



FOR SUBLEASE

1149 S LOS ANGELES STREET

DTLA

● 7,500 - 27,000 AVAILABLE SF

REPRESENTED BY:

Marcus & Millichap
AGNEW | SERLING GROUP

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1149 S LOS ANGELES ST.

1149 S LOS ANGELES ST | DTLA

Leasing Summary

Sublease Rate	Negotiable
Rentable Square Feet	7,500-27,000 SF
Available	Immediately
Lease Type	Modified Gross
Term	Through October, 2026* Contact Broker for details

Property Summary

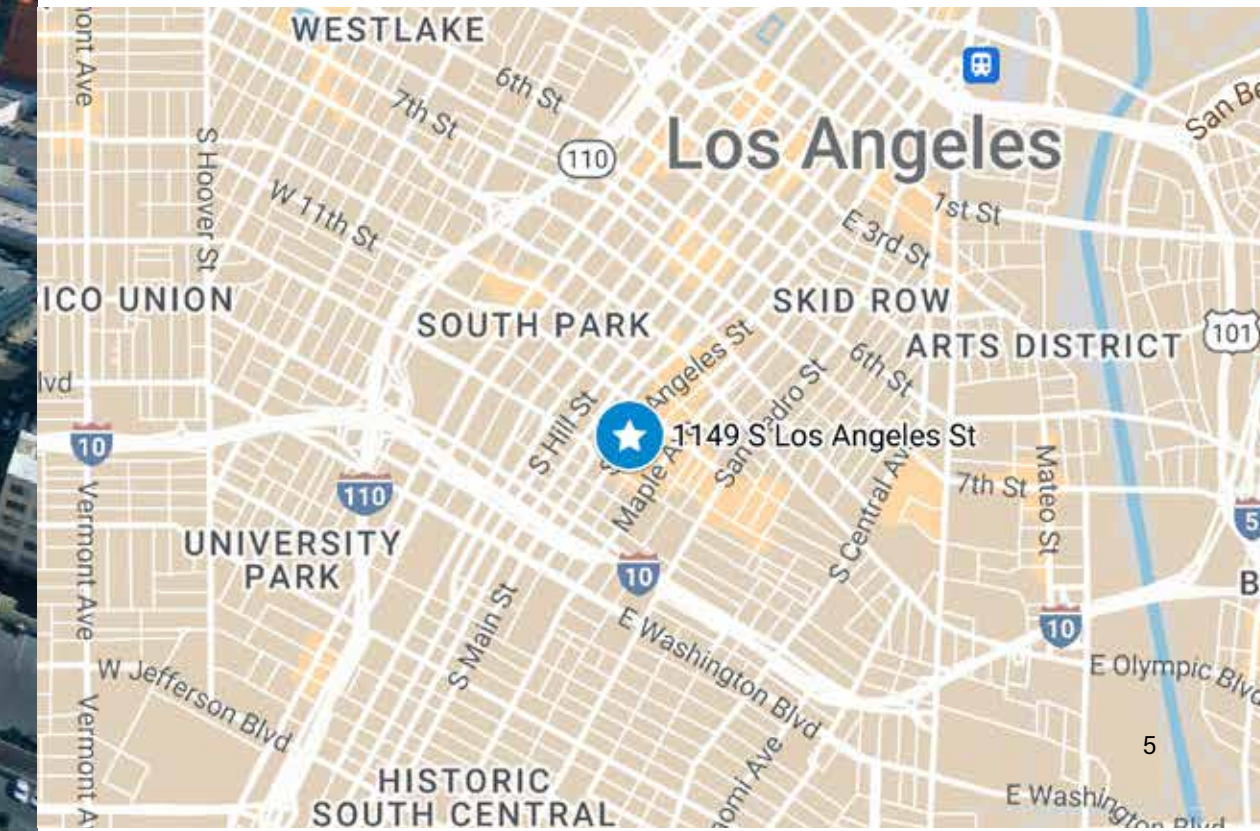
Ground Floor	7,500 SF
2nd Floor Mezzanine	4,500 SF
3rd/4th Floor	7,500 SF
Stories	4
Year Built Renovated	1927 2016
Zoning	M2 Commercial Store/Office
Parking	52 Spaces

