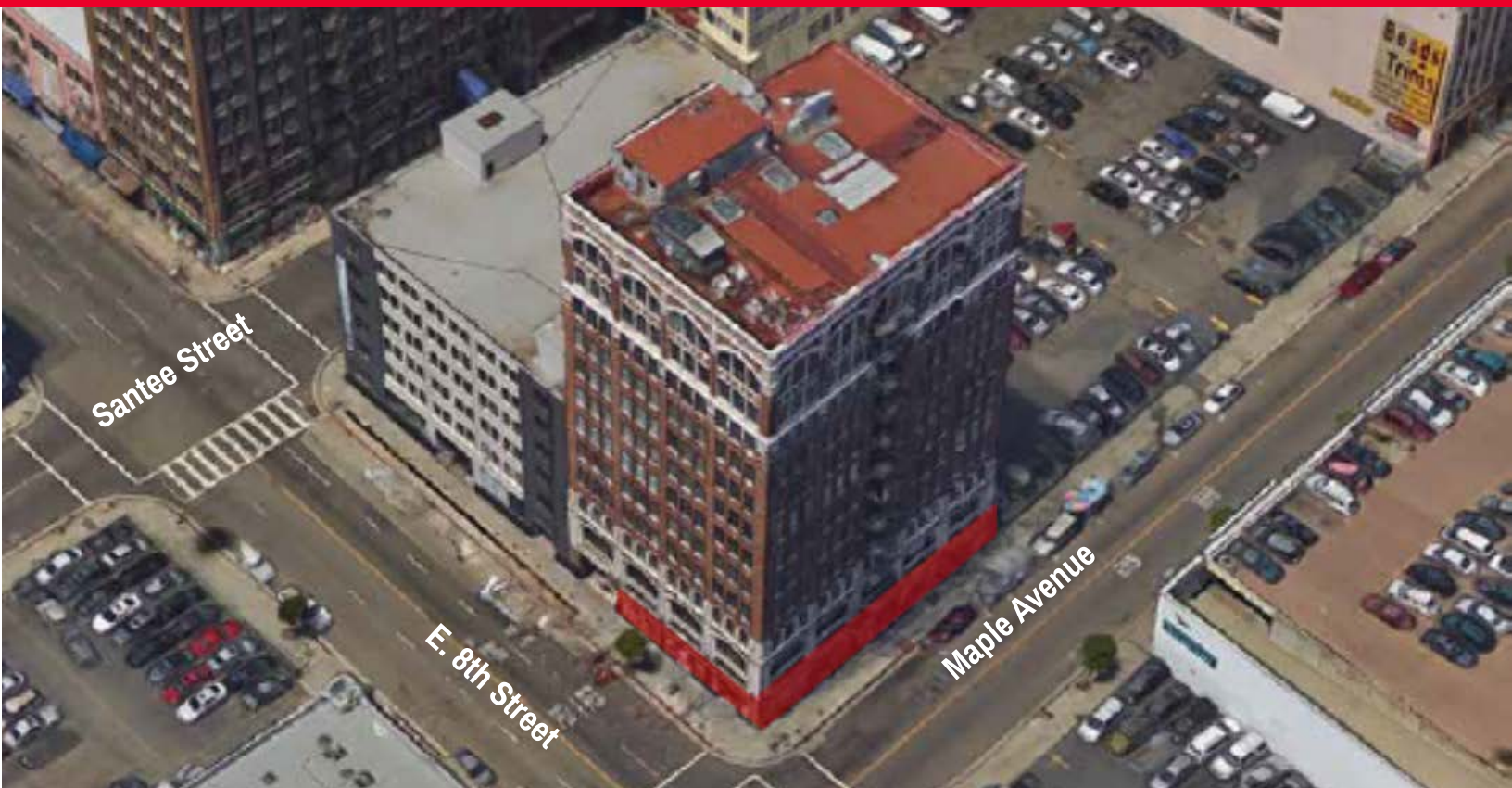


FOR LEASE | Prime Fashion District Retail Space



Listed by:

TRACY TAFT

Vice President

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Direct 213.632.7718

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Textile Center Building

315 East 8th Street
Los Angeles, CA 90014

PROPERTY FACTS

Available Space	4,484 SF (divisible)
Rate	\$3.00 NNN
Year Built	1925
Total Building Size	12 story, 80,000 SF
Lot Size	7,339 SF

