

B LEVEL



CITY NATIONAL PLAZA

RETAIL & RESTAURANT OPPORTUNITIES AT
DOWNTOWN LA'S PREMIER OFFICE CAMPUS



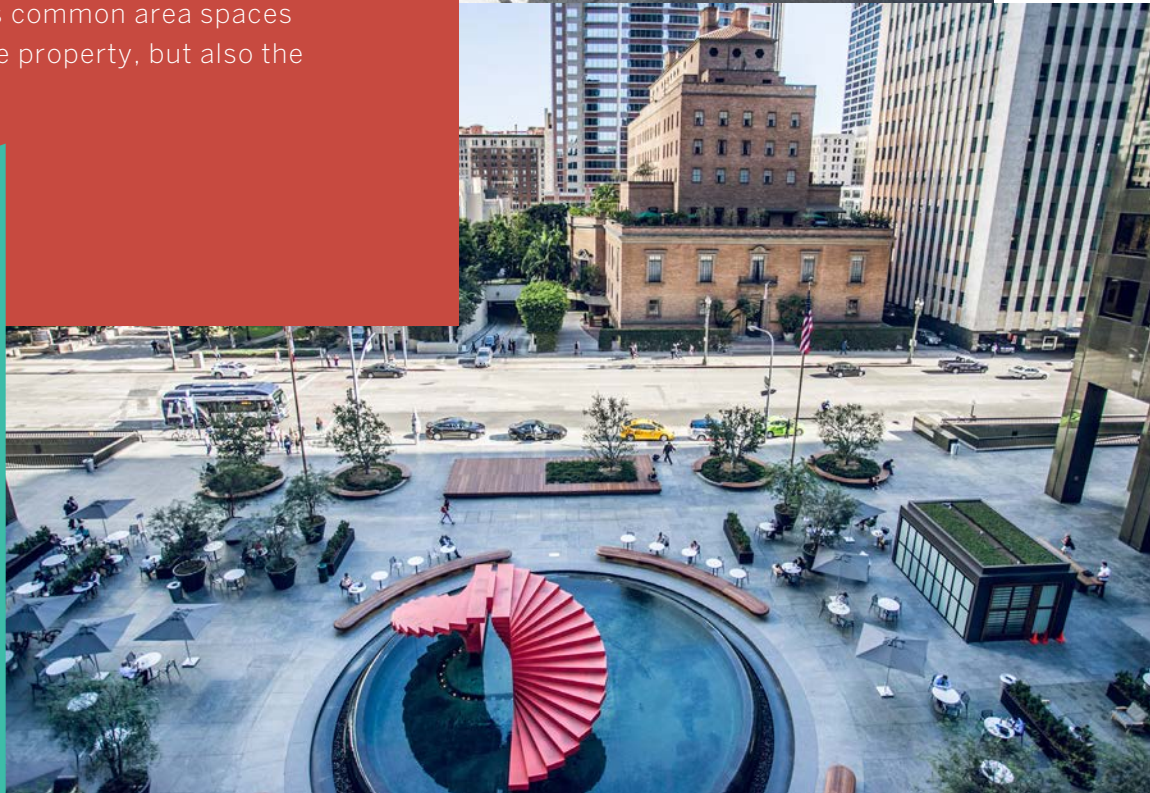
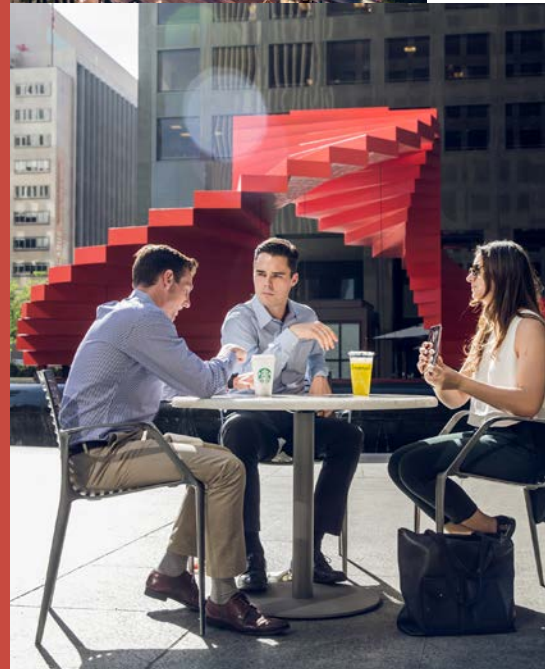
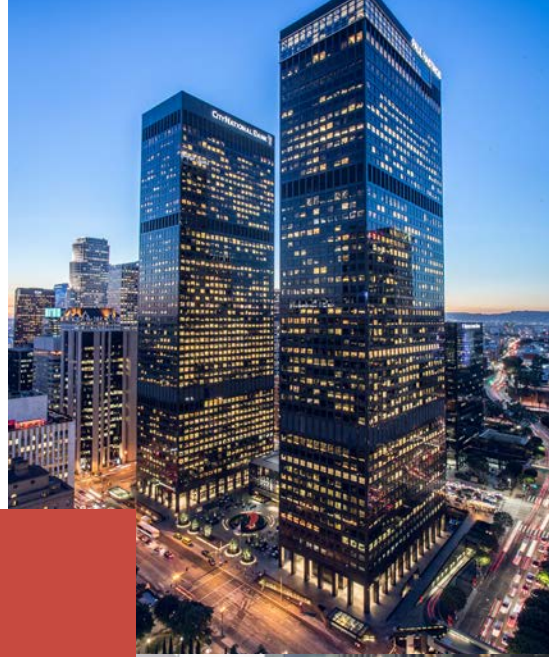
505 S FLOWER ST
LOS ANGELES, CA 90071

