



AVISON
YOUNG

Orsini

550 N. FIGUEROA STREET
LOS ANGELES, CALIFORNIA



NOW LEASING

±1,267 to ±2,157 SF

RETAIL SPACE

AVAILABLE

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Orsini 2 & 3



SQUARE FOOTAGE:

$\pm 1,267$ SF to $\pm 2,157$ SF

ASKING RENT:

\$1.70

TERM:

5 - 10 Years

DATE AVAILABLE:

Immediate

**550 N. Figueroa Street
Los Angeles, California**

WESTLAKE

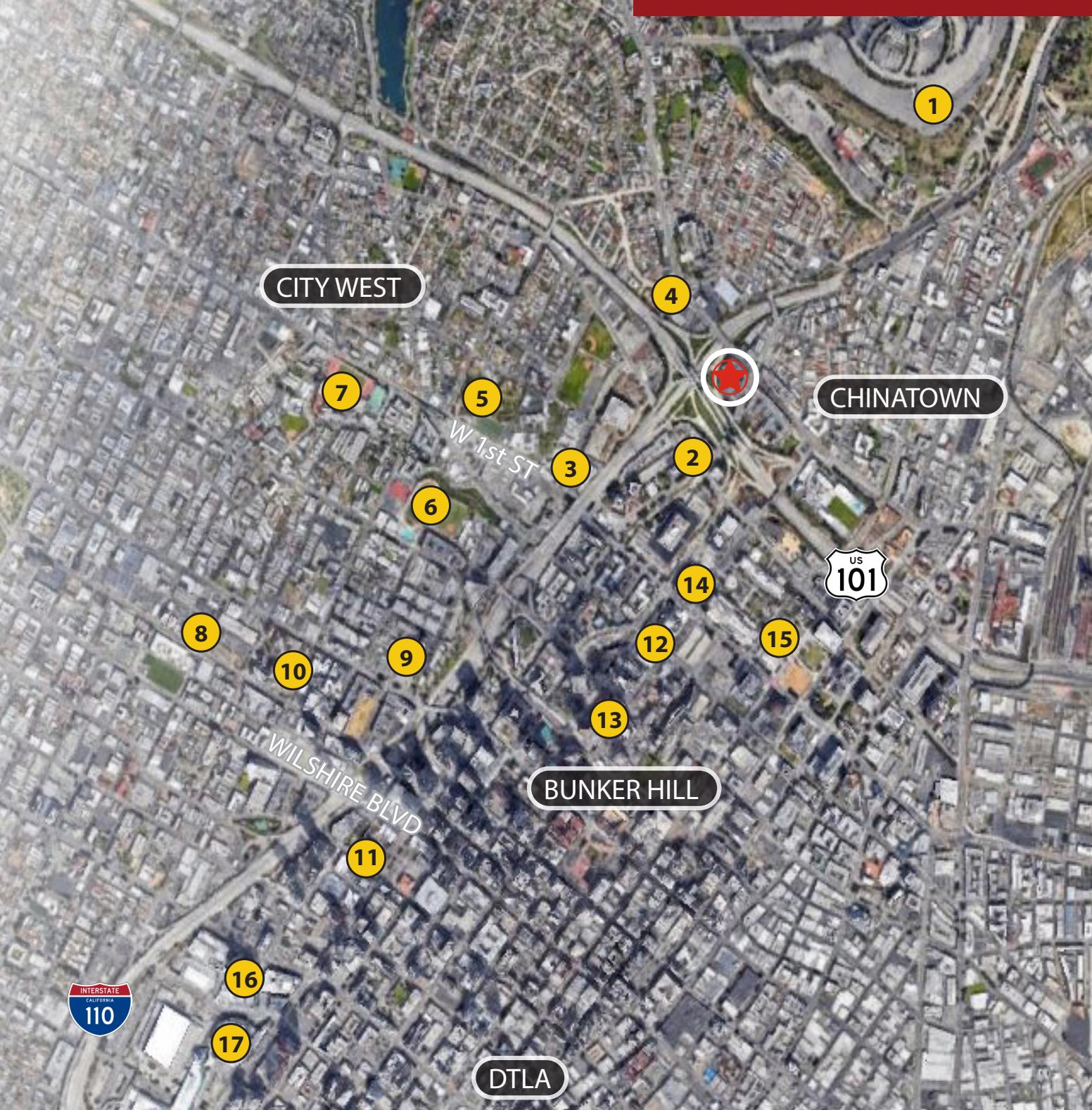
Highlights

- The Orsini, a Mediterranean inspired mixed-use project by GH Palmer boasts 1,072 Units with a combined 34,490 sq. ft. of ground floor retail. You are greeted by a grand fountain entrance and outdoor patio seating options as well as subterranean parking
- Highly visible ground level street facing units
- Excellent location on hard corner of Figueroa & W Cesar E. Chavez Avenue, adjacent to Harbor Freeway (Highway 110 & 101), in City West
- Parking is available and negotiable
- Property location benefits from the synergy of the abundance of nearby amenities, businesses, proximity to Downtown LA, Hwy 101 and 110 Freeways
- Great opportunity for various retail and service uses including: restaurants with outdoor dining options, grocery, convenience, beauty, drug store, insurance and more!

