



901 S. Broadway

*Retail Spaces Available
for Lease in Downtown
Los Angeles*

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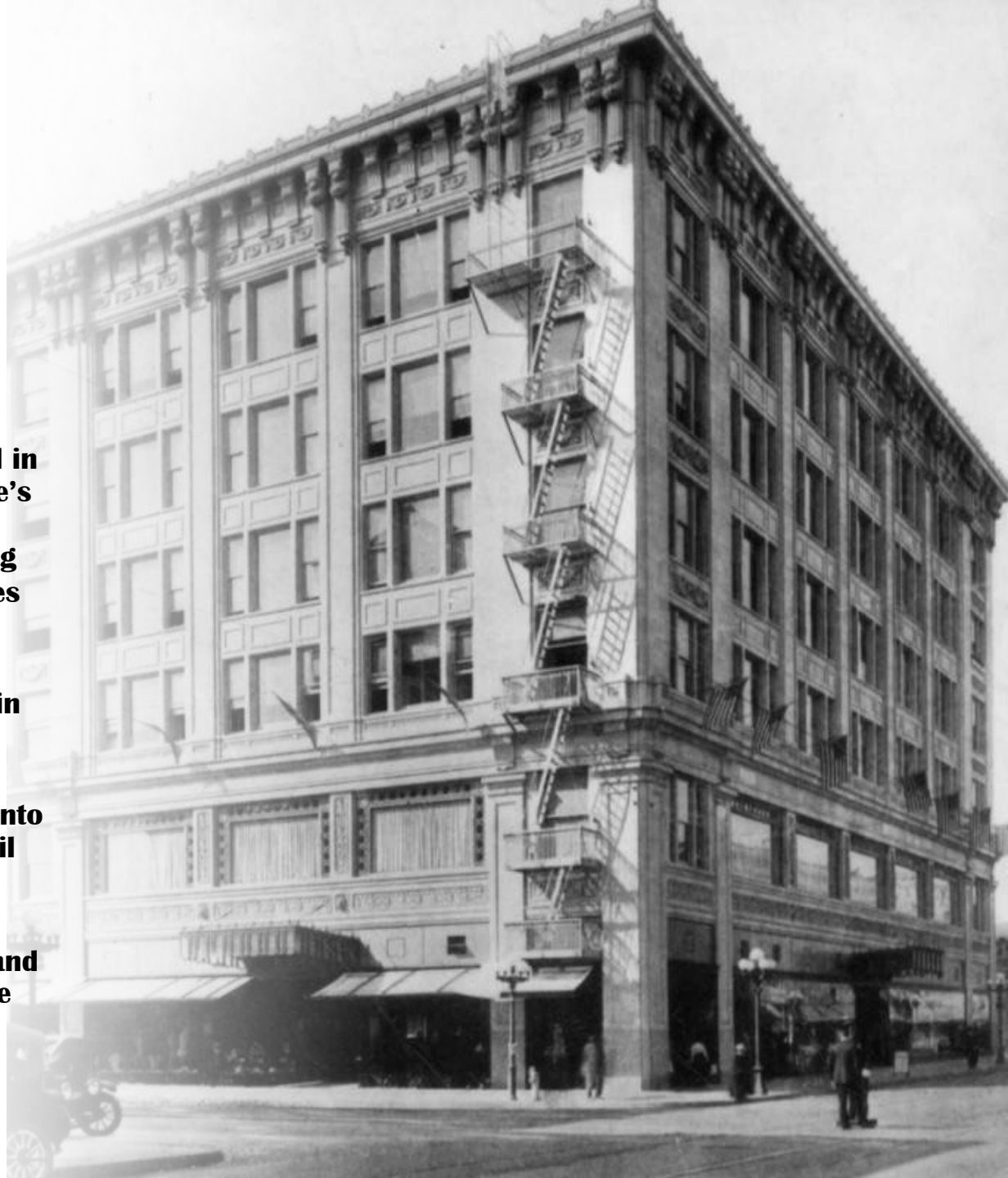
Property Highlights

The **Blackstone Building** was included in the National Register of Historic Place's Broadway Theater and Commercial District in 2002. In 2003, the building received its designation as Los Angeles Historic Cultural Monument #765.

Designed by John B. Parkinson, the building was originally built in 1916 in the Beaux Arts style as Blackstone's Department Store Building.

In 2010, the building was converted into 82 apartments with ground-floor retail space and a two-level subterranean parking garage.

