



COMMERCIAL
REAL ESTATE
the sign of a profitable property

HIGH TRAFFIC RETAIL OPPORTUNITY ON BROADWAY

347-349 S. Broadway, Los Angeles, CA 90013



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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
LOS ANGELES, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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RETAIL SPACE
LOS ANGELES, CA

PROPERTY FEATURES

347-349 S. Broadway, Los Angeles, CA 90013



APPROX. 2,500 - 5,000 SF

RETAIL SPACE + BASEMENT AVAILABLE

- ✓ Possible rooftop patio
- ✓ High ceilings
- ✓ Build-to-suit
- ✓ Recently renovated
- ✓ Great visibility and signage
- ✓ Proximity to Grand Central Market



RETAIL SPACE
LOS ANGELES, CA

CONCEPT INSPIRATIONS

347-349 S. Broadway, Los Angeles, CA 90013



CONCEPT INSPIRATION IMAGE



CONCEPT INSPIRATION IMAGE



RETAIL SPACE
LOS ANGELES, CA

DOWNTOWN LA

347-349 S. Broadway, Los Angeles, CA 90013



- ✓ Located on one of the most desirable block on Broadway
- ✓ Steps away from Grand Central Market
- ✓ Over 1,500 planned new residential units
- ✓ 2 blocks away from Metro station and Pershing Square

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
80,643	498,691	1,205,116



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$89,554	\$71,143	\$75,796



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
71,012	484,222	1,158,495



TRAFFIC COUNT

± 22,205 CPD ON BROADWAY



GRAND CENTRAL MARKET



LOCATION MAP

347-349 S. Broadway, Los Angeles, CA 90013



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP

AVAILABLE
(818) 501-2212



YOUR SIGN HERE



COMMERCIAL
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