

# 900 S BROADWAY

LOS ANGELES, CA 90015

- ▶ LOCATED IN HEART OF FASHION DISTRICT
- ▶ CORPORATE HQ LEVEL FINISHES
- ▶ INTERIOR OPEN AIR SPACE/KITCHEN

PRESENTED BY

**SEHYUNG KIM**

Senior Vice President | LIC NO 01327276

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p 213.290.3599

[fashiondistrict.info](http://fashiondistrict.info)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FASHION DISTRICT.INFO**  
YOUR GATEWAY TO REAL ESTATE IN THE FASHION DISTRICT

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PROPERTY HIGHLIGHTS

PROPERTY SPECIFICATIONS

SIZE	±22,400 SF (Including Basement)
	±17,506 SF (On Title/ does not include basement)
LOT SIZE	±6,280 SF
ORIGINAL YEAR BUILT	1905
APN	5139-002-18
ZONING	[Q] C2-4D-DCO-SN
	[Q] - Qualified Classification: Zoning Changed to Ensure Community Compatibility (4) - Height District 4: FAR 13:1; No Height Limit (D) - Development Limitations: Design Guidelines in Place. (CDO) - Community Design Overlay: Broadway SN - Sign District: Historic Broadway



## PROPERTY HIGHLIGHTS

### LOCATION HIGHLIGHTS



Southeast Corner of West Ninth Street and Broadway



Immediate Access to Fashion Showrooms and Offices:

- California Market Center
- Cooper Design Space
- The New Mart
- Gerry Building



One Block from Apple Store Tower Theater



Retail Stores within the block include:  
Gentle Monster, Vans, Urban Outfitters,  
Paul Smith, West Elm



Across Street from Former Ace Hotel Building



Income from Rooftop Billboard

CONTACT BROKER FOR **CURRENT** RENT ROLL





## LOCAL LANDMARKS

### RETAIL SPACES

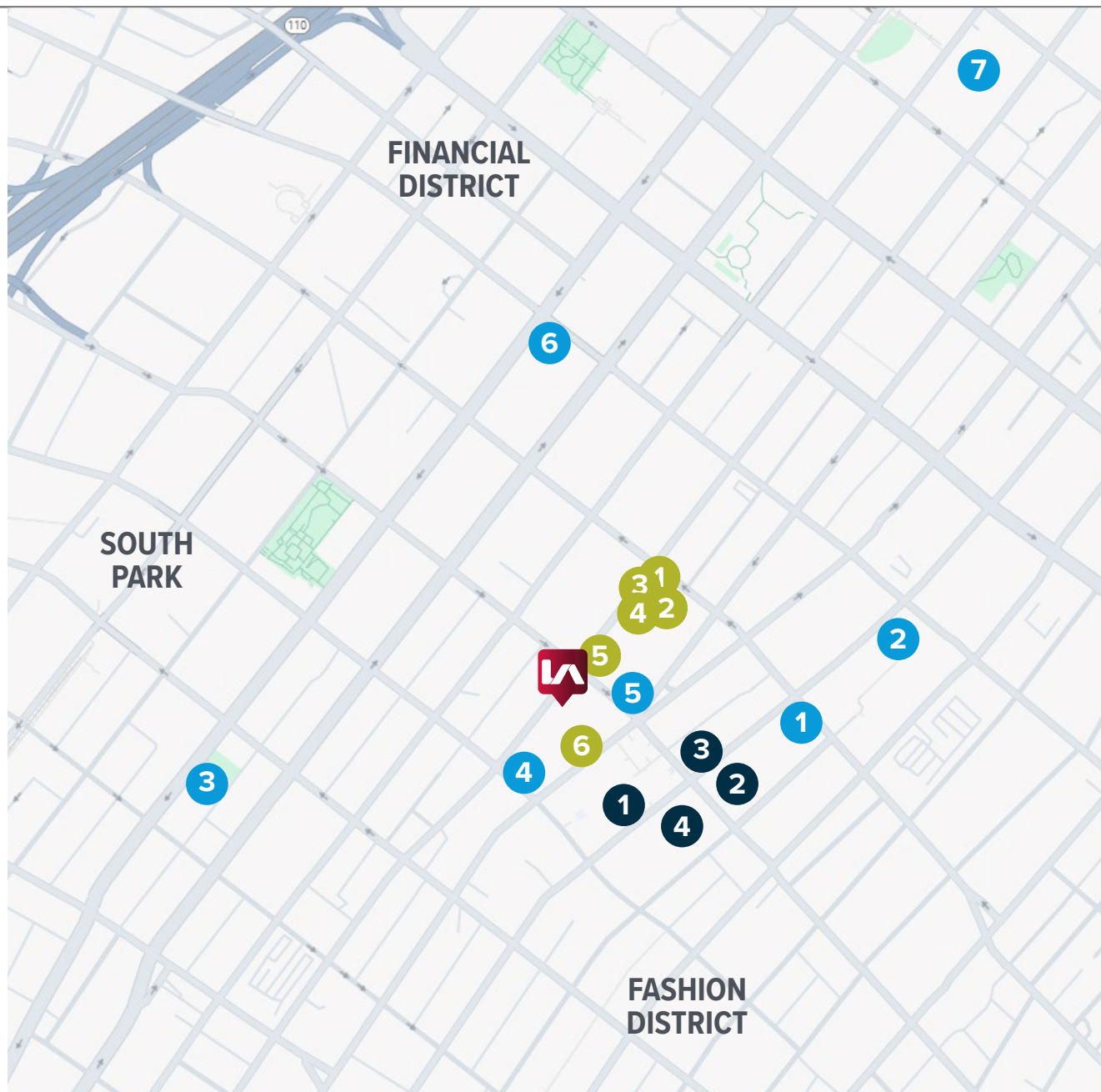
- |   |                  |
|---|------------------|
| 1 | Apple            |
| 2 | Urban Outfitters |
| 3 | Vans             |
| 4 | Gentle Monster   |
| 5 | Paul Smith       |
| 6 | West Elm         |

