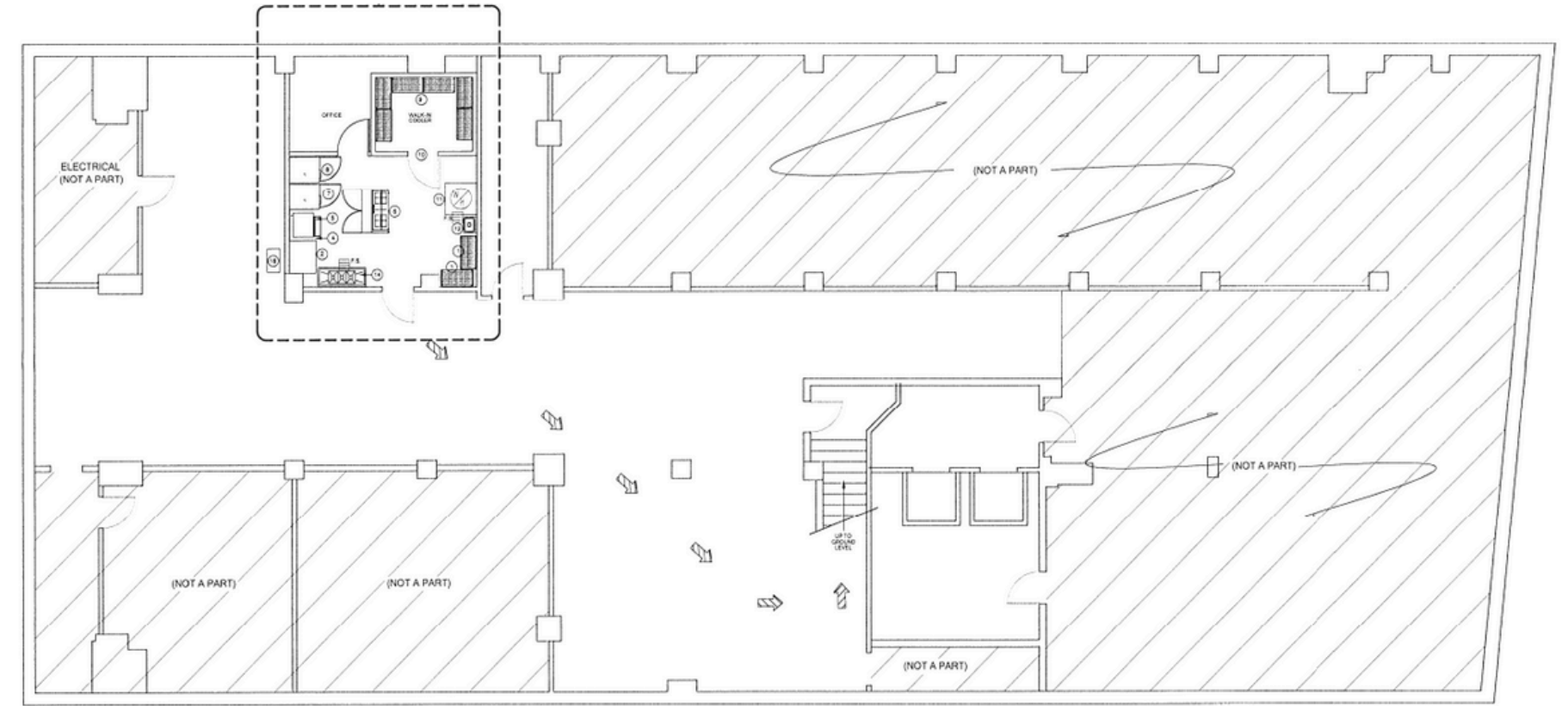


Availability

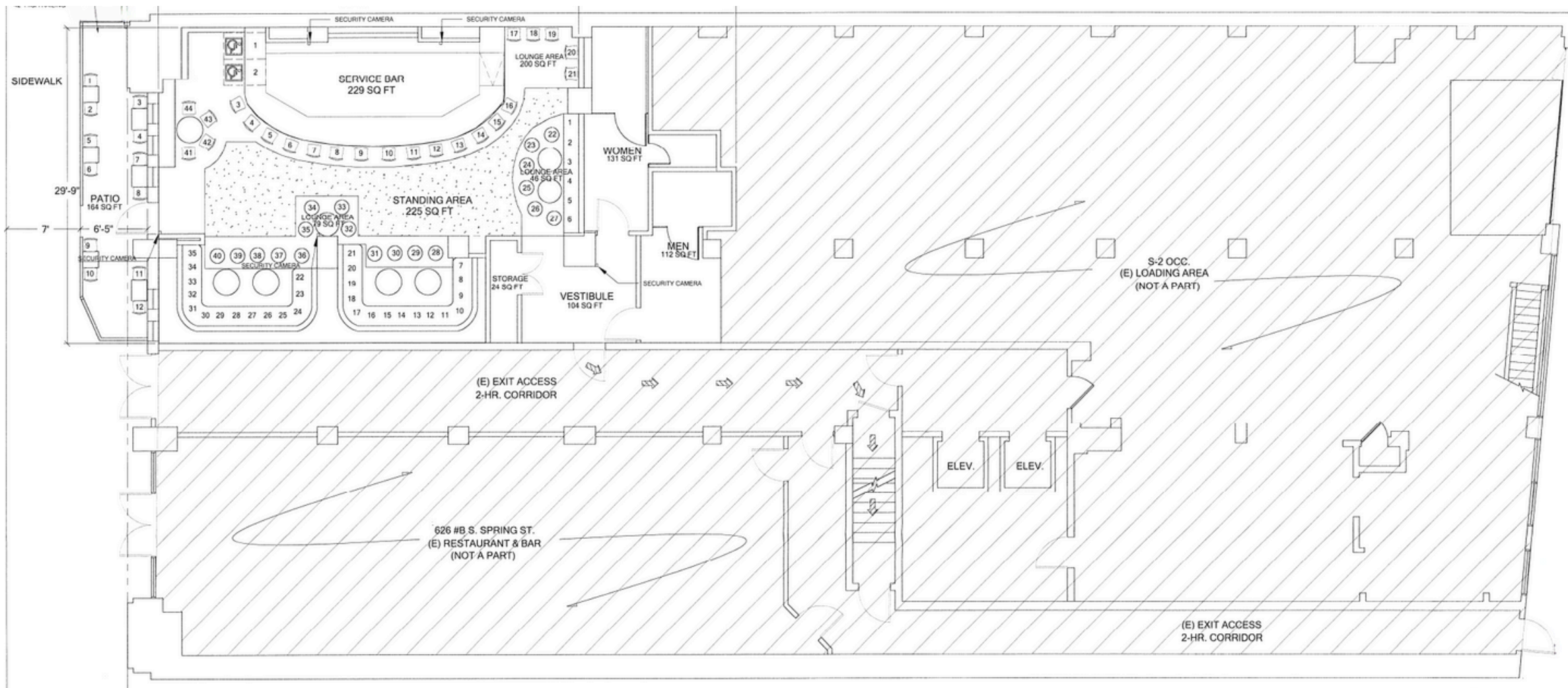
- Size: 1,932 SF
- CUB: Type 48 allows live entertainment
- Limited to indoors - DJ or up to four musicians, a jazz trio or ambient music. Karaoke permitted.
- Hours: 11am-2:00 am daily
- 80 indoor patrons and 23 outdoor patrons
- Lease rate: \$6k/mo
- Term: negotiable



