

CBRE

901

6,483 SF Showroom/Retail Space
Available For Lease.

Premium Ground Floor DTLA
Location.

KYLE WOODS

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BILL DURSLAG

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TONY ITKIN

Lic. 02239147
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south flower



Open floorplan.

Unique multi-purpose space.

Modern conference rooms from converted shipping containers.



High ceilings.





Ideal for:

Fitness

Brewery

Creative Offices

Showroom

Daily Needs



Roll up garage door and outdoor patio space.



**Expansive floor to ceiling
street-facing windows.**



14 on-site parking spaces.

**Full kitchen, two restrooms,
and 2 showers.**



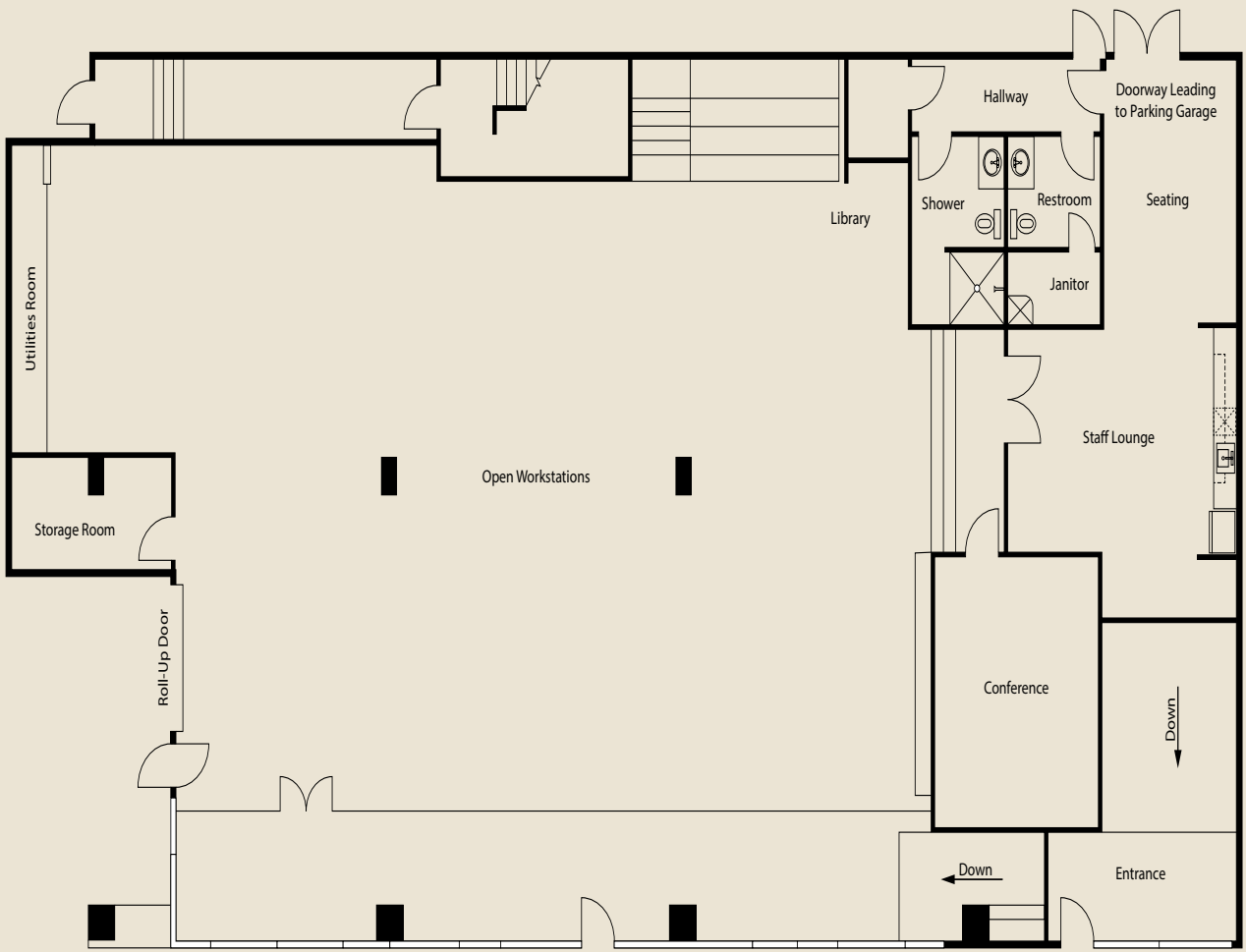
**6,483 SF (Divisible)
Lease Rate: \$3.50 PSF NNN**