### RESTAURANTS

- |   |                      |
|---|----------------------|
| 1 | Sonoratown           |
| 2 | Broken Mouth         |
| 3 | Pine and Crane       |
| 4 | Dune DTLA            |
| 5 | Lala's               |
| 6 | Bottega Louie        |
| 7 | Grand Central Market |

### COMMERCIAL CENTERS

- |   |                          |
|---|--------------------------|
| 1 | California Market Center |
| 2 | Cooper Design Space      |
| 3 | The New Mart             |
| 4 | Gerry Building           |

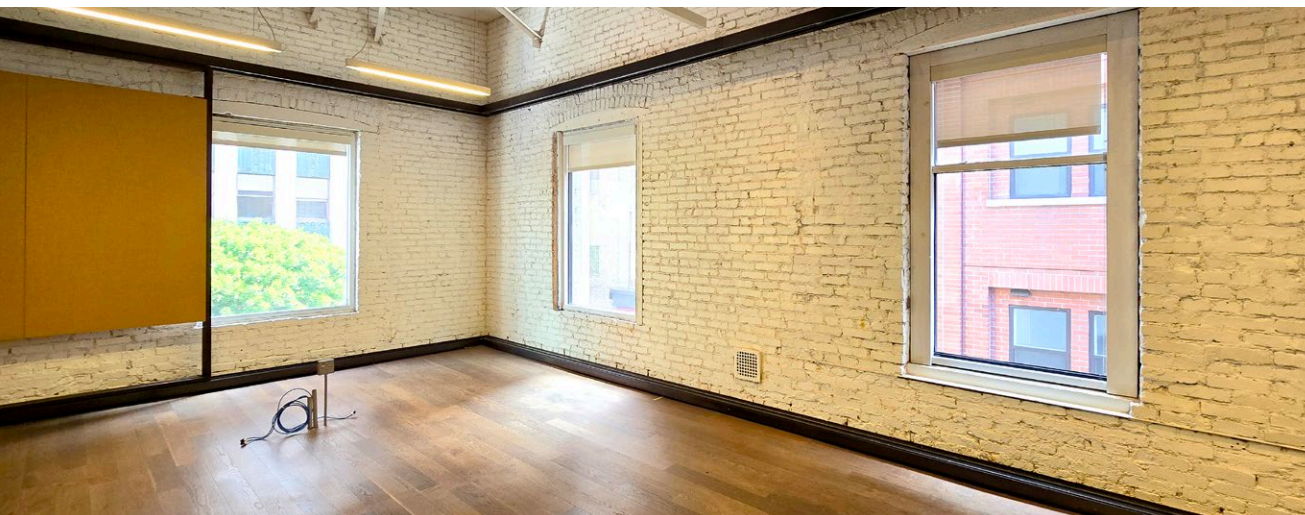




900 S BROADWAY | LOS ANGELES

PROPERTY IMAGES

\*NO FURNITURE NOW, CAN BE FURNISHED TO LOOK AS SUCH



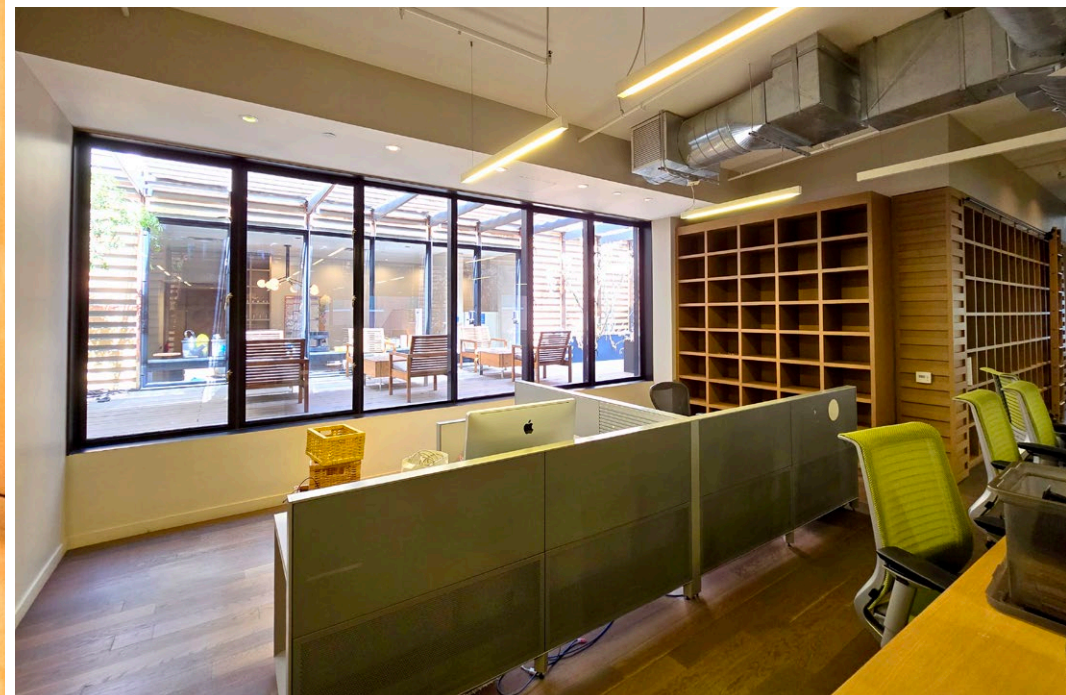
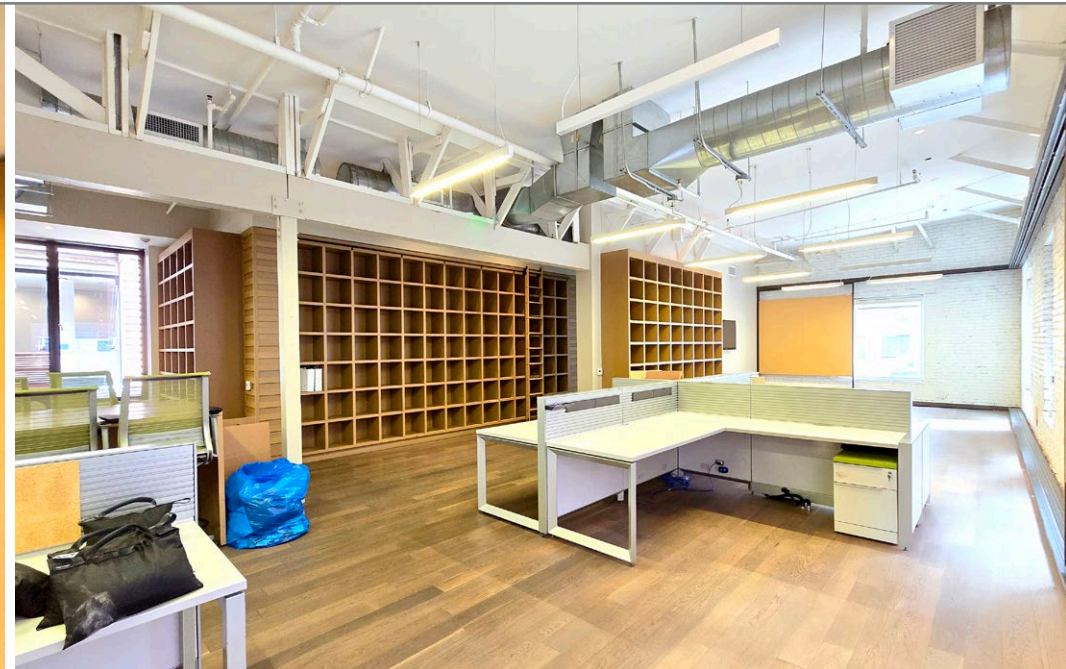
LEE & ASSOCIATES, LOS ANGELES | 1201 N MAIN ST LOS ANGELES, CA 90012

