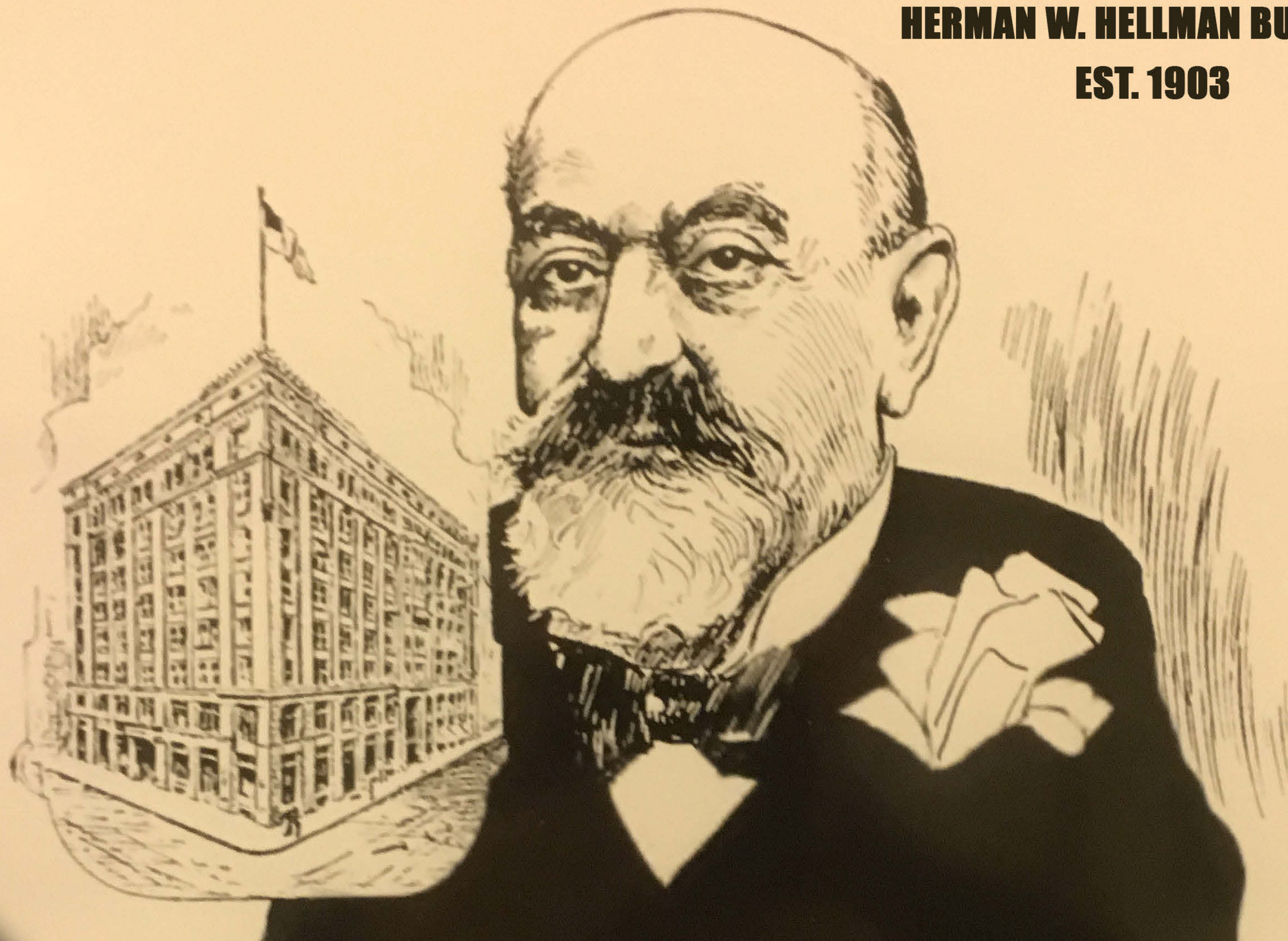


HERMAN W. HELLMAN BUILDING
EST. 1903





HERMAN W. HELLMAN BUILDING
DOWNTOWN LOS ANGELES



Restaurant/Retail Space For Lease



SPACE DETAILS

Three Fully Entitled Type 47 CUP's

Retail 101 - ± 3,000 sf

Retail 102 - ± 2,500 sf

