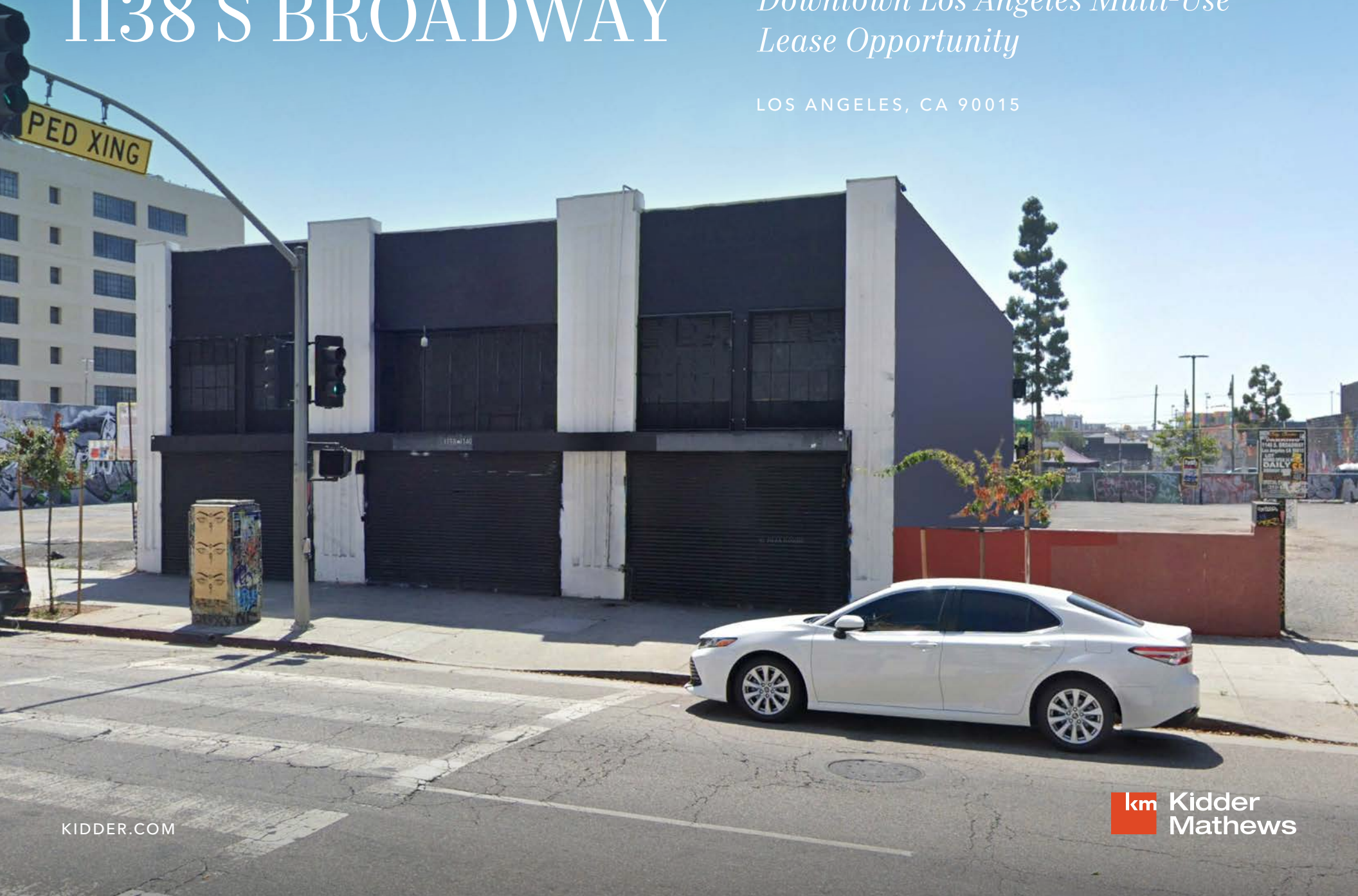


FOR LEASE

# 1138 S BROADWAY

*Downtown Los Angeles Multi-Use  
Lease Opportunity*

LOS ANGELES, CA 90015





## *Property Highlights*

Clear span freestanding building

Ideal for retail, wholesale, restaurant, professional or creative office, event space, etc.

