

255 S. GRAND



1,000 SF – 1,060 SF RETAIL UNITS FOR LEASE

Jones Lang LaSalle Brokerage, Inc. RE License #01856260



BUILDING HIGHLIGHTS

Situated on the ground level of a 291 unit residential building, the available spaces at 255 S. Grand represent an exciting opportunity for retailers to capitalize on the exponential growth of Downtown Los Angeles. The available units feature immediate availability and extremely strong visibility to metro users, drivers, and pedestrians alike. Additional highlights include:

- 291 residential units on-site
- Prominent frontage on S. Hope St.
- Co-tenants include: Subway, Chipotle, with easy access to a plethora of Downtown LA amenities





SPACE A



SPACE A

- Size: 1,060 SF
- Availability: Immediate
- Rent: Available Upon Request
- Potential Use: Cafe, QSR, or Retail

SPACE B

- Size: 1,000 SF
- Availability: Immediate
- Rent: Available Upon Request
- Potential Use: Salon Space, Necessity Use for Building Tenants



GRAND CENTRAL MARKET

DOWNTOWN LA






IN THE CENTER OF IT ALL

Bustling, up and coming, and accessible, Downtown Los Angeles offers a taste of NYC in LA. The unique convenience and walkability of the neighborhood has fueled a renaissance of the area and the construction of countless new residential and commercial developments. With over 2,000 apartment units within a two-mile radius and innumerable neighboring office tenants, Downtown is extremely well aligned with the needs of retailers looking to occupy revitalized and fashionable urban setting in LA.



