

AVAILABLE FOR LEASE

806 S. BROADWAY | LOS ANGELES, CA 90014

THE PASSMAN GROUP

REAL ESTATE BROKERAGE



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-  **Square Footage (SF):** ±8,400 square feet total (±3,600 square feet on the ground floor and ±4,800 square feet of second floor space)
-  **Asking Rent:** Upon Request
-  **Lease Type:** Modified Gross
-  **Utilities:** There is a designated DWP meter for 806 S. Broadway
-  **Parking:** Not included; city parking and private pay lots within close proximity
-  **Pedestrian Score:** Pedestrian's Paradise (97)
-  **Transit Score:** Rider's Paradise (100)

PROPERTY DESCRIPTION

- Immediately adjacent to Apple's flagship Downtown LA location at the Tower Theatre
- Substantial improvements made to the space
- Perfect for retail, event space and other opportunities
- Kitchen on the second floor
- Beautiful building in "Historic Downtown" Los Angeles

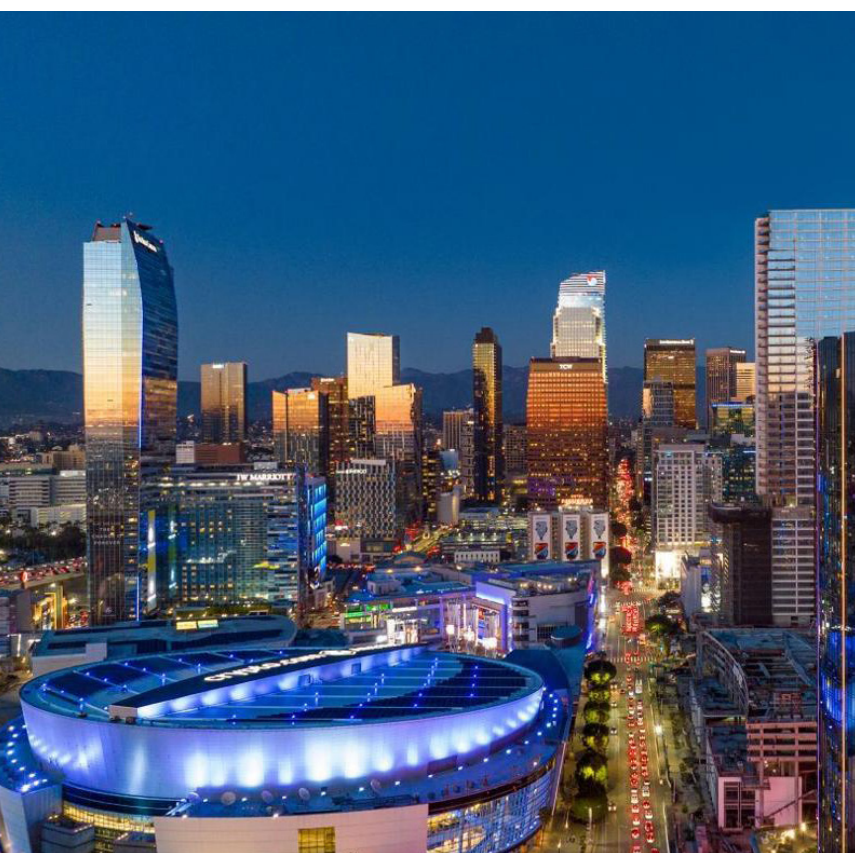
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LOCATION HIGHLIGHTS

Situated amidst the vibrant landscape of Downtown Los Angeles, this area is a bustling hub for both luxury retail and residential living. Nestled near major retailers such as Apple, Gentle Monster, Urban Outfitters, Ganni, Aesop, West Elm and Whole Foods Market, alongside renowned eateries and cafes, it offers a dynamic blend of urban convenience and cultural richness. The iconic Eastern Columbia Building, a symbol of Art Deco architecture, stands majestically across the street, adding to the area's allure.

DINING SCENE

Within a stone's throw, residents and visitors alike can indulge in a plethora of restaurant options including LALA'S, Mona's Pasta Bar, Zinque, Amante Restaurant, Dune Downtown, Sonoratown, Bottega Louie, Shake Shack, il caffe', Blue Bottle, Starbucks, Verve Coffee, Hilltop Kitchen & Coffee and many more wonderful options...

CULTURAL LANDMARKS

Immersed in history and culture, this area boasts proximity to several iconic theaters, including the historic Orpheum Theatre. The rich heritage of Broadway resonates through these architectural gems, offering residents and visitors a glimpse into the city's illustrious past. Beyond theaters, nearby attractions like Crypto.com Arena and LA Live add a contemporary flair to the cultural tapestry of the neighborhood.

CONVENIENCE AND CONNECTIVITY

Access to major freeways such as the 10, 101, 110, and 5 enhances the accessibility of this prime location, ensuring seamless connectivity to various parts of the city and beyond. Additionally, the proximity to the Metro further facilitates ease of travel, offering residents and commuters convenient transit options. Whether traversing the bustling streets or venturing out of the city, the central location of Downtown Los Angeles ensures effortless navigation.

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To really appreciate this property, please schedule a private tour and then explore the S. Broadway, Historic Downtown, Shopping District and neighborhood.

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