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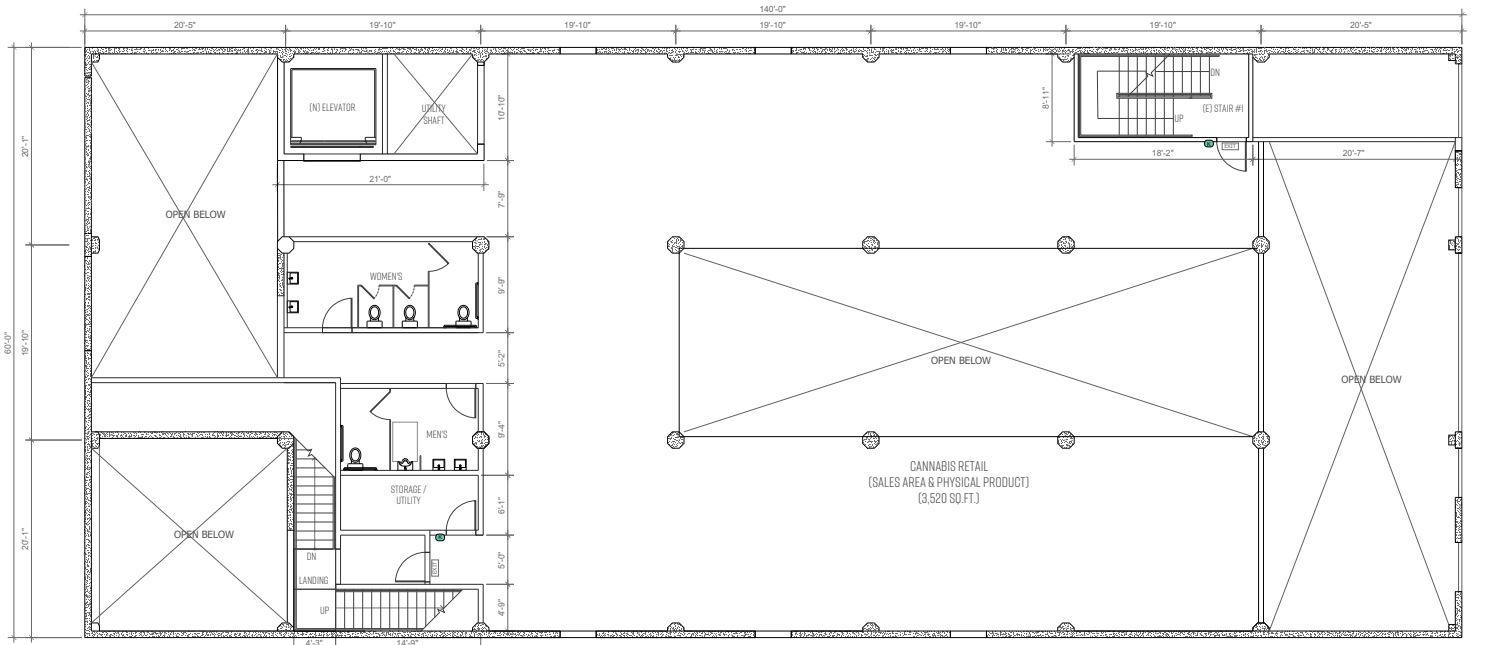
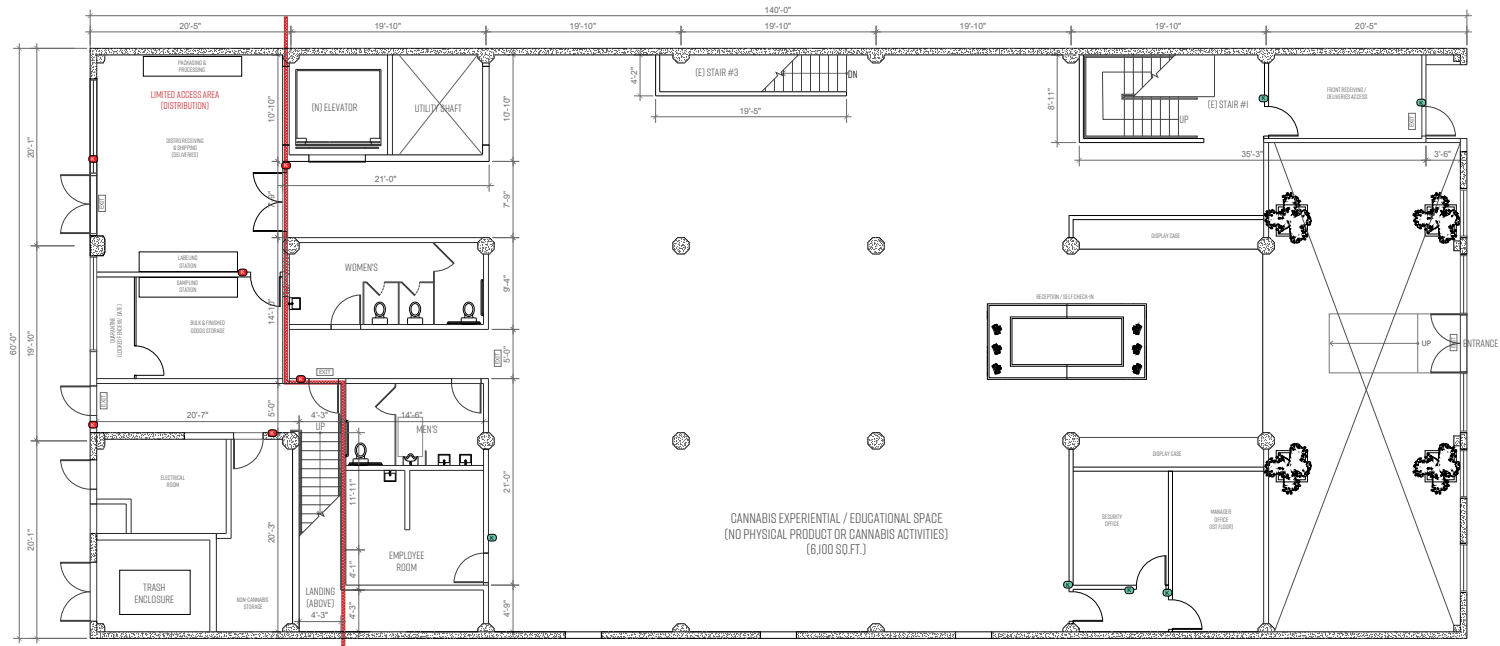