Retail spaces are available for lease and range from +/- 2,250 to 5,000 square feet.



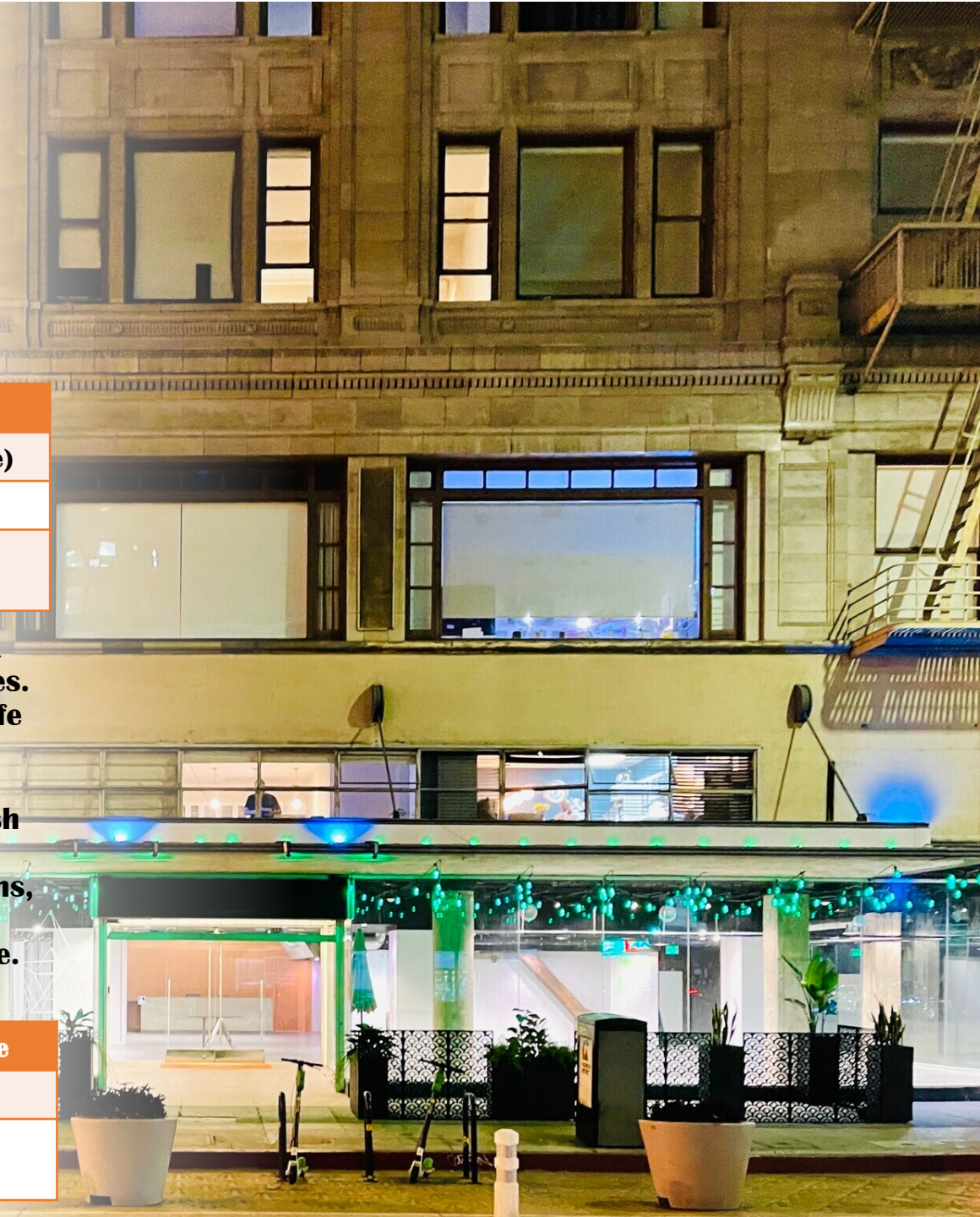


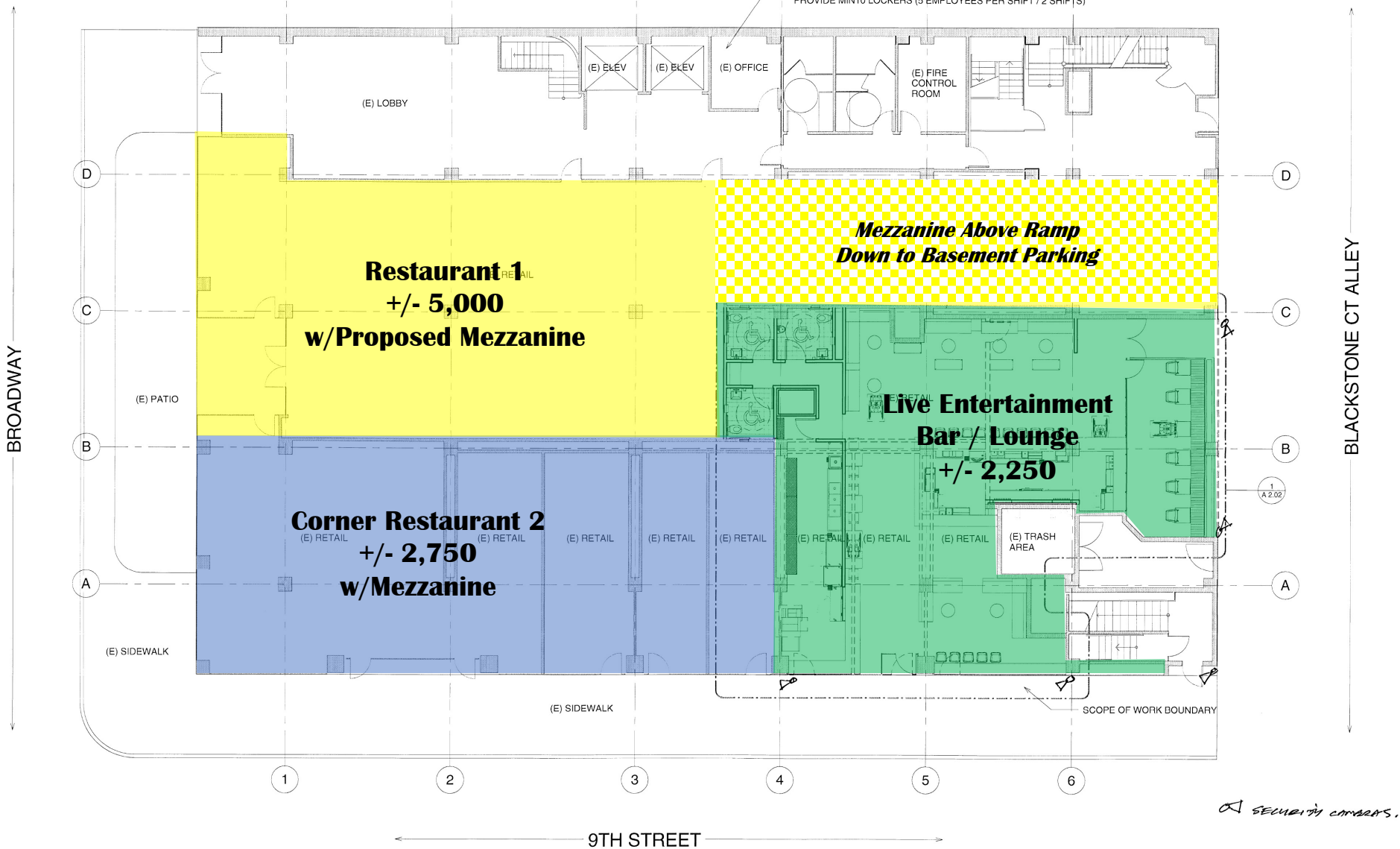
Retail Spaces Available

Retail Space	Square Feet
Restaurant	+/- 5,000 (w/ Mezzanine)
Corner Restaurant	+/- 2,750
Live Ent. Alley Bar/Lounge	+/- 2,250