Retail 103 - ± 6,000 sf

Rendering of Retail

Contact: Tyler Murphy
tmurf25@gmail.com
805-246-7307



Restaurant/Retail Space For Lease



SPACE DETAILS

Three Fully Entitled Type 47 CUP's

Retail 101 - $\pm$ 3,000 sf

Retail 102 - $\pm$ 2,500 sf

Retail 103 - $\pm$ 6,000 sf

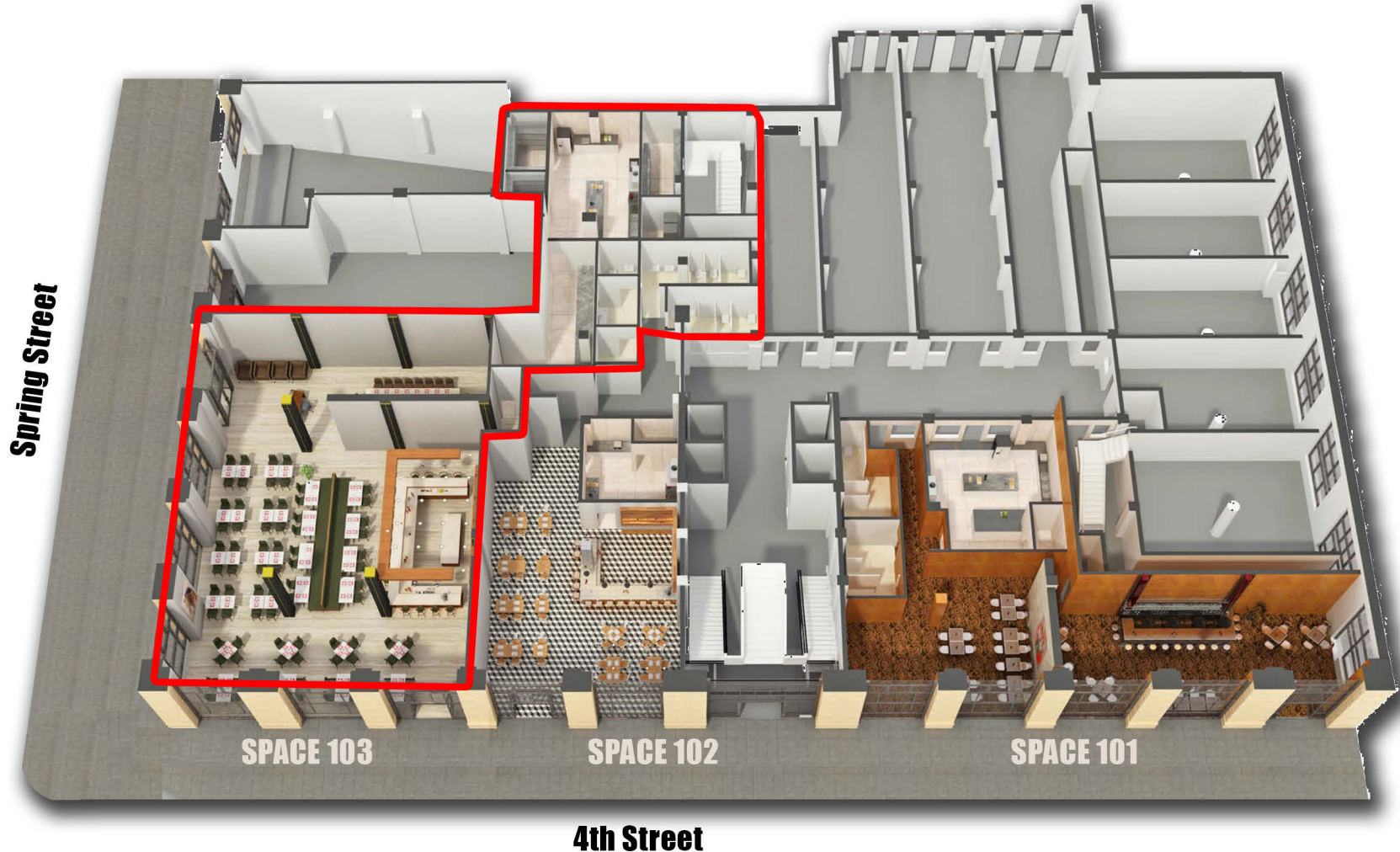
Rendering of Retail

Contact: Tyler Murphy

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805-246-7307

Restaurant/Retail Space 103 Floor Plan



SPACE DETAILS

Three Fully Entitled Type 47 CUP's

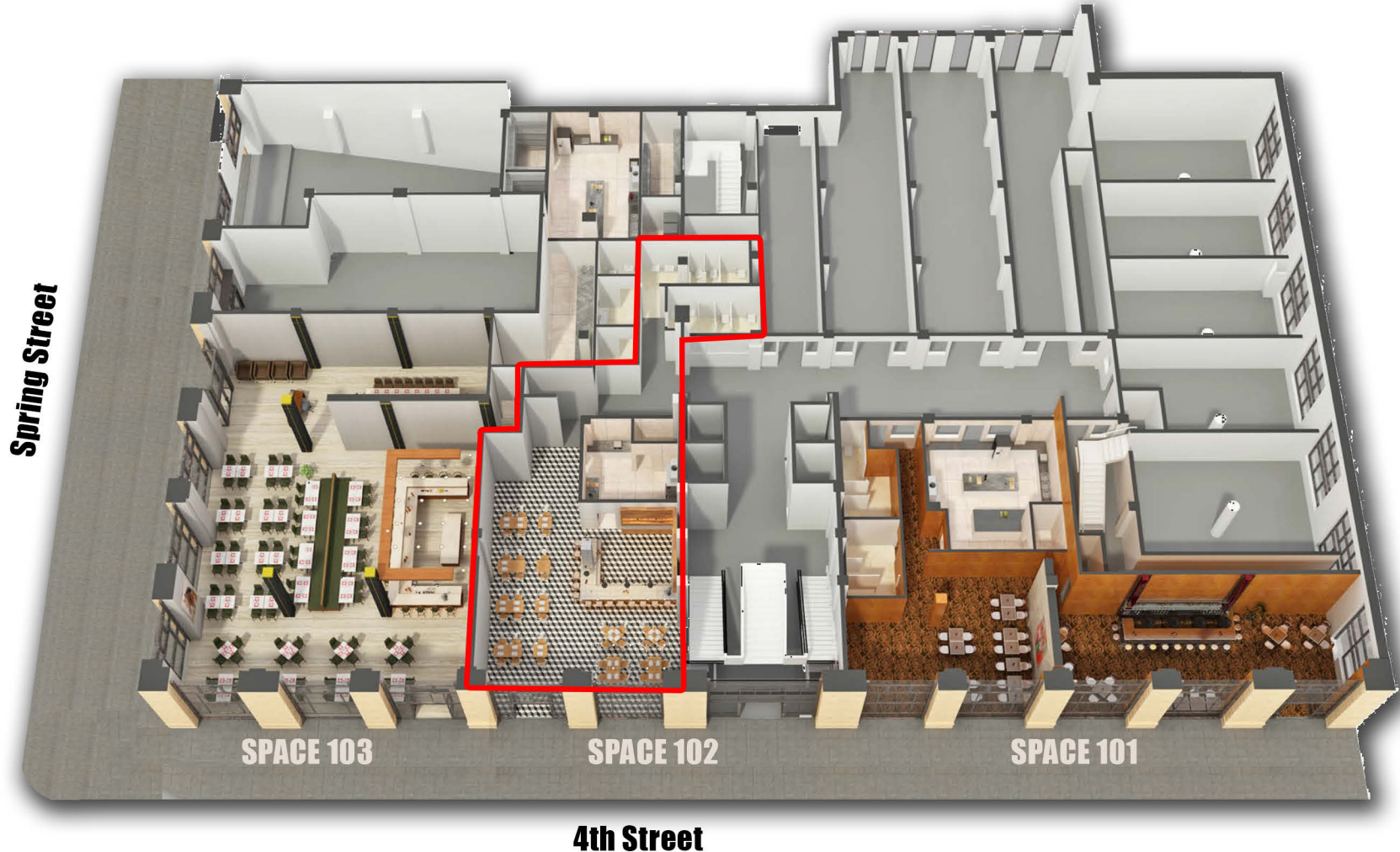
