

CIM



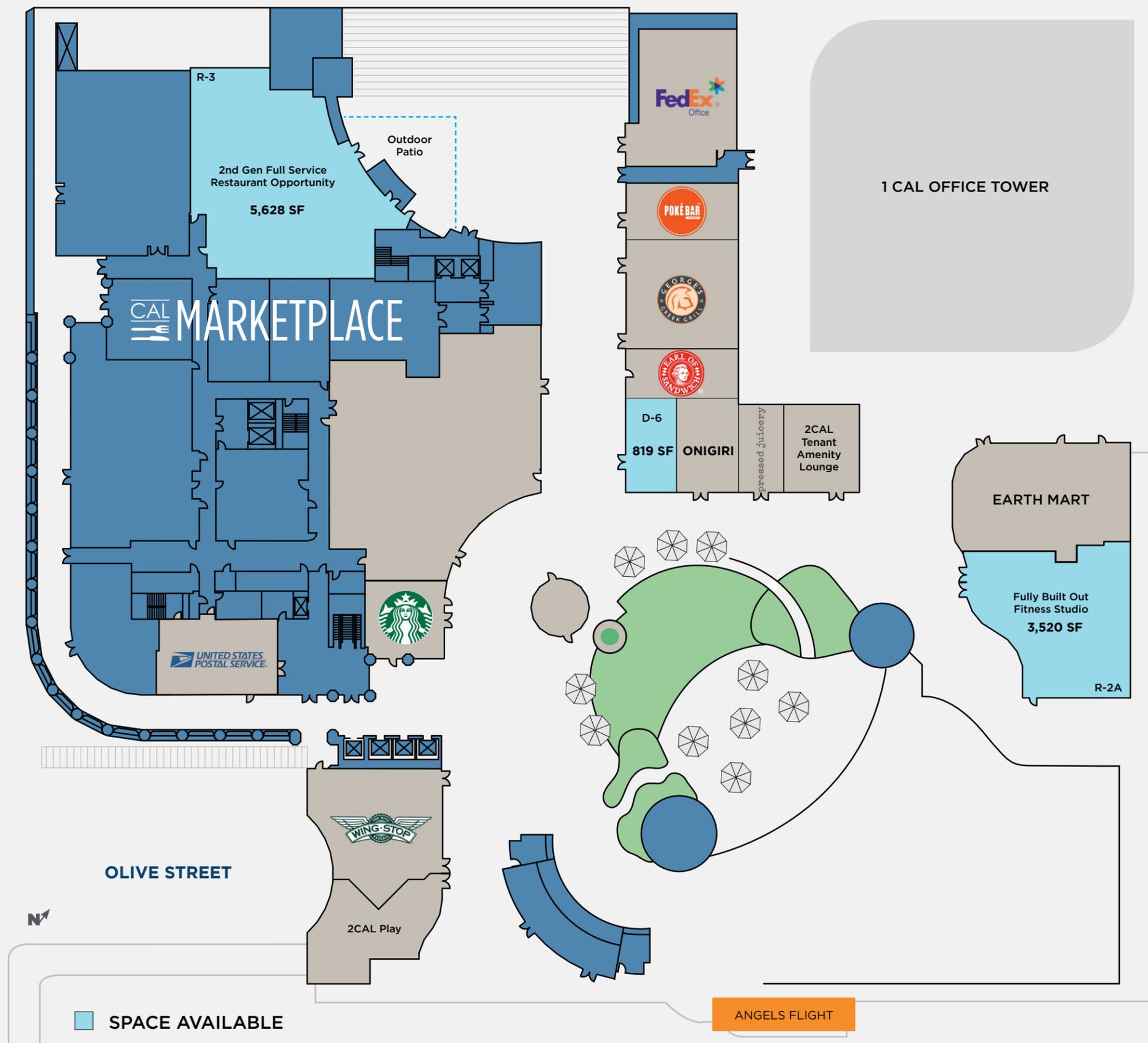
350 SOUTH GRAND AVENUE

CAL MARKETPLACE

Restaurant & Fitness Space Available in Los Angeles

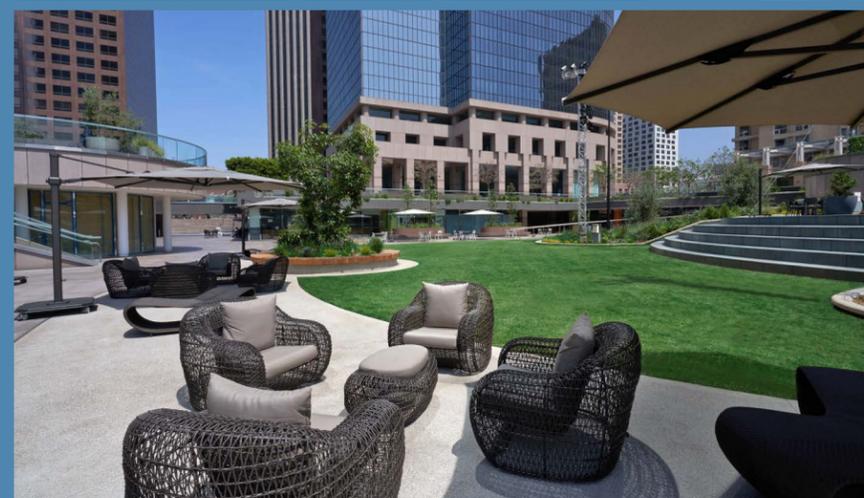
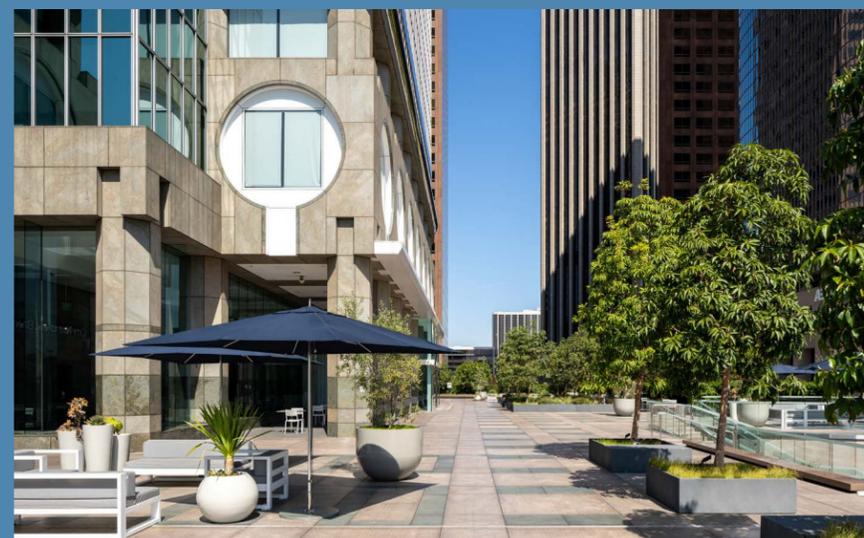
UPPER GRAND AVE

4TH ST



KEY AMENITIES

- The Yard: 1.5-acre landscaped plaza with seating and performance space
- Grand Performances: Free concert series driving evening/weekend traffic