Traffic Counts & Walk Score

N Figueroa St & W Ceasar E Chavez Ave $\pm 287,857$ VPD

Walk Score - Walkers Paradise (96)



SUBJECT PROPERTY

- 1. Dodger Stadium
- 2. DaVinci Apartments
- 3. Canvas Apartments
- 4. CVS & Jack in the Box
- 5. Vista Hermosa Natural Park
- 6. Contreras High School
- 7. Belmont High School
- 8. PIH Health Good Samaritan Hospital
- 9. Los Angeles Center Studios
- 10. Grocery Outlet
- 11. FIGat7th
- 12. Walt Disney Concert Hall
- 13. The Broad
- 14. Dorothy Chandler Pavilion
- 15. Grand Park LA
- 16. L.A. Live
- 17. Staples Center

Orsini 2

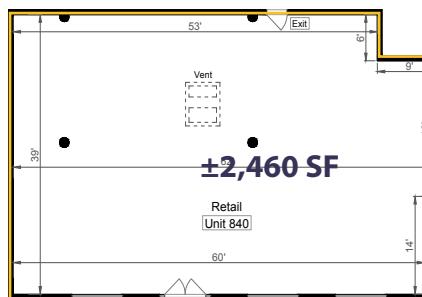
AVAILABILITIES

SOME UNITS CAN BE COMBINED

UNIT	SIZE	RATE
870	±1,267 SF	\$1.70
880	±1,408 SF	\$1.70
890	±1,295 SF	\$1.70
570 N. Flgueroa	±2,157 SF	\$1.70

