

**FOR  
LEASE**

**METRO BROADWAY | RETAIL**

**331 S BROADWAY**  
LOS ANGELES, CA

**GRAND CENTRAL  
MARKET**  
LOS ANGELES SINCE 1917

**ADJACENT TO  
GRAND CENTRAL MARKET**



**RETAIL**

**331 S BROADWAY**  
LOS ANGELES, CA

**FOR MORE INFORMATION,  
PLEASE CONTACT**

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c 213.290.3599

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**Lee & Associates® Los Angeles, Inc.**  
CORP ID 02174865

1201 North Main Street  
Los Angeles, CA 90012

**LEE-ASSOCIATES.COM | SKIMCRE.COM**

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**FOR  
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# METRO BROADWAY | RETAIL

WALT DISNEY CONCERT HALL

THE  
MUSIC  
CENTER

ANGELS FLIGHT® RAILWAY

GRAND CENTRAL  
MARKET  
LOS ANGELES SINCE 1917

331 S BROADWAY  
LOS ANGELES, CA



COMPLETELY RENOVATED  
COMMERCIAL BUILDING



ADJACENT TO GRAND CENTRAL  
MARKET



ACCESSIBLE FROM BACK  
LOADING AREA



68-FOOT FRONTAGE ON  
BROADWAY



CENTRALLY LOCATED NEAR  
MANY LANDMARKS



10,000 SF BASEMENT  
- SEPARATE ENTRANCE POSSIBLE  
- ELEVATOR ACCESS

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**STREET LEVEL + MEZZANINE:**



**13,000 SF**  
10,000 SF + 3,000  
SF Mezzanine Level



**Bright Street Level Unit**



**Floor to  
Ceiling  
Windows**



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## SECOND FLOOR



Elevator Access  
2 Elevators



Exclusive Stair  
Case Available



12-14 Foot  
Ceiling Height



Large Windows



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- |                                 |                                  |  |                                |
|---------------------------------|----------------------------------|--|--------------------------------|
| 1. Sprinkles Cupcake            | 12. Planet Fitness               | 23. Los Angeles Philharmonic Association | 34. Perch                      |
| 2. Spire 73                     | 13. Gold's Gym                   | 24. The Music Center                     | 35. Grand Central Market       |
| 3. The Last Bookstore           | 14. Millenium Biltmore Hotel     | 25. Ahmanson Theatre                     | 36. St. Vincent Jewelry Center |
| 4. G&B Coffee                   | 15. Hilton Checkers              | 26. Los Angeles Police Department        | 37. 7th & Figueroa             |
| 5. Starbucks                    | 16. The Westin Bonaventure Hotel | 27. Maccheroni Republic                  | 38. Target                     |
| 6. Starbucks                    | 17. Intercontinental Los Angeles | 28. Water Grill                          | 39. Nordstrom Rack             |
| 7. Starbucks                    | 18. Pershing Square Park         | 29. Otium                                | 40. Colburn School             |
| 8. Blue Bottle Coffee           | 19. Little Tokyo Branch Library  | 30. Vespaio                              |                                |
| 9. LA County Superior Court     | 20. LA Law Library               | 31. Nick + Stef Steakhouse               |                                |
| 10. Walgreens                   | 21. Museum of Contemporary Art   | 32. 71 Above                             |                                |
| 11. Los Angeles Fire Department | 22. The Broad                    | 33. JINYA Ramen Bar                      |                                |



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# GRAND CENTRAL MARKET

LOS ANGELES SINCE 1917



## LOS ANGELES' LARGEST AND OLDEST PUBLIC MARKET

When the doors first opened in October 1917, the “Wonder Market,” as it was then called, was billed as “the largest and finest public market on the Pacific Coast.” It filled the entire ground floor of the Beaux-Arts-style Homer Laughlin Building, the region’s first steel-reinforced, fireproof structure. At the time, Los Angeles was the country’s tenth-most-populous city—and downtown was the epicenter of a flourishing metropolis.