Floorplan



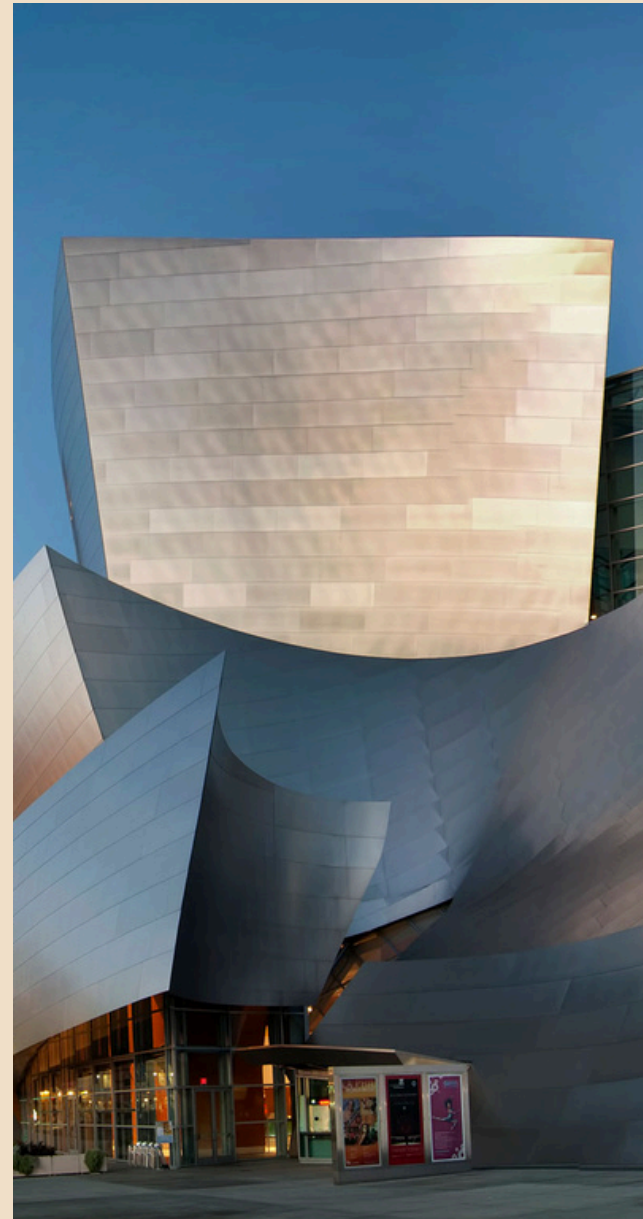
Overall Floor Plan



Size: 1,932 SF

Existing 1st Floor Plan

Neighborhood

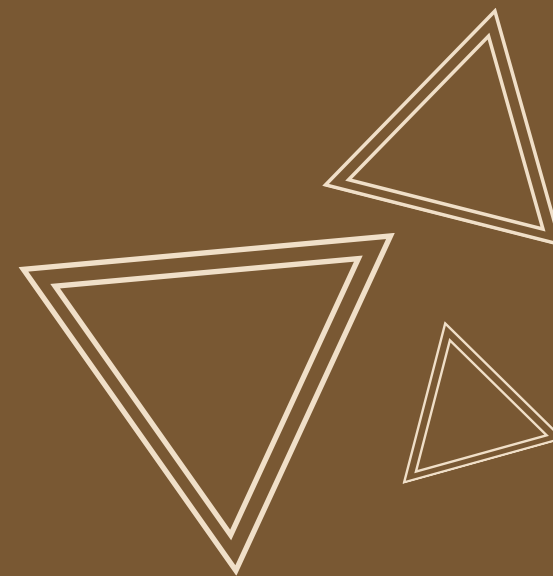


NEIGHBORING TENANTS

1. Perch
2. The Last Bookstore
3. Grand Central Market
4. Verve
5. Blu Jam Cafe
6. Silverlake Ramen
7. Little Sister
8. KazuNori
9. Bar Ama
10. Bottega Louie
11. Sonoratown
12. Nick + Stef's Steakhouse
13. Pine and Crane
14. Wholefoods Market
15. Freehand Los Angeles
16. Bradbury Building
17. Los Angeles Athletic Club
18. Angels Flight Railway
19. Broad
20. Grammy Museum
21. Exchange LA
22. Joe's Pizza
23. Ace Hotel
24. Walt Disney Concert Hall



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