

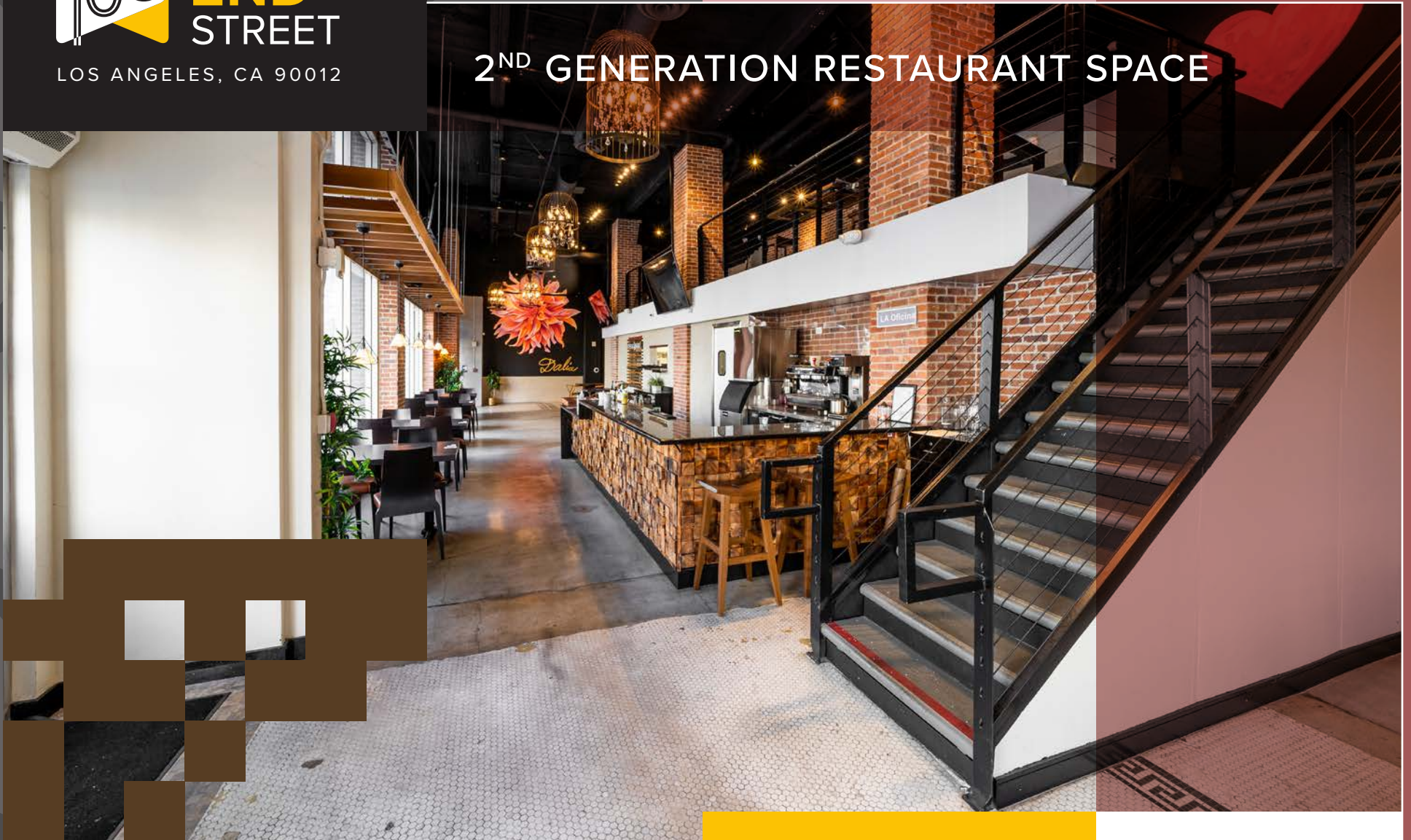


WEST  
**2ND**  
STREET

LOS ANGELES, CA 90012

# HEART OF DOWNTOWN LA

## 2<sup>ND</sup> GENERATION RESTAURANT SPACE



**RYAN GURMAN**  
+1 310 650 7545  
LIC. 01972081

**BRONSON MORGAN**  
+1 415 446 8796  
LIC. 02194401

**CBRE**



## 2ND GENERATION RESTAURANT FOR LEASE:

**±3,100 SF  
(Ground + Mezzanine)**

- 2nd Generation Restaurant Opportunity
- All FF&E at no cost to Tenant
- On-Site Parking
- Asking Rent: \$3.50PSF/Mo. + \$1.00PSF/Mo. NNN





