

# Retail at Pan American Lofts

PRIME CORNER RETAIL ACROSS  
FROM GRAND CENTRAL MARKET

259 S. BROADWAY  
LOS ANGELES, CA 90012

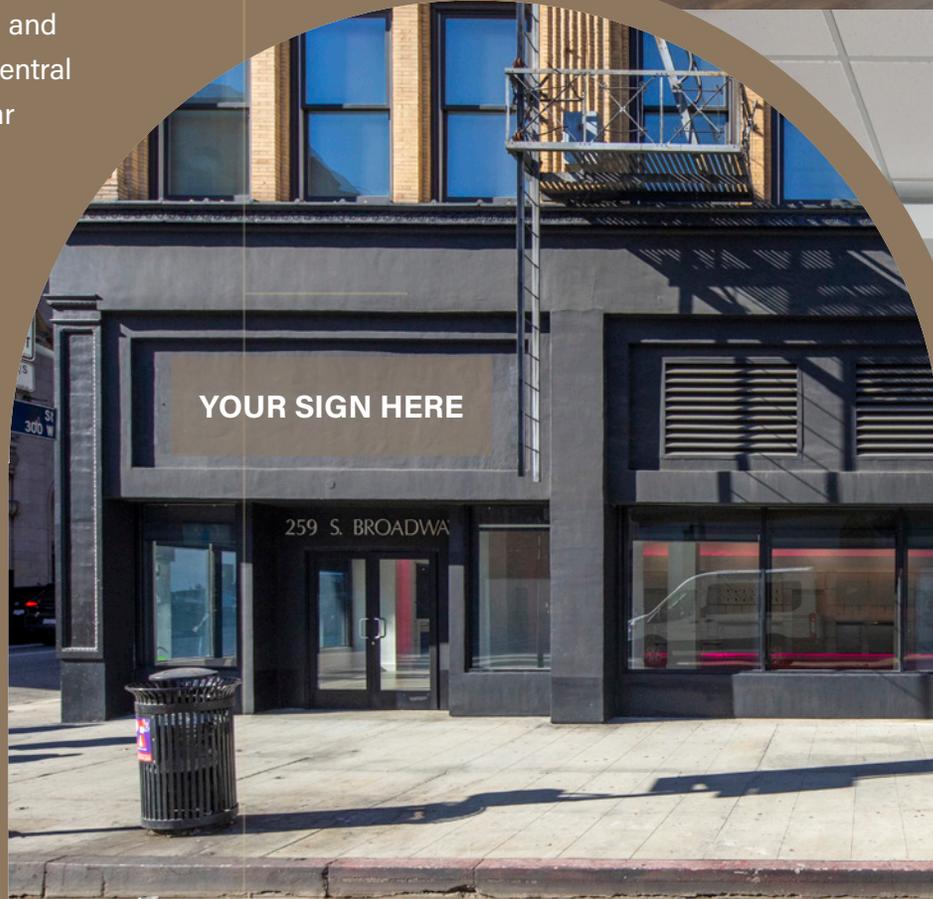


FOR LEASE

CBRE

# Discover a prime retail opportunity in the vibrant heart of Downtown Los Angeles at 259 S. Broadway.

Experience the charm of DTLA's origins alongside the modern energy of Bunker Hill. This exceptional location offers unparalleled convenience, with easy access to excellent public transportation, connecting you seamlessly to neighboring districts. Surrounded by a wealth of shopping and business options, including Grand Central Market and a diverse array of popular establishments, your business can thrive in this dynamic environment.



# Your Ideal Retail Space Awaits

We understand what it takes to build a successful retail business. That's why this thoughtfully designed space will maximize your potential.