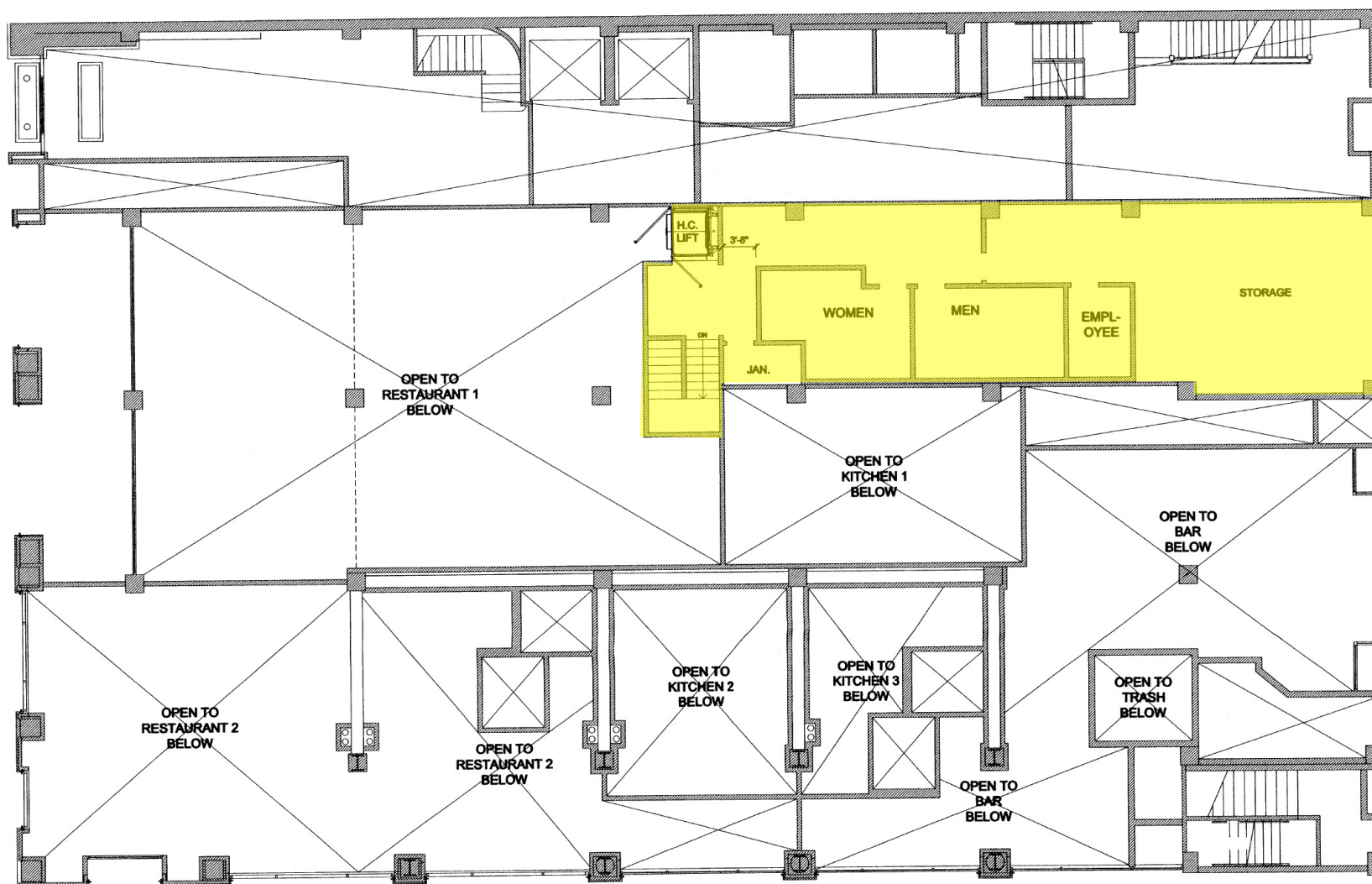
- Excellent street frontage and visibility on a high traffic corner in downtown Los Angeles.
- Fully equipped with air conditioning, fire-life safety sprinklers, and 5,000-gallon grease interceptor systems.
- Steps away from Whole Foods, Ralphs Fresh Fare, historic Broadway theaters, live entertainment venues, world class museums, rich shopping and dining venues, and a recently announced Erewhon Grocery Store.
- Negotiable pricing and flexible terms.

