



ALINA

LOS ANGELES

710 WEST 9TH STREET, LOS ANGELES, CA

CBRE

1,800 SF RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE

Restaurant Capable Space in one of DTLA's Newest High Rises
Located at The Gateway of DTLA

Ideal For a Café, Coffee Shop, Bakery, and Daily Needs



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RETAIL/RESTAURANT OFFERING

±1,800 SF Available

Rate: \$4.50 PSF NNN

Prime end cap location on the heavily trafficked
SW corner of Flower Street and 9th Street
in DTLA

Ideally Suited For: Financial Institutions, Coffee
Shop, Café, Bakery, Juice Bar, Quick Serve
Restaurant, General Retail

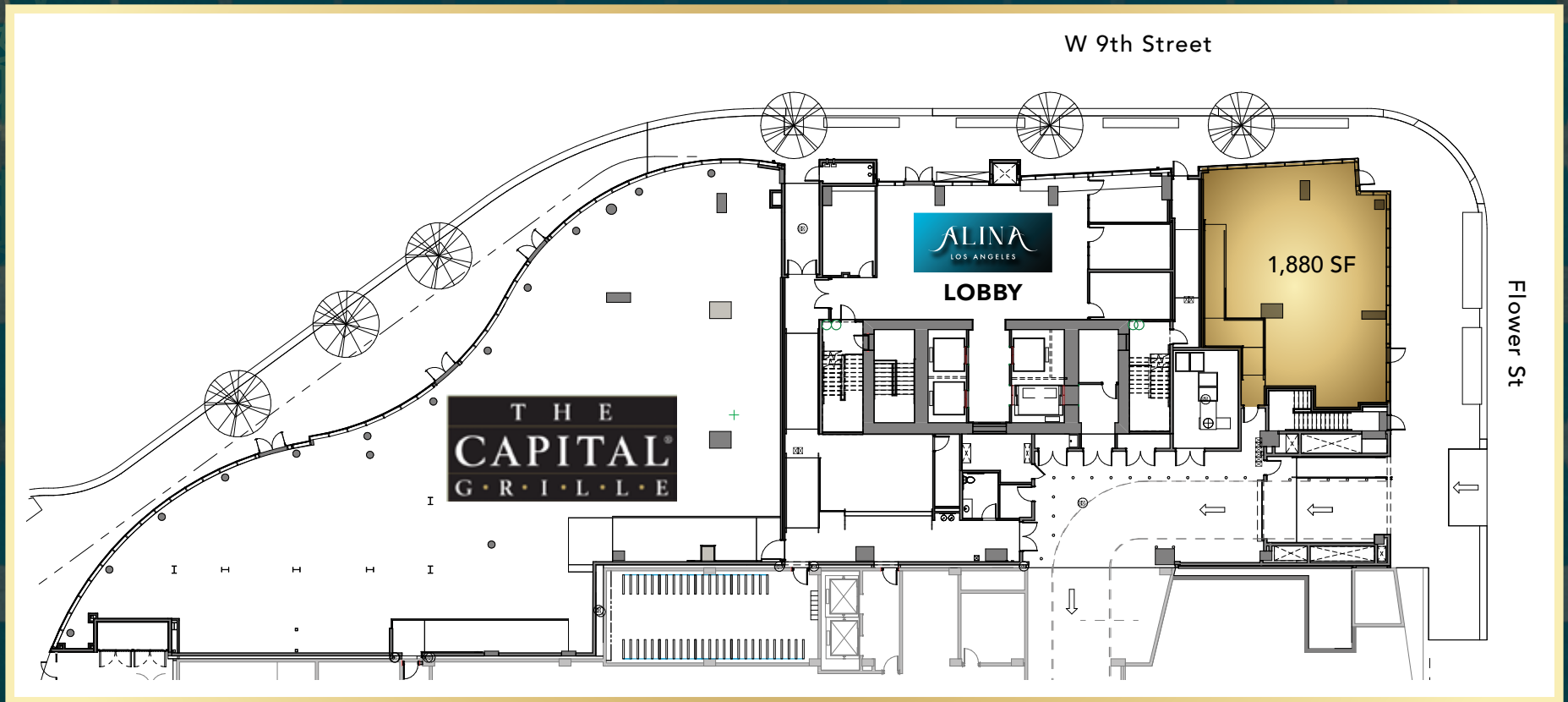
Tenant Improvement Allowance Available

Premier Location in the Heart of DTLA



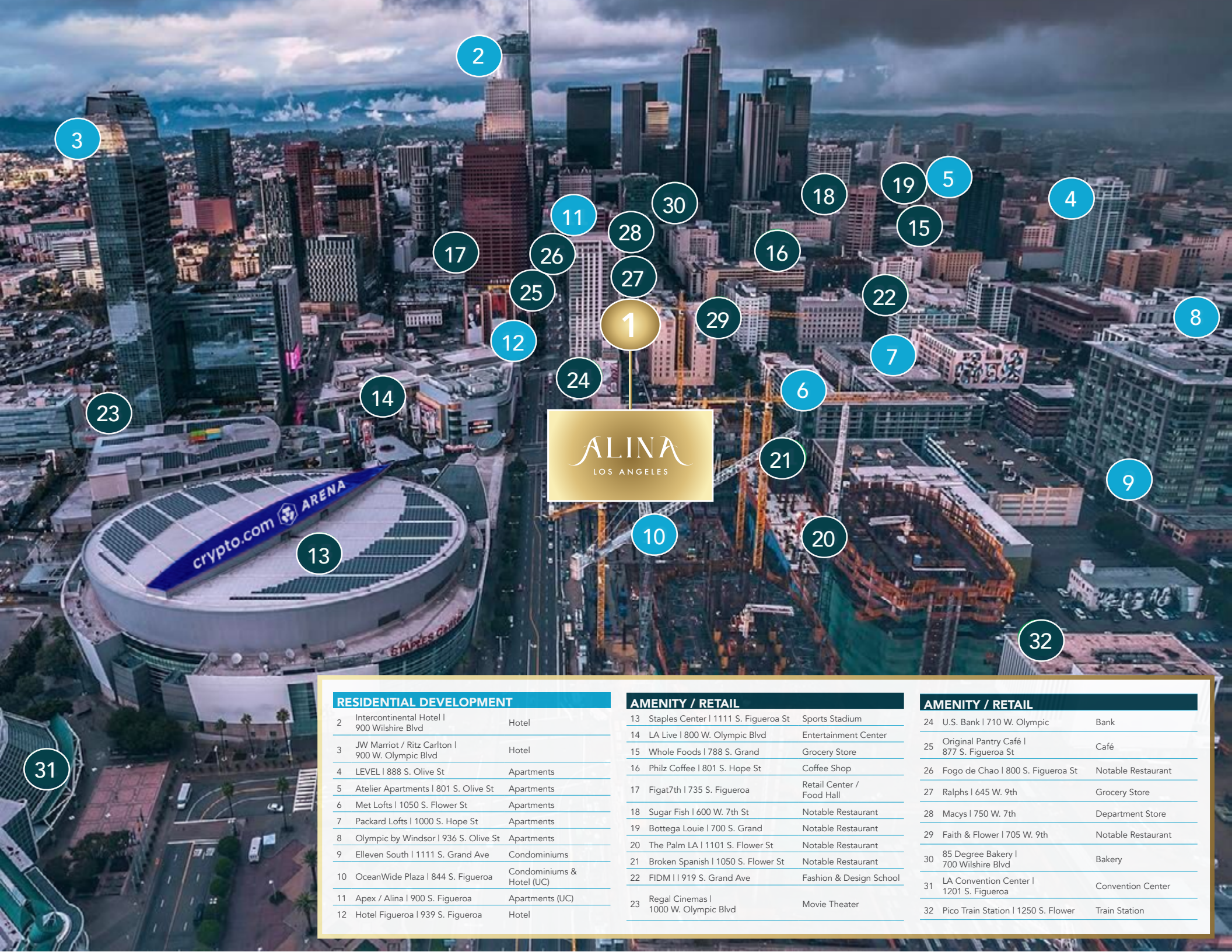
±1,800 SF
AVAILABLE

SITE PLAN



Premier corner location in one of Downtown LA's newest
5-star High Rise Apartment Towers (Class A)

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RESIDENTIAL DEVELOPMENT

2	Intercontinental Hotel 900 Wilshire Blvd	Hotel
3	JW Marriott / Ritz Carlton 900 W. Olympic Blvd	Hotel
4	LEVEL 888 S. Olive St	Apartments
5	Atelier Apartments 801 S. Olive St	Apartments
