



THE  
**GAREY**  
 BLDG

•

ARTS DISTRICT  
 LOS ANGELES



RESTAURANT  
 AND RETAIL  
**FOR LEASE**  
 FOR INQUIRIES:

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JOIN:  
**FATHER'S OFFICE**  
baroo  
Hoacaphe  
**dogdrop**

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

**3 SPACES**  
**8,195 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)





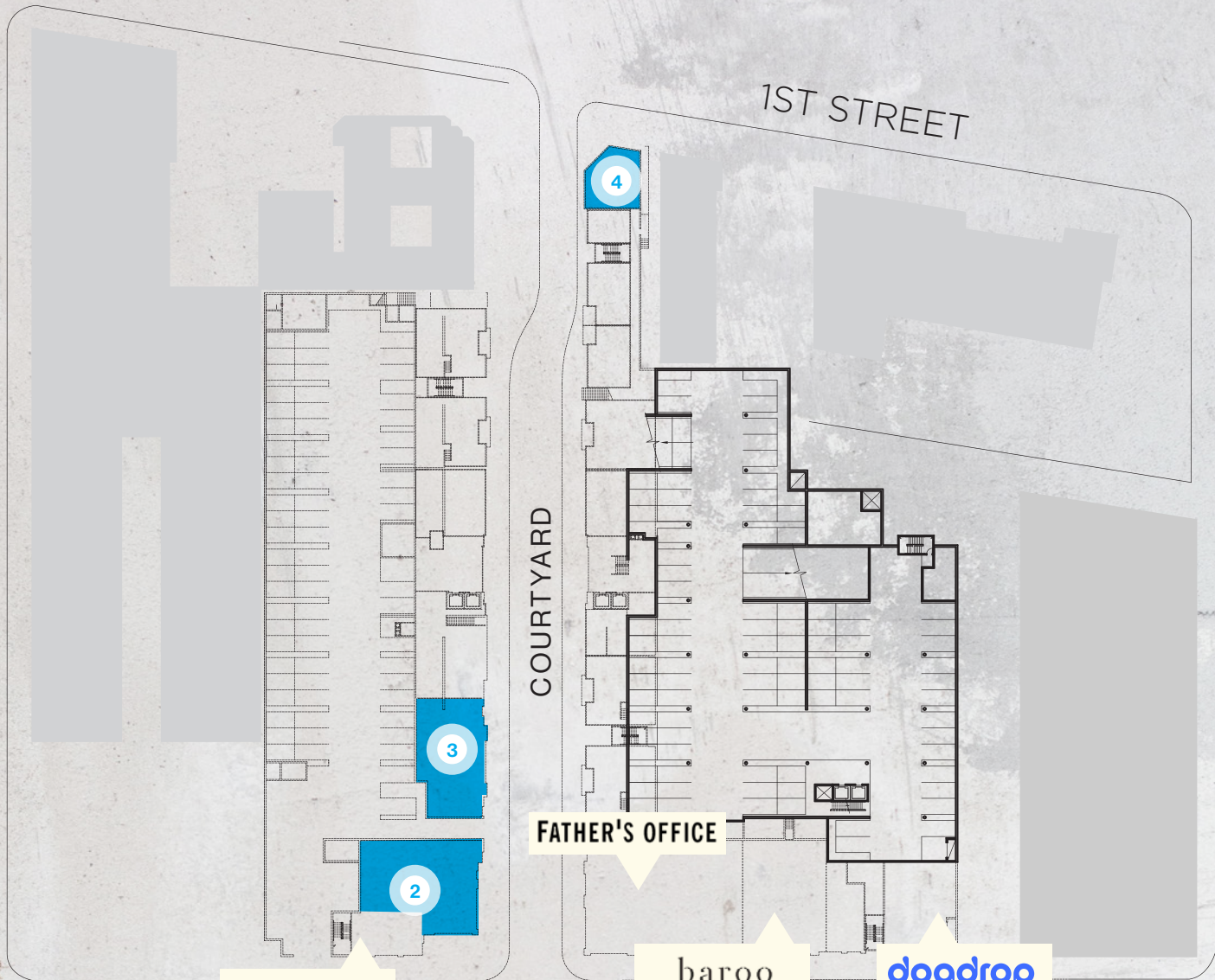