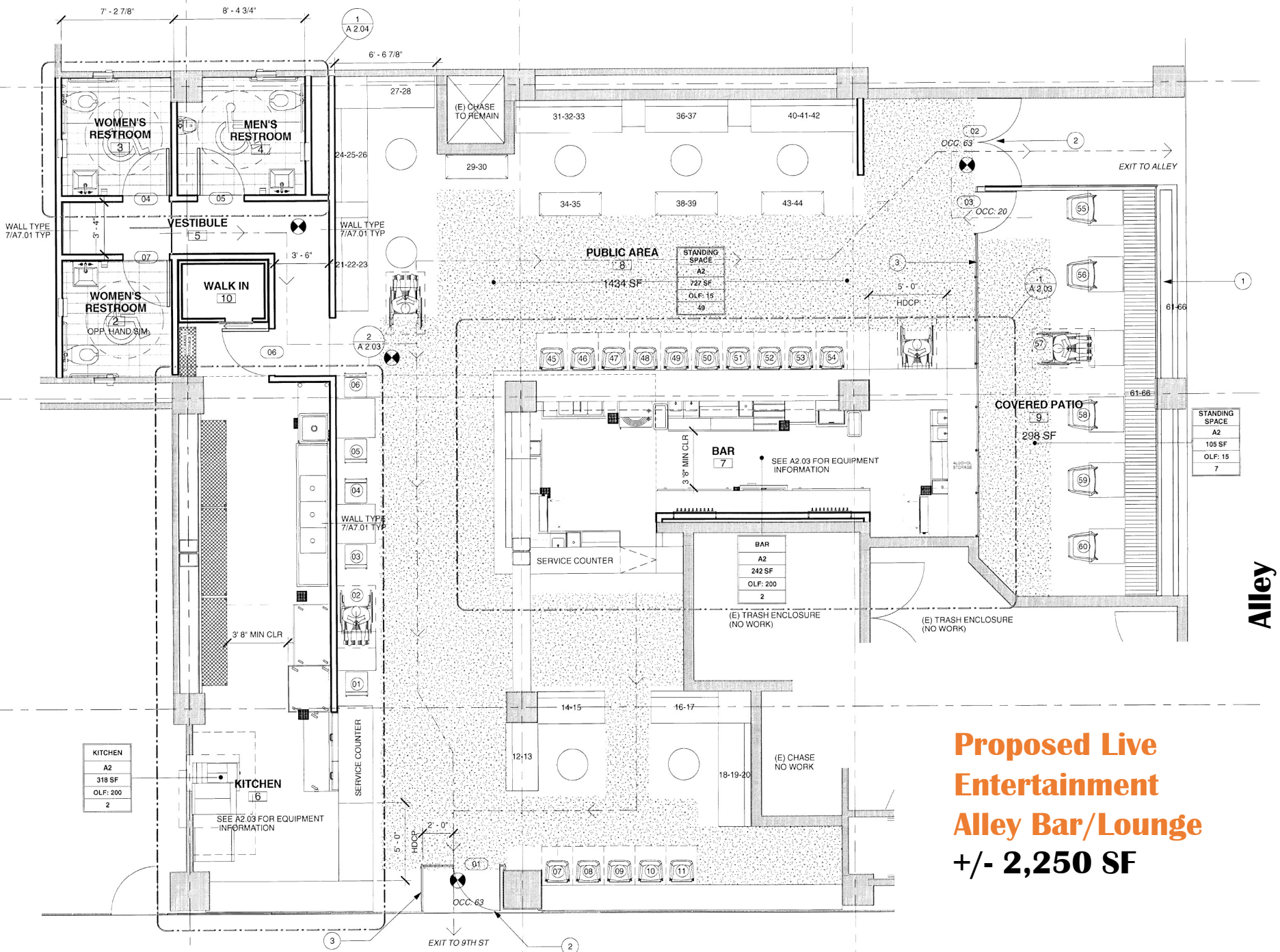
Walk Score	Transit Score	Bike Score
96	100	90
Walker's Paradise	Rider's Paradise	Biker's Paradise



