



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



DTLA 2ND GEN RESTAURANT AVAILABLE

333 S. Spring St., Los Angeles, CA 90013



JAMES HEERDEGEN
(818) 697-9379 | james@ilicre.com
DRE#02197482

KENNETH SIMONS
(818) 650-1606 | ken@ilicre.com
DRE#00625646

KIM SIMONS
(818) 698-6162 | kim@ilicre.com
DRE#01098103



RESTAURANT SPACE
DOWNTOWN LOS ANGELES

EXCLUSIVELY LISTED BY

JAMES HEERDEGEN

ASSOCIATE

(818) 697-9379 | james@illicre.com
DRE#02197482

KENNETH SIMONS

VICE PRESIDENT

(818) 650-1606 | ken@illicre.com
DRE#00625646

KIM SIMONS

ASSOCIATE

(818) 698-6162 | kim@illicre.com
DRE#01098103

ROOFTOP
SIGNAGE AVAILABLE

YOUR SIGN
HERE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

333 S. Spring St., Los Angeles, CA 90013



APPROX. 2,618 SF

RESTAURANT SPACE AVAILABLE IN DOWNTOWN LA





- ✓ Ground floor of an existing 1,254 car garage
- ✓ Outdoor seating area
- ✓ Access from Broadway, Spring, 3rd and 4th Streets

AREA AMENITIES

- ✓ High density area
- ✓ Excellent pedestrian traffic
- ✓ Thousands of residential units nearby
- ✓ Massive daytime population
- ✓ Close to Bidy Mason Park

RATE

UNIT 333: ± 2,618 SF | \$ 3.25 + \$ 0.60 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	76,072	490,631	1,204,586
 Avg. HH Income	\$91,340	\$71,151	\$75,611
 Daytime Pop	65,273	397,598	971,062
 Traffic Count	± 14,285 CPD ON SPRING ST		

RESTAURANT SPACE
DOWNTOWN LOS ANGELES

EXTERIOR PHOTOS

333 S. Spring St., Los Angeles, CA 90013

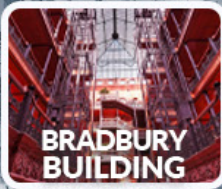


RESTAURANT SPACE
DOWNTOWN LOS ANGELES

INTERIOR PHOTOS

333 S. Spring St., Los Angeles, CA 90013





AVAILABLE
(818) 501-2212



Sleep



H&M

SUBWAY

Staples

WALT DISNEY CONCERT HALL

GRAND CENTRAL MARKET



citi



AHMANSON THEATRE
LOS ANGELES, CALIFORNIA

Smart & Final.

INTERCONTINENTAL
HOTELS & RESORTS

THE BROAD

CVS pharmacy target

BANK OF AMERICA
FINANCIAL CENTER

GLORIA MOLINA
GRAND PARK



Walgreens

EDWARD R. ROYBAL
LEARNING CENTER

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

JAMES HEERDEGEN
ASSOCIATE

(818) 697-9379 | james@illicre.com
DRE#02197482

KENNETH SIMONS
VICE PRESIDENT

(818) 650-1606 | ken@illicre.com
DRE#00625646

KIM SIMONS
ASSOCIATE

(818) 698-6162 | kim@illicre.com
DRE#01098103



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.