Investment Highlights

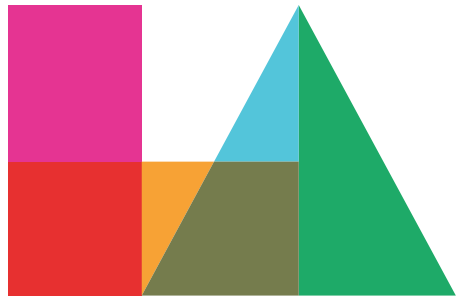
- Four (4) Story Newly Renovated Building
- Flexible, Open Floorplan
- Located in the Heart of the Downtown LA Fashion District
- Large Lobby with 2nd Floor Mezzanine
- High Ceilings with Concrete Floors Throughout
- 52 Parking Spaces Available
- One, (1) Elevator



1ST FLOOR & MEZZANINE PLANS







FASHION DISTRICT

The LA Fashion District is where the business of fashion happens, with over 100 blocks of independently owned retail and wholesale businesses vending apparel, accessories, footwear, and beauty supplies for the entire family. The district is also home to The LA Flower District – including the LA Flower Market, the largest flower market in the USA, and the California Flower Mall; Santee Alley – the famed downtown open air bazaar; and the LA Fabric District – with the largest selection of fabrics and notions in Southern California.

