



AVISON
YOUNG

Piero I & II

609 & 640 ST. PAUL AVENUE
LOS ANGELES, CALIFORNIA



NOW LEASING

±1,661 to ± 3,261 SF

RETAIL SPACE

AVAILABLE

DAVID MALING

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PROPERTY DESCRIPTION



Piero I & II

SQUARE FOOTAGE:	$\pm 1,661$ SF to $\pm 3,261$ SF
ASKING RENT:	\$1.70
TERM:	3 - 5 Years
DATE AVAILABLE:	Immediate

**609 Saint Paul Avenue
640 Saint Paul Avenue
Los Angeles, California**

WESTLAKE

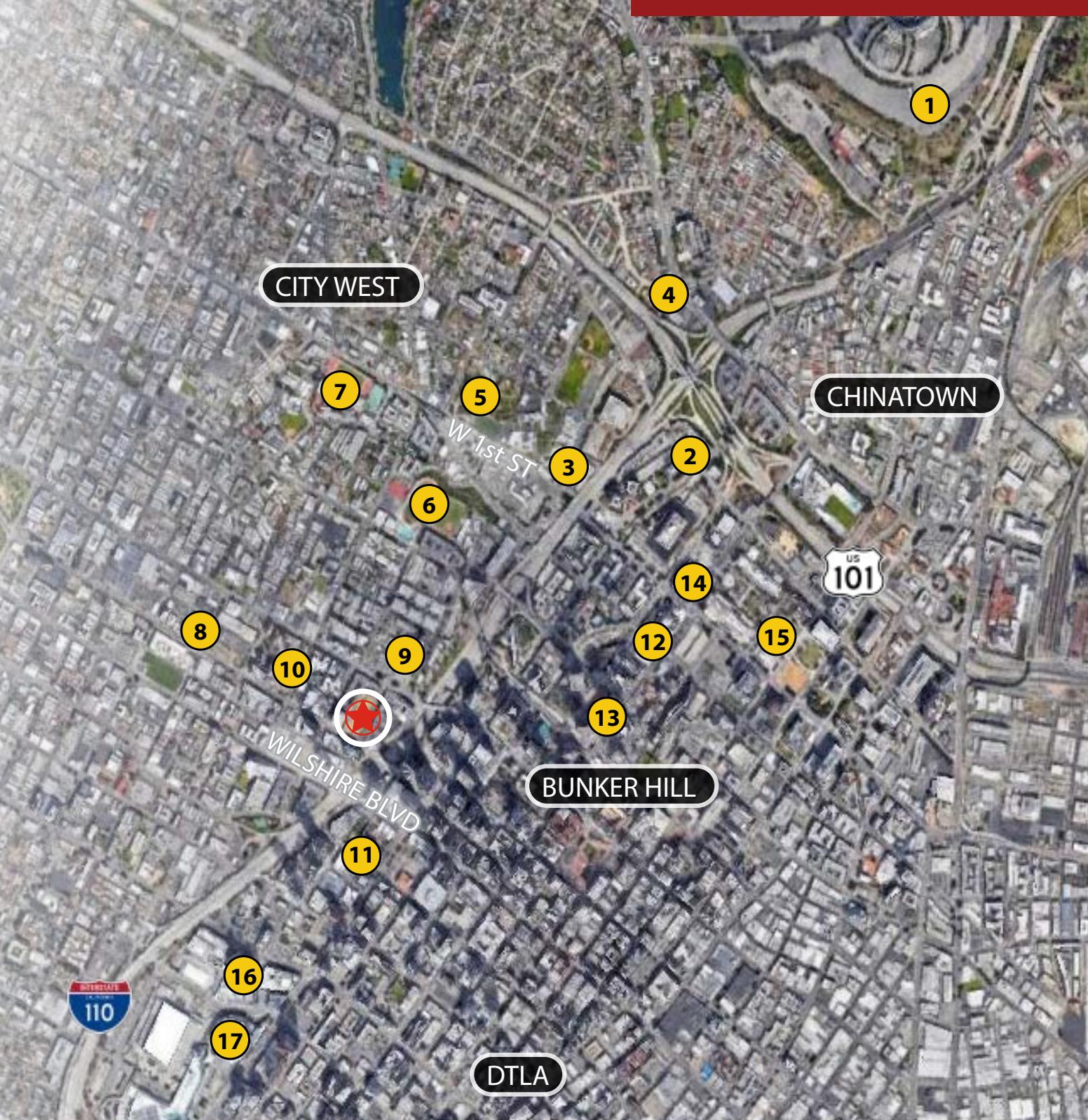
Highlights

- The Piero, an Italian Renaissance inspired mixed-use project by GH Palmer boasts 560 apartments with ground floor retail
- Highly visible ground level street facing units ranging from $\pm 1,661$ sq. ft. to $\pm 3,261$ sq. ft.
- 1,661 sq. ft. retail space with ventilation access in place for restaurant users
- Excellent and highly visible location on hard corner of St. Paul Avenue & W 6th Street, adjacent to Harbor Freeway (Highway 110), in City West
- Property location benefits from the synergy of the abundance of nearby amenities, businesses, proximity to Downtown LA, Hwy 101 and 110 Freeways
- Capture high traffic counts with $\pm 287,857$ VPD on 110 Harbor Freeway & Wilshire Blvd.
- Free and plentiful street parking. Possible on-site parking, call for more details.
- Great opportunity for various retail and restaurant users

Traffic Counts & Walking Score

Wilshire Blvd & Saint Paul Avenue - $\pm 24,622$ VPD

Walk Score - Walkers Paradise (96)



SUBJECT PROPERTY

- 1 Dodger Stadium
- 2 DaVinci Apartments
- 3 Canvas Apartments
- 4 CVS & Jack in the Box
- 5 Vista Hermosa Natural Park
- 6 Contreras High School
- 7 Belmont High School
- 8 PIH Health Good Samaritan Hospital
- 9 Los Angeles Center Studios
- 10 Grocery Outlet
- 11 FIGat7th
- 12 Walt Disney Concert Hall
- 13 The Broad
- 14 Dorothy Chandler Pavilion
- 15 Grand Park LA
- 16 L.A. Live
- 17 Staples Center



