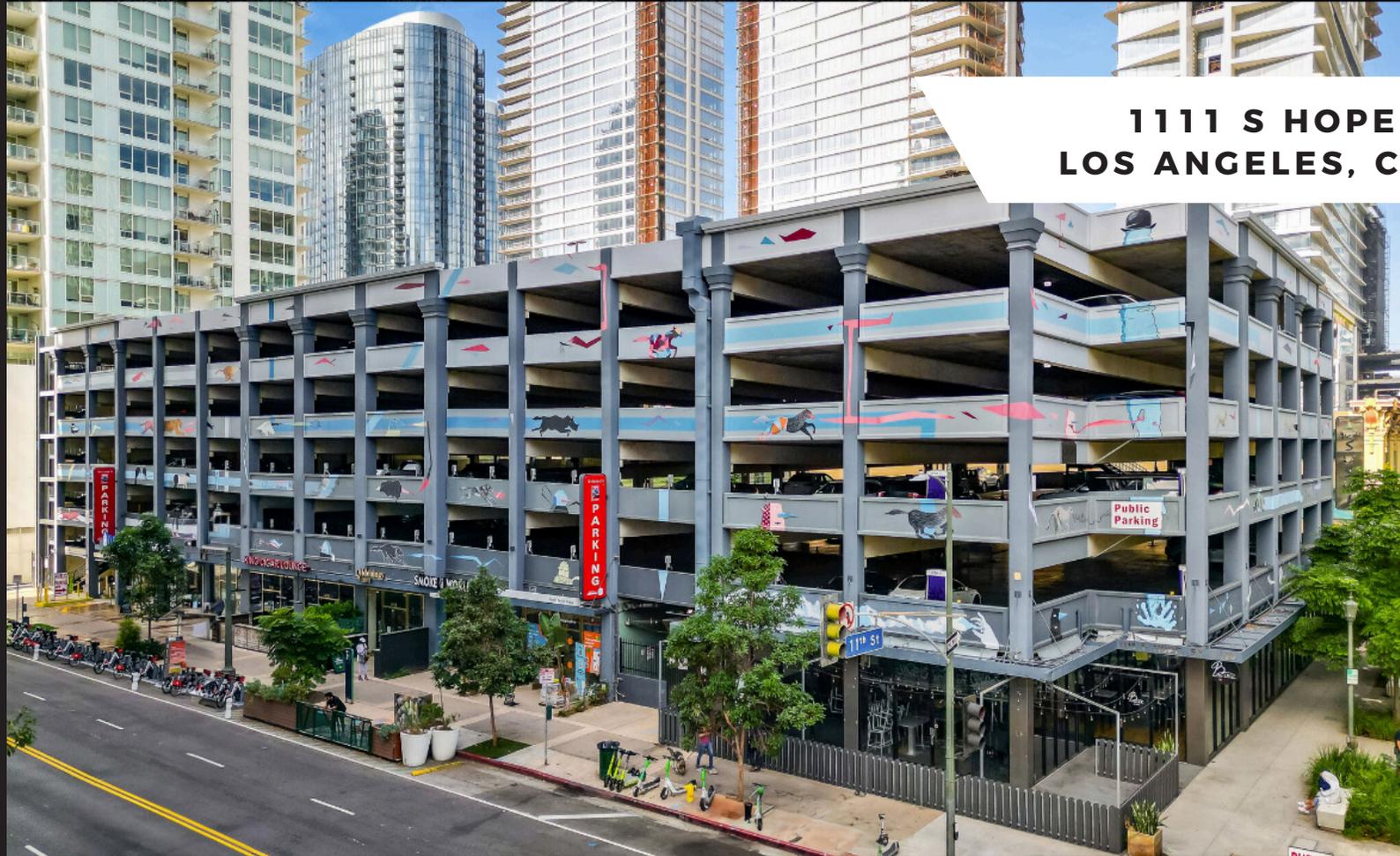


ENDCAP FULLY EQUIPPED RESTAURANT SPACE WITH PATIO AVAILABLE

IN PROMINENT DOWNTOWN LOS ANGELES/SOUTH PARK,
NEAR CRYPTO.COM ARENA AND LA LIVE



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ASSET GROUP

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SPACE SIZE

UNIT 110: ±2,800 SF

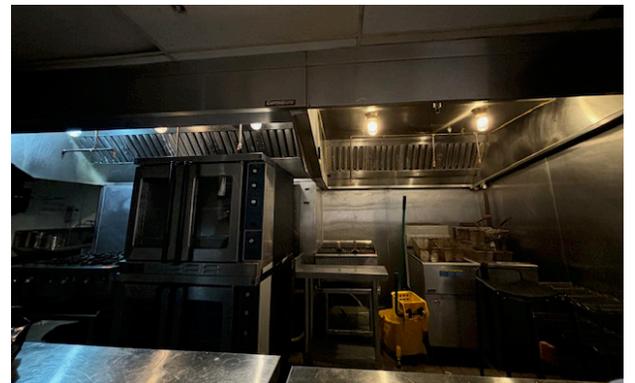
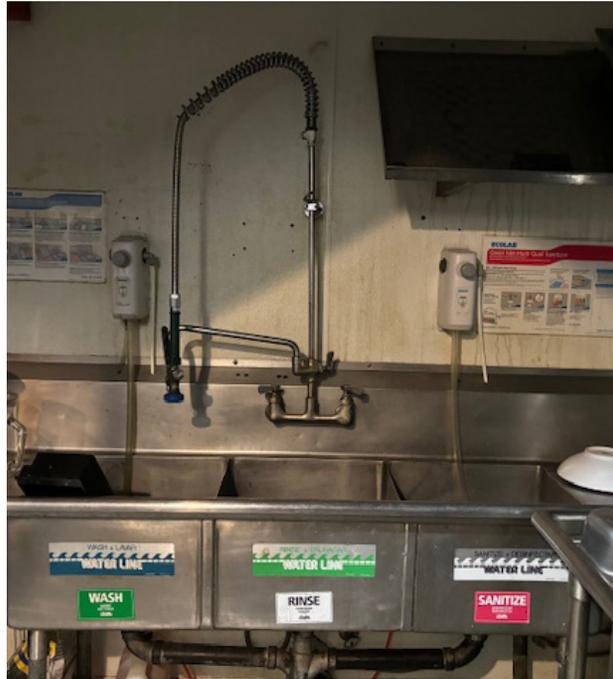
PATIO: ±400 SF