Retail 103 ±6,000 sf

Contact: Tyler Murphy

tmurf25@gmail.com

805-246-7307

Restaurant/Retail Space 102 Floor Plan



SPACE DETAILS

Fully Entitled Type 47 CUP

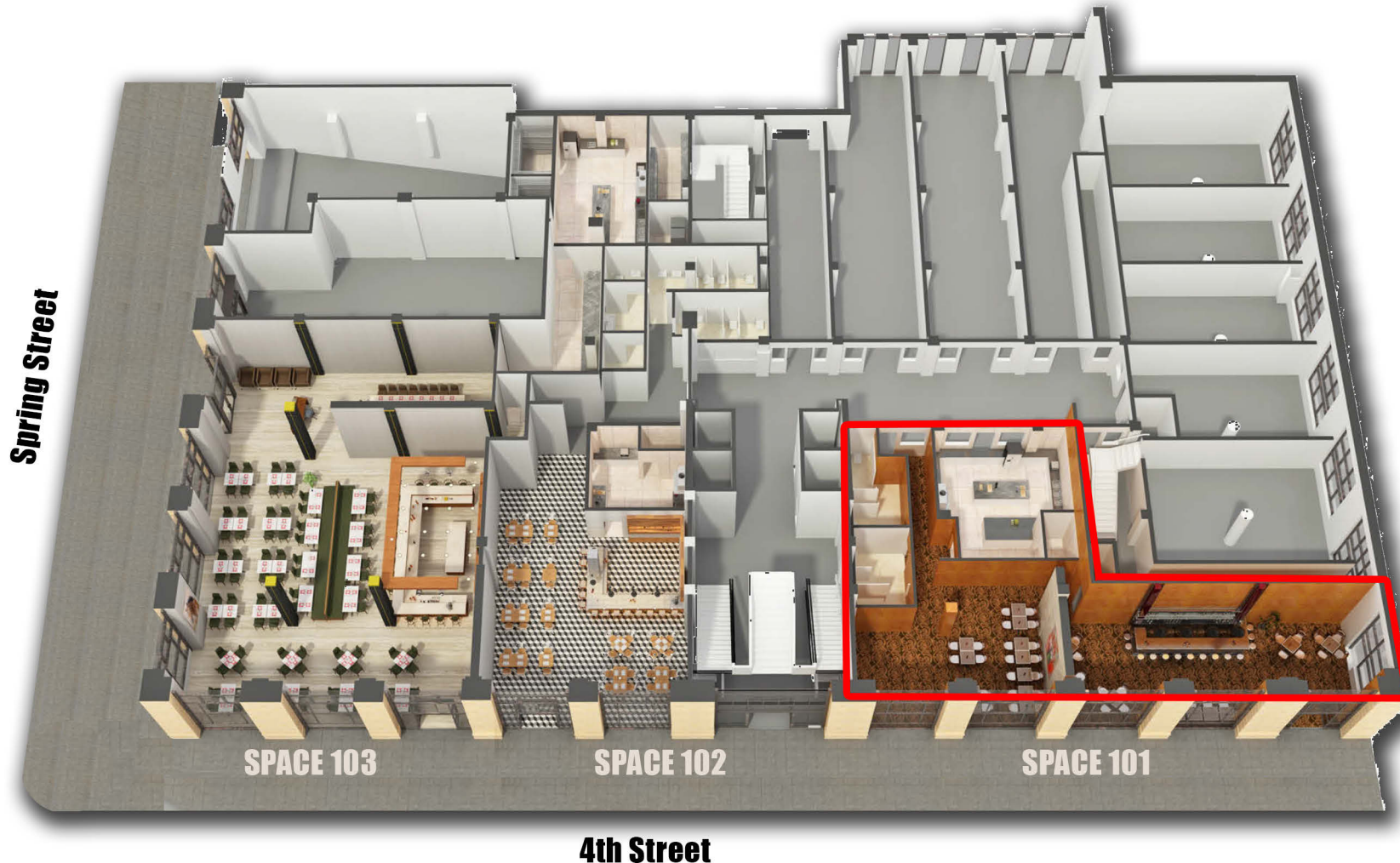
Retail 102 ±2,500 sf

Contact: Tyler Murphy

tmurf25@gmail.com