Today, the Market’s 40 stalls are home to an only-in-LA blend of legacy vendors like China Cafe and Roast To Go (Grand Central Market tenants for over half a century), rising stars, and success stories from the city’s buzzing food scene. The Market is a microcosm of the historic immigrant communities that have shaped Los Angeles and a mosaic of the creativity and vision of the people who call this city home.







## ANGELS FLIGHT® RAILWAY

The 118-year-old funicular takes passengers on a short ride between Hill Street and Grand Avenue on Bunker Hill. Originally opened in 1901, Angels Flight® — the world's shortest railway — has given more than 100 million rides on its hillside track. In 2017, the Angels Flight® Railway Foundation selected the Angels Flight® Development Company, LLC, a joint venture led by the ACS Group, to recondition, operate, and maintain the funicular for the next 30 years.





Designed by architect Frank Gehry, Walt Disney Concert Hall is an internationally recognized architectural landmark and one of the most acoustically sophisticated concert halls in the world.

From the stainless steel curves of its striking exterior to the state-of-the-art acoustics of the hardwood-paneled main auditorium, the 3.6-acre complex embodies the unique energy and creative spirit of the city of Los Angeles and its orchestra.

Thanks to the vision and generosity of Lillian Disney, the Disney family, and many other individual and corporate donors, Los Angeles enjoys the music of the Los Angeles Philharmonic, the Los Angeles Master Chorale and visiting artists and orchestras from around the world.



# WALT DISNEY CONCERT HALL







With America's most diverse population, Los Angeles is the cultural hub of the country and the location for more entertainment options and venues than anywhere else in the U.S. As one of the nation's largest performing arts centers, and as a cultural anchor in Los Angeles County, The Music Center brings together artists, communities and ideas with the goal of enriching the cultural lives of every Angeleno. With our vision, The Music Center is poised to become a multidisciplinary arts center for the 21st century and a driving artistic voice for diversity and inclusion that reflects and responds to the ever-evolving landscape of Los Angeles. By offering compelling cultural and civic programs that are relevant to a wide range of audiences, The Music Center is both the home and the force behind some of the greatest creative expression today.

The non-profit Music Center organization has three divisions: TMC Arts, TMC Ops and TMC Business Services. TMC Arts, The Music Center's programming engine, provides year-round programming inside our four theatres, on Jerry Moss Plaza, outside at Grand Park—a 12-acre adjacent green space—in schools and neighborhoods all over Los Angeles County and on a variety of digital platforms. TMC Arts also has a comprehensive K-12 arts learning program. TMC Ops manages The Music Center's four theatres, Jerry Moss Plaza and Grand Park on behalf of the County of Los Angeles, while TMC Business Resources includes services provided by our Advancement, Finance and Marketing and Communications teams. The Music Center has four renowned resident companies—Center Theatre Group, Los Angeles Master Chorale, LA Opera and LA Phil.





# THE BROADWAY THEATER DISTRICT

Embedded in the “Historic Core” of Downtown Los Angeles, the Broadway District remains both the largest and oldest theater district in the United States. The historic neighborhood was also once home to the highest concentration of movie palaces in the world, consequently establishing itself as one of the most significant locations during the emergence of the film industry. In recent years, the Broadway District has undergone a \$40 million revitalization effort and has re-emerged as an up and coming destination for shopping and entertainment.