## HERE'S WHAT YOU'LL LOVE:



**Open Floor Plans:** No columns to restrict your layout. Design your space exactly how you envision it.



**Bright, Modern Spaces:** Concrete floors provide a clean, contemporary aesthetic that's easy to customize.



**Prime Location:** Benefit from high visibility and easy access, thanks to excellent vehicular and pedestrian traffic.



**Surrounded by Amenities:** Across the street from the Grand Central Market. Your customers will love the convenience!



# Site Plan

1ST FLOOR

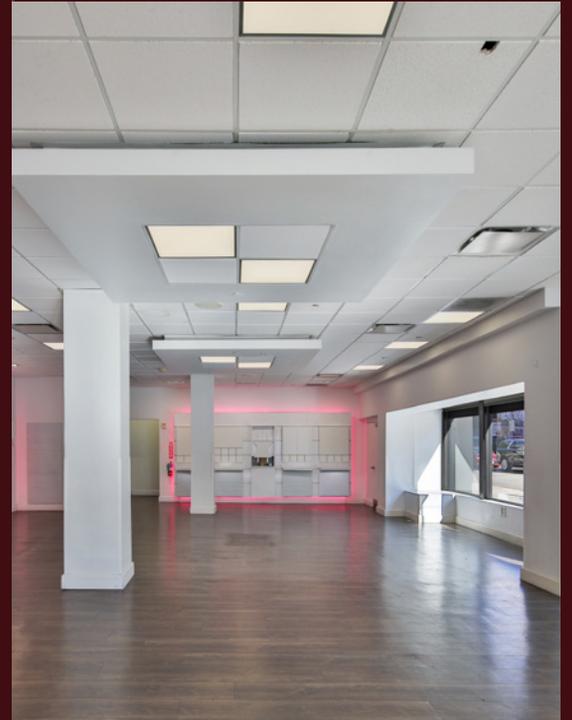
### AVAILABILITIES

RETAIL	SF	ASKING RATE
110	1,020	\$3.95 + \$1.25 NNNS
101	2,454	\$4.25 + \$1.25 NNNS



# Available

Retail 101  
2,454 SF





Available

Retail 110  
1,020 SF

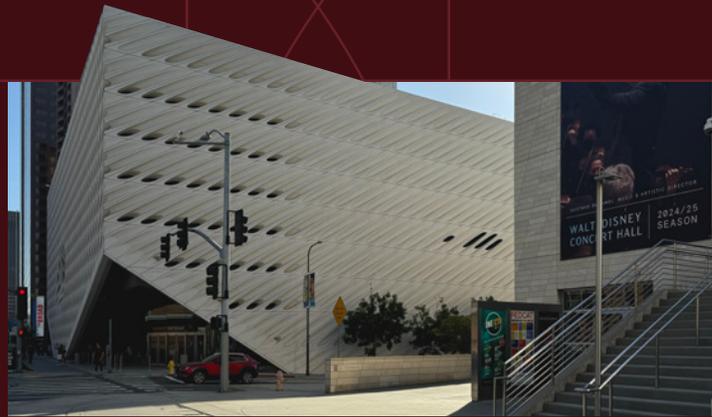
# Downtown LA

- ▶ 259 S. Broadway is located on the border of the Historic Core, adjacent to the modern buildings on Bunker Hill.
- ▶ Excellent public transportation makes it easy to connect to neighboring districts.
- ▶ Numerous nearby shopping and business options, including Grand Central Market, Blue Bottle Coffee, Boichik Bagels, El Pollo Loco, Maccheroni Republic, La Cita Bar and many more.
- ▶ DTLA boasts \$5 billion in retail sales annually.
- ▶ DTLA offers 566 retail businesses per square mile versus 51 per square mile for all of the City of Los Angeles.
- ▶ DTLA has 181 food and beverage spots per square mile versus 27 per square mile for all of the City of Los Angeles.

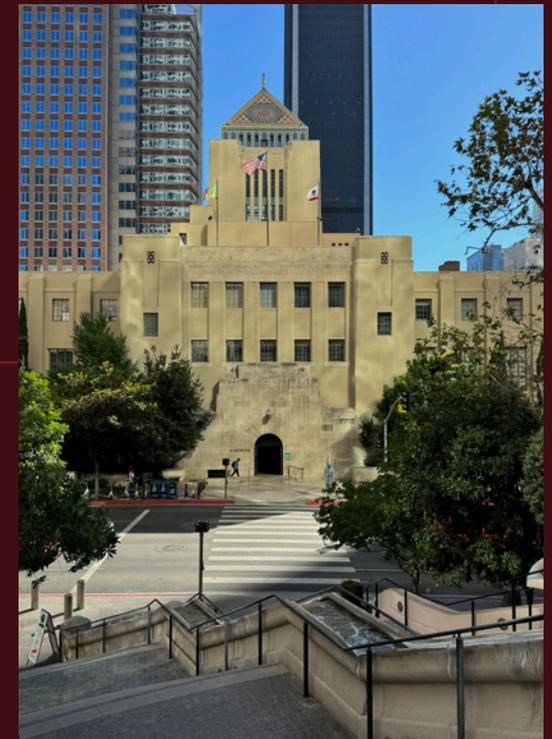


Walt Disney Concert Hall ▲

Grand Central Market ▶



- ◀ The Broad
- ▼ Los Angeles Central Library





# Demographics

Downtown LA Residents	87,000+
Daily Commuters	350,000+
Annual Visitors	15M+
Q1 2025 Visits	4.7M+
Average Visit Duration	112 minutes
Peak Months	April & May
Median Age	33 years
Most Common Age Group	25–29 years (12.26%)
1–2 Person Households	~55%
3–4 Person Households	~29%
5+ Person Households	~16%
Median Household Income	\$68,000
Average Household Income	\$98,000
Education Levels	High concentration of college/ associate, then bachelor's degrees
Residential Units	5,000+
Average Household Income	\$98,000
Employment Status - Employed	91%
Employment Status - Unemployed	9%



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