THE

INTERIOR



WEST  
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COFFEE

BAR

THE

KITCHEN





THE

MEZZANINE



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# NEARBY AMENITIES





# DEMOGRAPHICS

## KEY FIGURES

### POPULATION

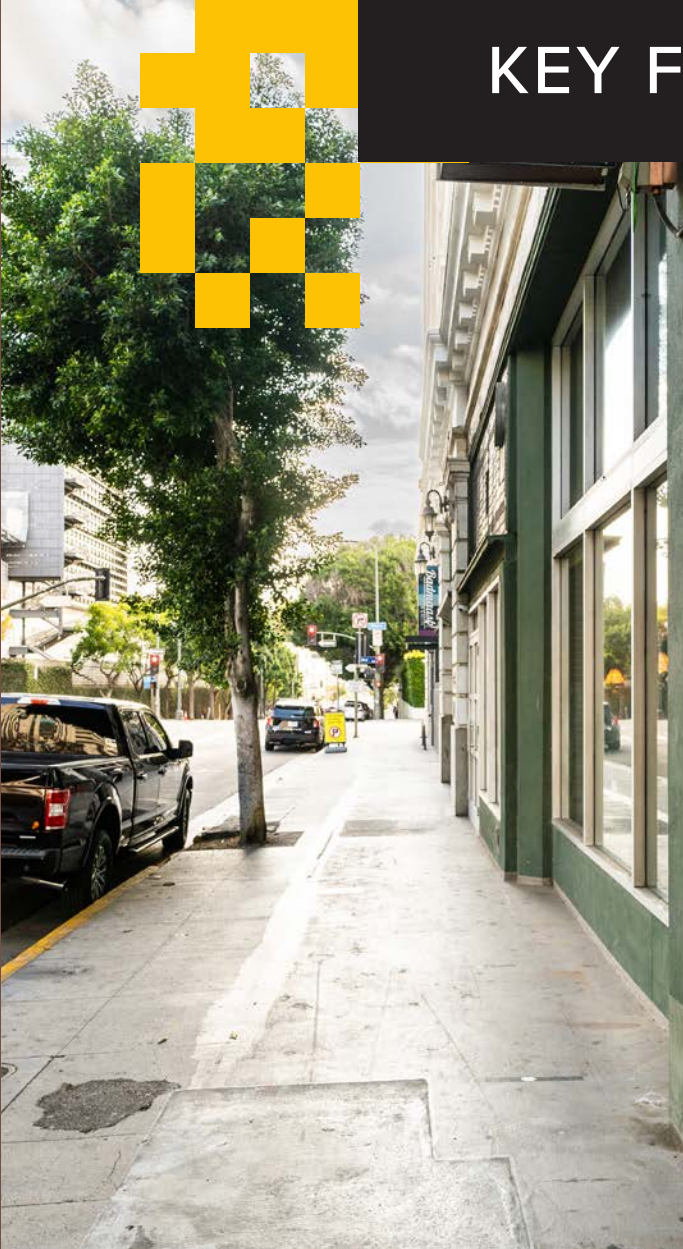


|    |       |         |
|----|-------|---------|
| 01 | MILE  | 60,132  |
| 02 | MILES | 202,884 |
| 03 | MILES | 467,529 |

### AVERAGE HOUSEHOLD INCOME



|    |       |           |
|----|-------|-----------|
| 01 | MILE  | \$100,594 |
| 02 | MILES | \$89,290  |
| 03 | MILES | \$80,345  |







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