

FOR LEASE IN DTLA

# *Landmark Nightlife & Dining Destination*



CLIFTON'S ► 648 S BROADWAY, LOS ANGELES, CA 90014



PROPERTY DETAILS

# Historic Clifton's



## SPACES

- Basement: Speakeasy
- 1st Floor/Mezz: Restaurant/cafeteria with full kitchen
- 2nd Floor: Treehouse bar and dance floor
- 3rd Floor: Gothic bar and ballroom
- 4th Floor: Tiki bar
- 5th Floor: Commercial kitchen, dressing rooms and offices
- Total SF: ±48,000

## ASKING RENT

Contact brokers

## AVAILABLE

Immediately

FEATURES

# One of the Most Unique Destinations



Historic, 6-story building with 5 themed restaurants/bars, dance floor, and concert venue.

Full building capacity of approximately 2,000 patrons.

Includes a sensational, painstakingly renovated tiki bar, multi-level treehouse and gothic themed bar with a 4-story tree, speakeasy basement bar, a large restaurant and cafeteria and meticulously appointed ballroom.

Full Type 47 CUP allowing for live entertainment and DJ until 2am; full liquor and food service at each establishment.

Two kitchens: One on the first floor with multiple hoods and the other on the 5th Floor for catering and events

Counter and retail section for merchandise and retail sales.

Large management offices.

Dressing rooms and preparation areas for events.

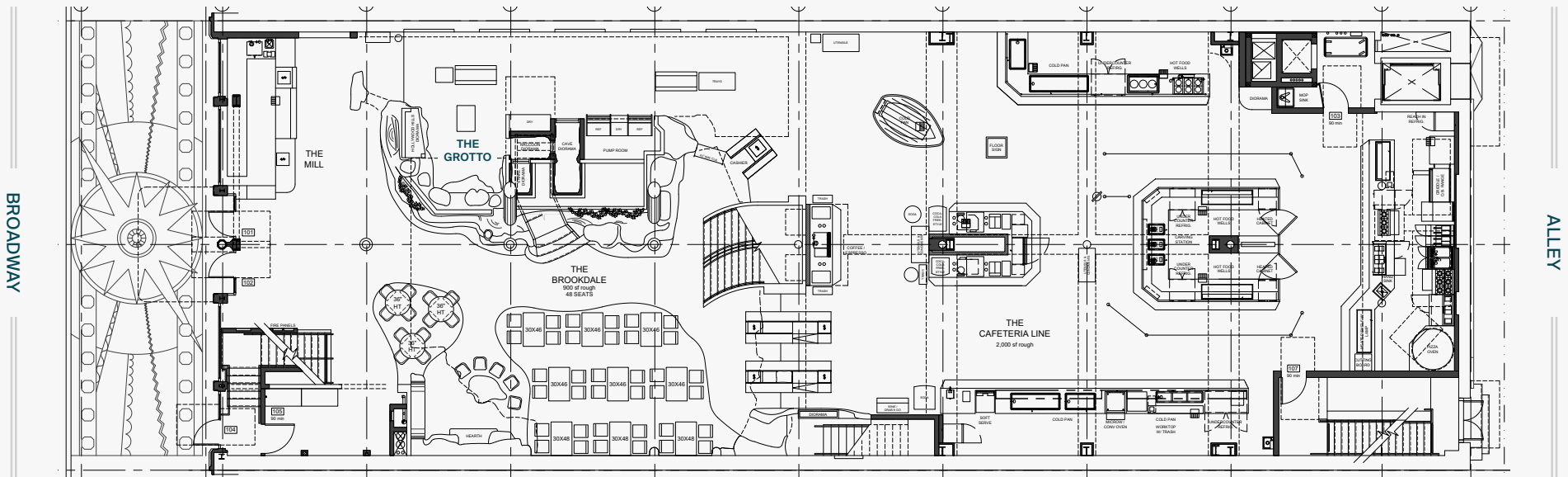
Ample public parking next door and across the street; ability for on-site valet parking.