**GENTLE MONSTER**

**URBAN OUTFITTERS**

**Aēsop** **BNKR**

**Theory** **MYKITA**





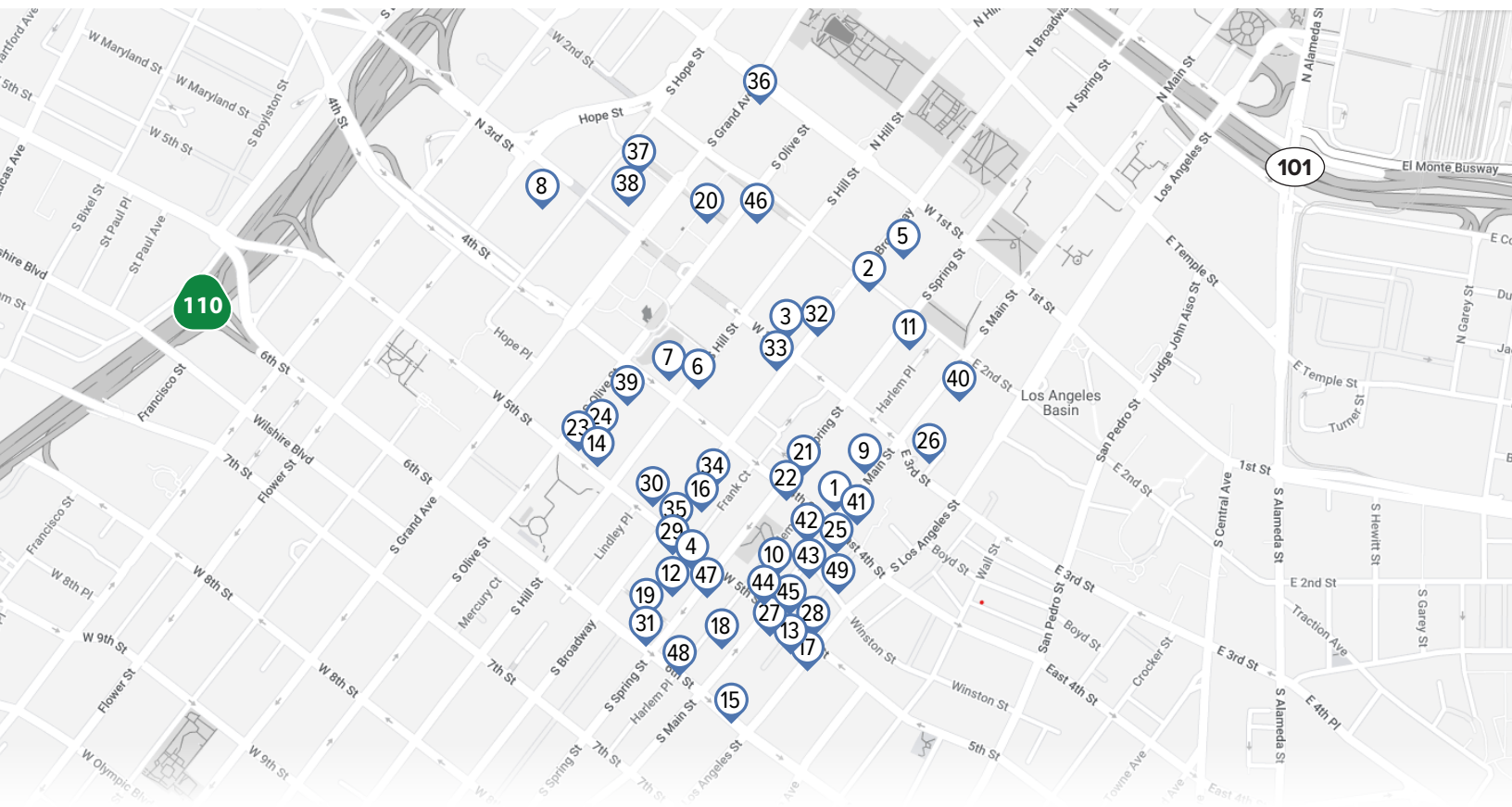
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## LOCAL PROPERTIES AND MAJOR DEVELOPMENTS

