



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



DTLA HIGH-TRAFFIC RETAIL AVAILABLE: MAIN AND 5TH

545 S Main St., Los Angeles, CA 90013



**COMMERCIAL
REAL ESTATE**

KENNETH SIMONS
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DRE#00625646



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

RETAIL SPACE
DOWNTOWN LOS ANGELES

EXCLUSIVELY LISTED BY

KENNETH SIMONS

VICE PRESIDENT

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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.

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RETAIL SPACE
DOWNTOWN LOS ANGELES

PROPERTY FEATURES

545 S Main St., Los Angeles, CA 90013



APPROX. 1,000 - 3,625 SF

RETAIL SPACE AVAILABLE

- ✓ Easy access to parking
- ✓ Condition 'as-is'
- ✓ Divisible to 1,000 SF
- ✓ Perfect for a variety of retail uses, including cafe/restaurant





AREA AMENITIES

- ✓ High density area
- ✓ Excellent pedestrian traffic
- ✓ Thousands of residential units nearby
- ✓ Massive daytime population

RATE

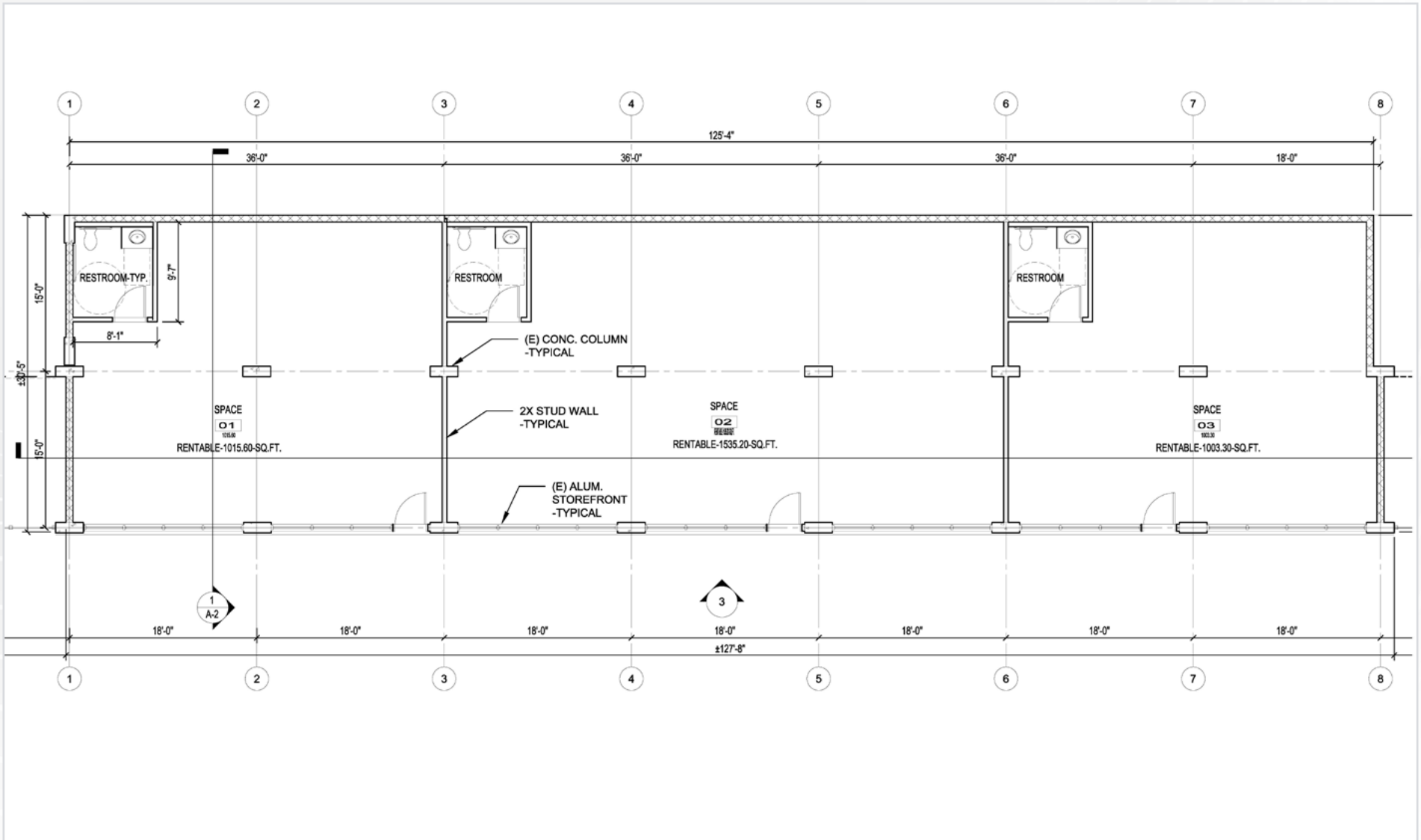
± 3,625 SF | \$ 2.49 + \$ 0.60 NNN PSF



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	66,150	496,192	1,210,930
 Avg. HH Income	\$97,570	\$69,955	\$74,649
 Daytime Pop	64,998	477,792	1,158,790
 Traffic Count	± 13,755 CPD ON MAIN ST		

FLOOR PLAN

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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 feature 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.



AERIAL MAP



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