



CBRE



THE
GAREY
BLDG
.
ARTS DISTRICT
LOS ANGELES



RESTAURANT AND RETAIL FOR LEASE

FOR INQUIRIES:

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HAUSER & WIRTH



JOIN:

baroo

dogdrop

C.U.P. IN-PLACE
RARE TYPE 21
(FULL LINE OFF-SITE)
& TYPE 41 OR 47
ON SITE
LIQUOR LICENSE

4 SPACES
11,378 SF
AVAILABLE

DELIVERY
NOW



905 E 2ND ST
LOS ANGELES,
CA 90012

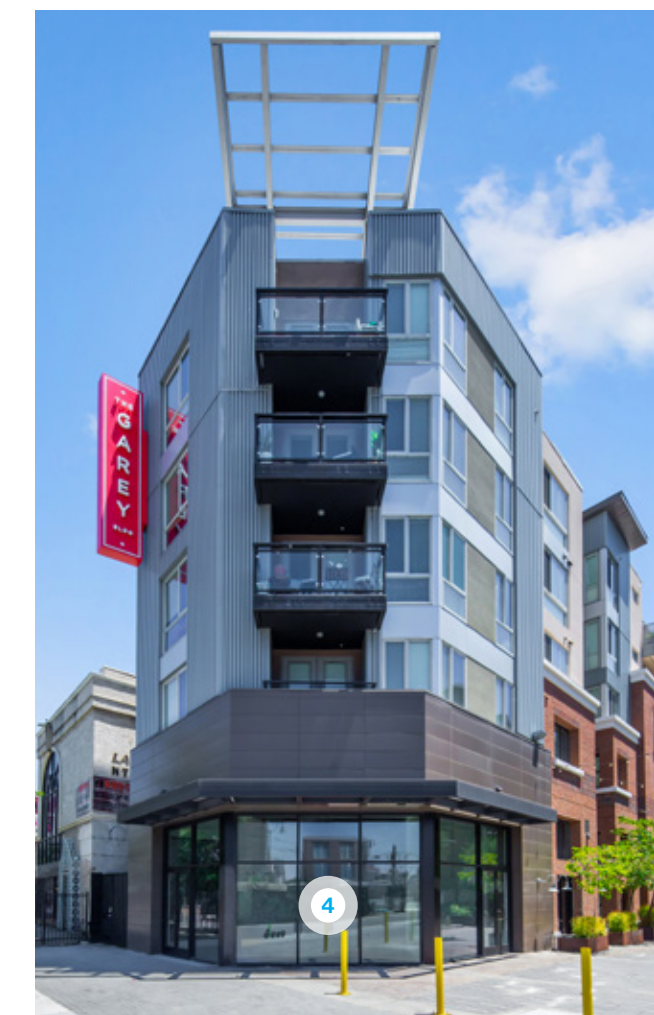
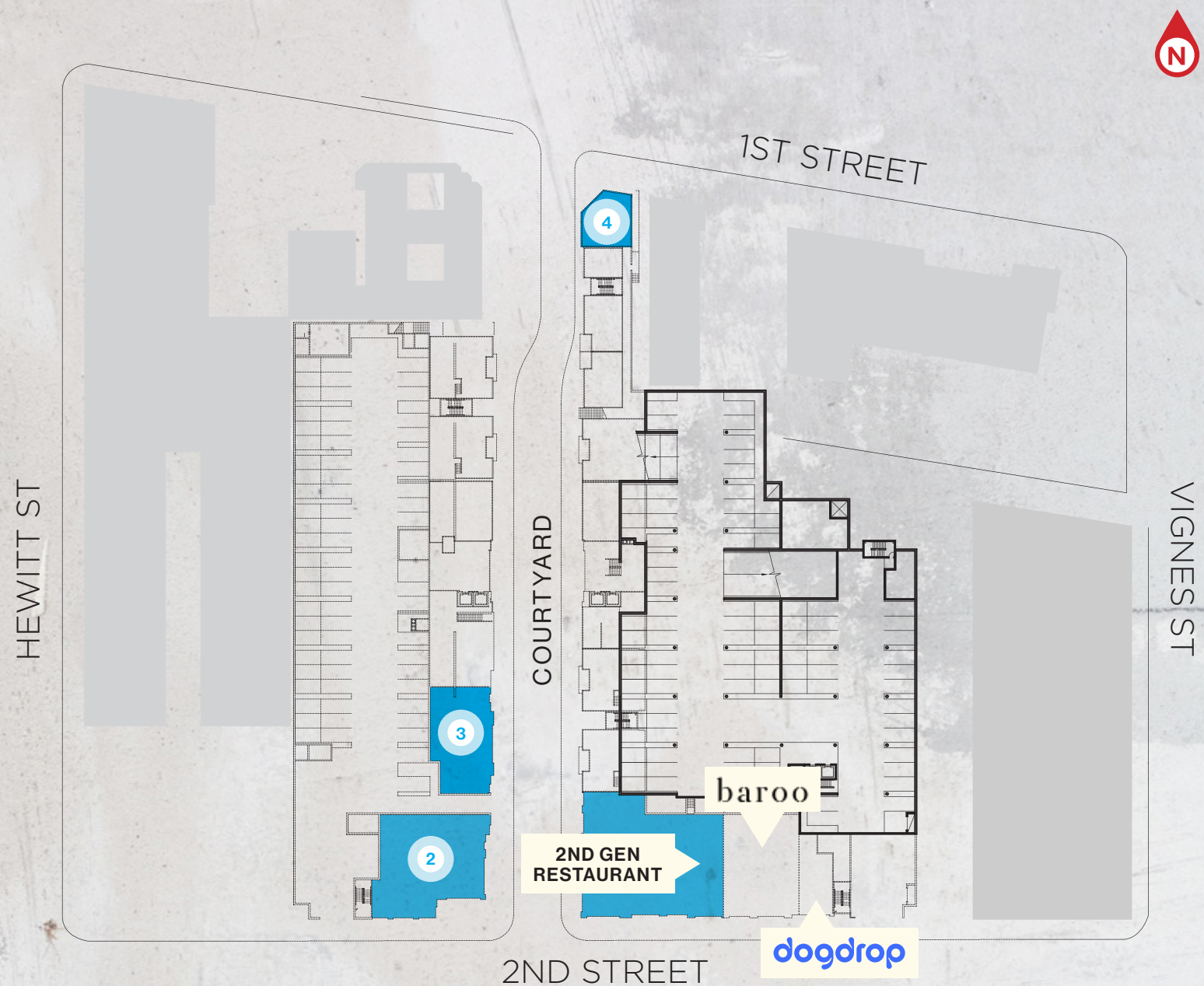
An early flagship of new Arts District growth, the Garey Building anchors this residential-forward section of the Arts District neighborhood. With on-site LA institutions like Father's Office, a rare retail parking field, and adjacent to some of the greatest Arts District shopping and restaurant success stories, the Garey Building is primed to capture the existing and continued area development.