- Angels Flight Railway: Direct connection to Grand Central Market
- Convenient valet parking and 8 EV charging stations
- 24/7 security and property management
- Direct access to Metro stations and major highways



LOCATION & MARKET

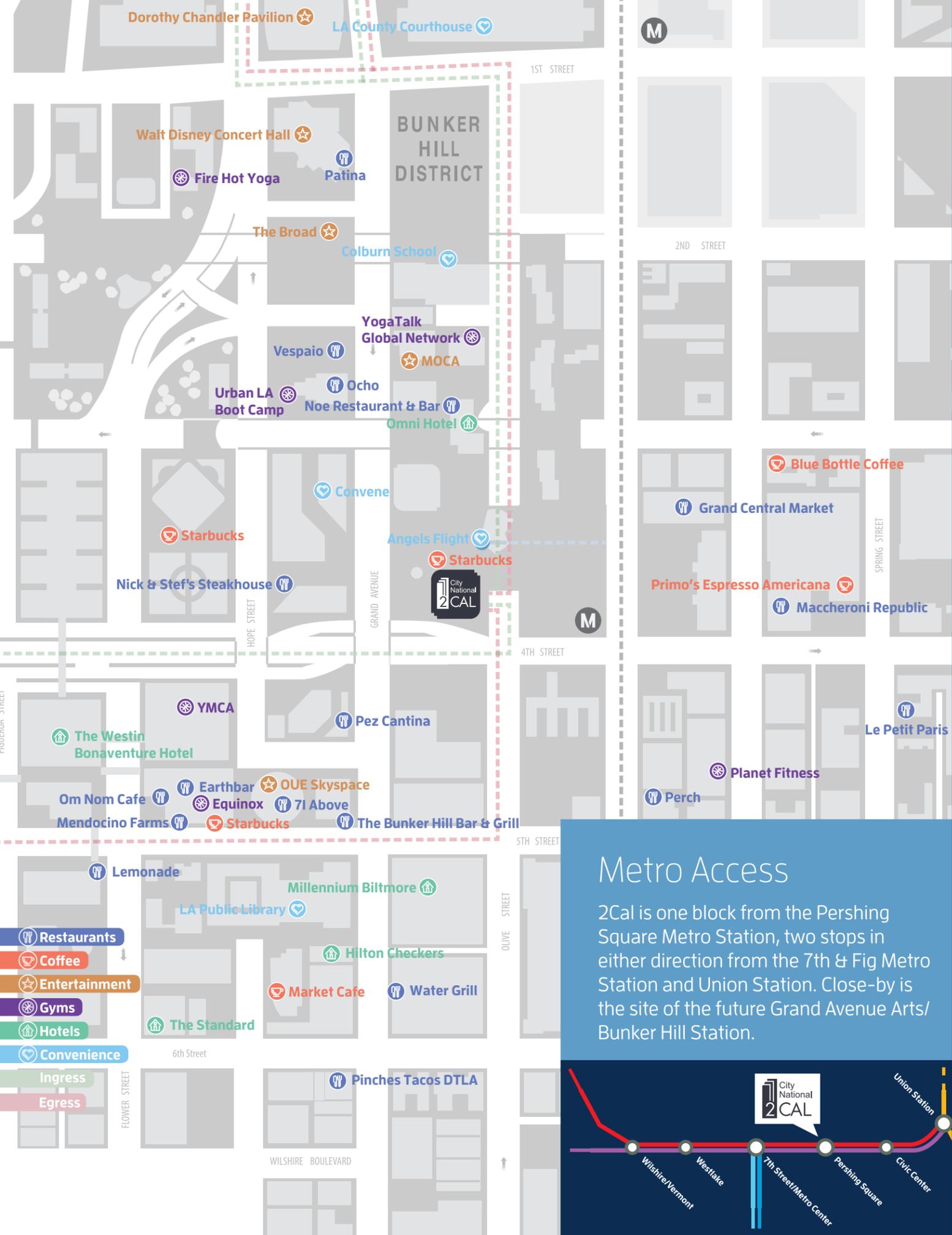
Bunker Hill combines historic prestige with modern energy as DTLA's premier business and cultural district.