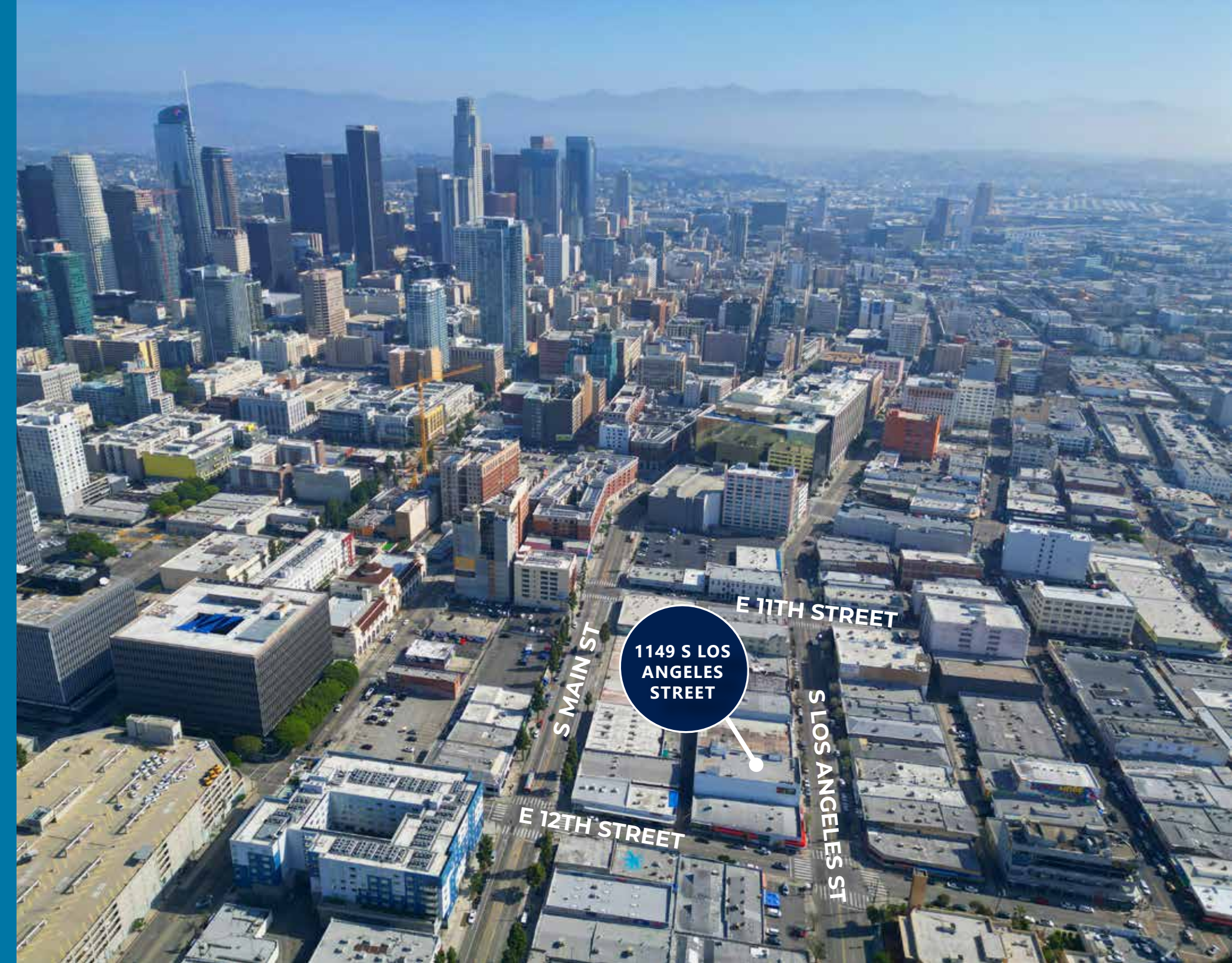
70% of the LA Fashion District is comprised of wholesale-related business. Buyers, retailers, wholesalers and designers all gather here, creating an exciting synergy that has become synonymous with Los Angeles fashion. The world looks to LA and the LA Fashion District for the cutting edge styles that are influencing the way the world dresses.

For wholesale buyers and retailers, the LA Fashion District is an essential destination. The District hosts five market weeks a year. Other resources include dedicated gift/home markets and textile events, tradeshow, and over 2,000 independent wholesalers and various apparel marts dispersed throughout the 100+ block district.

