



# 2ND GENERATION RESTAURANT SPACE FOR LEASE

## 905 E 2ND STREET, ARTS DISTRICT



FOR  
INQUIRIES:

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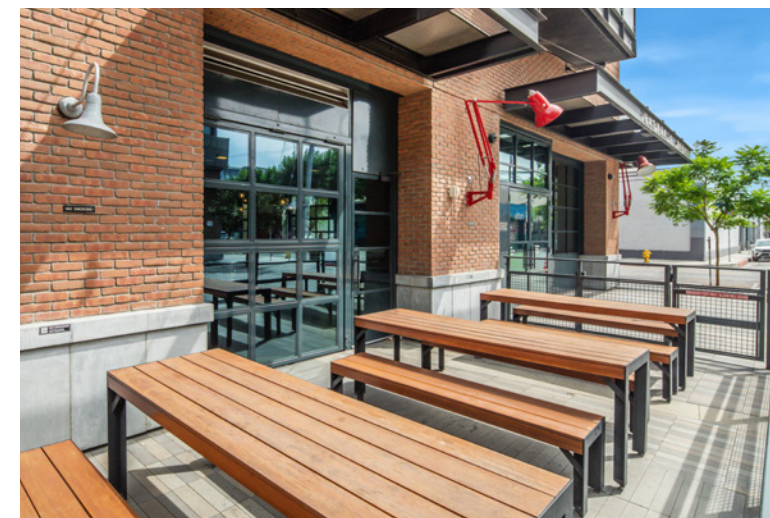
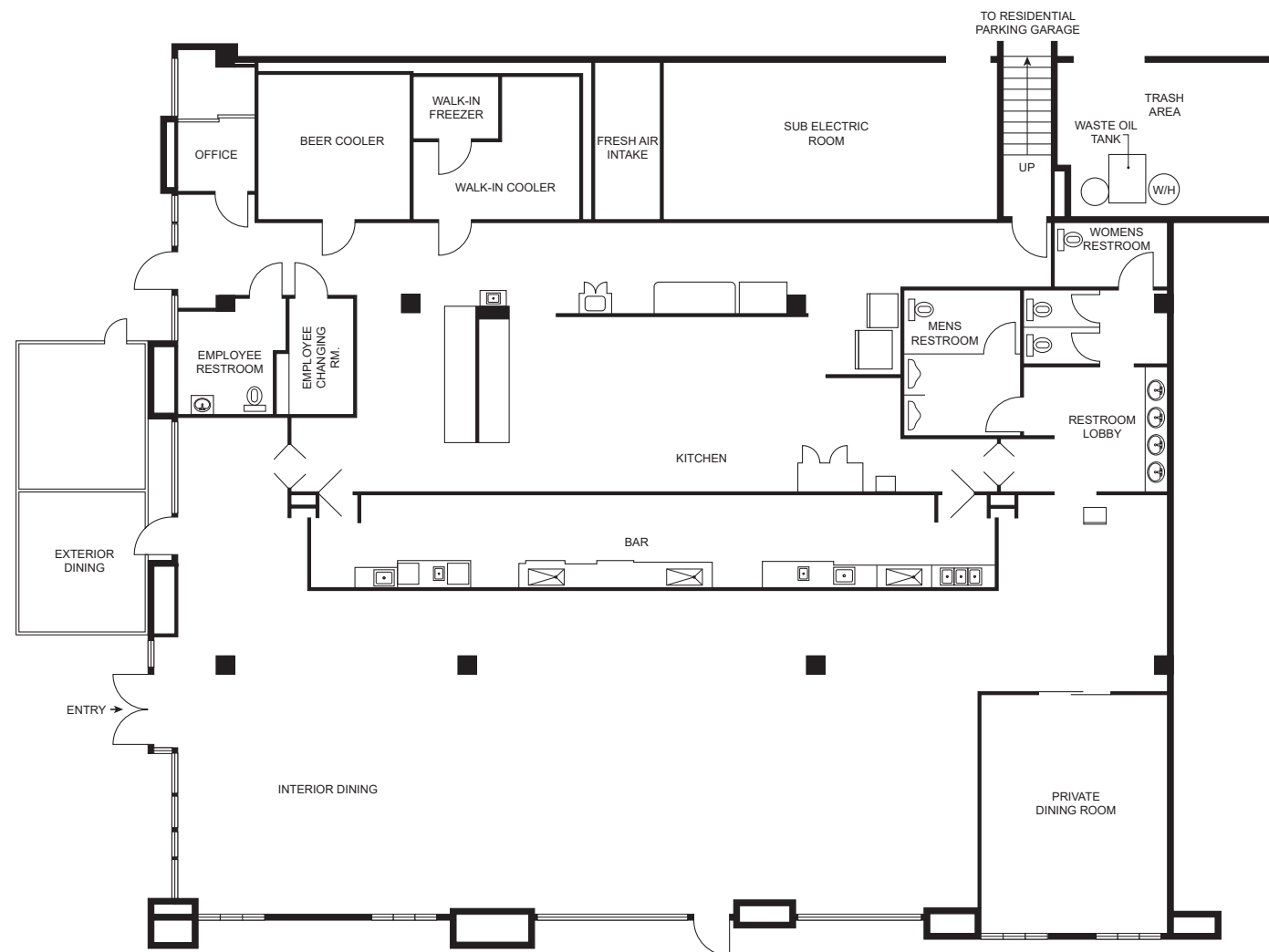
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**CBRE**