Includes gated parking at rear for  $\pm 5$  vehicles  
Note: additional parking available  
(call broker for rate)

Heavy traffic location with great exposure & signage

Mezzanine has 3 offices and kitchen/break room

Ground level loading door

Built in 1950

Reinforced concrete construction

20' ceiling height (at front of building)

1: 10x12 ground level loading door

LA C2-4D-O-SN (zoning)

5139-017-008 (APN)

\$1.55/SF gross asking rent

# HIGHLY- ACCESSIBLE LOCATION

Proximity to Crypto.com, LA Live, Apple  
flagship store, Herald Examiner, and the  
two hotels in the proximity, Downtown LA  
Proper Hotel and Style Hotel

Easy access to multiple freeways

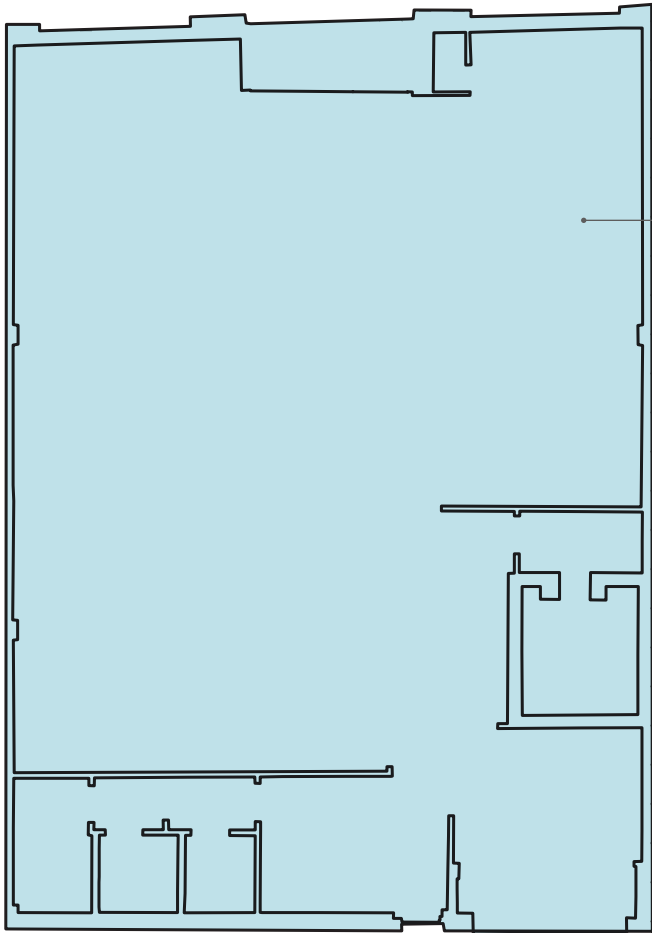
**4 MIN**  
DRIVE TO LA LIVE

**2 MIN**  
DRIVE TO APPLE  
FLAGSHIP STORE

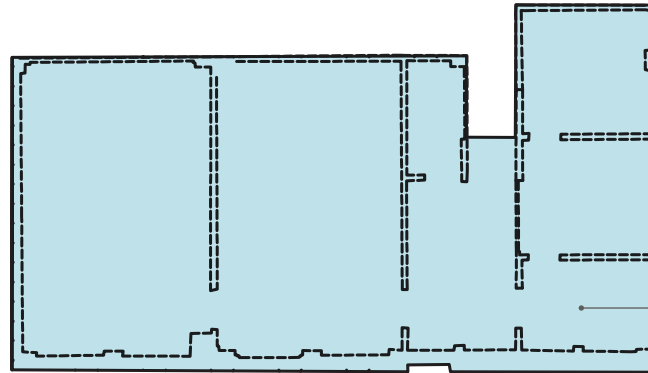




# FIRST FLOOR PLAN



**BUILDING**  
4,865 SF



**MEZZANINE**  
1,215 SF

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*4,865*  
BUILDING SF

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*1,215*  
MEZZANINE SF

---

*5,700*  
LAND AREA SF



## 1138 S BROADWAY

*For more information on  
this property, please contact*

STEPHAN KTORZA  
310.909.6409  
stephan.ktorza@kidder.com  
LIC N° 01758229

KIDDER.COM

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