*Clifton's IP available for licensing.*

▼ FLOOR PLAN

# First Floor

Restaurant/cafeteria with full kitchen



1st Floor Virtual Tour



First Floor - The Brookdale

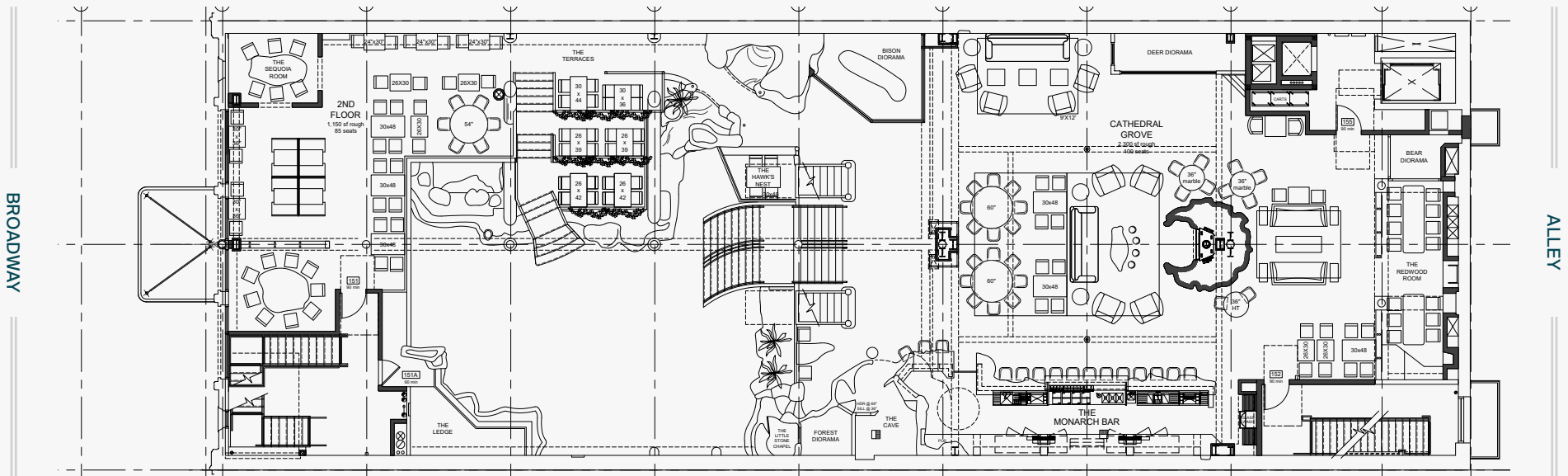


First Floor - The Brookdale

▼ FLOOR PLAN

# Second Floor

Treehouse bar and dance floor



2nd Floor Virtual Tour



Second Floor - Cathedral Grove

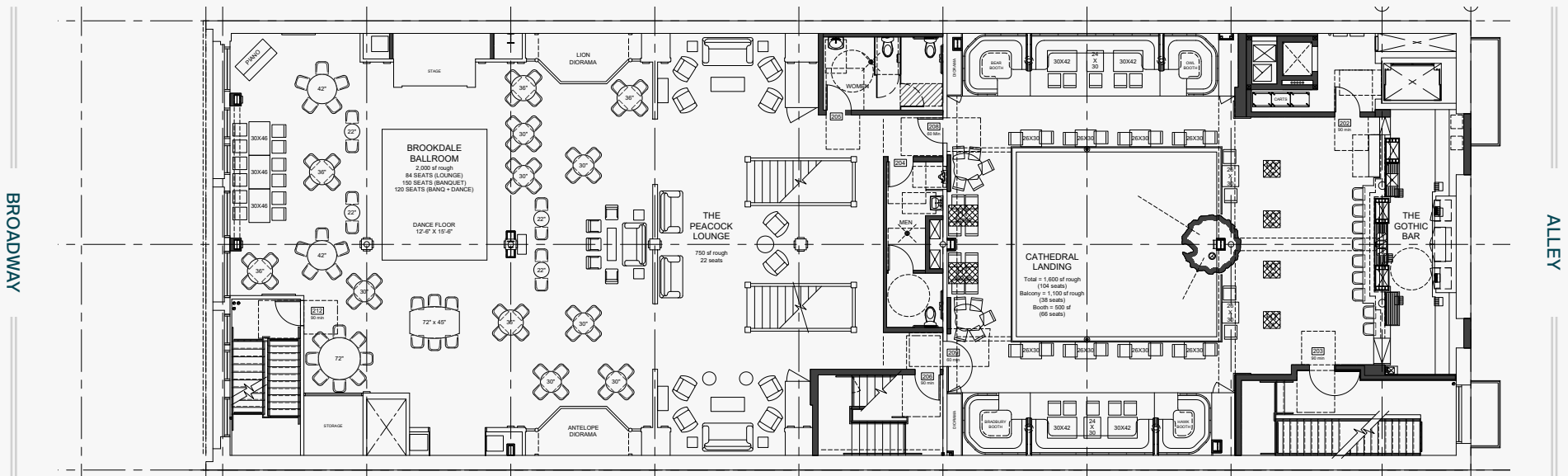


Second Floor - Monarch Bar

▼ FLOOR PLAN

# Third Floor

Gothic bar and ballroom



3rd Floor Virtual Tour



Third Floor - Gothic Bar



Third Floor - Cathedral Landing

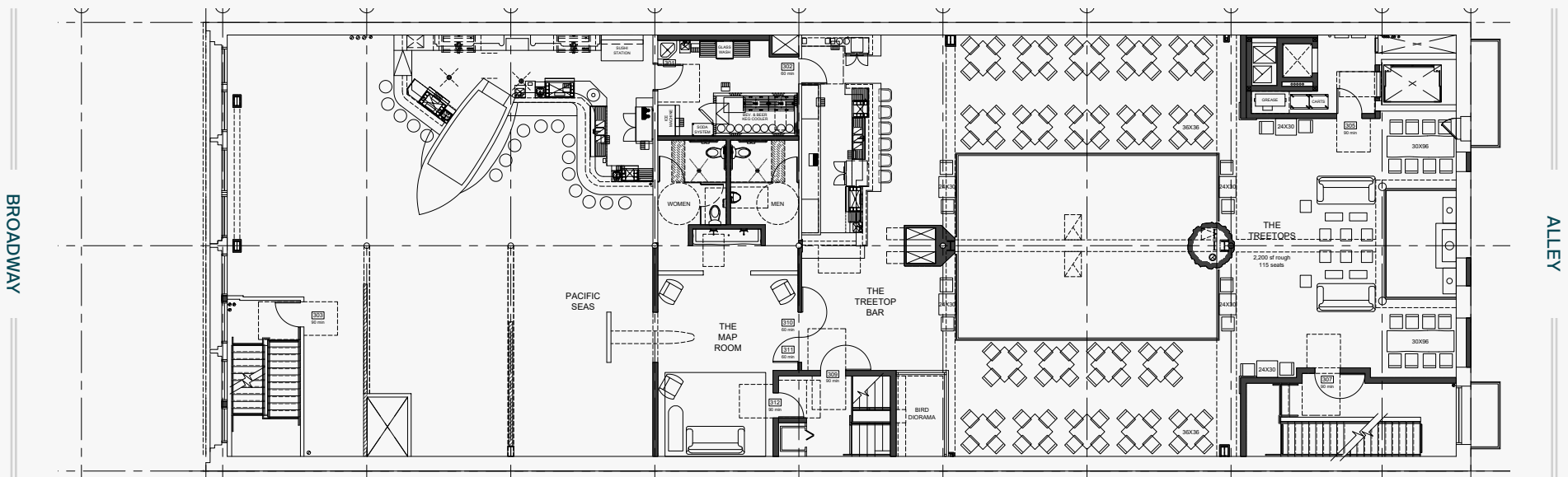


Third Floor - Brookdale Ballroom

▾ FLOOR PLAN

# Fourth Floor

Tiki bar





Fourth Floor - Pacific Seas Tiki Bar