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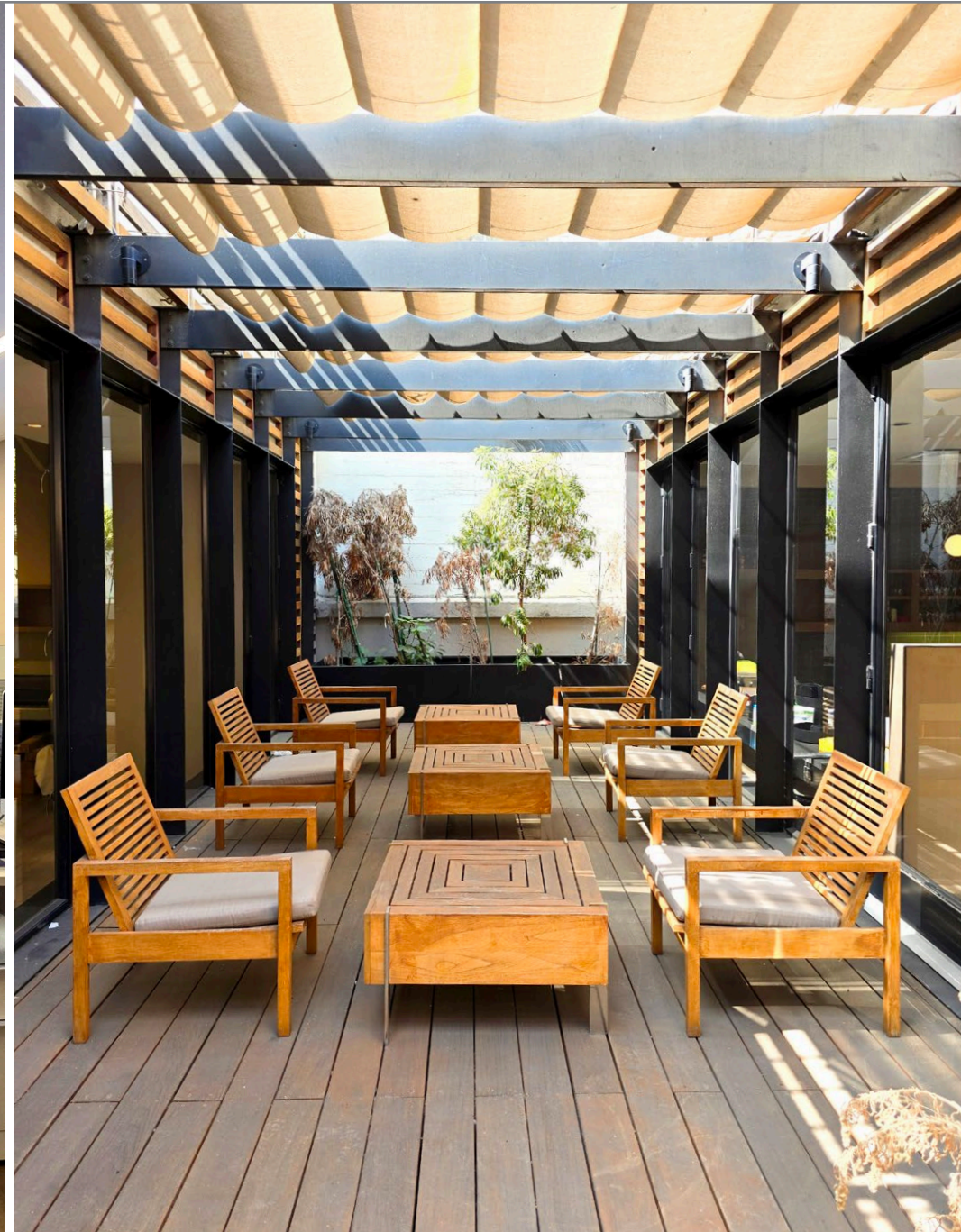
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PROPERTY IMAGES