CBRE

PROJECT OVERVIEW

Situated in the heart of Downtown LA, City National Plaza's Level B marketplace features over 100,000 square feet of a variety of restaurants, shops, and services that are frequented by the project's tenants as well as those visiting, living, and working in Downtown.

As one of the nation's largest high-rise office developments, City National Plaza encompasses over 2.6M square feet of office space in two 52-story towers and a connecting "jewelbox" building. Since it purchased the complex in 2013, Commonwealth Partners has significantly transformed the conventional buildings designed for traditional tenants into an innovative workplace that supports the needs of creative and entrepreneurial companies and their employees, and provides common area spaces that enhance not only the property, but also the community at large.



PROJECT HIGHLIGHTS

- › One Stop Shop with existing retailers Lemonade, Starbucks, and Togo's
- › City Within A City with over 2,600,000 SF of office space (headquarters for Gensler, Boston Consulting Group, City National Bank, Paul Hastings, and more)
- › Strategically Positioned in the heart of the Financial District, between the Bunker Hill, Historic Core, and South Park districts
- › Easy Access on foot with two street entrances on Flower Street, and direct entrances from the two highrise towers
- › Walk Score®: Walker's Paradise (98)
Transit Score®: Rider's Paradise (100)



Saffron Indian Kitchen



United States Post Office



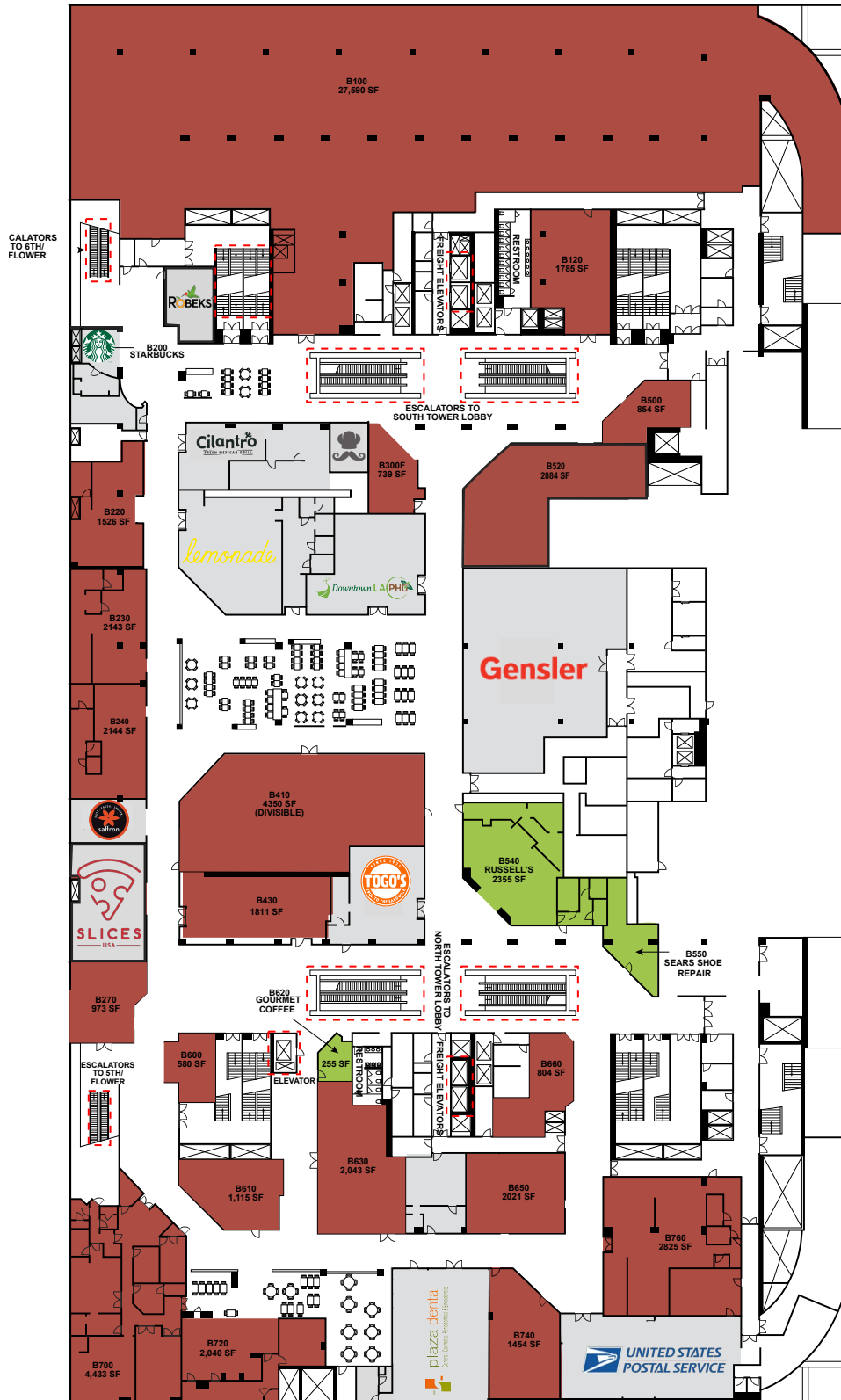
Togo's Sandwiches



RETAIL SITE PLAN

LEVEL B

- Available
- Future Availability
- Occupied
- Vertical Transportation



AREA MAP



CITY NATIONAL PLAZA

2.6M SF OFFICE
96.5% LEASED

US BANK TOWER
1.4M SF OFFICE
85.2% LEASED

GAS COMPANY TOWER
1.3M SF OFFICE
100% LEASED

BANK OF AMERICA PLAZA