● UNDER CONSTRUCTION ● PROPOSED ○ EXISTING

- |  |                                 |                                     |                                   |
|--|---------------------------------|-------------------------------------|-----------------------------------|
| 1. The Barclay Hotel ●                   | 14. Title Guarantee Building    | 27. New Pershing Apartments         | 40. STOA                          |
| 2. 232 W 2nd St Development ●            | 15. Santa Fe Lofts              | 28. King Edward                     | 41. 4th & Main                    |
| 3. Gensler Designed Project ●            | 16. The Broadway Lofts          | 29. Jewelry Trades Building         | 42. Hellman Building              |
| 4. The Chelsea ●                         | 17. Hotel Baltimore             | 30. 315 W 5th St Development        | 43. 424-440 S Main St Development |
| 5. Times Mirror Square - Residential ●   | 18. Topaz                       | 31. SB Manhattan Lofts              | 44. Rosslyn Lofts                 |
| 6. 4th & Hill ●                          | 19. Spring Arcade Building      | 32. Victor Clothing Apartments      | 45. New Genesis Apartments        |
| 7. Angels Landing ●                      | 20. Museum Tower                | 33. Grand Central Square Apartments | 46. Angelus Plaza                 |
| 8. Residences at 333 South Hope Street ● | 21. HWH Luxury Living           | 34. The Judson                      | 47. Lofts At Security Building    |
| 9. Medallion 2.0 ●                       | 22. The Continental Building    | 35. The Chester Williams Building   | 48. SB Lofts                      |
| 10. Main Tower ●                         | 23. Park Fifth                  | 36. The Grand                       | 49. The Jeffries                  |
| 11. 212-218 S Spring St Development ●    | 24. Trademark Apartments        | 37. The Emerson                     |                                   |
| 12. Spring Tower ●                       | 25. San Fernando Lofts          | 38. 255 Grand                       |                                   |
| 13. Leland Apartments                    | 26. St. George Hotel Apartments | 39. Metro 417                       |                                   |



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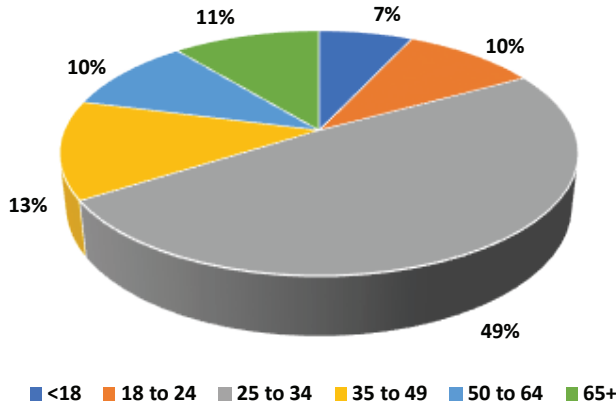


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# METRO BROADWAY | RETAIL

## DTLA DEMOGRAPHICS

### BREAKDOWN BY AGE



### HOUSEHOLD INCOME\*

**31%**  
**9%**  
**15%**  
**19%**  
**26%**

>\$100K  
\$75K - \$100K  
\$40K - \$75K  
\$15K - \$40K  
< \$15K

**315,000+** JOBS

**\$85,000**

Average  
Household  
Income



**59%**

30 - 54 Years Old

**55%** Postsecondary Education



**21%**

Job Growth in  
"Knowledge  
Industries"



**81%**

Expect to be in  
the office at least  
half the time

Source: DTLA.com

**A PLACE TO VISIT,  
SHOP, AND DINE**

**17.4 million**

Visitors in 2022

Source: Placerai

**\$4.8 billion**

Retail Sales in 2022

Source: Esri

\*Source: American Community Survey 5-Year Estimates (2017 - 2021)



Rider's Paradise  
**100**



Walker's Paradise  
**98**

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## SEHYUNG KIM

SENIOR VICE PRESIDENT

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Sehyung has been providing brokerage services in Los Angeles since 2001 when he joined one of the oldest Korean American Brokerage Firms in Los Angeles. In 2004, he joined Daum Commercial Real Estate Services, where he was consistently one of the top producers in the downtown Los Angeles office, where he was a top-10 producer company-wide in multiple years.

He brings over two decades of brokerage experience to Lee & Associates with extensive experience working with private and institutional investors as well as owner-users. He has represented both landlords and tenants across many industries for all asset types including industrial, retail and office.

