

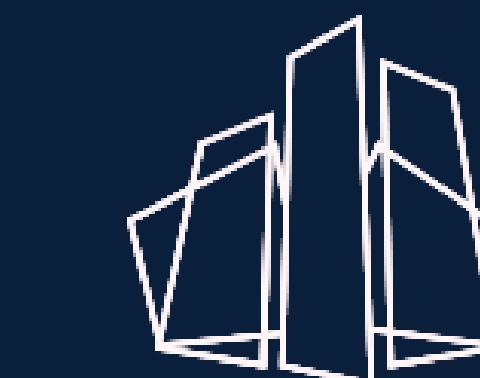
124 N Vignes St

LOS ANGELES, CA 90012

FOR LEASE



OFFERING MEMORANDUM



CITYSTREET  
COMMERCIAL



# Deal Overview



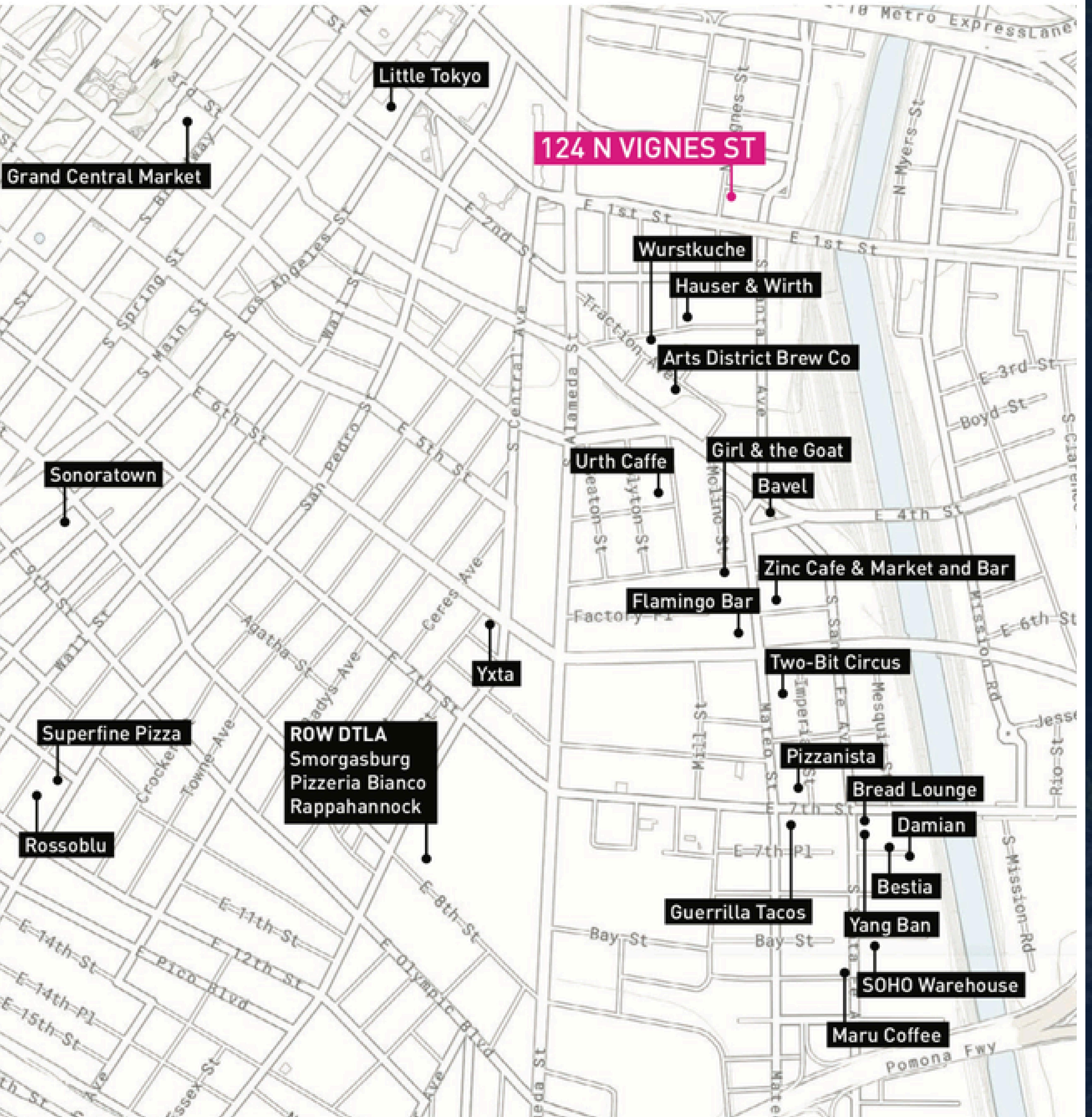
**CityStreet Commercial** is proud to present a prime leasing opportunity at **124 N Vignes St, Los Angeles, CA 90012**. This versatile property is designed to accommodate medical practices or creative office users, offering a modern, flexible environment in one of the city's most dynamic neighborhoods.