805-246-7307

Restaurant/Retail Space 101 Floor Plan



SPACE DETAILS

Fully Entitled Type 47 CUP

Retail 101 ± 3,000 sf

Contact: Tyler Murphy

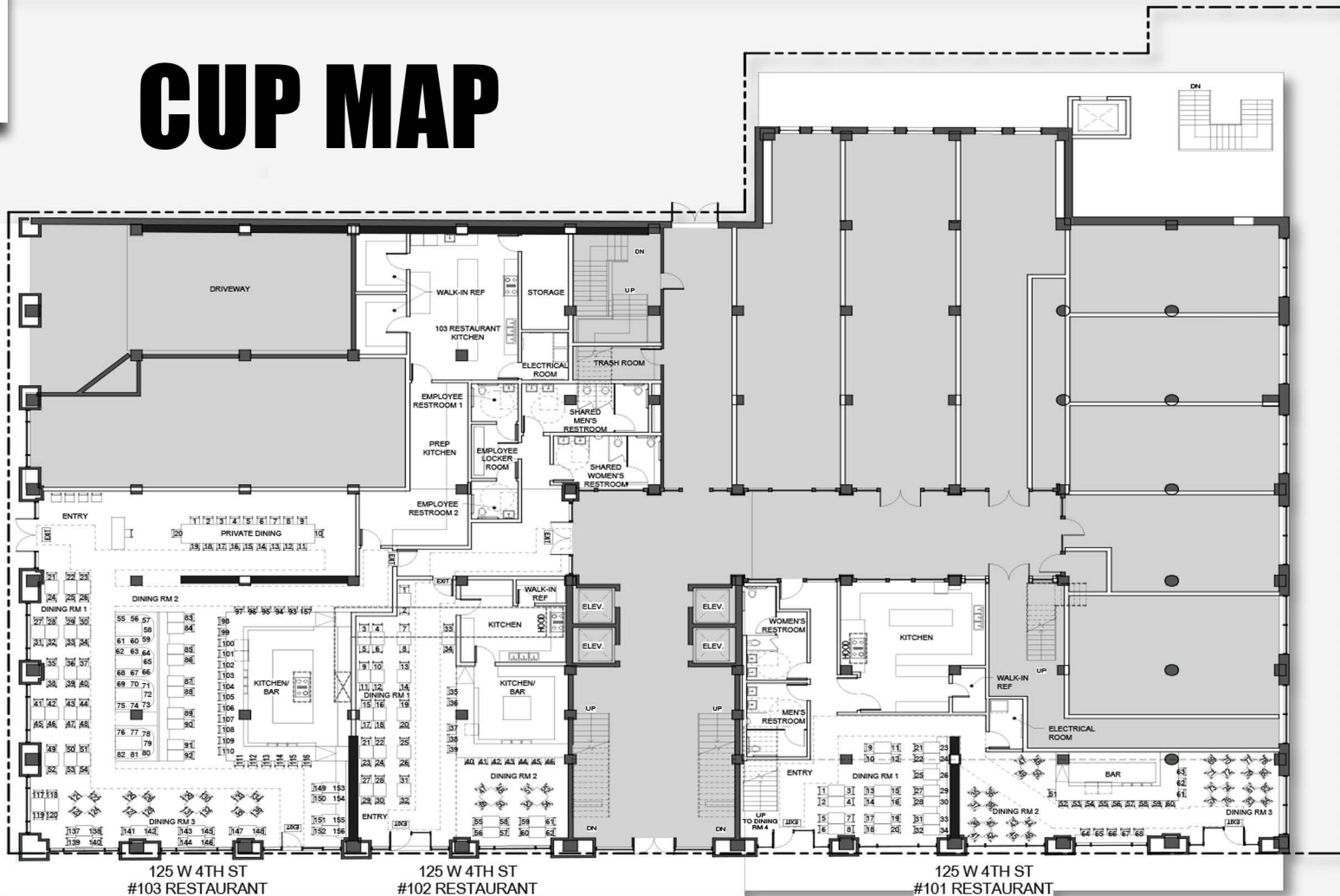
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Restaurant/Retail Space For Lease