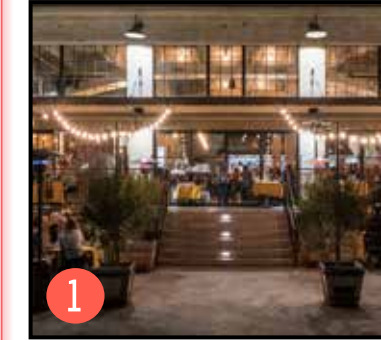
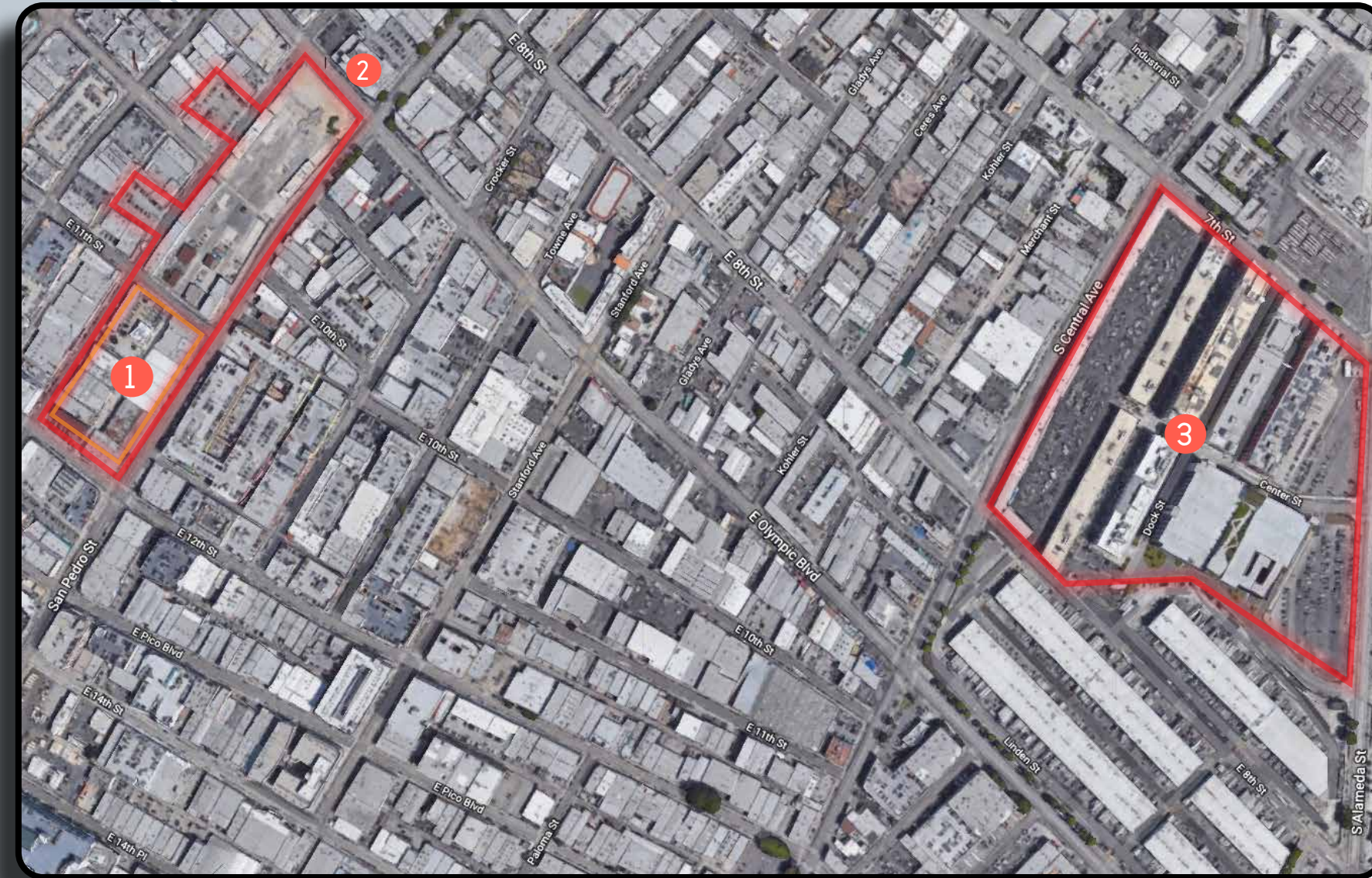
www.fashiondistrict.org



 SUBJECT PROPERTY



NEARBY FASHION DISTRICT DEVELOPMENTS



CITY MARKET SOUTH BREATHES NEW LIFE INTO THE OLDEST WHOLESALE PRODUCE MARKET IN LOS ANGELES, BRINGING WORLD-CLASS DINING AND COCKTAILS, ONE-OF-A-KIND RETAIL AND CLASS-A CREATIVE OFFICE SPACE TO DISTINCT BUILDINGS THAT ALL SURROUND AN OPEN CENTRAL PLAZA. CITY MARKET SOUTH IS 75,000 SF OF VINTAGE, BRICK AND BOW TRUSS WAREHOUSES AND OPEN PLAN CONCRETE STRUCTURES ON 2.5 ACRES AT THE SOUTHERN END OF THE ORIGINAL CITY MARKET WHOLESALE PRODUCE CENTER. CURRENT TENANTS INCLUDE ARCHITECTURE FIRM MASA STUDIO, DEVELOPER LENA GROUP, CLOTHING BRAND LOVESTITCH, AND VISUAL EFFECTS COMPANY DRIVE STUDIOS. THIS REPURPOSED INDUSTRIAL SPACE SERVES AS AN INTERIM LOCATION UNTIL GROUND IS BROKEN ON THE LARGER CITY MARKET DEVELOPMENT PROJECT.

