

FOR LEASE

**700
E. 1ST
STREET**

LOS ANGELES • CA • 90012

Arts District Corner Retail Restaurant/Café Potential

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
PASADENA

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PROPERTY HIGHLIGHTS

- Located on the corner of 1st and Hewitt
- Open retail space with 800 SF basement storage
- Variety of allowable uses; lots of potential

LOCATION HIGHLIGHTS

- Exceptional proximity to Arts District and Little Tokyo
- Blocks away from Little Tokyo/Arts District Metro Station
- Surrounded by dense luxury apartment communities



\$2.00 NNN

ASKING RATE



CM-1

ZONING



±3,000 SF

SUITE SIZE

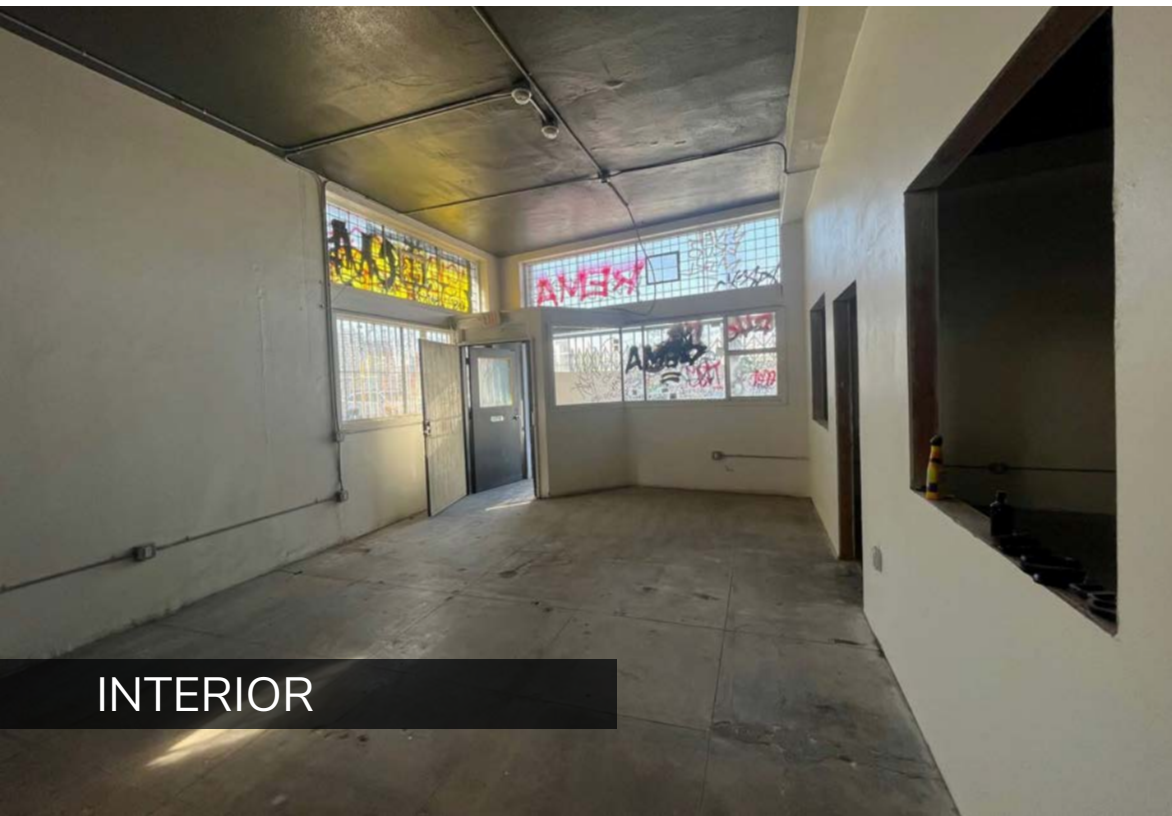


±800 SF

BASEMENT