The space features collaborative work areas and dedicated conference rooms, making it ideal for teams seeking both functionality and comfort. Its contemporary building design provides a professional yet creative atmosphere, perfectly suited for forward-thinking businesses.

Tenants will benefit from ample on-site parking, with approximately 15 designated spaces (2 spaces per 1,000 SF), offering rare convenience for employees and visitors in the heart of Los Angeles.

Situated just minutes from the Arts District, this central location provides immediate access to a vibrant community of restaurants, coffee shops, and cultural venues. Additionally, the property is a short 5-minute drive to both the I-10 and I-5 freeways, ensuring seamless connectivity to Downtown Los Angeles and the greater metropolitan area.

With its combination of accessibility, design, and functionality, 124 N Vignes St offers an exceptional opportunity for businesses looking to establish or expand their presence in one of LA's most sought-after districts.



# The Location

Positioned at the gateway to the vibrant Arts District, 124 N Vignes St offers a rare opportunity in one of Los Angeles' most dynamic and culturally rich neighborhoods. Located just east of Downtown LA, this centrally positioned property benefits from immediate access to a thriving creative hub defined by innovation, design, and artistic expression.

Surrounded by converted warehouses, cutting-edge galleries, and trendsetting boutiques, the area is a magnet for artists, entrepreneurs, and tastemakers.

Just minutes from iconic destinations like Hauser & Wirth, the Southern California Institute of Architecture (SCI-Arc), and Little Tokyo, the location is immersed in a neighborhood known for its authenticity and eclectic charm.

With close proximity to major freeways, public transit, and the cultural energy of Downtown LA, 124 N Vignes St represents a premier opportunity for businesses, looking to establish a bold presence in one of the city's most sought-after districts.