CUP MAP



SPACE DETAILS

Three Fully Entitled Type 47 CUP's
 Retail 101 - ± 3,000 sf
 Retail 102 - ± 2,500 sf
 Retail 103 - ± 6,000 sf

Contact: Tyler Murphy
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DTLA DEMOGRAPHICS

EMPLOYEES $\pm 500,000$

RESIDENTS $\pm 58,596$

MEDIAN INCOME **\$98,700**

COLLEGE EDUCATED **80%**

OWNS PETS **51%**

MEDIAN AGE **39**

HOUSING **71% RENT/27%OWN**

Contact: Tyler Murphy
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**\$16.42 MEDIAN SPENT PER PERSON
ON LUNCH IN DOWNTOWN**

**\$30.06 MEDIAN SPENT PER PERSON
ON DINNER IN DOWNTOWN**

**\$103.00 MEDIAN SPENT ON GROCERIES
PER WEEK**

ACTIVITIES ATTENDANCE

2X PER YEAR SPORTING EVENTS

3X PER YEAR MUSIC, THEATER OR DANCE

3X PER YEAR ART MUSEUMS/GALLERIES



Highlights

**Strong rent growth in DTLA; over 16% a year since 2010
Over 10,000 adaptive reused units completed
and occupied in DTLA in the last 15 years.**

\$19 billion in new investment in Downtown in the last 15 years.

**Minutes to Staples Center, LA Live, Walt Disney Concert Hall,
Dodger Stadium and The Music Center.**

Less than 30 minutes to LAX and Burbank Airports

**Located in the Old Bank District of Downtown Los Angeles
on the corner of 4th and Spring Streets**

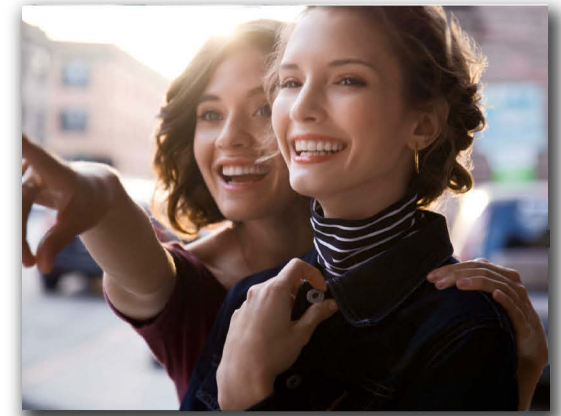
Terrific city views

**Across from acclaimed restaurants Baco Mercat, Bar Ama,
Ora & Winston's, The Continental Club, KazuNori, Ledlow, and
Sushi Zo**

Walking distance to Grand Central Market

**Easy access to public transportation (Metro 4th Street Station
& local buses)**

Only a few from local freeways (101, 110, 5, 60)



Luxury Mixed Use Development Downtown Los Angeles



± 17,500 Sq of Ground Floor Retail
Significant Store Front Signage Available
188 Luxury Residential Apartments