60
ON-SITE VISITOR
PARKING STALLS

15.3K SF
TOTAL GROUND
FLOOR RETAIL

320
LUXURY
APARTMENTS
(95% LEASED)





SUITE 2
2,555 SF
& 991 SF
RESTAURANT
& RETAIL

SUITE 3
1,900 SF
INCIDENTAL FOOD/
SERVICE



SUITE 4
900 SF
INCIDENTAL FOOD/
SERVICE

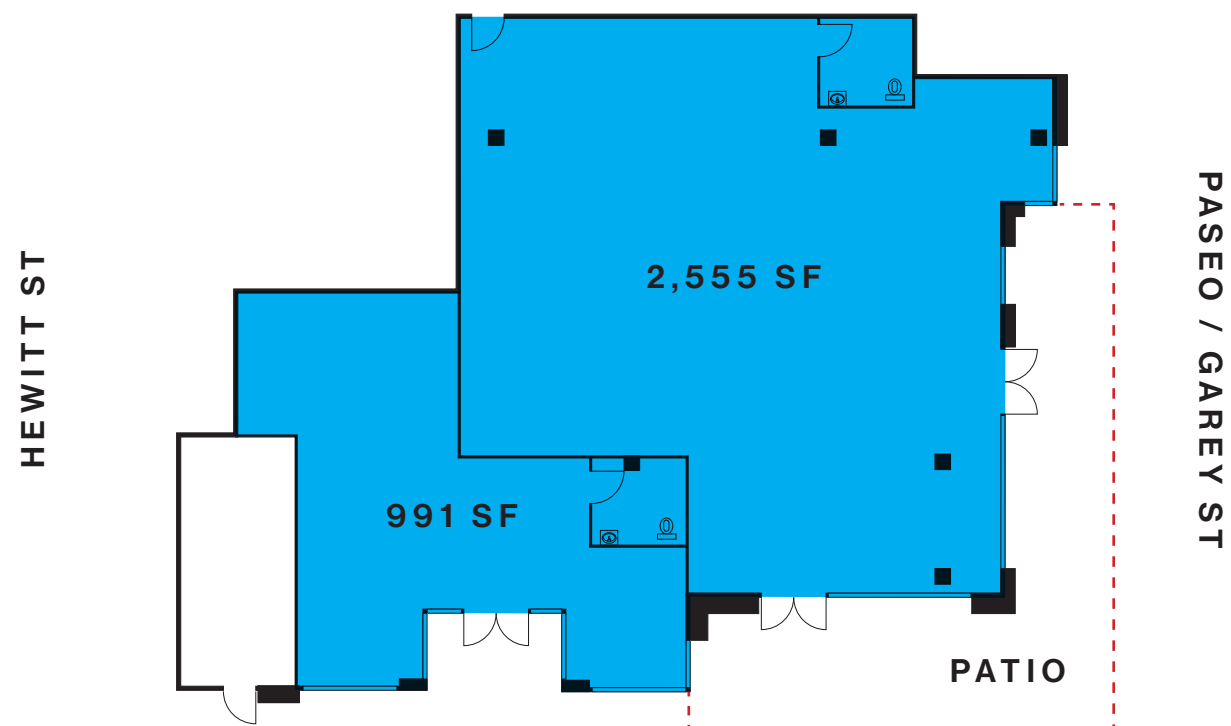
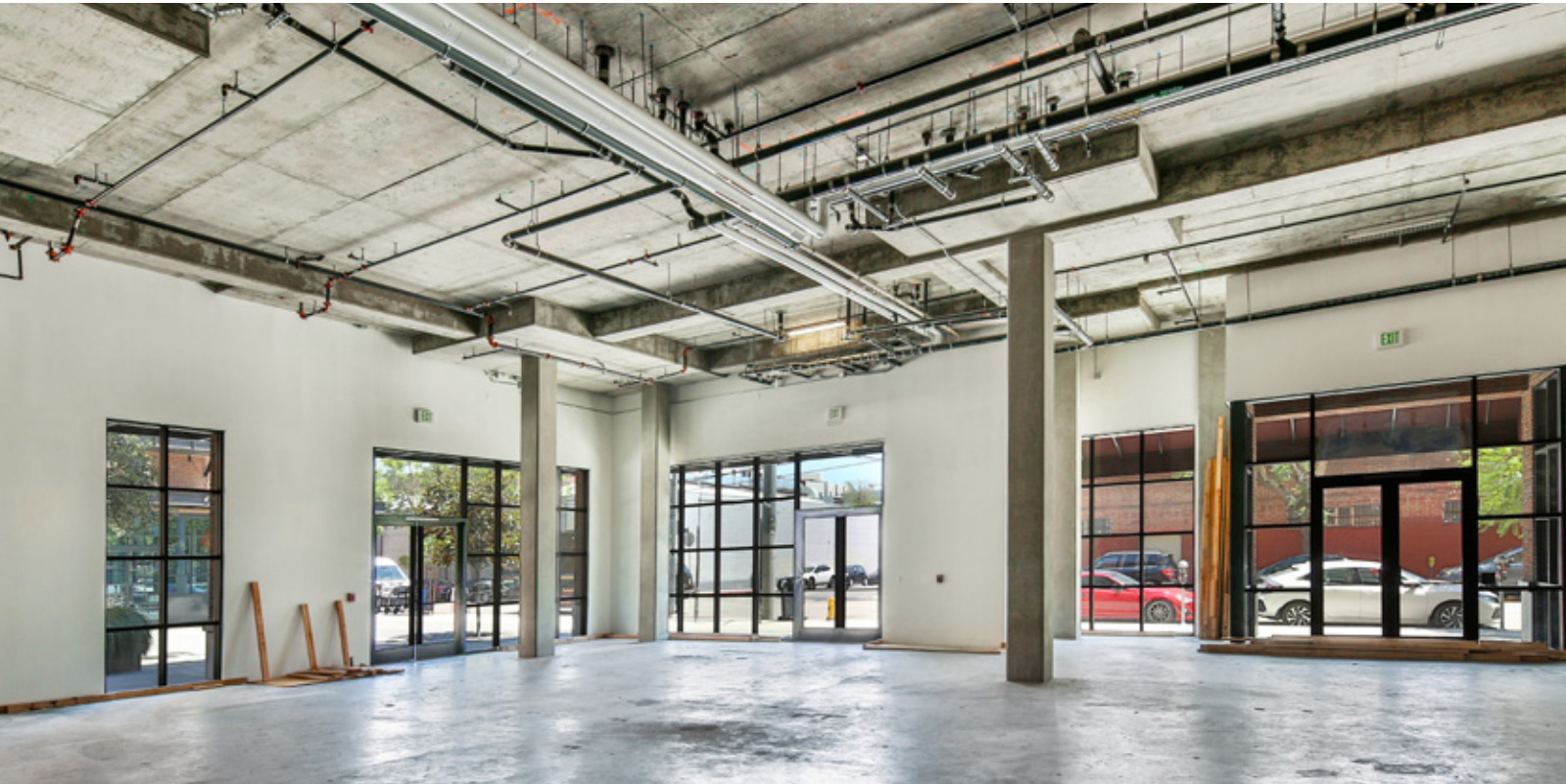
**2ND GEN
RESTAURANT**
5,032 SF
FORMERLY
FATHER'S OFFICE