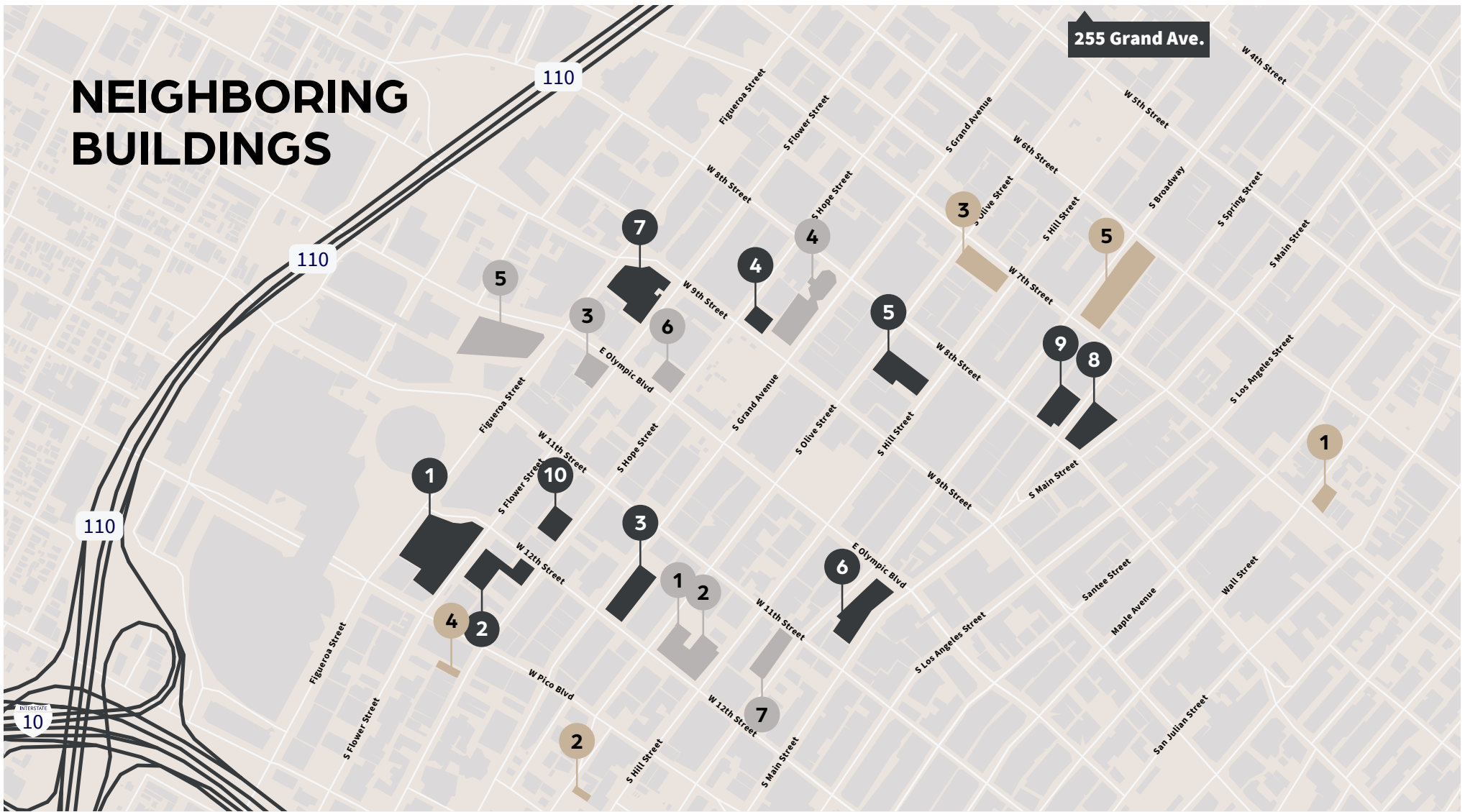
WALT DISNEY CONCERT HALL

DEMOGRAPHICS

MILE RADIUS	2 MILES	5 MILES	10 MILES
 POPULATION	3,508,693	1,263,013	271,900
 MEDIAN AGE	34.9	34.8	36.2
 AVERAGE HHI	\$67,642	\$69,629	\$86,606
 MEDIAN HOME VALUE	\$719,050	\$686,338	\$724,674
 TOTAL CONSUMER SPENDING	\$2.3 BILLION	\$10.8 BILLION	\$36.8 BILLION



NEIGHBORING BUILDINGS



DTLA Nearby Multi-Family – Existing

1. Circa LA
2. Hope + Flower
3. Aven
4. 888 at Grand Hope Park
5. 825 South Hill
6. Broadway Palace
7. Alina
8. Sentral DTLA 732
9. Sentral DTLA 755
10. 1133 Hope

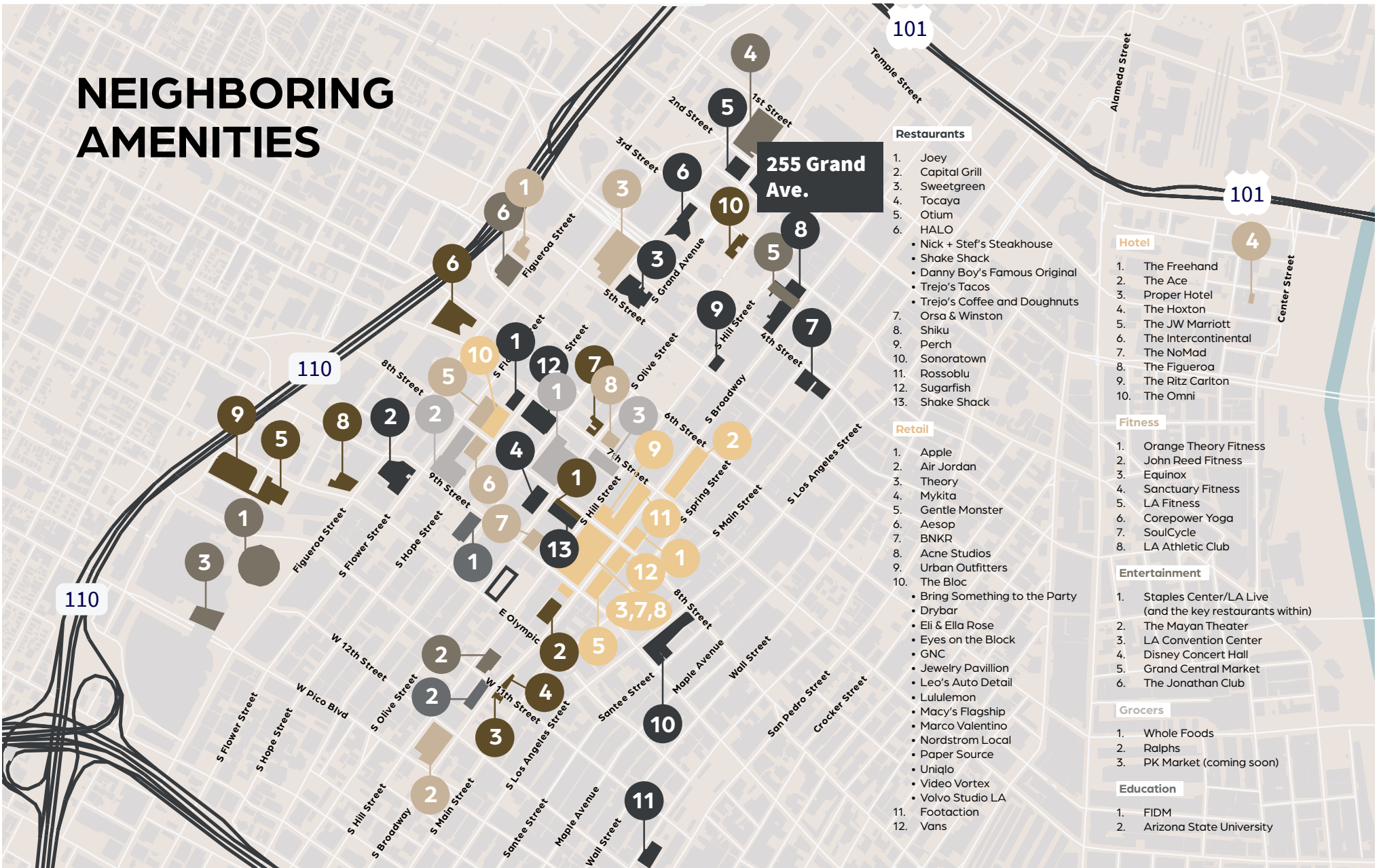
DTLA Nearby Multi-Family – Under Construction