CITY MARKET SOUTH

APPROVED PLANS CALL FOR THE CONSTRUCTION OF A SERIES OF LOW-RISE BUILDINGS BETWEEN THREE AND 38 STORIES IN HEIGHT. A FULL BUILDOUT COULD INCLUDE UP TO 948 RESIDENTIAL UNITS - WITH 10 PERCENT SET ASIDE AS MARKET RATE AND AFFORDABLE HOUSING - A 210-ROOM HOTEL, A 300,000-SQUARE-FOOT EDUCATIONAL INSTITUTION, AND 225,000 SQUARE FEET OF COMMERCIAL SPACE THAT COULD BE DEDICATED TO SHOPS, RESTAURANTS, AND MULTIPLEX THEATER.



CITY MARKET PROJECT

AN ICONIC DTLA LOCATION THAT BOASTS 1.3 MILLION SQUARE FEET OF CREATIVE OFFICE AND OVER 100 RETAIL AND RESTAURANTS. THE 7TH STREET PRODUCE MARKET, WHICH IS AN OPEN-AIR WHOLE MARKET OCCUPIES A 5-ACRE AREA WITHIN THE ROW DTLA AND IS CONVERTED INTO A PUBLIC SMORGASBURG FOOD MARKET EVERY SUNDAY.



ROW DTLA



DEMOGRAPHICS SUMMARY



POPULATION

In 2022, the population in your selected geography is 1,290,585. The population has changed by 3.8 percent since 2000. It is estimated that the population in your area will be 1,315,809 five years from now, which represents a change of 2.0 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 33.8, compared with the U.S. average, which is 38.6. The population density in your area is 16,430 people per square mile.



HOUSEHOLDS

There are currently 407,094 households in your selected geography. The number of households has changed by 11.2 percent since 2000. It is estimated that the number of households in your area will be 419,630 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2022, the median household income for your selected geography is \$47,545, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 97.0 percent since 2000. It is estimated that the median household income in your area will be \$54,397 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$23,864, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$73,530, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 580,238 people in your selected area were employed. The 2000 Census revealed that 44.9 percent of employees are in white-collar occupations in this geography, and 55.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 29.8 minutes.



HOUSING

The median housing value in your area was \$537,425 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 81,148 owner-occupied housing units and 285,038 renter-occupied housing units in your area. The median rent at the time was \$519.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 6.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 15.8 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 4.8 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 21.2 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 15.0 percent in the selected area compared with the 20.4 percent in the U.S.

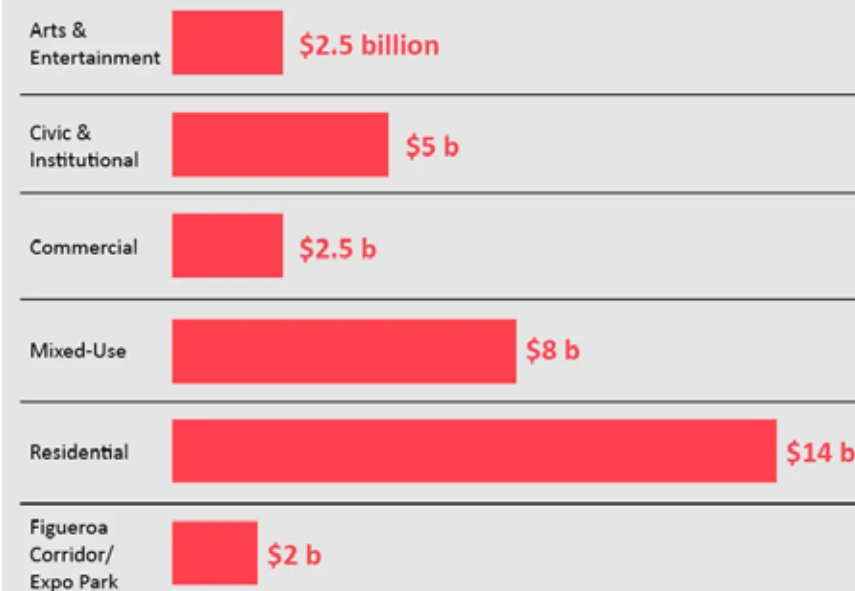
Downtown Los Angeles is divided into neighborhoods and districts, some overlapping. Most districts are named for the activities concentrated there now or historically, e.g. the Arts, Civic Center, Fashion, Banking, Theater, Toy, and Jewelry districts. It is the hub for the city's urban rail transit system plus the Pacific Surfliner and Metrolink commuter rail system for Southern California.