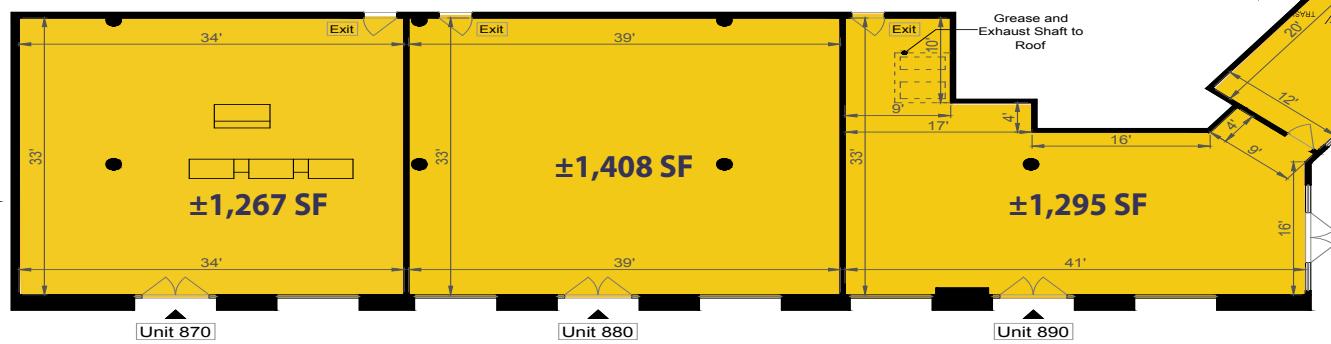


UNIT 840



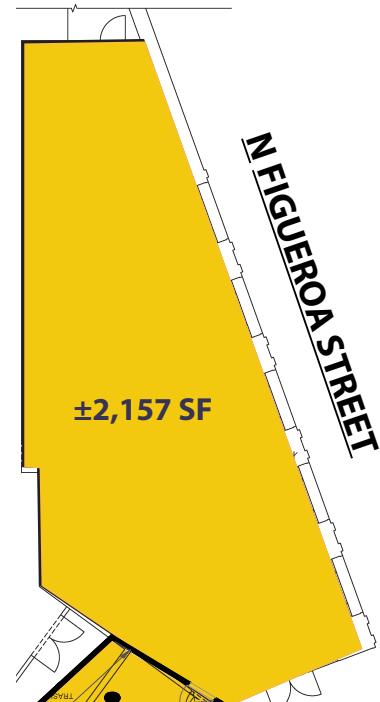
FLOOR PLAN

UNIT 870, 880, 890
 *Can be combined up to 3,970 SF
 *Tenant to verify SF



W CESAR CHAVEZ AVENUE

570 NORTH FIGUEROA
 *Second generation retail space





1-MILE DEMOGRAPHICS

46,547
POPULATION

37.8
MEDIAN AGE

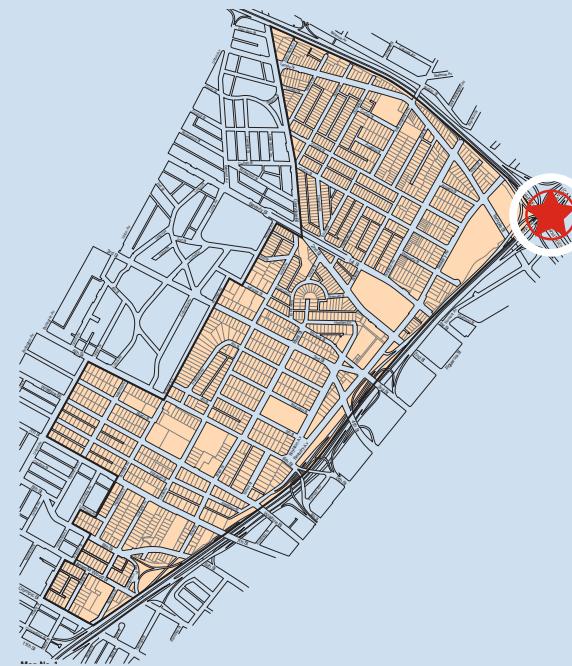
87,597 | **24,985**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT



\$86,294
AVERAGE HOUSEHOLD INCOME

2.02
AVERAGE HOUSEHOLD SIZE

9.1% | **75.7%**
OWNER | RENTER
1-MILE OCCUPIED HOUSING UNITS

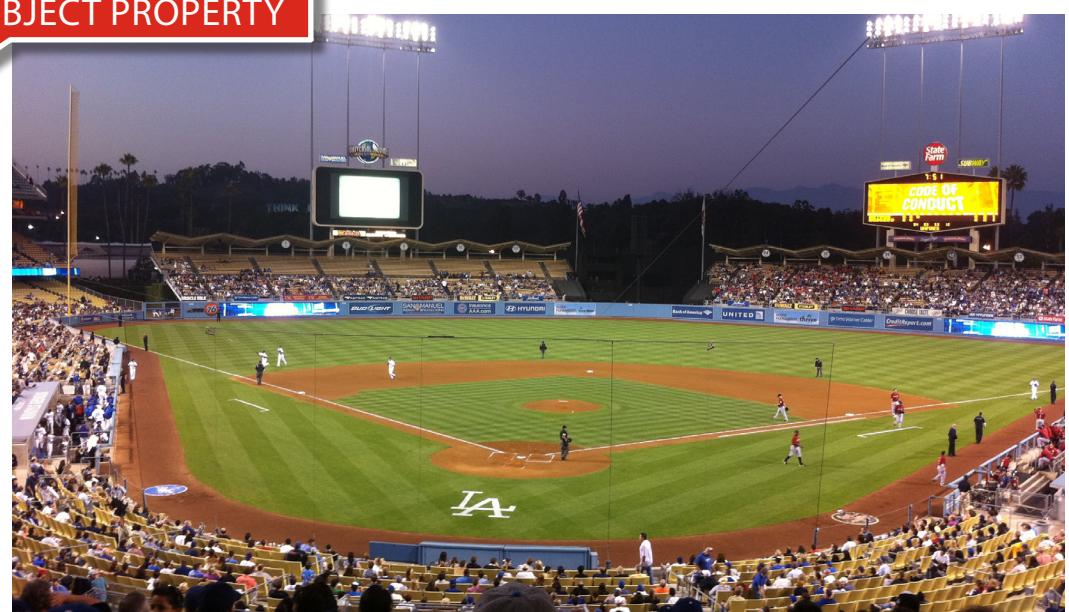


SUBJECT PROPERTY

CENTRAL CITY WEST

Central City West Bounded by Temple Street, Wilshire Boulevard, the 110 Freeway and Lucas Avenue, City West was once a Downtown suburb that became an isolated, overlooked district separated from the central city by the freeway. The new wave of Downtown revitalization has made its once barren hills part of a larger redevelopment effort. It's now home to modern apartments and condominiums, new high schools bursting with students, and several noteworthy restaurants. Once more at the top of Downtown residential neighborhoods, Central City West is home to some of the most elegant buildings in DTLA.

LOCAL AMENITIES



DODGER STADIUM



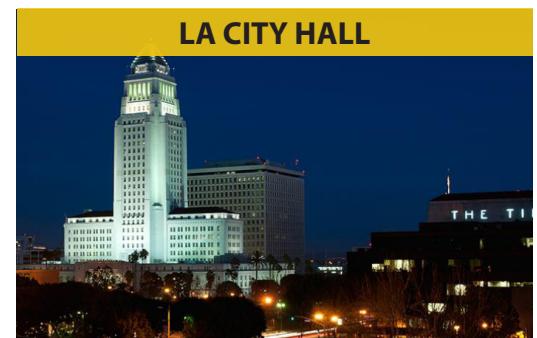
LA LIVE



VISTA HERMOSA PARK



WALT DISNEY CONCERT HALL



LA CITY HALL



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