PARKING

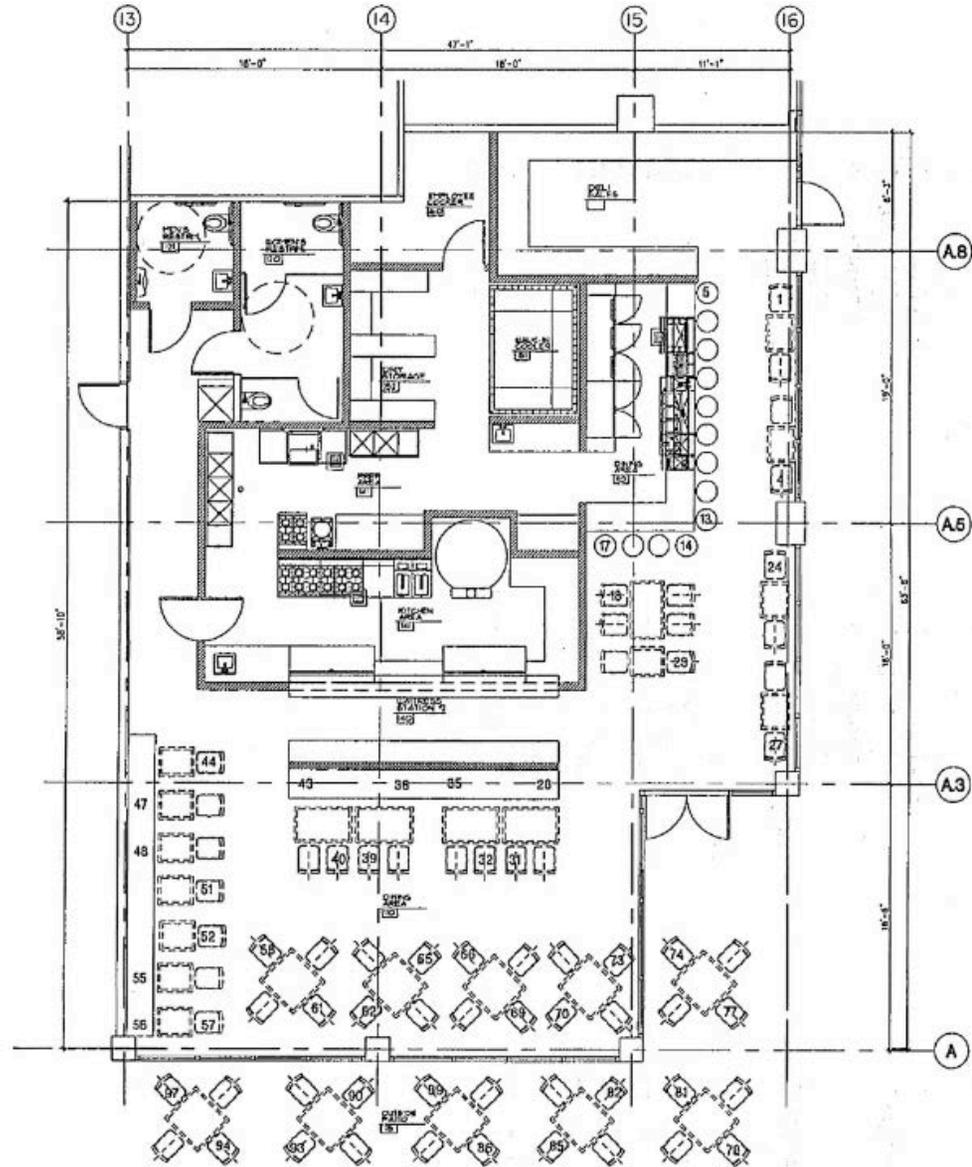
MONTHLY AND
DAILY RATES APPLY

AVAILABLE

- SWC of Hope Street and 11th Street
- Grease interceptor, walk in freezer, sinks, 15 ft hood and 5 ft hood
- Situated alongside prominent and cool restaurants and bars, and within close proximity to Crypto.com Arena and LA Live
- Neighboring tenants: The Palm, Riviera 26, Starbucks
- Located 2 blocks from FIDM (Fashion Institute of Design & Merchandising)
- Nearly 1,400 new high-end condominiums/ apartments within a 2 block radius
- Average income (1-mile): \$89,000
- Population (2-mile): 103,000



INTERIOR PHOTOS

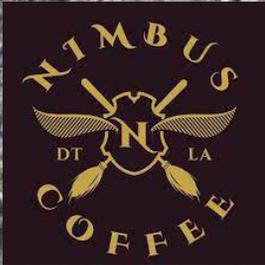
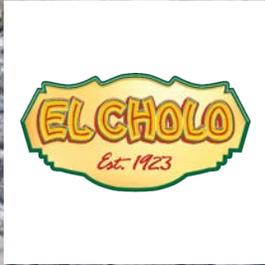


FLOOR PLAN



1111 S HOPE ST

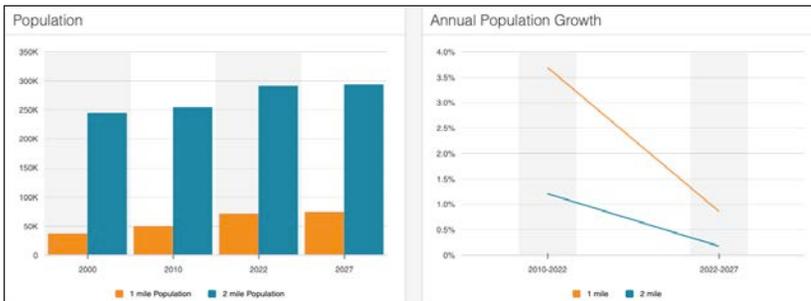




NEIGHBORING TENANTS

Population		
	1 mile	2 mile
2010 Population	49,385	254,121
2022 Population	71,238	290,793
2027 Population Projection	74,293	293,291
Annual Growth 2010-2022	3.7%	1.2%
Annual Growth 2022-2027	0.9%	0.2%
Median Age	37.8	36.9
Bachelor's Degree or Higher	40%	26%