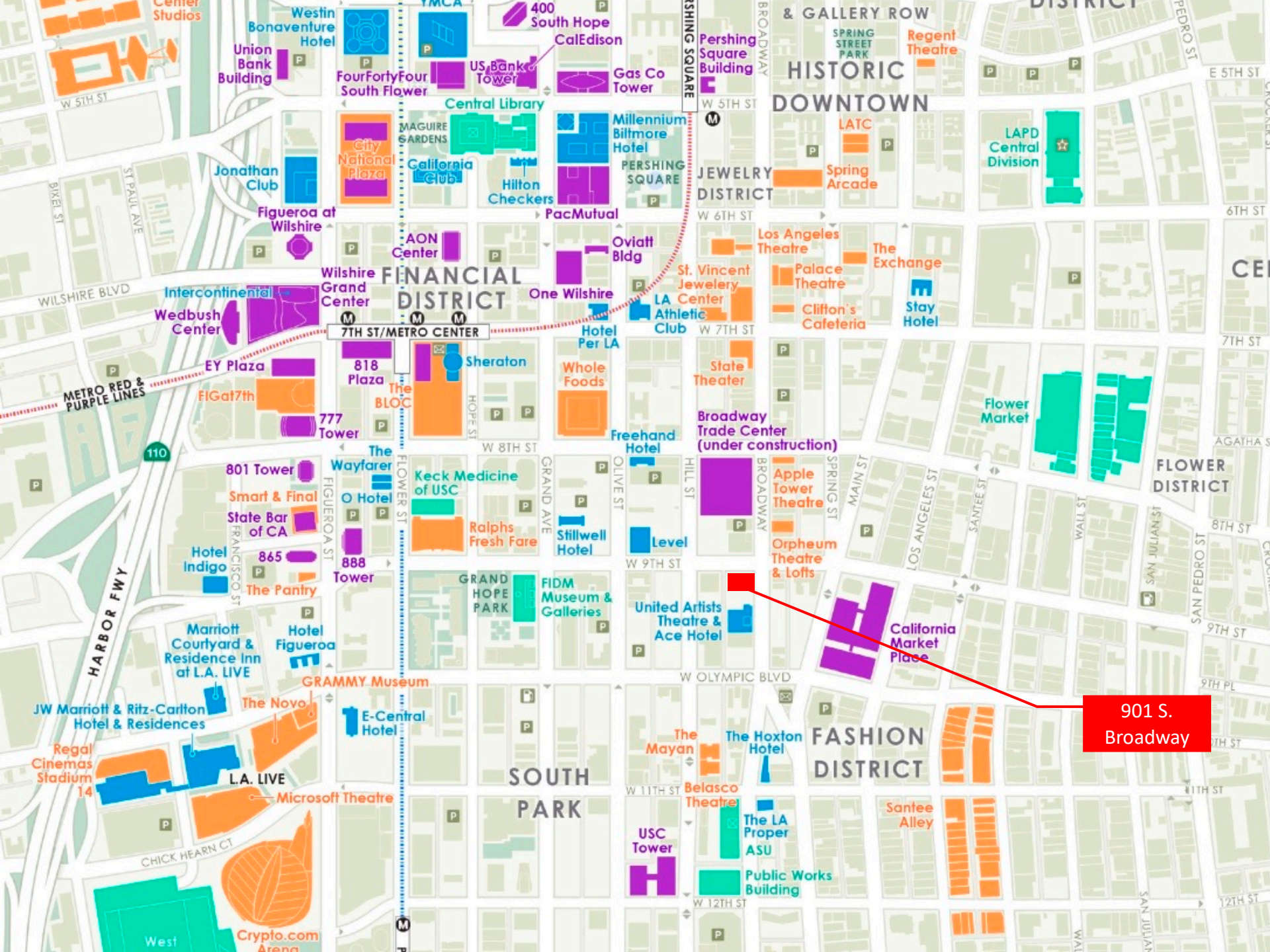


Restaurant 1 Proposed Mezzanine Floor Plan





**Proposed Live
Entertainment
Alley Bar/Lounge
+/- 2,250 SF**



901 S.
Broadway

Demographic Highlights (DTLA, 2025)

Residents

- 90,000 resident population (2025)
- Projected 200,000 residents by 2040
- \$93,000 Avg. HHI
- 61% aged 25-54
- 90% residential occupancy

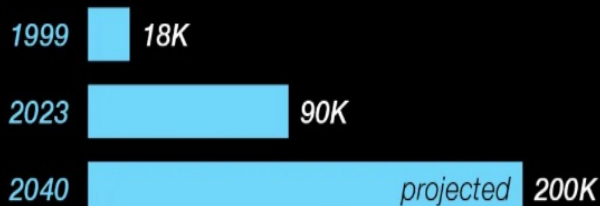
Workers

- 325,000 jobs (as of March 2025), a 10% increase since 2021
- \$120,000 Avg. wage (21% wage growth since 2021)
- 61% aged 30-54
- 81% of surveyed downtown employers plan for at least 50% of employees to work full time (March 2025)

Visitors

- 17 million visitors to DTLA (2023)
- Los Angeles County saw 49.1 million visitors in 2023, a 97% recovery to pre-pandemic levels
- Los Angeles to host:
 - FIFA World Cup 2026
 - Super Bowl 2027
 - 2028 Summer Olympic and Paralympic Games

DTLA Population







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