

Premier Retail Space
For Lease In DTLA

408 W 11th St

LOS ANGELES | CA 90015



CBRE



RETAIL HIGHLIGHTS



±2,170 SF of available space featuring a high end built-out unit



176 condo units above the ground floor retail, plus an additional 547 condo units in adjacent buildings

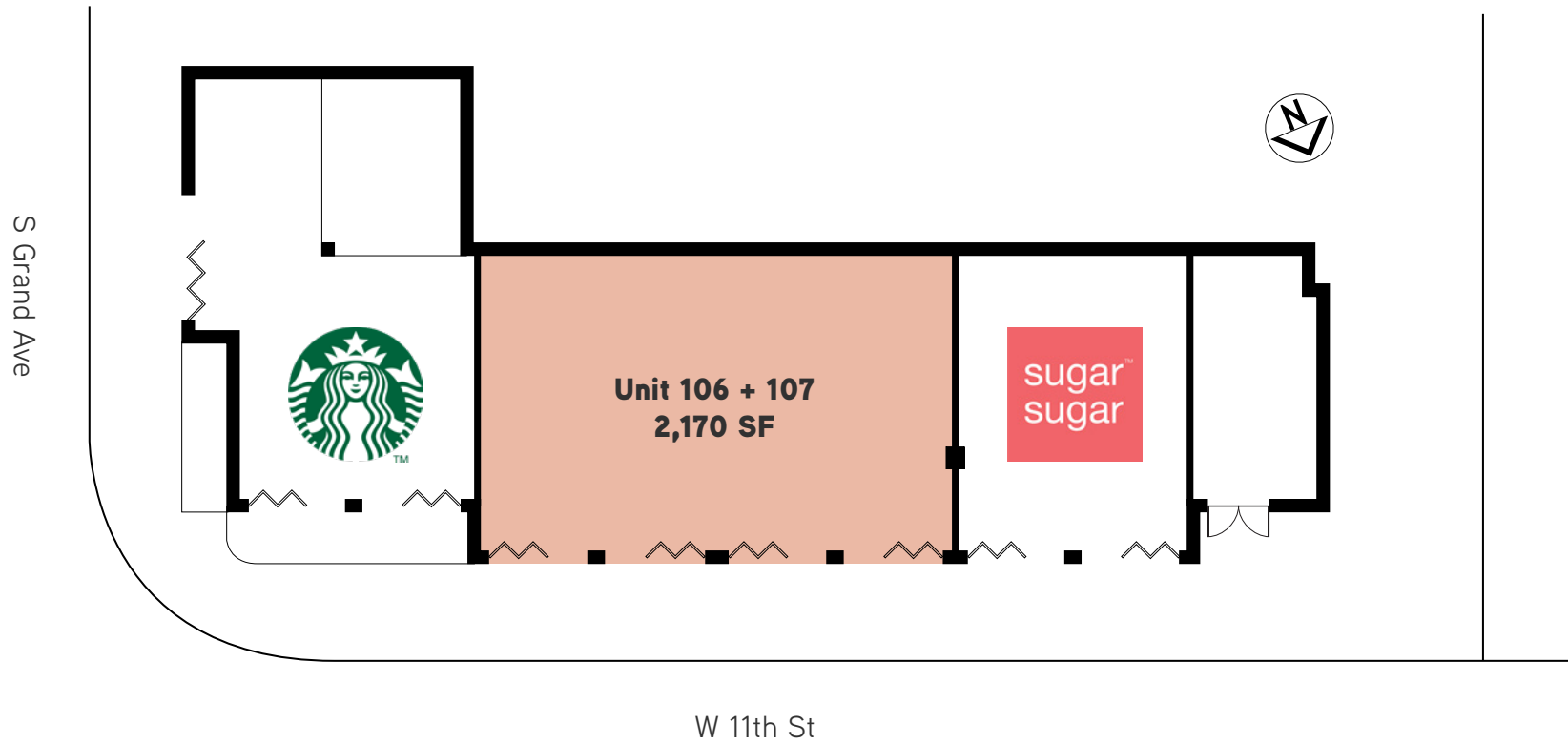
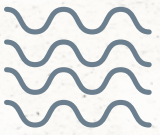


Two blocks from L.A. LIVE, Crypto.com Arena, and the Los Angeles Convention Center. This entertainment and sports hub collectively hosts over 350 events annually, including concerts, sports games, conventions, and more



Neighbors to Sugar Sugar, Starbucks, and close proximity to a variety of retail amenities including Pine and Crane, Dreads Caribbean Cuisine/Hygge Bakery, The Sauna Lab, Orange Theory Fitness, and South Park Pharmacy

RETAIL PLAN





SOUTH PARK is not only celebrated for its vibrant dining and entertainment options at L.A. Live, which includes the Crypto.com Arena, Peacock Theater, and The Novo, but it also boasts a lively residential community. This area features a diverse array of local fashion boutiques, fitness studios, bars, and restaurants. Visitors can enjoy an enhanced experience with new venues offering live music and unique culinary delights, making it a prime destination for both locals and tourists seeking a dynamic urban lifestyle.



DEMOGRAPHICS

Distance	1 Mile		3 Miles	
Population				
2024 Population - Current Year Estimate	59,315		551,772	
Households				
2024 Households - Current Year Estimate	31,994		204,460	
Household Income				
2024 Average Household Income	\$102,059		\$80,636	
Housing Units				
2024 Housing Units	39,656		228,893	
2024 Vacant Housing Units	7,662	19.30%	24,433	10.70%
2024 Occupied Housing Units	31,994	80.70%	204,460	89.30%
2024 Owner Occupied Housing Units	3,027	7.60%	23,178	10.10%
2024 Renter Occupied Housing Units	28,967	73.00%	181,282	79.20%
Education				
2024 Population 25 and Over	47,803		390,785	
HS and Associates Degrees	15,439	32.30%	150,325	38.50%
Bachelor's Degree or Higher	23,775	49.70%	119,406	30.60%
Work Force				
2024 Businesses	14,378		39,813	
2024 Employees	120,436		400,573	

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