Restaurant/Retail Space For Lease

Commercial Space Below 188 Units/Luxury Mixed Use Development



SPACE DETAILS

Three Fully Entitled Type 47 CUP's

Retail 101 - ± 3,000 sf

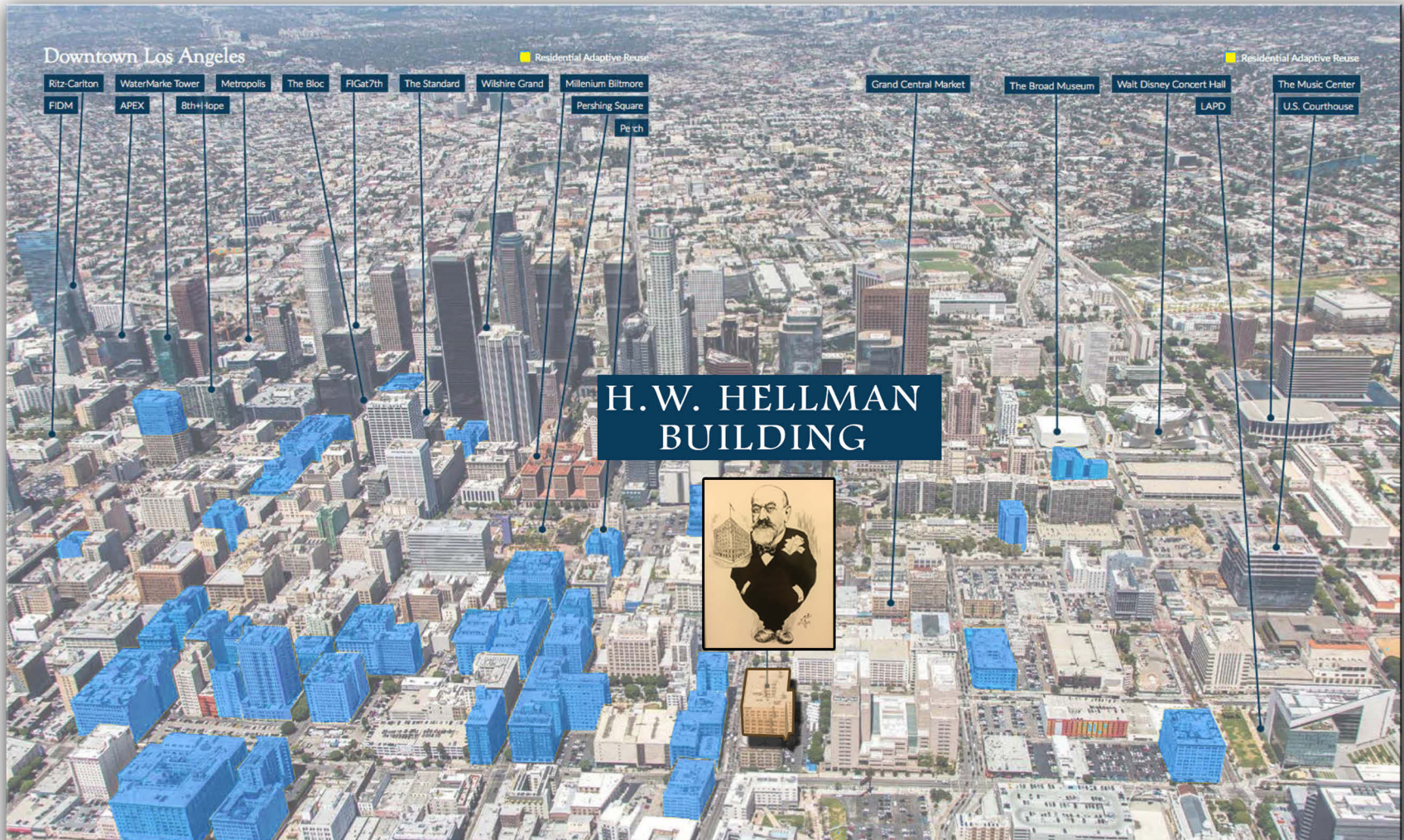
Retail 102 - ± 2,500 sf

Retail 103 - ± 6,000 sf

Tyler Murphy
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LOCATION MAP



HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CA 90013

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