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INTERIOR

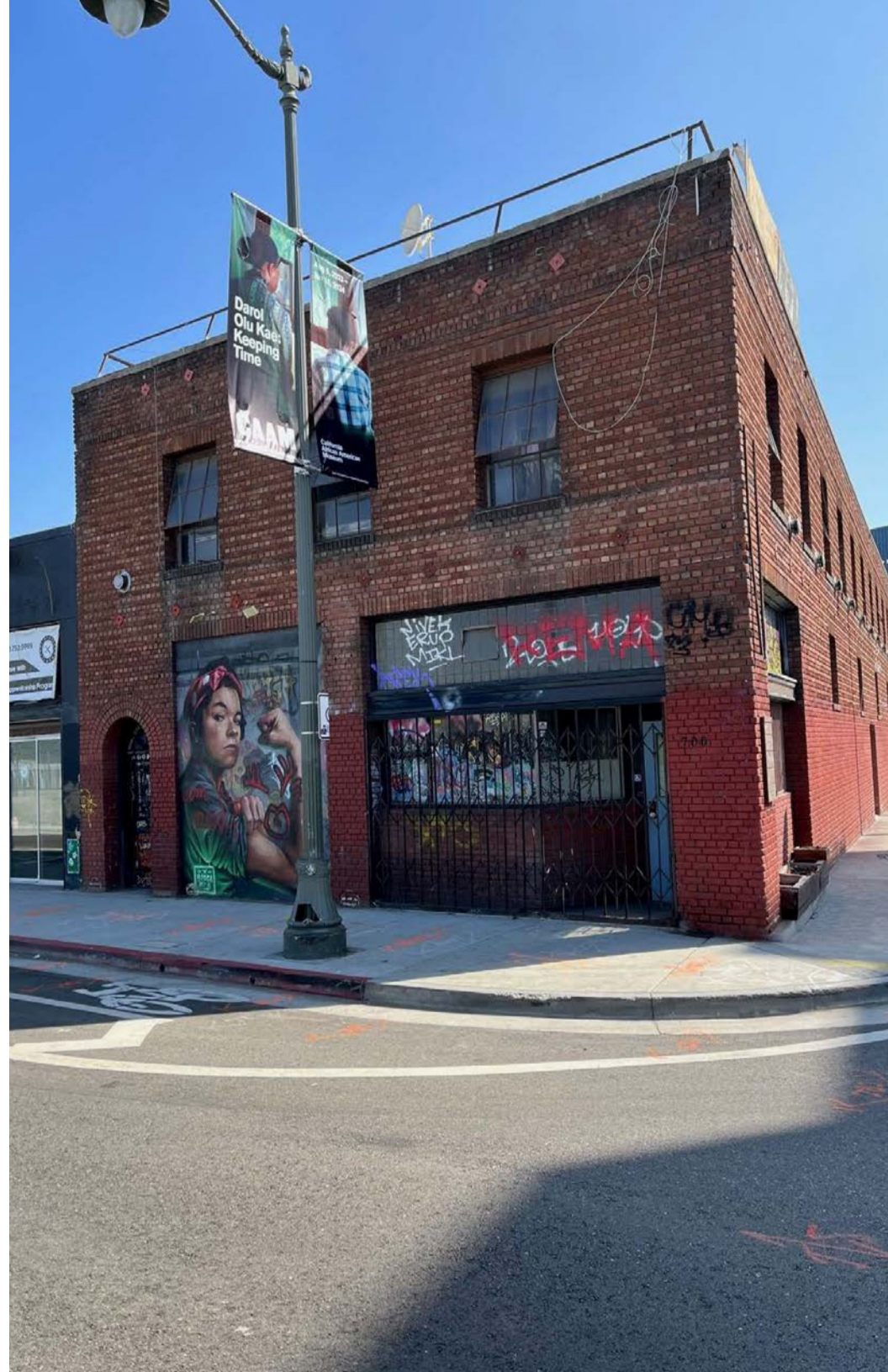


BASEMENT



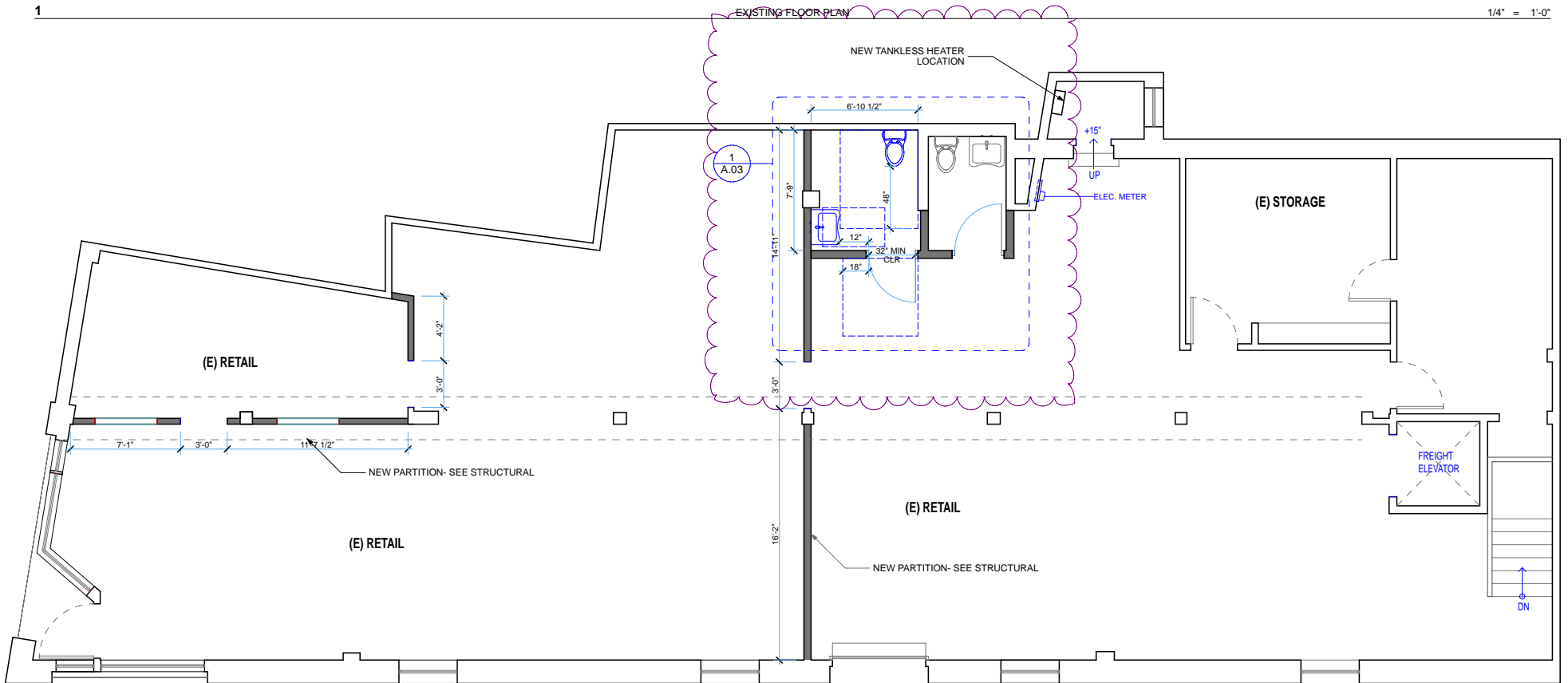


EXTERIOR



1

1/4" = 1'-0"



LEGEND

	EXISTING WALLS
	DEMO WALLS
	NEW FULL HEIGHT WALLS
	NEW 2 HOUR OCCUPANCY SEPARATION
	NEW 34" HIGH WALLS
	EXHAUST FAN
	ILLUMINATED EXIT SIGN

FOR LEASE

700 E 1ST ST • LOS ANGELES

ARTS DISTRICT CORNER RETAIL - RESTAURANT/CAFÉ POTENTIAL

LOCAL POINTS OF INTEREST






381,447
POPULATION



\$78,915
ANNUAL HH INCOME



134,330
HOUSEHOLDS



\$980,110
AVERAGE PROPERTY
VALUE



29.7
MEDIAN AGE



\$50,239
MEDIAN HH INCOME

Downtown LA is constantly evolving with dozens of new buildings in varying stages of completion in each of its unique neighborhoods. From soaring new residential towers to cutting-edge industrial conversions, DTLA is experiencing a phenomenal wave of development.

Creative culture is one of Downtown LA's greatest assets of a key export, and the engine of its ongoing success. From globally recognized art galleries and famed restaurants, to sold-out sporting events, performances, and live music, DTLA is home to broad range of authentic, experiential, and diverse cultural assets.

Now more than ever, Downtown LA is the premier business hub for Southern California, with sophisticated retailers and savvy businesses moving to DTLA for its central location and superior access to transit and freeway, its rich amenities, dynamic lifestyle, and unparalleled concentration of customers and talent.