900 S BROADWAY | LOS ANGELES

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\*\*IMAGES OF FORMER GROUND FLOOR TENANT

## PROPERTY IMAGES

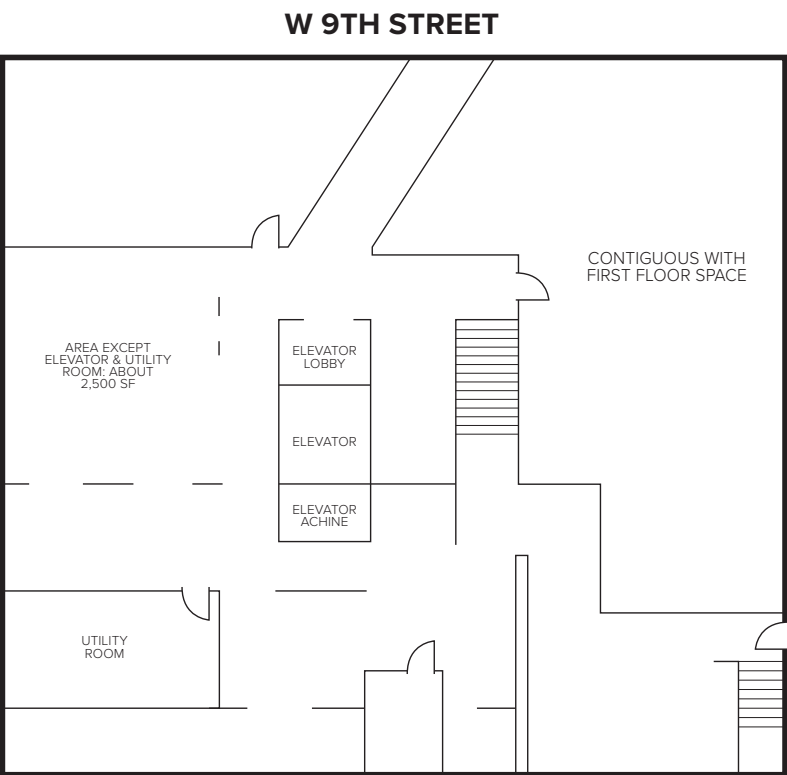


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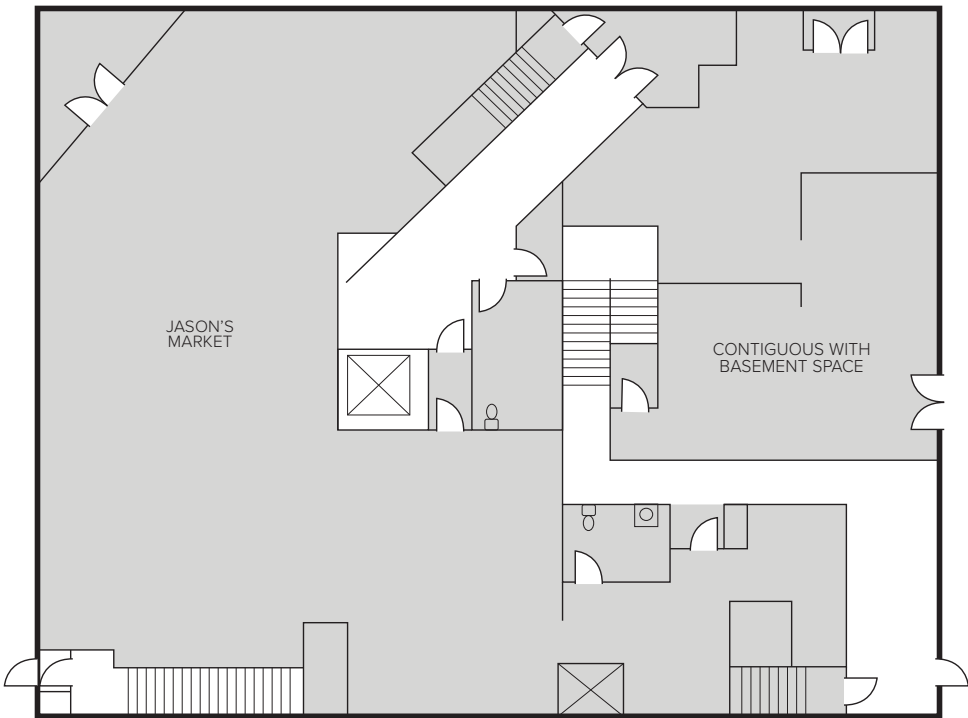
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BASEMENT



