



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

DIVISIBLE RETAIL SPACES

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501-2212**

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RETAIL & OFFICE FOR LEASE AT PROMENADE TOWERS

123 S Figueroa Street, Los Angeles, CA 90012



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RETAIL & OFFICE SPACES
DOWNTOWN LOS ANGELES

EXCLUSIVELY LISTED BY

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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.

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

PROPERTY FEATURES

123 S Figueroa Street, Los Angeles, CA 90012







APPROX. 585 - 3,406 SF

RETAIL/OFFICE SUITES AVAILABLE

- ✓ 9 retail/office suites available at Promenade Towers
- ✓ Variety of sizes, up to approx 11,649 SF
- ✓ On-site management with 24 hour security
- ✓ Co-tenancy includes Crepes de Paris, FitProsLA, Neocomp IT Systems
- ✓ High rise residential community with 611 units
- ✓ Parking garage with attendant and EV charging stations available

AREA AMENITIES

- ✓ Adjacent to the Broad, MoCA, Walt Disney Concert Hall, LA Grand Hotel and Westin Bonaventure
- ✓ DASH and Metro Bus stops at the building
- ✓ Convenient access to the 110 freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	94,294	523,681	1,193,834
 Avg. HH Income	\$40,721	\$80,893	\$84,091
 Daytime Pop	89,619	521,017	1,155,950
 Traffic Count	± 41,461 CPD ON STREET		

SITE PLAN

123 S Figueroa Street, Los Angeles, CA 90012

110 HARBOR FWY



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the features tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



GRAND CENTRAL MARKET
LOS ANGELES SINCE 1917

THE BROAD

BANK OF AMERICA FINANCIAL CENTER

WORLD TRADE CENTER

GLORIA MOLINA GRAND PARK

WALT DISNEY CONCERT HALL

AVAILABLE
±585-3,406 SF

FIGAT7TH
H&M TARGET ZARA Bath & Body Works
VICTORIA'S SECRET california pizza kitchen rack

MIGUEL CONTRERAS LEARNING COMPLEX

AHMANSON THEATRE
LOS ANGELES, CALIFORNIA

EDWARD R. ROYBAL LEARNING CENTER



WALT DISNEY CONCERT HALL

GRAND CENTRAL MARKET SINCE 1917



AHMANSON THEATRE
LOS ANGELES, CALIFORNIA

Smart & Final.

INTERCONTINENTAL
HOTELS & RESORTS

THE BROAD

AERIAL MAP



BANK OF AMERICA FINANCIAL CENTER

GLORIA MOLINA GRAND PARK



Walgreens

EDWARD R. ROYBAL LEARNING CENTER



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