Fourth Floor - Pacific Seas Tiki Bar

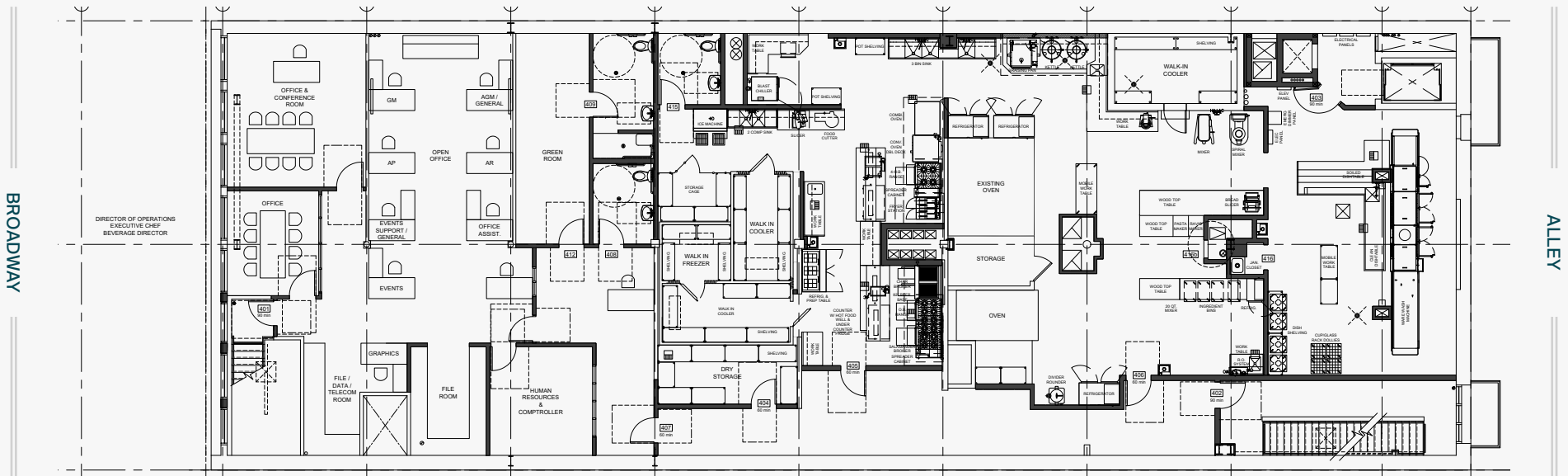


Fourth Floor - Map Room

▀ FLOOR PLAN

# Fifth Floor

Commercial kitchen, dressing rooms and offices





Fifth Floor - Commercial Kitchen



Fifth Floor - Green Room





Basement - the Lab



Basement - the Shadowbox



URBAN OUTFITTERS



UNITED ARTISTS THEATRE

DTLA

# Trade Area

ORPHEUM THEATRE

UNITED ARTISTS THEATRE

APPLE STORE

URBAN OUTFITTERS

GENTLE MONSTER

GRAND CENTRAL MARKET

SKETCHERS

KREATION

EREWHON

LALA'S ARGENTINE GRILL



GRAND CENTRAL MARKET



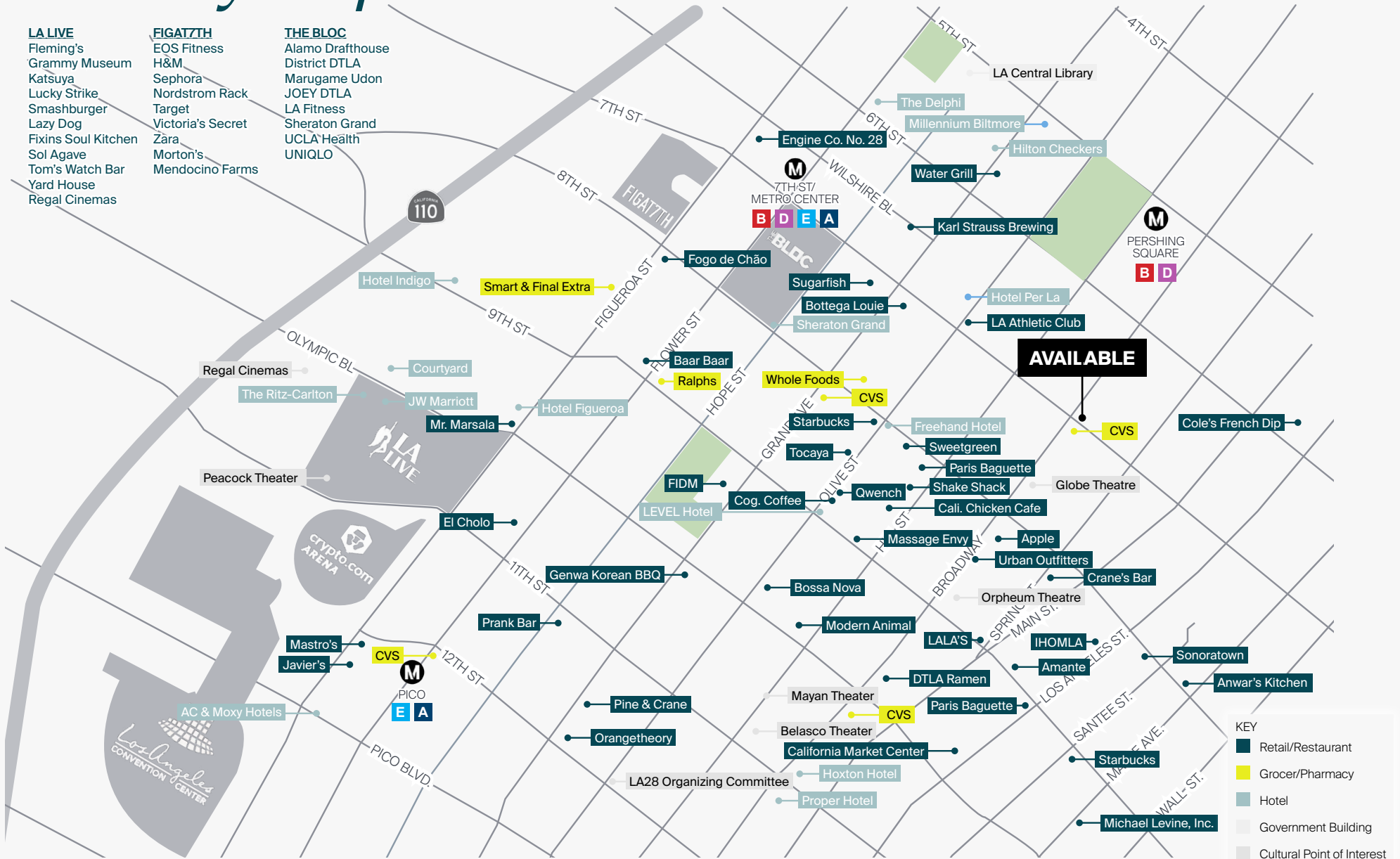
APPLE STORE



ORPHEUM THEATRE

# Amenity Map

- LA LIVE**
  - Fleming's
  - Grammy Museum
  - Katsuya
  - Lucky Strike
  - Smashburger
  - Lazy Dog