1.4M SF OFFICE
97.8% LEASED

400 S HOPE
701,535 SF OFFICE
95.2% LEASED

WESTIN BONAVENTURE
1,358 ROOMS

CITIGROUP CENTER
914,343 SF OFFICE
83.9% LEASED

AON CENTER
1.1M SF OFFICE
68.6% LEASED

KPMG CENTER
590,207 SF OFFICE
84.7% LEASED

UNION BANK PLAZA
607,453 SF OFFICE
88.2% LEASED

SHERATON
GRAND HOTEL
496 ROOMS

515 FIGUEROA
437,787 SF OFFICE
88.3% LEASED

601 FIGUEROA
1.1M SF OFFICE
94.1% LEASED

THE BLOC
721,693 SF OFFICE
68.1% LEASED

ERNST & YOUNG PLAZA
915,316 SF OFFICE
87.8% LEASED

915 WILSHIRE
390,312 SF OFFICE
78.6% LEASED

WILSHIRE GRAND CENTER
375,775 SF
55% LEASED (RECENTLY OPENED)

INTERCONTINENTAL HOTEL
900 ROOMS

777 TOWER
1M SF OFFICE
94.8% LEASED

915 WILSHIRE
390,312 SF OFFICE
78.6% LEASED

DTLA VISUAL OVERVIEW



Lemonade



AREA DEMOGRAPHICS

EMPLOYEES

Number of Employees
±500,000

47%
Own Housing

Median Income
\$99,600

47%
Rent

Median Age
45

46%
Married or Partnered

69%
Female

73%
Completed 4 Years Of College

31%
Male

50%
Own pets

RESIDENTS

Number of residents
±79,799

31%
Own Housing

Median Income
\$96,600

68%
Rent

Median Age
38

32%
Married or Partnered

57%
Female

76%
Completed 4 Years of College

43%
Male

43%
Own pets

Activities Attendance



Sporting
Events

**1.8X/
YEAR**



Music, Theater,
Dance

**2.4X/
YEAR**



Art Museums,
Galleries

**2.2X/
YEAR**



Median grocery spend
per Week:

\$107.00



Per person
median spend
on lunch in Downtown:

\$14.54



Per person
median spend
on dinner in Downtown:

\$31.35

Activities Attendance



Sporting
Events

**2X/
YEAR**



Music, Theater,
Dance

**3X/
YEAR**



Art Museums, Galleries

**3X
/YEAR**



Median grocery spend
per Week:

\$103.00



Per person
median spend
on lunch in Downtown:

\$16.42



Per person
median spend
on dinner in Downtown:

\$30.06




Contacts

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