HEWITT ST

1ST STREET

VIGNES ST

COURTYARD

2ND STREET



Hoa Caphe

FATHER'S OFFICE

baroo

dogdrop

**SUITE 2**

**2,555 SF**  
(DIVISIBLE)

RESTAURANT  
& RETAIL

**SUITE 3**

**1,900 SF**

INCIDENTAL FOOD/  
SERVICE

**SUITE 4**

**900 SF**

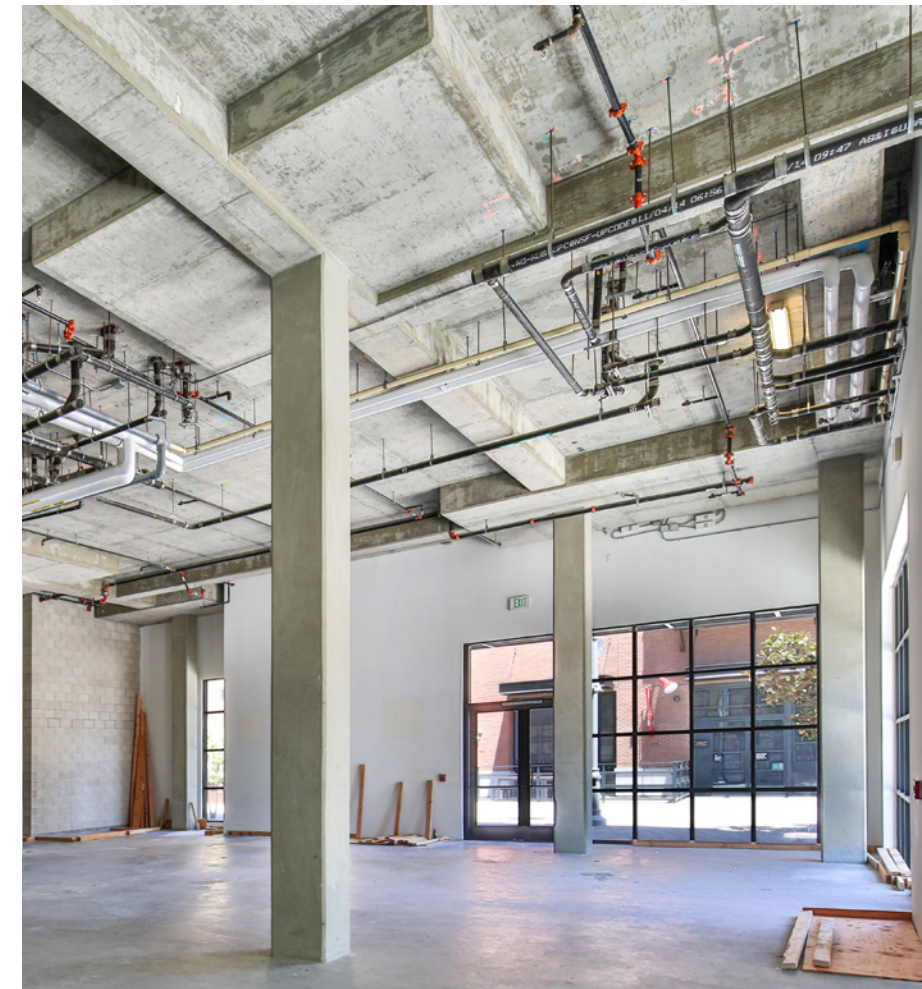
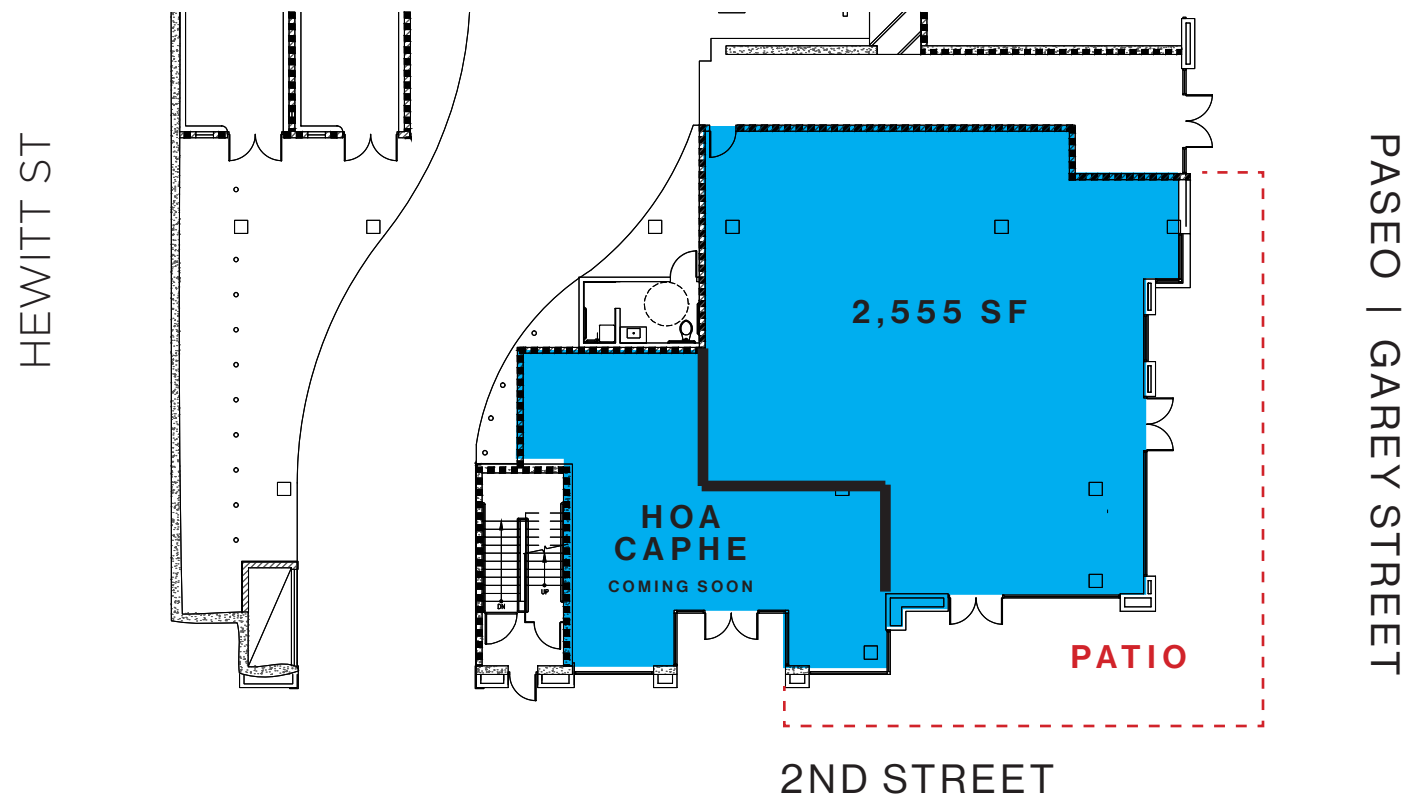
INCIDENTAL FOOD/  
SERVICE