The pulsating heart of the city's core, Downtown L.A.'s renaissance has created a walkable, dynamic urban center featuring scores of new and refreshed hotels. Downtown L.A. is home to world-class museums, concert halls, theatres and critically acclaimed restaurants. With rapidly expanding public transit options, thriving nightlife and art scene and countless new shops and boutiques, Downtown is a thrilling setting for meetings and events.

At the center of all the action is Downtown L.A.'s South Park, the location of L.A. LIVE, Microsoft Square, Fashion Institute of Design and Merchandise, STAPLES Center, and the L.A. Convention Center. For fans of music, fashion, hockey or basketball, this is one of the most exciting places in L.A. You can also catch a movie at Regal Cinemas before dining at one of the many nearby restaurants.

Investment in Downtown LA

1999–2020

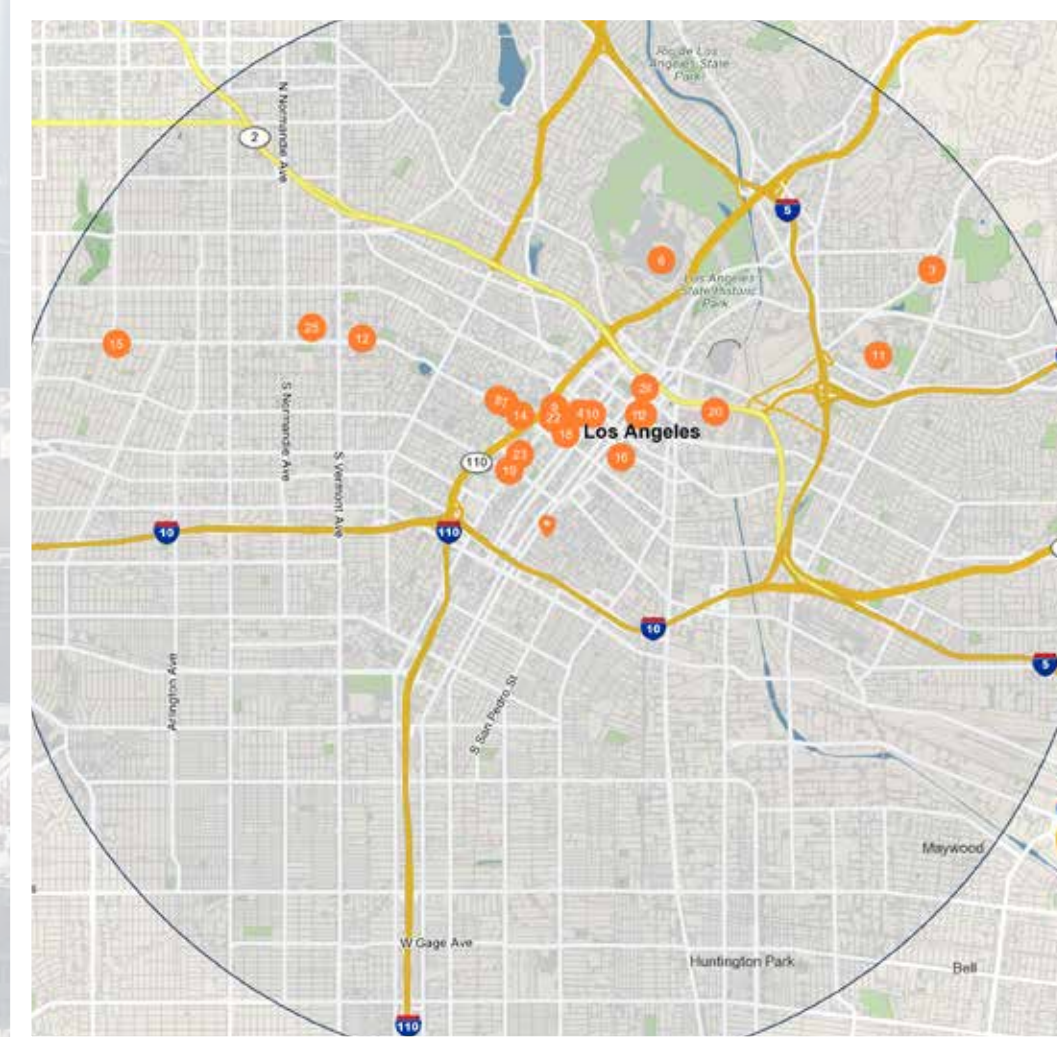


DEMOGRAPHICS DETAILS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	51,626	565,322	1,315,809
2022 Estimate			
Total Population	46,577	549,535	1,290,585
2010 Census			
Total Population	34,818	515,533	1,246,321
2000 Census			
Total Population	26,337	505,038	1,243,035
Daytime Population			
2022 Estimate	156,544	753,765	1,338,061
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	26,751	186,579	419,630
2022 Estimate			
Total Households	23,442	178,054	407,094
Average (Mean) Household Size	1.7	2.9	3.0
2010 Census			
Total Households	16,886	161,887	383,905
2000 Census			
Total Households	10,225	146,013	366,186
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	10.1%	3.9%	4.7%
\$150,000-\$199,999	6.6%	3.9%	4.3%
\$100,000-\$149,999	14.2%	10.3%	11.9%
\$75,000-\$99,999	8.9%	10.3%	11.3%
\$50,000-\$74,999	8.9%	14.6%	15.9%
\$35,000-\$49,999	6.7%	12.7%	13.0%
\$25,000-\$34,999	5.8%	10.8%	10.5%