1. FLOR 401 Lofts
2. Emerald
3. Foreman & Clark
4. 1317 S Hope St
5. Brooks Building

DTLA Nearby Offices

1. USC Tower
2. 1149 Hill
3. The Petroleum Building
4. 801 South Grand
5. 800 West Olympic
6. Standard Oil Building
7. The Herald Examiner Building

NEIGHBORING AMENITIES



255 Grand Ave.

Restaurants

1. Joey
2. Capital Grill
3. Sweetgreen
4. Tocaya
5. Otium
6. HALO
- Nick + Stef's Steakhouse
- Shake Shack
- Danny Boy's Famous Original
- Trejo's Tacos
- Trejo's Coffee and Doughnuts
7. Orsa & Winston
8. Shiku
9. Perch
10. Sonoratown
11. Rossoblu
12. Sugarfish
13. Shake Shack

Retail

1. Apple
2. Air Jordan
3. Theory
4. Mykita
5. Gentle Monster
6. Aesop
7. BNKR
8. Acne Studios
9. Urban Outfitters
10. The Bloc
- Bring Something to the Party
- Drybar
- Eli & Ella Rose
- Eyes on the Block
- GNC
- Jewelry Pavillion
- Leo's Auto Detail
- Lululemon
- Macy's Flagship
- Marco Valentino
- Nordstrom Local
- Paper Source
- Uniqlo
- Video Vortex
- Volvo Studio LA
11. Footaction
12. Vans

Hotel

1. The Freehand
2. The Ace
3. Proper Hotel
4. The Hoxton
5. The JW Marriott
6. The Intercontinental
7. The NoMad
8. The Figueroa
9. The Ritz Carlton
10. The Omni

Fitness

1. Orange Theory Fitness
2. John Reed Fitness
3. Equinox
4. Sanctuary Fitness
5. LA Fitness
6. Corepower Yoga
7. SoulCycle
8. LA Athletic Club

Entertainment

1. Staples Center/LA Live (and the key restaurants within)
2. The Mayan Theater
3. LA Convention Center
4. Disney Concert Hall
5. Grand Central Market
6. The Jonathan Club