**SUITE 2**  
**2,555 SF**

RESTAURANT  
& RETAIL

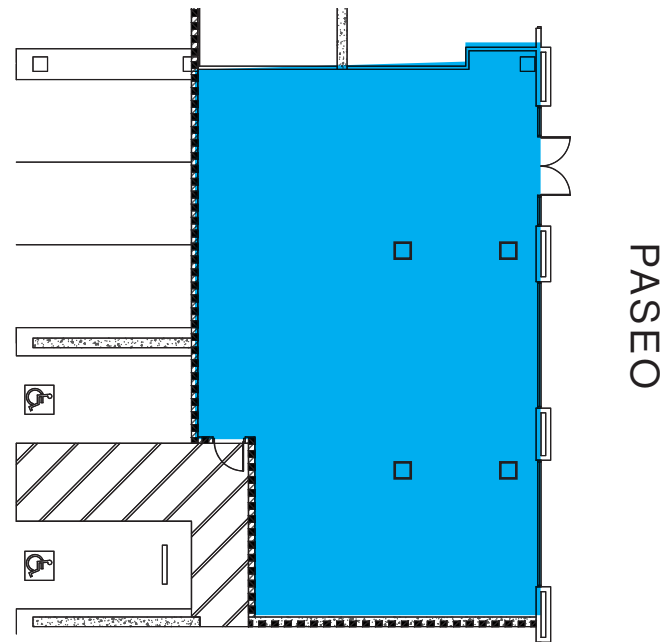
- + WARM SHELL SPACE FOR RESTAURANT OR RETAIL
- + HIGH CEILINGS AND SPACIOUS DESIGN
- + LARGE DEDICATED OUTDOOR PATIO
- + PREMIER FRONTAGE ON E 2ND STREET/GAREY
- + EXPOSED BRICK INTERIOR
- + EXPANSIVE WINDOWS / NATURAL LIGHT