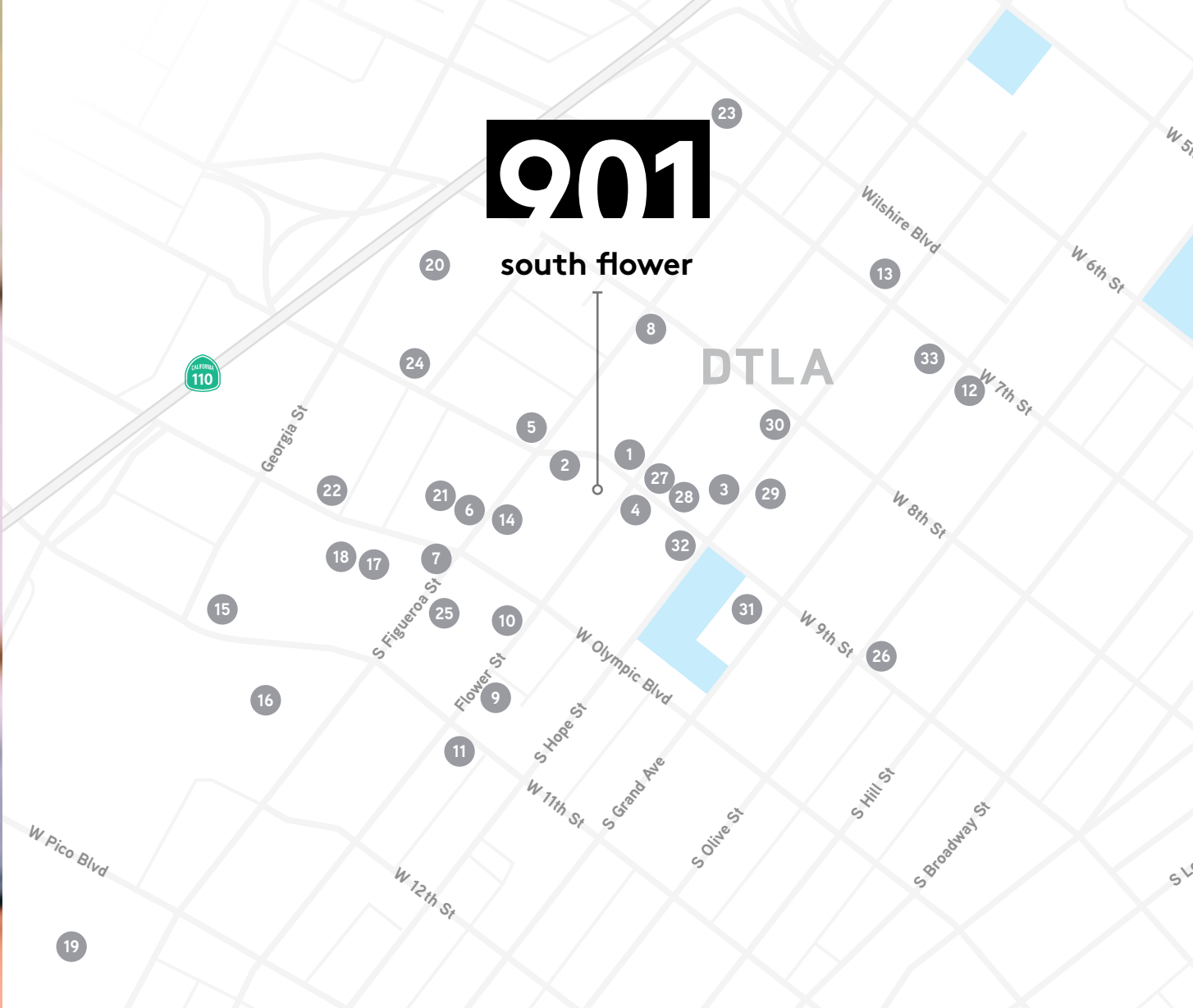
Ground Floor Space Below 77 Fully Occupied Luxury Residential Condos.



south flower

901





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|--------------------------------------|----------------------------|-----------------------------------|--------------------|
| 1. Faith & Flower | 10. Caña Rum Bar | 19. Los Angeles Convention Center | 28. Ralph's Market |
| 2. The Capital Grill | 11. The Palm Los Angeles | 20. American Contemporary Ballet | 29. Petco |
| 3. Simply Salad | 12. Bottega Louie | 21. Hotel Figueroa | 30. Philz Coffee |
| 4. Starbucks | 13. Giulia Italian Kitchen | 22. Residence Inn | 31. Simply Salad |
| 5. The Original Pantry Cafe | 14. Variety Arts Building | 23. InterContinental | 32. FIDM |
| 6. Brevia Restaurant | 15. Microsoft Theater | 24. Hotel Indigo | 33. Panini Grill |
| 7. Fleming's Prime Steakhouse | 16. STAPLES Center | 25. Luxe City Center Hotel | 34. Sugarfish |
| 8. Fogo de Chão Brazilian Steakhouse | 17. Conga Room | 26. Level Hotel | |
| 9. Broken Spanish | 18. L.A. Live | 27. Qwench Juice | |

Demographics.

POPULATION	1 MILE	3 MILE	5 MILE
2022 Population - Current Year Estimate	86,019	555,025	1,233,124
POPULATION GROWTH			
2020-2022 Compound Annual Population Growth Rate	2.39%	0.69%	0.20%
2022-2027 Compound Annual Population Growth Rate	0.59%	0.28%	-0.08%
HOUSEHOLDS			
2022 Households - Current Year Estimate	43,638	207,036	436,096
2027 Households - Five Year Projection	45,539	212,887	439,424
2020-2022 Compound Annual Household Growth Rate	3.09%	0.94%	0.44%
2022-2027 Compound Annual Household Growth Rate	0.86%	0.56%	0.15%
AVERAGE INCOME			
2022 Average Household Income	\$100,864	\$77,377	\$83,140
2027 Average Household Income	\$123,311	\$97,025	\$102,941
HOUSING VALUE			
2022 Average Value of Owner Occ. Housing Units	\$890,221	\$791,683	\$835,570



Traffic counts

Flower and 9th Street

37,490

Olympic and Flower

38,347

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Prominent and Premier Location in the heart of DTLA.



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Video Brochure 

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