PIERO I
640 St. Paul Avenue

Unit 640 Leased

PIERO II
609 St. Paul Avenue

Unit A $\pm 1,661$ SF

Unit B $\pm 2,176$ SF

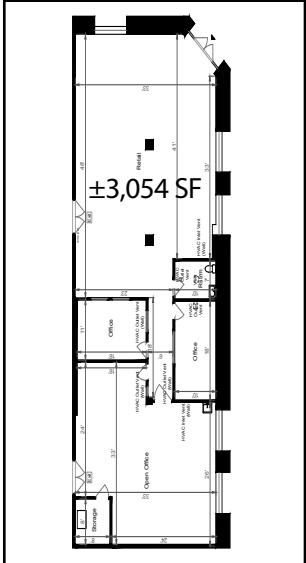
Unit C $\pm 3,261$ SF



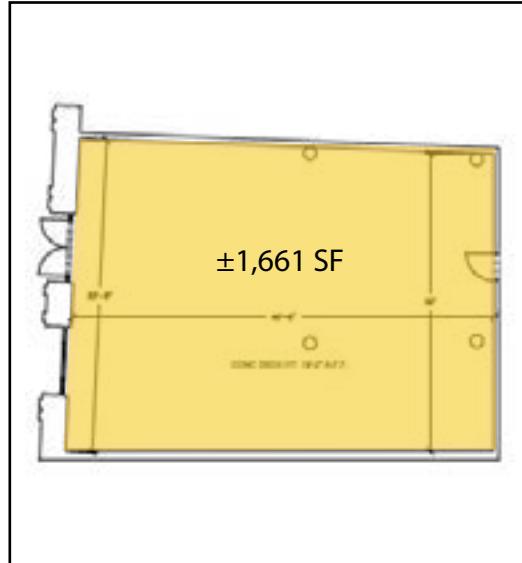


SITE PLANS

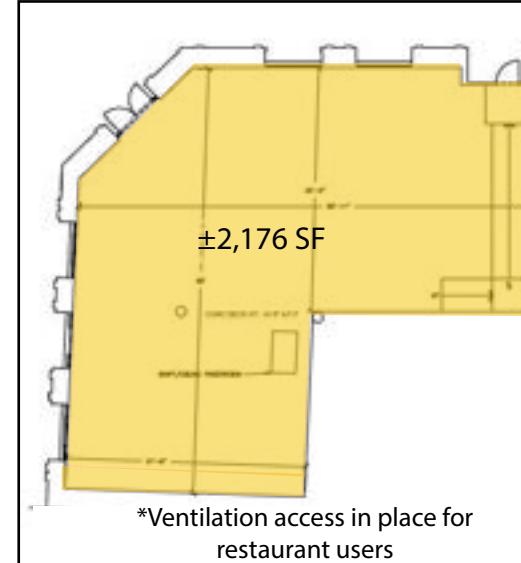
PIERO I
UNIT 640



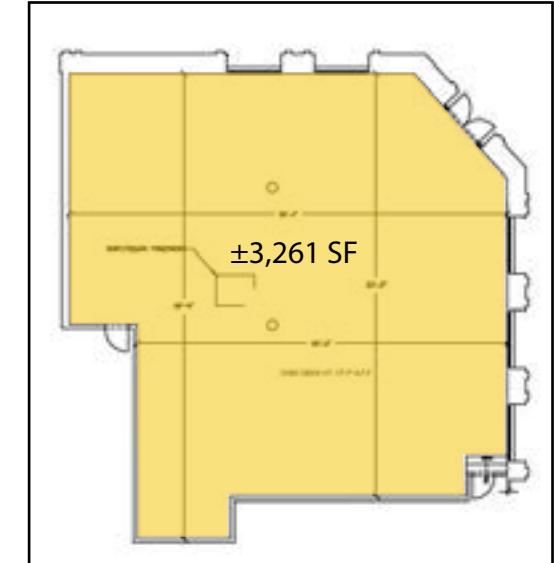
PIERO II
UNIT A

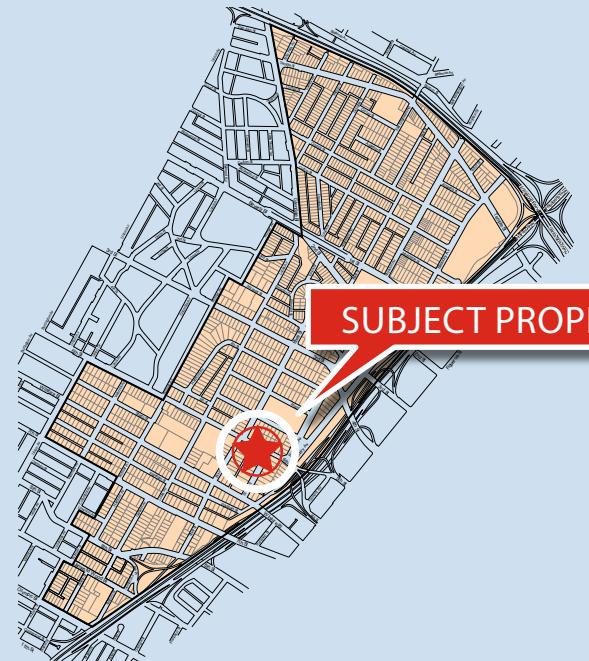


PIERO II
UNIT B



PIERO II
UNIT C





CENTRAL CITY WEST

Central City West Bounded by Temple Street, Wilshire Boulevard, the 110 Freeway and Lucas Avenue, City West was once a Downtown suburb that became an isolated, overlooked district separated from the central city by the freeway. The new wave of Downtown revitalization has made its once barren hills part of a larger redevelopment effort. It's now home to modern apartments and condominiums, new high schools bursting with students and several noteworthy restaurants. Once more at the top of Downtown residential neighborhoods, Central City West is home to some of the most elegant buildings in DTLA.

LOCAL ATTRACTIONS



DODGER STADIUM



LA LIVE



VISTA HERMOSA PARK



WALT DISNEY CONCERT HALL



LA CITY HALL



2023 1-MILE DEMOGRAPHICS



102,348
POPULATION

\$58,606

AVERAGE HOUSEHOLD INCOME

34
MEDIAN AGE

2.0

AVERAGE HOUSEHOLD SIZE

143,693 | **51,000**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT

8.0% | **80.9%**
OWNER | RENTER
1-MILE OCCUPIED HOUSING UNITS



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