**SUITE 3**  
**1,900 SF**

INCIDENTAL FOOD/  
SERVICE

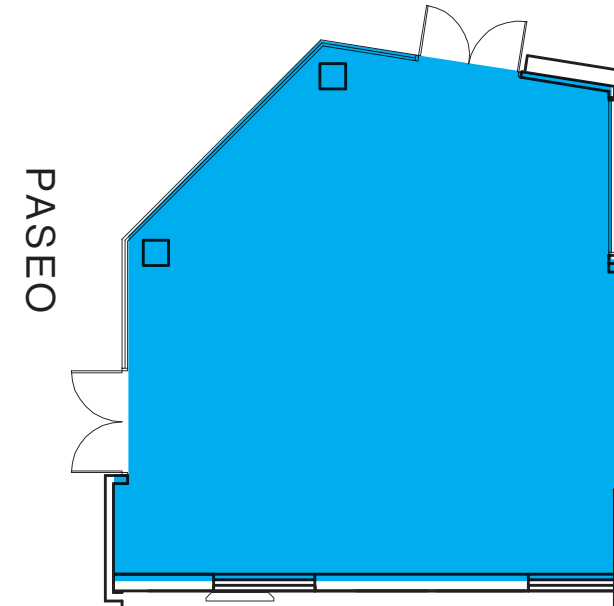
- + TARGETING SERVICE & FITNESS USES
- + TALL CEILINGS AND CLEAN LAYOUT
- + DEDICATED PATIO/OUTDOOR SPACE
- + FACES CHARMING GAREY PASEO
- + SHALLOW DEPTH WITH EXPANSIVE WINDOW LINE



**SUITE 4**  
**900 SF**

INCIDENTAL FOOD/  
SERVICE

1ST STREET



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





# THE GAREY BLDG

ARTS DISTRICT  
LOS ANGELES



ONE SANTA FE

CAFÉ GRATITUDE

grow

VanLeeuwen

WITTMORE

ALISO

E 4<sup>TH</sup> ST

SANTE FE AVE

E 3<sup>RD</sup> ST

HAUSER & WIRTH

Manuela

E 2<sup>ND</sup> ST

VIGNES ST

1<sup>ST</sup> ST

METRO GOLD LINE

dogdrop

FATHER'S OFFICE

GAREY ST

TRACTION AVE

honey

ARTS DISTRICT BREWING COMPANY

PALI WINE CO

groundwork

SALT & STRAW

TERRAZA Cha Cha Cha

Death & Co

kreation

LOQUI

YUNOMI HANDROLL

PRINCE STREET

THE AMERICAN HOTEL

PIE HOLE

Wurstküche

YOUTH & PEOPLE

3:1 Phillip Lim

LE LABO

MURA CONDOMINIUMS

PANONIA

S ALAMEDA ST

ANGEL CITY BREWERY

TRACTION AVE

S HEWITT ST

E 2<sup>ND</sup> ST

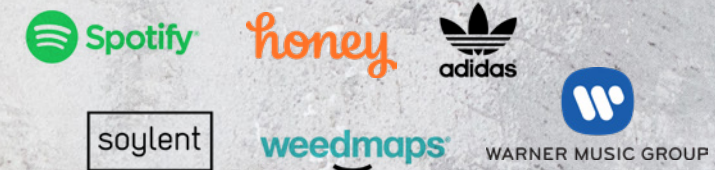


**2022  
DEMOGRAPHICS**  
1 MILE RADIUS

<b>2022</b> <b>49,252</b> POPULATION	<b>DAYTIME</b> <b>85,997</b> POPULATION
<b>HOUSEHOLD</b> <b>\$84,737</b> AVERAGE INCOME	<b>MILLENNIALS</b> <b>34.7%</b> MAJORITY GENERATION
<b>WORK</b> <b>59,611</b> EMPLOYEES	<b>WORK CLASS</b> <b>72.5%</b> WHITE COLLAR

SOURCE: CBRE FAST REPORT

**HAUSER & WIRTH**



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

<b>UNITS</b> <b>3.75K</b> RESIDENTIAL	ONE SANTE FE 438 UNITS
	THE ALISO 472 UNITS
	AMP LOFTS 320 UNITS
	AVA ARTS DISTRICT 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.





# RESTAURANT AND RETAIL FOR LEASE

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