

## Retail Space For Lease

101-113 E. 8<sup>th</sup> Street & 748 S. Main Street  
Los Angeles, CA

**REDUCED LEASE RATE!**



Suite 111 - Storefront



Suite 109 - Restaurant

The 8th & Main Street's brightly lit retail units are on the ground floor of a mixed-use property wedged between some of the most historic and dynamic neighborhoods of Downtown Los Angeles anchored by the Fashion, the Flower and the Jewelry Districts. It is home to some of the most trafficked, visited, and revered sites in all of Los Angeles with Santee Alley, the world-famous Apple Store at Tower Theater, the Ace Hotel and The Orpheum Theater all within a block or two. Foodie institutions such as Rossoblu, Sonoratown (tacos), and Polanquito add to the neighborhoods standing as the place to be, shop, and eat in LA.

Suite	RSF	Rate/SF*	Description
107	1,650	\$0.95 MG	Street level storefront with hardwood floors and private restroom
109	2,450	\$0.95 MG	Gorgeous restaurant ready w/ tile floors, restroom, sinks, grease trap and hood. Includes 850 SF basement.
111	1,600	\$0.95 MG	Street level storefront with natural light and high ceilings
113	2,800	\$0.95 MG	Street level storefront with hardwood floors, restroom and high ceilings. Corner space on east alley, Includes 1,200 SF basement.
748	8,700	\$0.95 MG	Street level storefront with high ceilings and mezzanine space,
BSMT	7,000	\$0.70 MG	Below grade space, with access off 8th St & Werdin Alley

\*first year rate + CAM charges of approx. \$560 per month

### Get more information

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Wild Living Food Restaurant on corner

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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2023 Population	64,326	514,539	1,229,679
2023 Households	34,760	169,633	385,674
Average Household Size	1.6	2.8	3
Average Household Income	\$95,392	\$68,556	\$73,826
Daytime Employment	159,955	342,204	576,835

TRAFFIC COUNTS	MSPI Estimate
S Main Street at 8 <sup>th</sup> Street	13,315
E 8 <sup>th</sup> Street @ Los Angeles Street	9,584



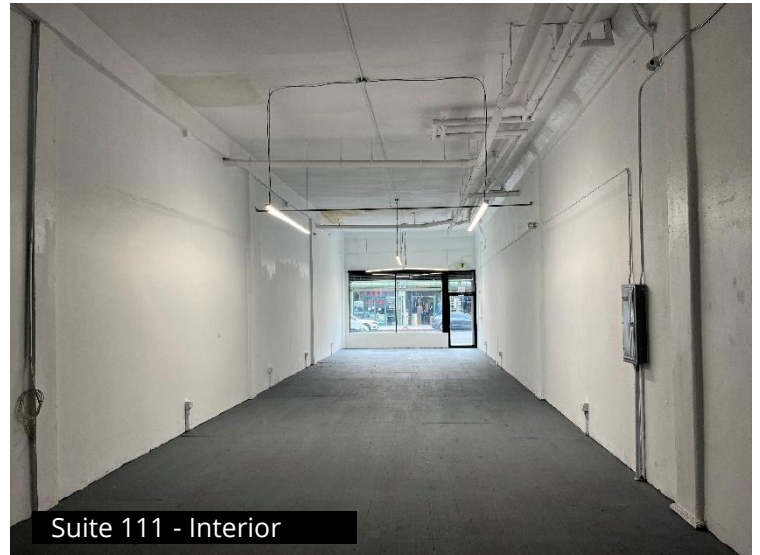
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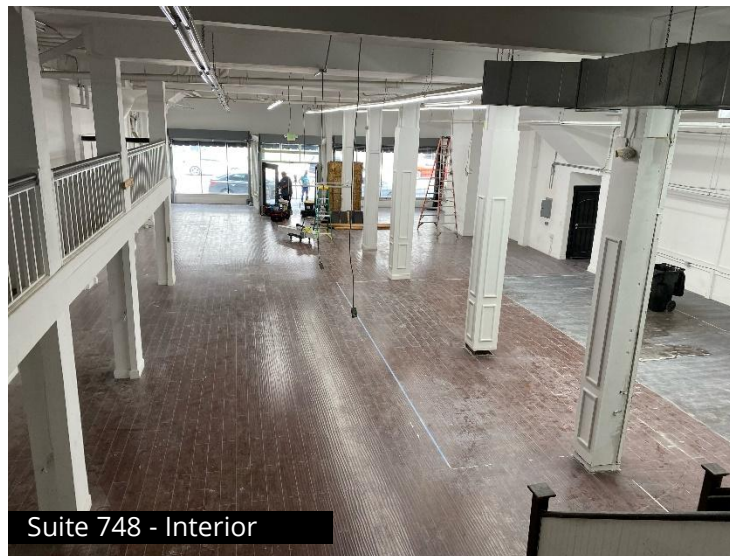
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