6	Met Lofts 1050 S. Flower St	Apartments
7	Packard Lofts 1000 S. Hope St	Apartments
8	Olympic by Windsor 1936 S. Olive St	Apartments
9	Elleven South 1111 S. Grand Ave	Condominiums
10	OceanWide Plaza 844 S. Figueroa	Condominiums & Hotel (UC)
11	Apex / Alina 900 S. Figueroa	Apartments (UC)
12	Hotel Figueroa 939 S. Figueroa	Hotel

AMENITY / RETAIL

13	Staples Center 1111 S. Figueroa St	Sports Stadium
14	LA Live 800 W. Olympic Blvd	Entertainment Center
15	Whole Foods 788 S. Grand	Grocery Store
16	Philz Coffee 801 S. Hope St	Coffee Shop
17	Figat7th 735 S. Figueroa	Retail Center / Food Hall
18	Sugar Fish 600 W. 7th St	Notable Restaurant
19	Bottega Louie 700 S. Grand	Notable Restaurant
20	The Palm LA 1101 S. Flower St	Notable Restaurant
21	Broken Spanish 1050 S. Flower St	Notable Restaurant
22	FIDM 919 S. Grand Ave	Fashion & Design School
23	Regal Cinemas 1000 W. Olympic Blvd	Movie Theater

AMENITY / RETAIL

24	U.S. Bank 710 W. Olympic	Bank
25	Original Pantry Café 877 S. Figueroa St	Café
26	Fogo de Chao 800 S. Figueroa St	Notable Restaurant
27	Ralphs 645 W. 9th	Grocery Store
28	Macys 750 W. 7th	Department Store
29	Faith & Flower 705 W. 9th	Notable Restaurant
30	85 Degree Bakery 700 Wilshire Blvd	Bakery
31	LA Convention Center 1201 S. Figueroa	Convention Center
32	Pico Train Station 1250 S. Flower	Train Station

LOCAL RETAILERS

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



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AERIAL MAP



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DEMOGRAPHICS & NUMBERS

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population - Current Year Estimate	19,786	153,216	368,606
2020-2022 Compound Annual Population Growth Rate	0.92%	0.32%	0.06%
2022-2027 Compound Annual Population Growth Rate	0.02%	0.05%	-0.04%
2022 Households - Current Year Estimate	6,784	49,044	115,379
2027 Households - Five Year Projection	6,795	49,402	115,641
2020-2022 Compound Annual Household Growth Rate	0.85%	0.66%	0.30%
2022-2027 Compound Annual Household Growth Rate	0.03%	0.15%	0.05%
2022 Average Household Income	\$144,156	\$115,489	\$109,191
2027 Average Household Income	\$168,992	\$136,727	\$129,397
2022 Average Value of Owner Occ. Housing Units	\$721,000	\$648,299	\$613,386

TRAFFIC COUNTS

Flower and 9th Street

37,490



Olympic and Flower

38,347

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[VIDEO BROCHURE](#)

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