SUITE 2
2,555 SF
& 991 SF

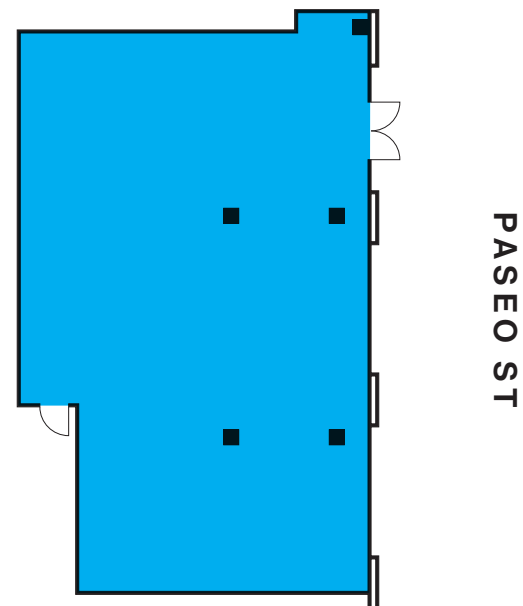
RESTAURANT
& RETAIL

- + WARM SHELL SPACE FOR RESTAURANT OR RETAIL
- + HIGH CEILINGS AND SPACIOUS DESIGN
- + LARGE DEDICATED OUTDOOR PATIO
- + PREMIER FRONTAGE ON E 2ND STREET/GAREY
- + EXPOSED BRICK INTERIOR
- + EXPANSIVE WINDOWS / NATURAL LIGHT

