
FOR LEASE

**1212 S. FLOWER ST. STE
100, LOS ANGELES, CA.**

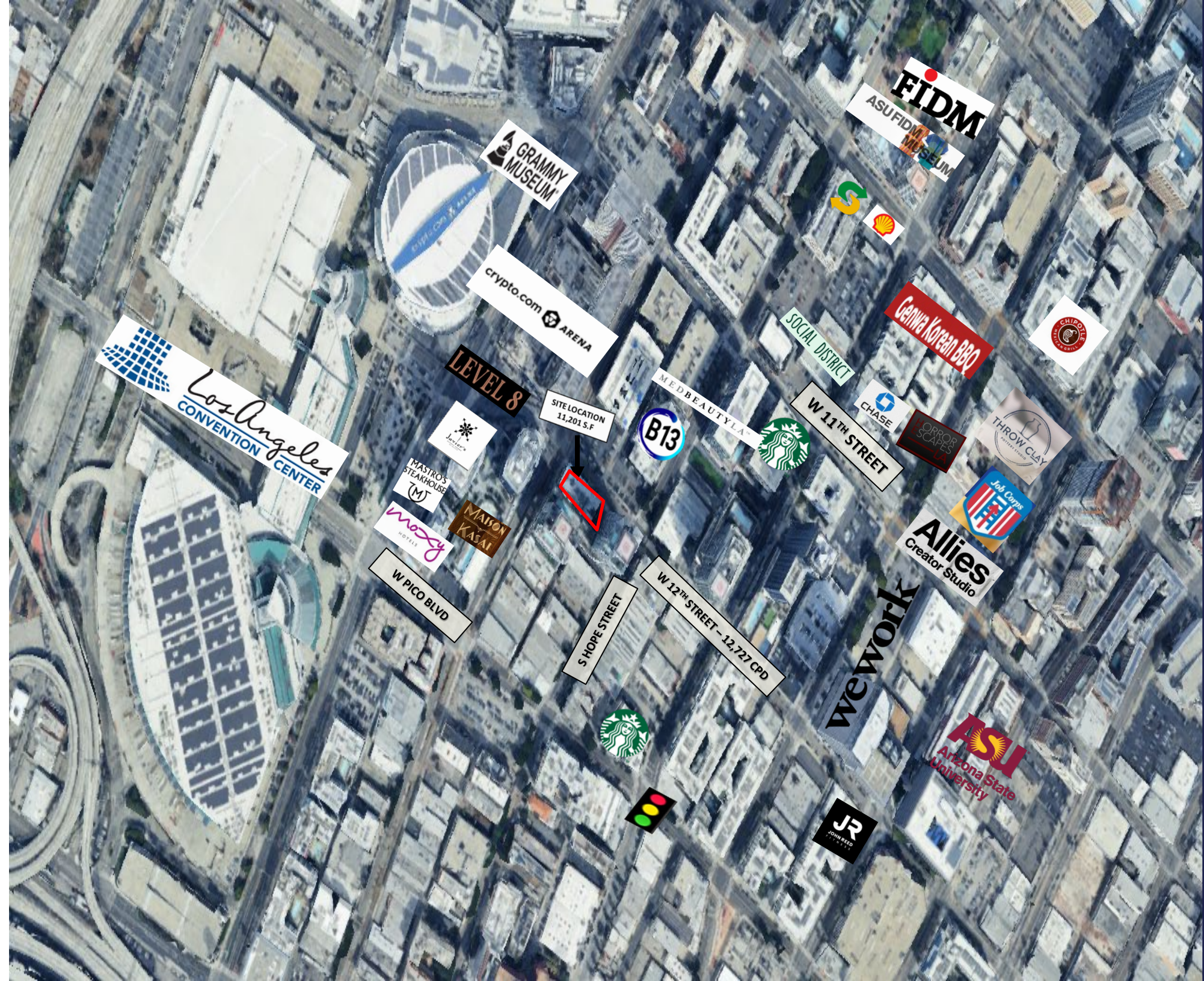
SEC W 12TH STREET AND S HOPE ST

1212 S. Flower Street
STE 100
Los Angeles, CA.

- Featuring a 11, 201 SF Space in a mixed-use development.
- A premier entertainment destination, just steps from the Entertainment District, Cyprto.com Arena and the LA Convention Center.
- Site has approximately 12,727 visitors per day.
- Ideal location with highly rated walking and transit, has a 92 Walking Score and 98 Transit Score. Steps away from the Pico Metro Station offering access to Santa Monica, Long Beach, USC, Hollywood and Union Station.

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EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

1212 S FLOWER STE | LOS ANGELES, CA

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	66,774	571,487	1,233,818
Estimated Population (2030)	69,434	585,041	1,244,000
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	35,906	218,928	452,157
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	97,788	82,983	94,196
Estimated Average HH Income (2030)	109,154	93,299	105,656
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	57,456	57,456	63,997
Estimated Median HH Income (2030)	65,425	65,425	73,074
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	32,109	32,109	34,738
Estimated Per Capita Income (2030)	37,328	37,328	40,225

LEASING:



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