Grocers

1. Whole Foods
2. Ralphs
3. PK Market (coming soon)

Education

1. FIDM
2. Arizona State University

13 Restaurants

12 Retail

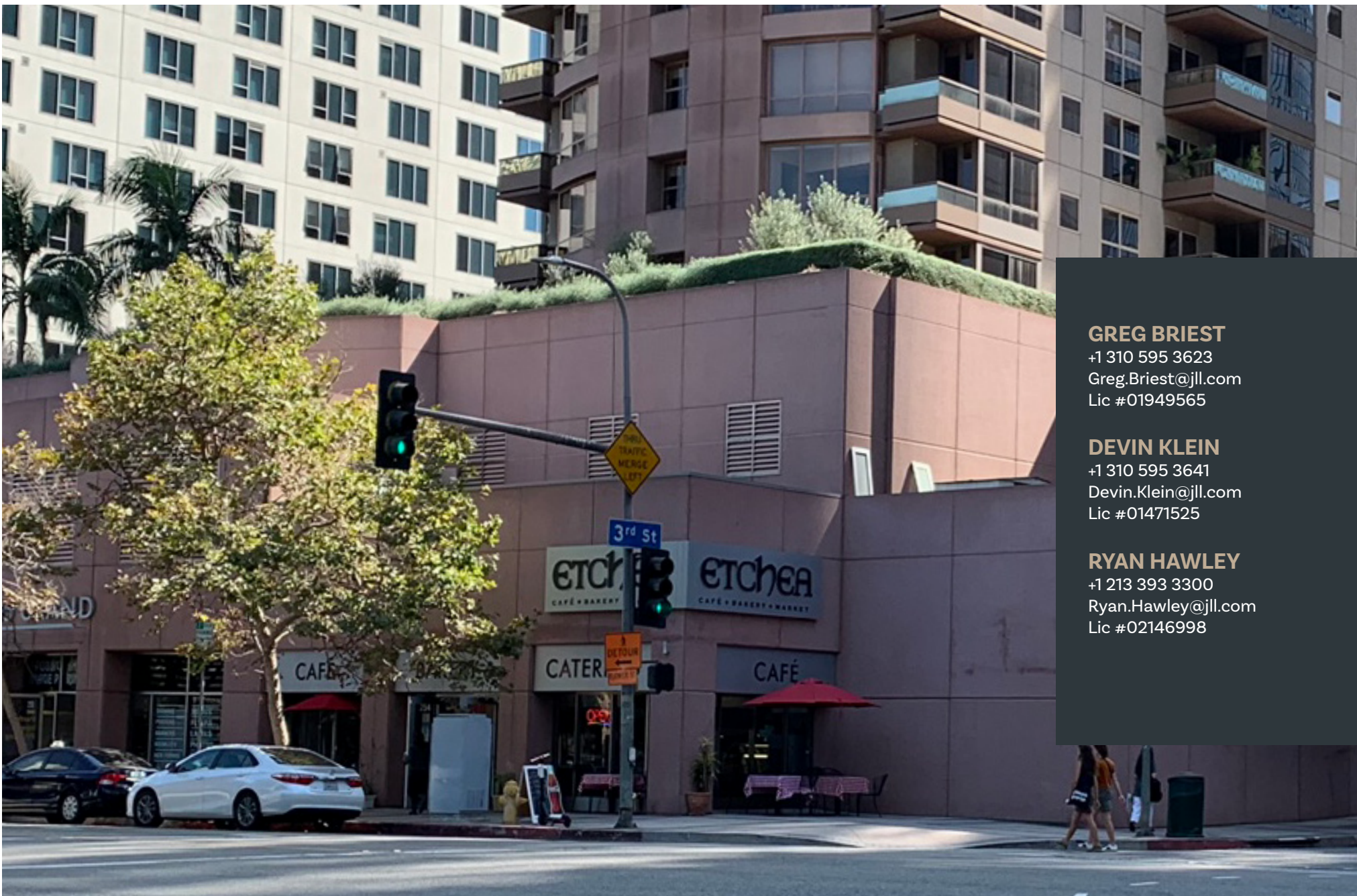
10 Hotels

8 Fitness

6 Entertainment

3 Grocers

2 Education



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