2ND GENERATION  
RESTAURANT  
SPACE  
5,302 SF

- + APPROVALS FOR TYPE 47 FULL-LINE ALCOHOL SALES
- + OPERABLE WINDOWS
- + PLENTIFUL CUSTOMER PARKING
- + NEWLY BUILT IN 2020 WITH BEST-IN-CLASS FINISHES
- + VAULTED WOODEN CEILING AND LONG BAR













## EQUIPMENT AVAILABLE

- + CUSTOM STEEL STORE FRONT WITH HYDRAULIC OPENING WINDOWS AND GARAGE DOOR
- + FULL BUILT OUT RESTROOMS (3) INCLUDING ALL RESTROOMS FIXTURES AND PARTITIONS
- + 2 WALK-IN REFRIGERATORS INCLUDING ALL RELATED REMOTE REFRIGERATION EQUIPMENT
- + POLLUTION CONTROL UNIT ON ROOF
- + 2 KITCHEN GREASE HOODS WITH RELATED MECHANICAL MOTORS ON THE ROOF
- + ALL INTERIOR AND EXTERIOR LIGHTING FIXTURES INCLUDING AUTOMATIC LIGHTING CONTROL SYSTEM
- + SECURITY CAMERAS
- + ROOF MOUNTED REFRIGERATION RACK
- + DRAFT BEER DISPENSING LINES INCLUDING SHELVES INSIDE WALK-IN
- + 3 COMPARTMENT KITCHEN SINK AND ALL INSTALLED HAND WASH SINKS
- + KITCHEN PREP SINK
- + REFRIGERATED KITCHEN CENTER ISLAND TABLE
- + DISH WASH AND GLASS WASH TABLES (NOT INCLUDING WASHING MACHINES)
- + BACK BAR MILLWORK CABINETRY INCLUDING DRAIN BOARDS FOR DRAFT BEER DISPENSING LINES











# THE GAREY BLDG

ARTS DISTRICT  
LOS ANGELES





2024  
DEMOGRAPHICS  
1 MILE RADIUS

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

SOURCE: CBRE FAST REPORT



HAUSER & WIRTH



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

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

SOURCE: COSTAR



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)







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THE  
**GAREY**  
BLDG

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ARTS DISTRICT  
LOS ANGELES