  - Fixins Soul Kitchen
  - Sol Agave
  - Tom's Watch Bar
  - Yard House
  - Regal Cinemas
- FIGAT7TH**
  - EOS Fitness
  - H&M
  - Sephora
  - Nordstrom Rack
  - Target
  - Victoria's Secret
  - Zara
  - Morton's
  - Mendocino Farms
- THE BLOC**
  - Alamo Drafthouse
  - District DTLA
  - Marugame Udon
  - JOEY DTLA
  - LA Fitness
  - Sheraton Grand
  - UCLA Health
  - UNIQLO



# Demographics

## Live 80,000+ RESIDENTS


**\$93,000**  
AVERAGE HHI

<b>90%</b>	RESIDENTIAL OCCUPANCY
<b>26%</b>	RESIDENTIAL INVENTORY GROWTH SINCE 2010
<b>41%</b>	POPULATION GROWTH 2010-2022

**61%**  
25-54 YEARS OLD

**67%**  
LOVE DTLA

  
**67%** POST  
SECONDARY EDUCATION

  
**46%** WALK, BIKE,  
OR TAKE TRANSIT TO  
WORK

## Work 288,000+ JOBS

**\$95,000**  
AVERAGE HHI

<b>79%</b>	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
<b>19%</b>	JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
<b>19%</b>	OF CITYWIDE JOBS

**61%**  
30-54 YEARS OLD

  
**57%** POST  
SECONDARY EDUCATION

  
**57%** COMMUTE  
LESS THAN 7 MILES  
FROM THEIR HOME



## Visit 17 MILLION VISITORS IN 2023

<b>\$4.5 Billion</b>	<b>58%</b>	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	<b>58%</b>	HAVE VISITED ARTS DISTRICT
<b>745</b>	<b>55%</b>	HAVE VISITED LITTLE TOKYO
RETAIL BUSINESSES PER SQUARE MILE		

  
**171** FOOD/BEVERAGE  
BUSINESSES PER  
SQUARE MILE

  
**93** WALK SCORE



Source: DCBID Demographic Survey 2024

# Your trusted *partners*

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