PROPERTY HIGHLIGHTS

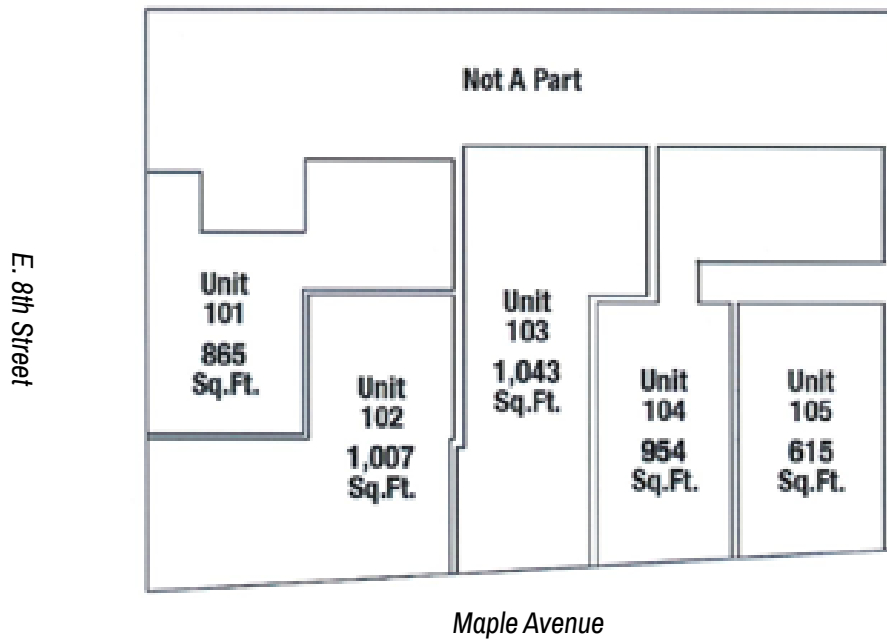
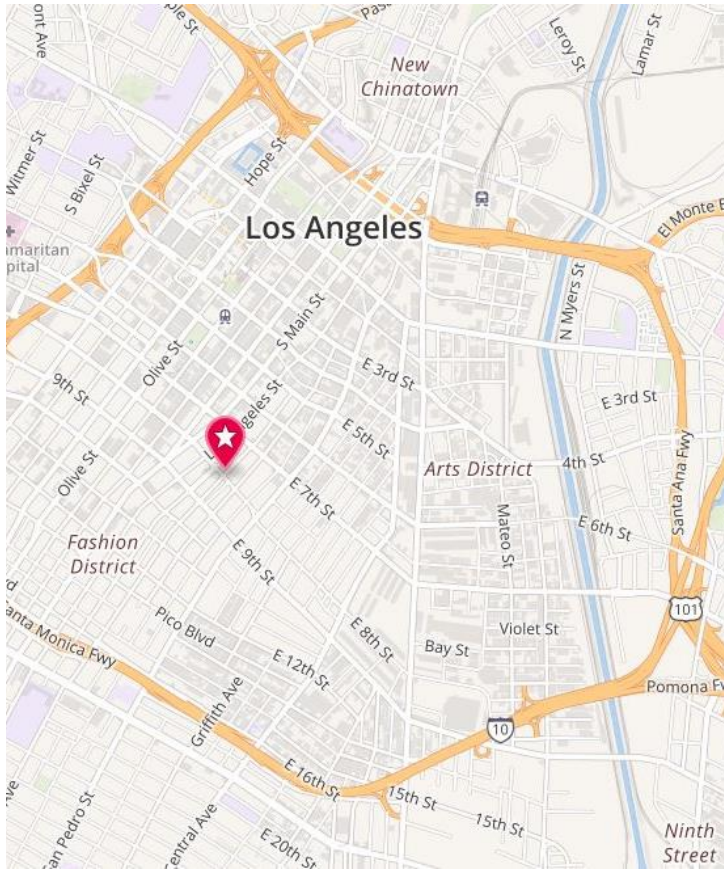
- Retail value-add/owner-user opportunity
- Heart of the Financial District
- Excellent off-site parking availabilities
- Adjacent to +/- 3,000 living units in the area
- Rapidly gentrifying area
- Spaces have vaulted ceilings with significant window street frontage & Condo Location
- Blocks away from the Cooper Building, California Mart, New Mart, Flower Mart & Santee Village
- Heavily trafficked, signalized corner – frontage on 8th Street & Maple Avenue
- Retail Space can be purchased

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI Capital, Inc
601 S. Figueroa St, Suite 3825
Los Angeles, CA 90017
Lic. #01990696


www.naicapital.com

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Area Neighbors

120 East 8th Street
Los Angeles, CA 90014

- 1 Jewelry District
- 2 Pacific Electric
- 3 Cecil Hotel
- 4 LA Merchandise Mart
- 5 Santee Court
- 6 Santee Village
- 7 Flower District
- 8 Great Republic Lofts
- 9 Chapman Flats
- 10 Broadway Trade Center
- 11 Eastern Columbia Building
- 12 National City Lofts
- 13 New Mart
- 14 Fashion Center Building
- 15 United Artists Theater
- 16 California Market Center
- 17 Cole's French Dip
- 18 Urban Outfitters
- 19 Terroni
- 20 Cooper Building
- 21 Garment Lofts
- 22 Maxfield Building
- 23 Textile Building Lofts
- 24 Holland Development Mixed Use Project
- 25 Broadway Palace
-  Subject Property