U.S. Armed Forces	15	31

Population By Race		
	1 mile	2 mile
White	43,835	189,489
Black	7,889	26,220
American Indian/Alaskan Native	1,816	7,846
Asian	15,148	58,324
Hawaiian & Pacific Islander	158	764
Two or More Races	2,391	8,149
Hispanic Origin	35,669	177,527



Income		
	1 mile	2 mile
Avg Household Income	\$89,116	\$67,602
Median Household Income	\$55,458	\$41,678
< \$25,000	10,827	35,691
\$25,000 - 50,000	5,488	21,832
\$50,000 - 75,000	3,830	14,537
\$75,000 - 100,000	2,983	9,053
\$100,000 - 125,000	2,928	7,021
\$125,000 - 150,000	1,702	3,990
\$150,000 - 200,000	2,933	5,166
\$200,000+	3,761	5,755

Households		
	1 mile	2 mile
2010 Households	22,473	85,969
2022 Households	34,453	103,046
2027 Household Projection	36,197	104,692
Annual Growth 2010-2022	4.4%	1.9%
Annual Growth 2022-2027	1.0%	0.3%
Owner Occupied Households	4,144	10,298
Renter Occupied Households	32,052	94,394
Avg Household Size	1.9	2.5
Avg Household Vehicles	1	1
Total Specified Consumer Spending (\$)	\$898.4M	\$2.5B

DEMOGRAPHICS



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