1<sup>ST</sup> FLOOR

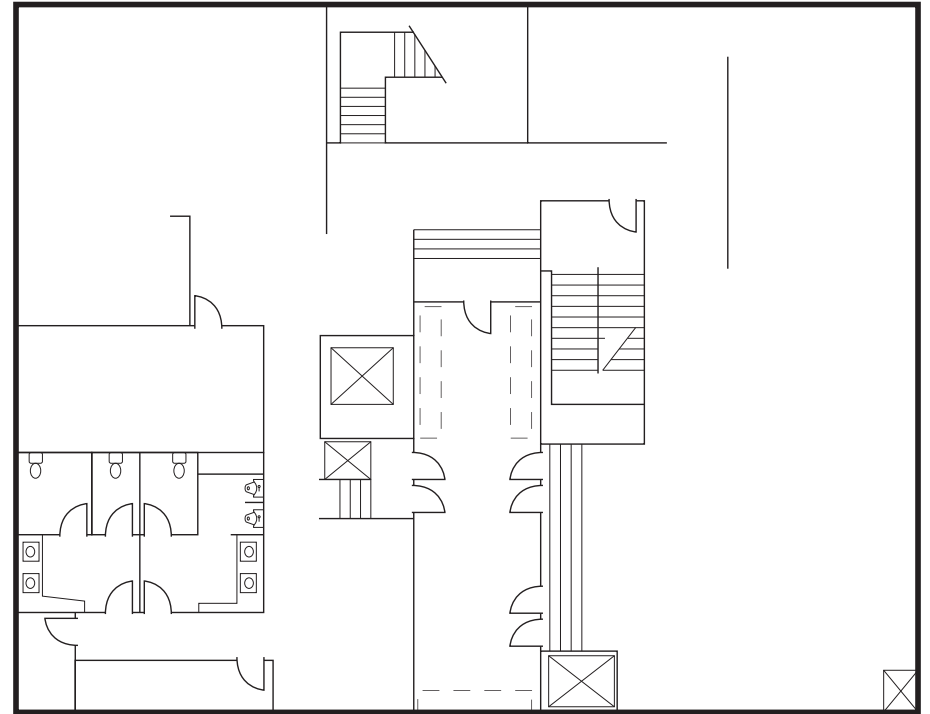




## 2<sup>ND</sup> FLOOR



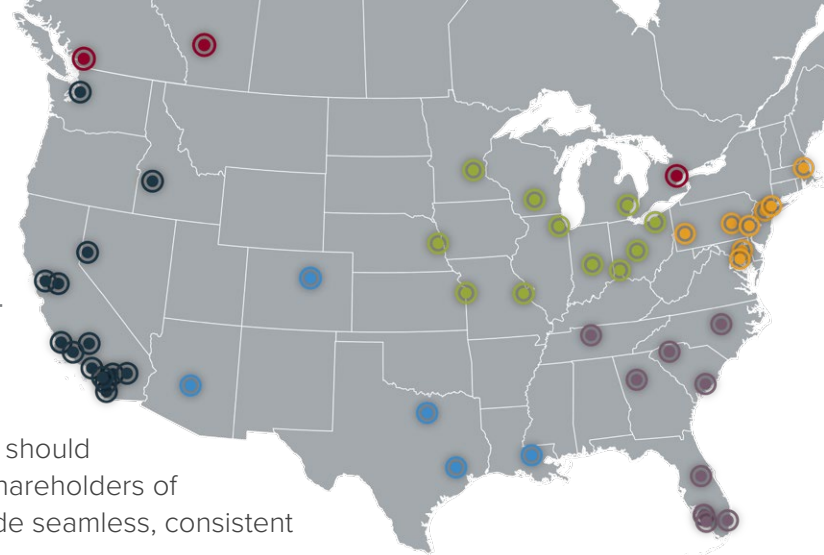
## 3<sup>RD</sup> FLOOR







LOS ANGELES



## ABOUT US

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

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**MILLION**

**SF IN ACTIVE  
LISTINGS**



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Louisiana

Texas

Indiana

Illinois

Kansas

Ohio

Michigan

Minnesota

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District Columbia (DC)

Massachusetts

Maryland

New York

New Jersey

Pennsylvania

Florida

Georgia

Tennessee

North Carolina

South Carolina

Canada: Alberta

British Columbia

Ontario

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