MARKETPLACE

* Rendering for illustrative purposes



- 98 Walk Score - one of DTLA's most walkable locations
- Home to multinational corporations, law firms, and financial institutions
- Cultural anchors include The Broad, Walt Disney Concert Hall, and MOCA
- \$3B+ in recent development and infrastructure
- Centrally located with multiple transit options
- 1.2M square feet of Class A office space
- 4,000+ daily office workers with 92% building occupancy
- Premium demographics: average office tenant salary exceeds \$120,000
- Consistent 7AM-7PM traffic patterns
- Multiple customer sources: office tenants, visitors, and neighborhood foot traffic

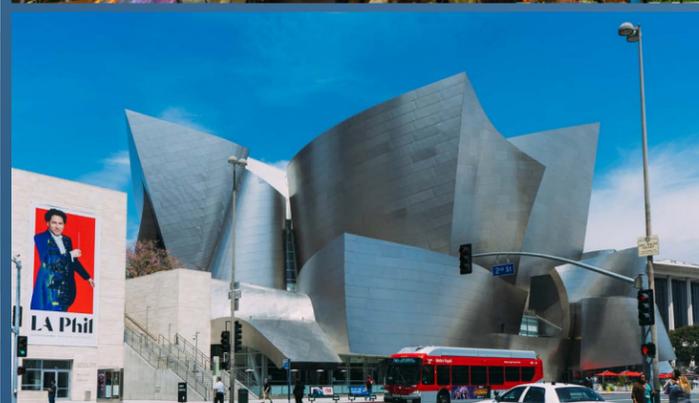


Metro Access

2Cal is one block from the Pershing Square Metro Station, two stops in either direction from the 7th & Fig Metro Station and Union Station. Close-by is the site of the future Grand Avenue Arts/ Bunker Hill Station.



5 min walk
to Cal Marketplace, Omni Hotel, Halo DTLA, and Grand Central Marketplace



10 min walk
to The Broad, MOCA, and Walt Disney Concert Hall



15 min walk
to Little Tokyo and the Arts District, Grand Park, and FIGat7th



5 min walk
to I-110 and US-101 Freeways



15 min walk
to Union Station by shuttle-service

350 SOUTH GRAND AVENUE

City
National
2 CAL

BUNKER HILL | DTLA



CIM Creating Value.
Enhancing Communities

Retail Leasing
Jennifer Meade | 323.860.9523 | Lic #01298843

CIM is a community-focused real estate and infrastructure owner, operator and lender. Utilizing our in-house expertise, we strive to create value through each project, ultimately benefiting communities across the Americas. [Learn more at www.cimgroup.com](http://www.cimgroup.com).

CIM Group is not affiliated with, associated with, or a sponsor of any of the tenants pictured or mentioned. The names, logos and all related product and service names, design marks and slogans are the trademarks or service marks of their respective companies.