## Area Highlights

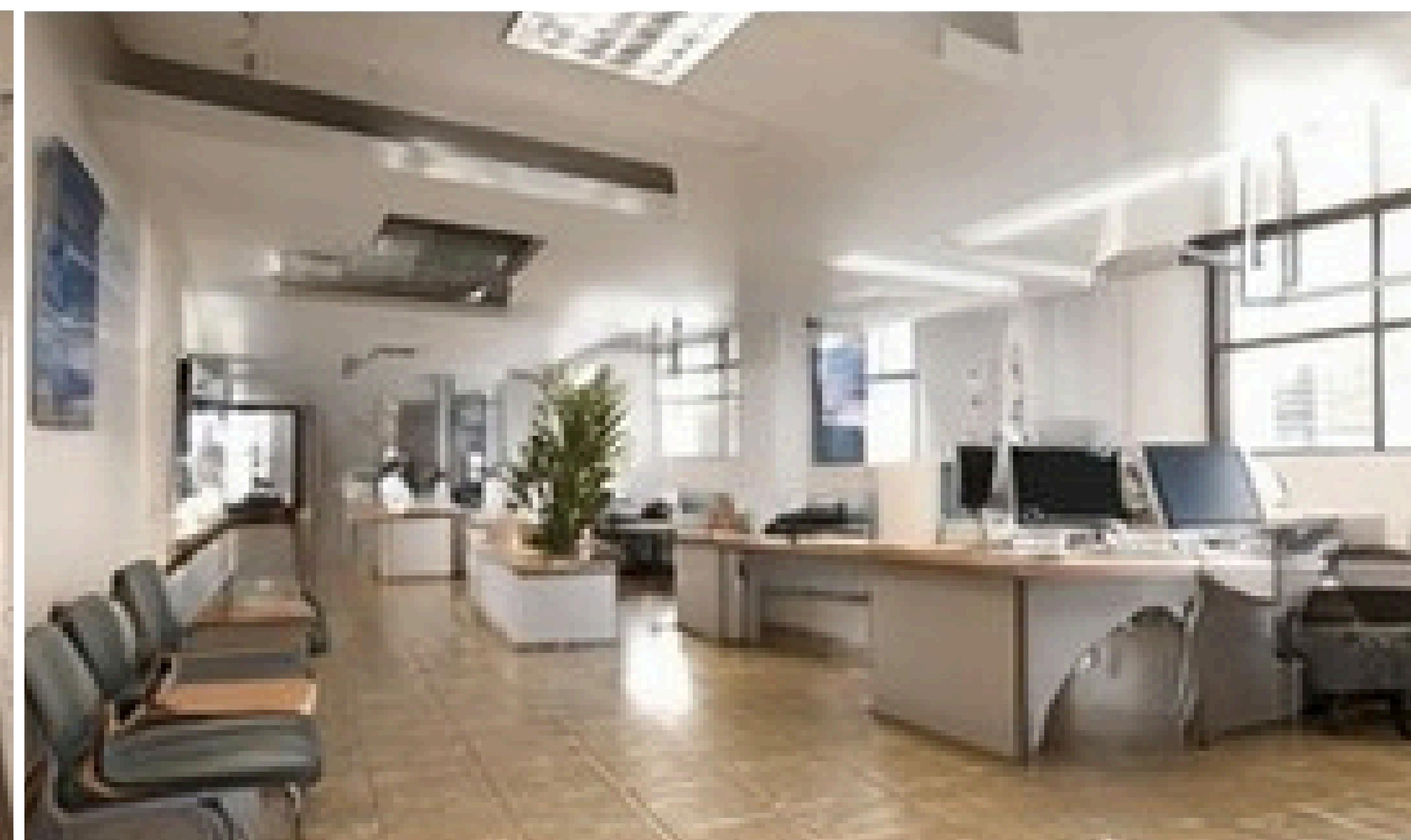
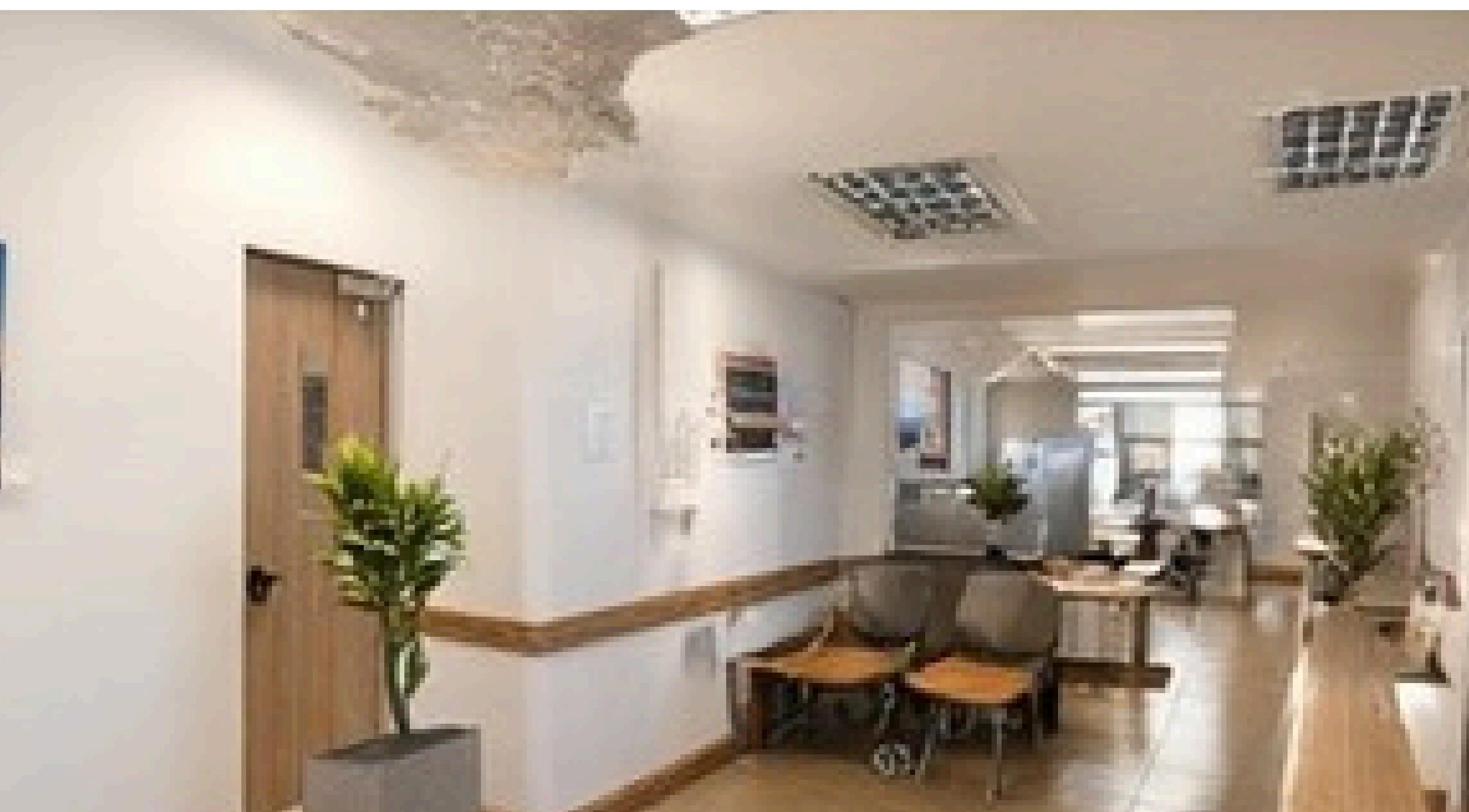
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124 N Vignes St is located in the heart of downtown Los Angeles, an area known for its mix of historic landmarks, modern businesses, and cultural attractions. Close to Union Station and Olvera Street, this address is well-connected and easily accessible, drawing locals and tourists alike. The surrounding neighborhood is a blend of residential, commercial, and industrial spaces, with a lively arts and food scene that defines this vibrant part of the city. It's a key spot in LA, offering a unique mix of history and modern-day energy.