\$15,000-\$24,999	8.9%	13.0%	11.9%
Under \$15,000	30.0%	20.5%	16.6%
Average Household Income	\$93,274	\$66,813	\$73,530
Median Household Income	\$46,648	\$41,287	\$47,545
Per Capita Income	\$49,850	\$22,864	\$23,864

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	46,577	549,535	1,290,585
Under 20	12.5%	24.2%	25.4%
20 to 34 Years	31.9%	29.7%	26.9%
35 to 49 Years	24.9%	21.2%	21.1%
50 to 59 Years	14.2%	10.8%	11.4%
60 to 64 Years	5.3%	4.3%	4.6%
65 to 69 Years	3.4%	3.1%	3.4%
70 to 74 Years	2.8%	2.5%	2.7%
Age 75+	4.8%	4.3%	4.5%
Median Age	37.7	33.0	33.8
Population by Gender			
2022 Estimate Total Population	46,577	549,535	1,290,585
Male Population	58.3%	52.8%	51.0%
Female Population	41.7%	47.2%	49.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	37.0	37.0

MAJOR AREA EMPLOYERS



Major Employers	Employees
1 City of Los Angeles	40,000
2 City of Los Angeles-Dept of Transportation	25,000
3 F21 Opco LLC-Forever21	16,785
4 Ocm Pe Holdings LP	10,000
5 County of Los Angeles-Sheriffs Dept	8,053
6 Fox BSB Holdco Inc-GUGGENHEIM INVESTMENTS	5,156
7 Samaritan Imaging Center	5,005
8 The Orthopedic Institute of	5,004
9 Mufg Union Bank Foundation	4,200
10 Earth Technology Corp USA	3,771
11 University Southern California-Usc School of Medicine	3,600
12 Service Employees Intl Un-Services Intl Employees Un	3,343
13 City of Los Angeles-Police Dept	3,000
14 Employment Dev Cal Dept	3,000
15 Mercury Insurance Services LLC	2,978
16 Golden International	2,968
17 Wand Topco Inc	2,713
18 Kpmg LLP	2,700
19 Sbeeg Holdings LLC	2,693
20 Shryne Group Inc	2,500
21 Los Angeles Cnty Dst Attys Off-Lada	2,222
22 Mpg Inc-Metaldyne	2,117
23 John Hancock Life Insur Co USA-John Hancock	2,000
24 County of Los Angeles-Internal Services	2,000
25 Confido LLC-123 Home Care	1,900

PEOPLE'S

1149

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