

# LITTLE TOKYO

*110 S SAN PEDRO, LOS ANGELES CA, 90012*



**CBRE**

welcom



*fashion, food, and  
lavish brands*



*a highlighted  
destination*



*curb appeal,  
corner exposure,  
hotel, tourist, and  
great foot-traffic*

*WELCOME TO*

# LITTLE TOKYO

WELL LOCATED IN ONE OF LA'S HOTTEST NEIGHBORHOODS BETWEEN DTLA'S FINANCIAL DISTRICT AND THE ARTS DISTRICT, 110 S SAN PEDRO IS FILLED WITH OPPORTUNITY.



PROPERTY HIGHLIGHTS

# RETAIL/CAFE/RESTAURANT+ PATIO

±1,492 TOTAL SQUARE FEET



\*RENDERING



## WALKING DISTANCE TO...



- The Geffen Contemporary MOCA*
- Japanese American National Museum*
- Art Walk DTLA*
- Los Angeles City Hall*
- Grand Central Market*



Iconic fashion brands, street-wear, and fun restaurants/cafes



Foot traffic from businesses, tourists, food, and fashion lovers

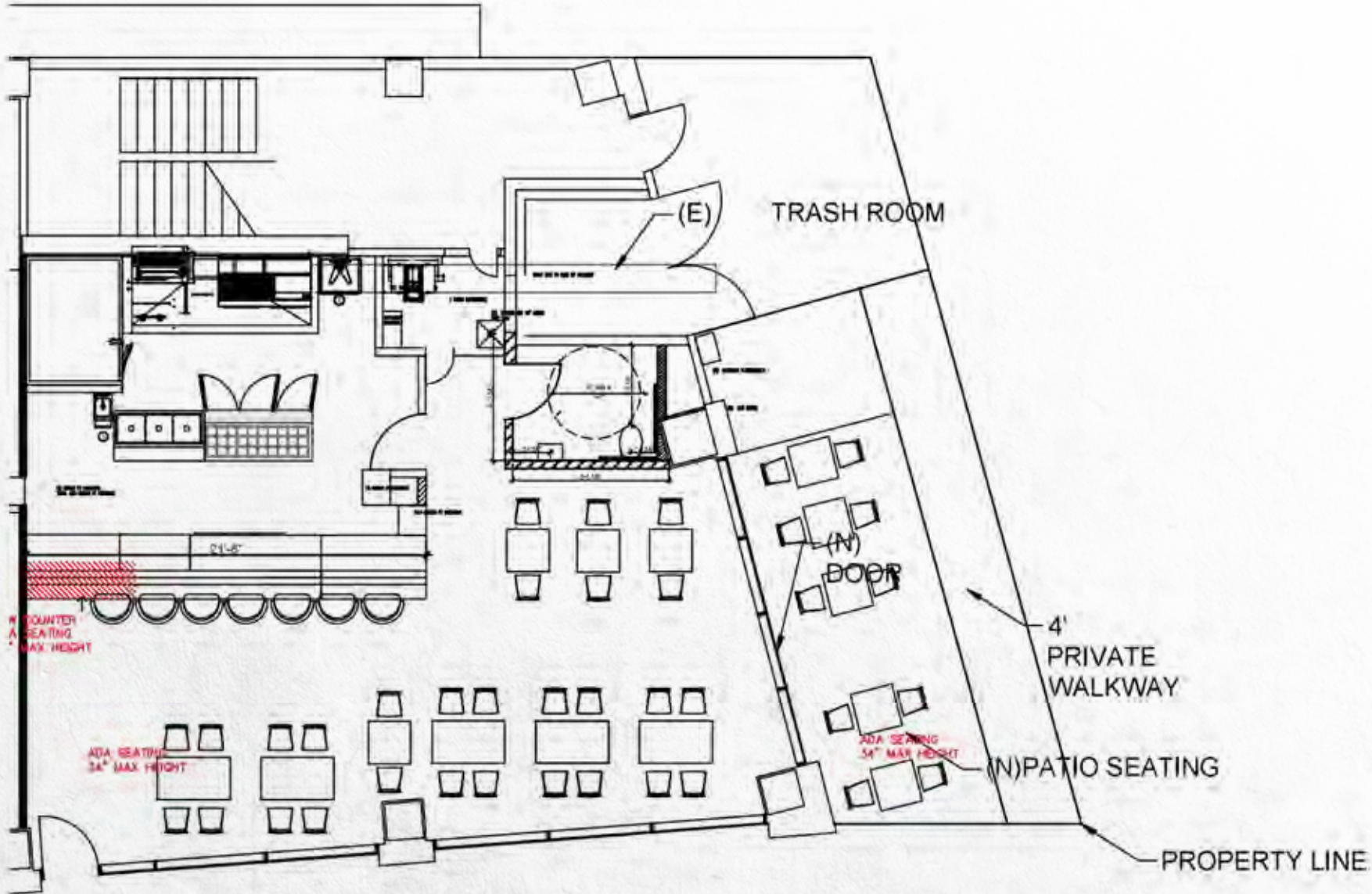


Nestled between 2 world renown hotels

*RENDERING, SUBJECT TO CHANGE*



PROSPECTIVE FLOORPLAN, SUBJECT TO CHANGE

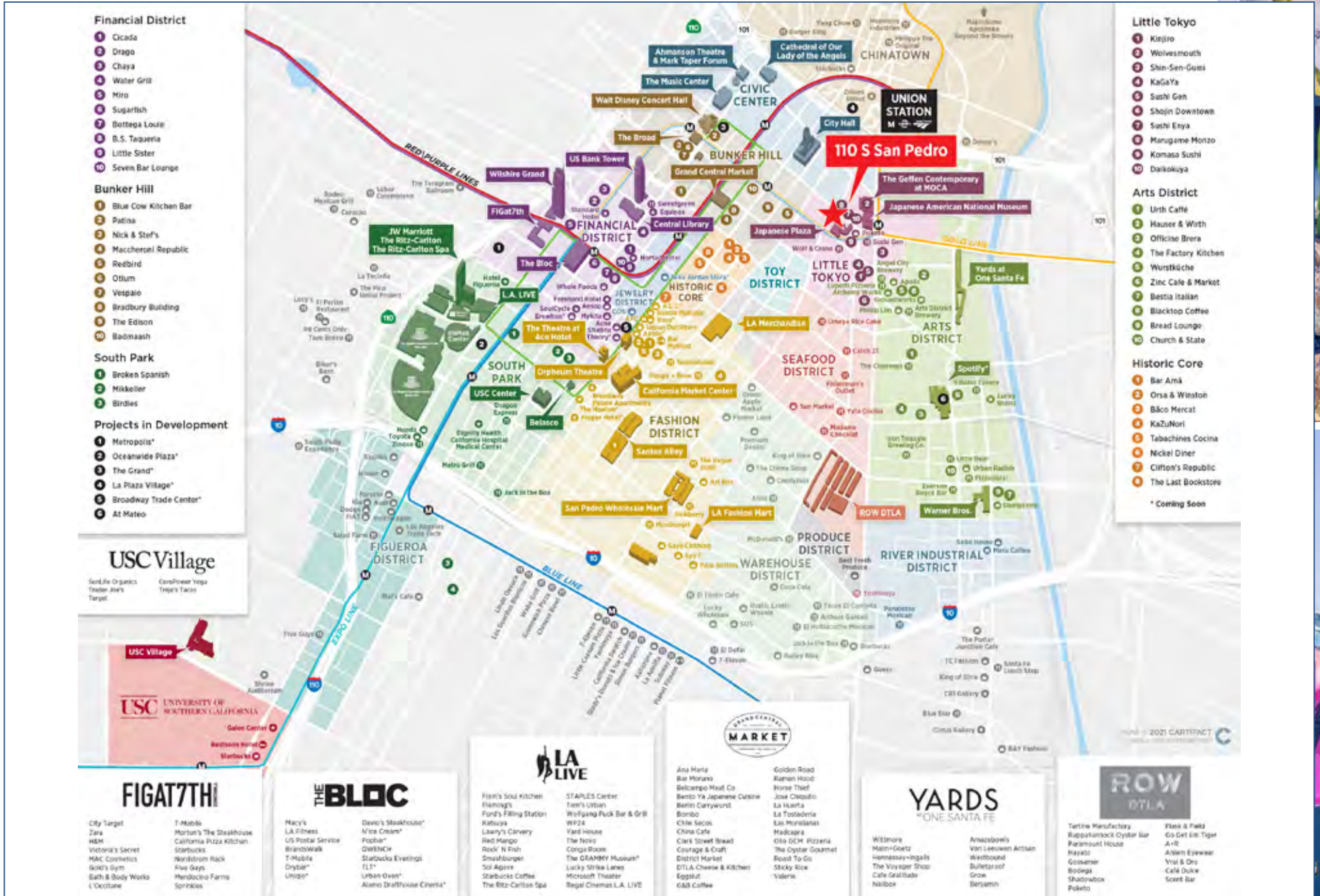


# PROPERTY & RETAIL MAP

## Address

110 S San Pedro, Los Angeles, CA 90012

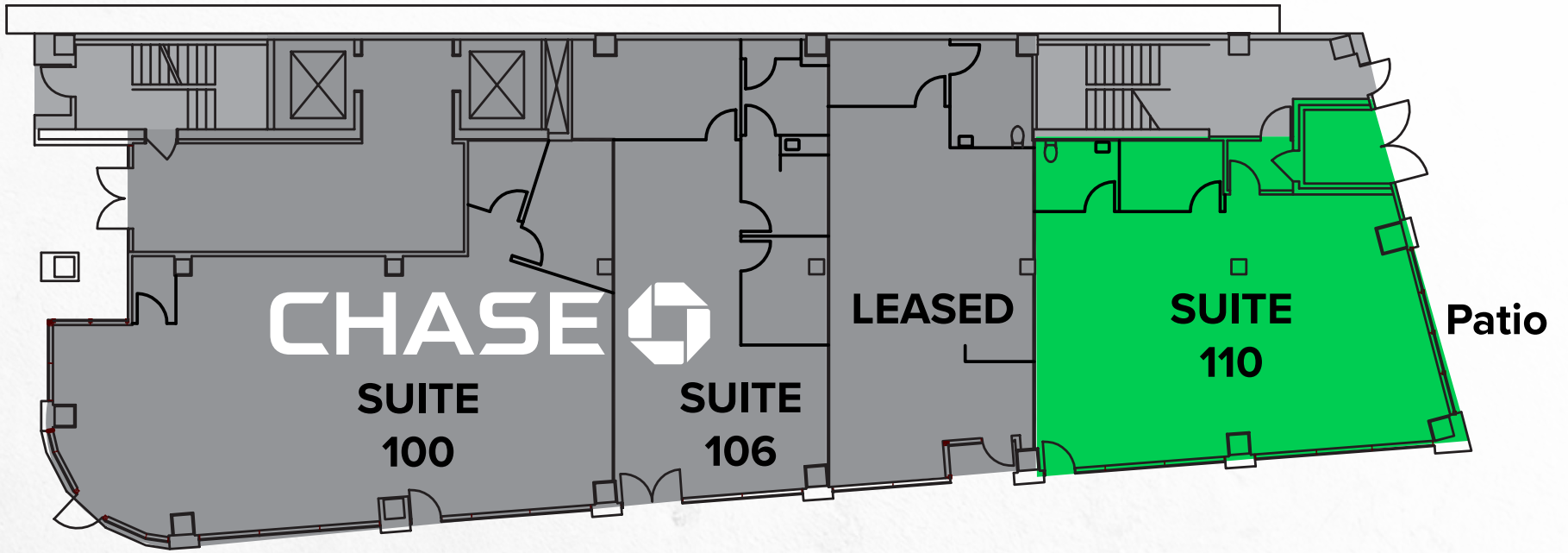
Asking: \$4.75PSF/Mo. NNN  
(NNN Approx. ±1.00PSF/Mo.)



**INTERIOR**



**FLOOR PLAN**







## MARKET DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2021 Population - Current Year Estimate	58,094	470,707	1,234,886
2026 Population - Five Year Projection	64,132	498,839	1,273,803
2010 Population - Census	46,608	432,523	1,181,366
Households			
2021 Households - Current Year Estimate	26,999	157,163	392,224
2026 Households - Five Year Projection	30,884	170,533	409,037
Household Income			
2021 Average Household Income	\$79,427	\$67,984	\$70,520
2026 Average Household Income	\$96,157	\$81,936	\$82,728
2021 Median Household Income	\$45,316	\$44,481	\$48,375
2026 Median Household Income	\$62,472	\$54,235	\$55,952

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**DTLA FINANCIAL DISTRICT**

**STAPLES CENTER/LA LIVE**

**DOUBLE TREE BY HILTON**

**RESIDENTIAL APARTMENTS**

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**CBRE**

***CONTACT***

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