### experience

Lee & Associates® - Los Angeles, Inc. - Senior VP

Daum Commercial Real Estate Services - Vice President

Magnum Properties - Associate

Los Angeles Properties - Analyst / Associate

ProActivity (EMC) - Business Consultant

Ernst and Young - Real Estate Consultant

### education

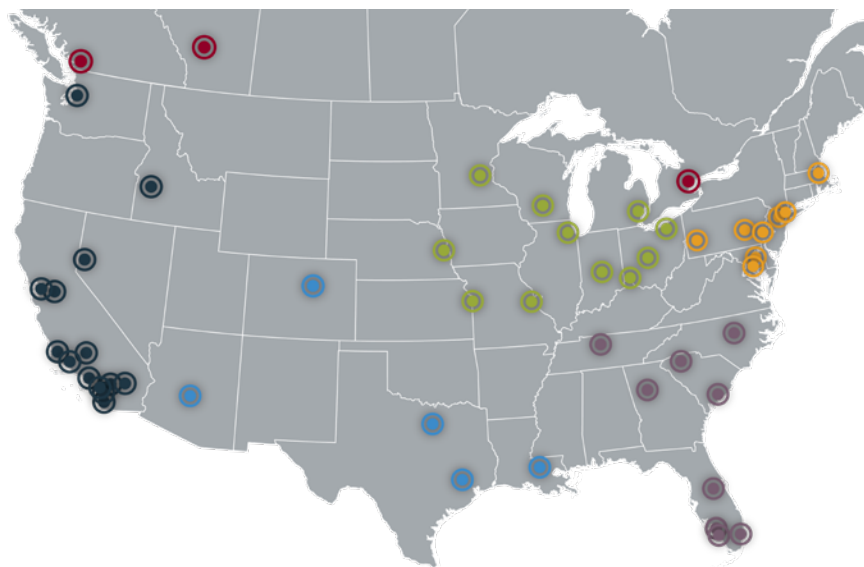
University of Maryland

University of California, Los Angeles

# ABOUT LEE & ASSOCIATES

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.



### ● WEST

CA, Central California  
CA, City of Industry  
CA, Irvine  
CA, Long Beach  
CA, Los Angeles - Antelope Valley  
CA, Los Angeles - Calabasas  
CA, Los Angeles - Commerce  
CA, Los Angeles - Downtown  
CA, Los Angeles - ISG  
CA, Los Angeles - Long Beach  
CA, Los Angeles - Pasadena  
CA, Los Angeles - Sherman Oaks  
CA, Los Angeles - Ventura County  
CA, Los Angeles - West  
CA, Los Olivos  
CA, Newport Beach  
CA, Oakland  
CA, Ontario  
CA, Orange  
CA, Palm Desert  
CA, Pleasanton  
CA, Riverside  
CA, San Diego  
CA, San Diego - North  
CA, San Francisco  
CA, San Luis Obispo  
CA, Santa Barbara  
CA, Stockton  
CA, Temecula Valley  
CA, Victorville  
CA, Walnut Creek  
ID, Boise  
NV, Reno  
WA, Bellevue  
WA, Seattle  
WA, Tacoma

### ● SOUTHWEST

AZ, Phoenix  
CO, Denver  
LA, Baton Rouge  
TX, Dallas  
TX, Houston

### ● MIDWEST

IN, Indianapolis  
IL, Chicago  
KS, Kansas City  
OH, Cincinnati  
OH, Cleveland  
OH, Columbus  
MI, Southfield  
MN, Twin Cities  
MO, St. Louis  
NE, Omaha  
WI, Madison

### ● NORTHEAST

DC, Washington  
MA, Boston  
MD, Chesapeake Region  
NY, Long Island / Queens  
NY, New York City  
NJ, Edison  
NJ, Elmwood Park  
NJ, Whippany  
PA, Mechanicsburg  
PA, Pittsburgh  
PA, Plymouth Meeting

### ● SOUTHEAST

FL, Deerfield Beach  
FL, Fort Myers  
FL, Miami  
FL, Naples  
FL, Orlando  
GA, Atlanta  
TN, Nashville  
NC, Raleigh  
SC, Charleston  
SC, Greenville  
SC, Spartanburg

### ● CANADA

AB, Calgary  
BC, Vancouver  
ON, Toronto



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