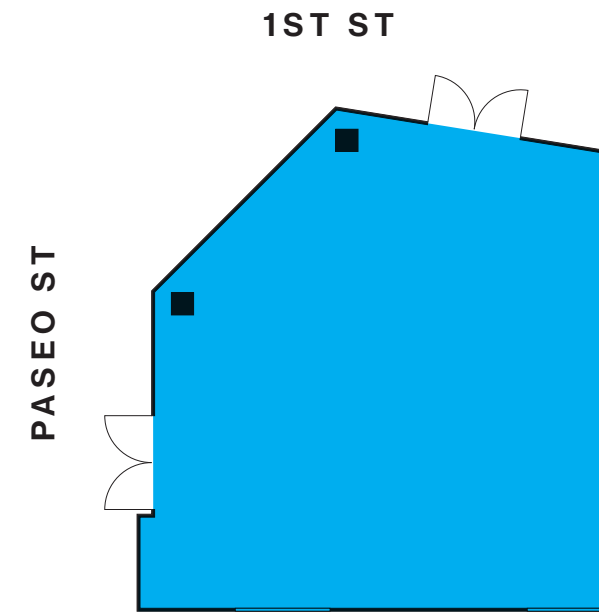


SUITE 3
1,900 SF
 INCIDENTAL FOOD/
 SERVICE

- + TARGETING SERVICE & FITNESS USES
- + TALL CEILINGS AND CLEAN LAYOUT
- + DEDICATED PATIO/OUTDOOR SPACE
- + FACES CHARMING GAREY PASEO
- + SHALLOW DEPTH WITH EXPANSIVE WINDOW LINE



SUITE 4
900 SF
 INCIDENTAL FOOD/
 SERVICE



- + CORNER FRONTAGE ON 1ST ST AND GAREY
- + OUTDOOR PATIO POTENTIAL
- + COLUMN-FREE OPEN LAYOUT
- + LOTS OF NATURAL LIGHT WITH VIEWS TO CORE DLTA





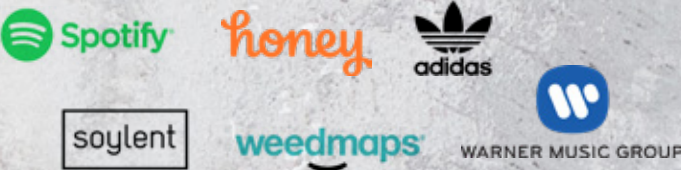


2024
DEMOGRAPHICS
1 MILE RADIUS

| | |
|--|--|
| 2024 48,739 POPULATION | DAYTIME 87,005 POPULATION |
| HOUSEHOLD \$90,775 AVERAGE INCOME | MILLENNIALS 39.5% MAJORITY GENERATION |
| WORK 59,611 EMPLOYEES | WORK CLASS 73.4% WHITE COLLAR |

SOURCE: CBRE FAST REPORT

HAUSER & WIRTH



| | | |
|-------------------------------|--|---|
| CLASS-A 1.50M SF OFFICE | THE ROW 4TH & TRACTION 520 MATEO 500 S SANTE FE | 315K SF 131K SF 105K SF 96K SF |
|-------------------------------|--|---|

| | | |
|-------------------------------|---|-------------------------------------|
| UNITS 3.75K RESIDENTIAL | ONE SANTE FE 438 UNITS THE ALISO AMP LOFTS AVA ARTS DISTRICT | 472 UNITS 320 UNITS 475 UNITS |
|-------------------------------|---|-------------------------------------|

SOURCE: COSTAR

ARTS DISTRICT
LOS ANGELES

The downtown Arts District lies at the intersection of many roads. This is where culture meets commerce; where the grit of the street meets the gloss of the gallery wall; where the tech & media creative crowd and denizens of downtown proper meet the millions of annual visitors who seek the most innovative chefs and retailers who lay inroads and define an era.

A tasteful pastiche of renovated low-rise buildings and new generation of urban growth, this convenient neighborhood offers highly walkable streets, dynamic streetscapes bursting with street art and colorful murals, a healthy dose of public safety and available parking, and a deep history full of character.





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THE
GAREY
BLDG

ARTS DISTRICT
LOS ANGELES