## Deal Points

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- **Call Broker for Pricing**
- Size: Approx. 7,475 SF
- Parking: 2 Spaces per 1,000 SF
- Term: (5) Five-Year Lease + (1) One (5) Five-Year Option



## DEMOGRAPHICS



TOTAL POPULATION

**53,779 436,104 1,167,228**

1 Mile

3 Miles

5 Miles

DAYTIME POPULATION

**112,545 573,606 1,237,226**

1 Mile

3 Miles

5 Miles

MEDIAN AGE

**41.0 33.7 33.5**

1 Mile

3 Miles

5 Miles

## DOWNTOWN LA



**20,222**

New residential units since 2010

**37%**

Residential population growth from 2010 to 2022

**90,000+**

Residents

**93%**

Residential occupancy

**315,000+**

Jobs

**47,299**

Downtown employees per square mile



**17.4**

Million visitors in DTLA (2022)

**\$4.8**

Billion in sales (2019)

## Interior Photos



# Space Renderings



CURRENT INTERIOR



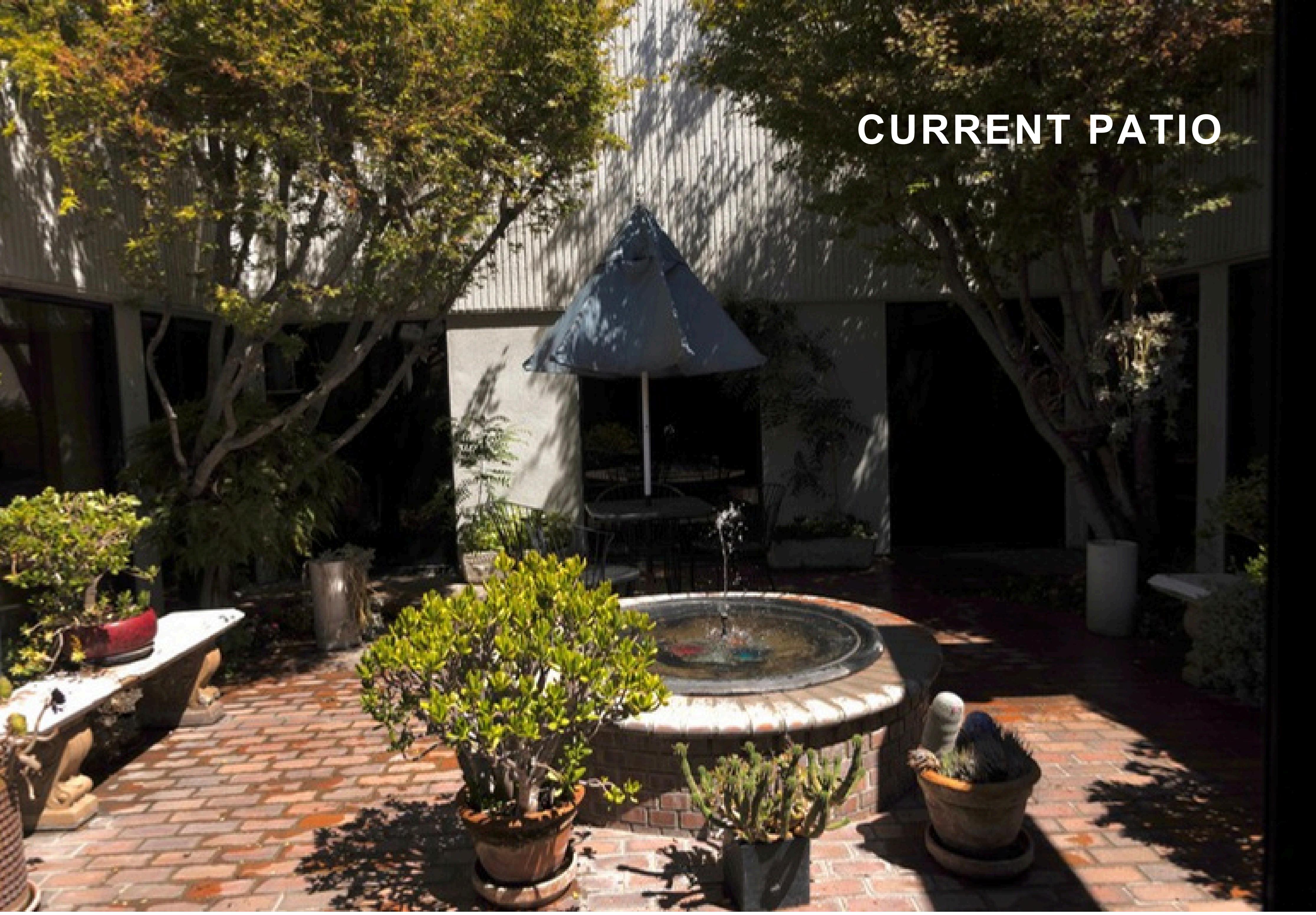
## Space Renderings



CURRENT INTERIOR



## Space Renderings



# 124 N Vignes St

LOS ANGELES, CA 90012

## FOR LEASE

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