



RETAIL SPACE FOR LEASE

888 S. FIGUEROA ST. | LOS ANGELES, CA 90017

NAICapital
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

PROPERTY DESCRIPTION

888 S. Figueroa is a modern urban office tower ideally positioned at the intersection of South Park and the CBD—two of Downtown Los Angeles’ most dynamic, amenity-rich submarkets. As the closest Class A office tower to L.A. LIVE which hosts 120+ events per year, and Crypto.com Arena, which hosts 200 to 250 events per year, 888 provides immediate access to the 110 and 10 Freeways, exceptional visibility, establishing a premier address in the heart of Downtown Los Angeles



Featuring a Newly Renovated Lobby
With an On-Site Artisanal Coffee Concept



Co-Tenants Include Denny's, Avis
and Totoyama Sushi & Ramen



On-Site Customer Parking



Pedestrian and Transit Friendly Location

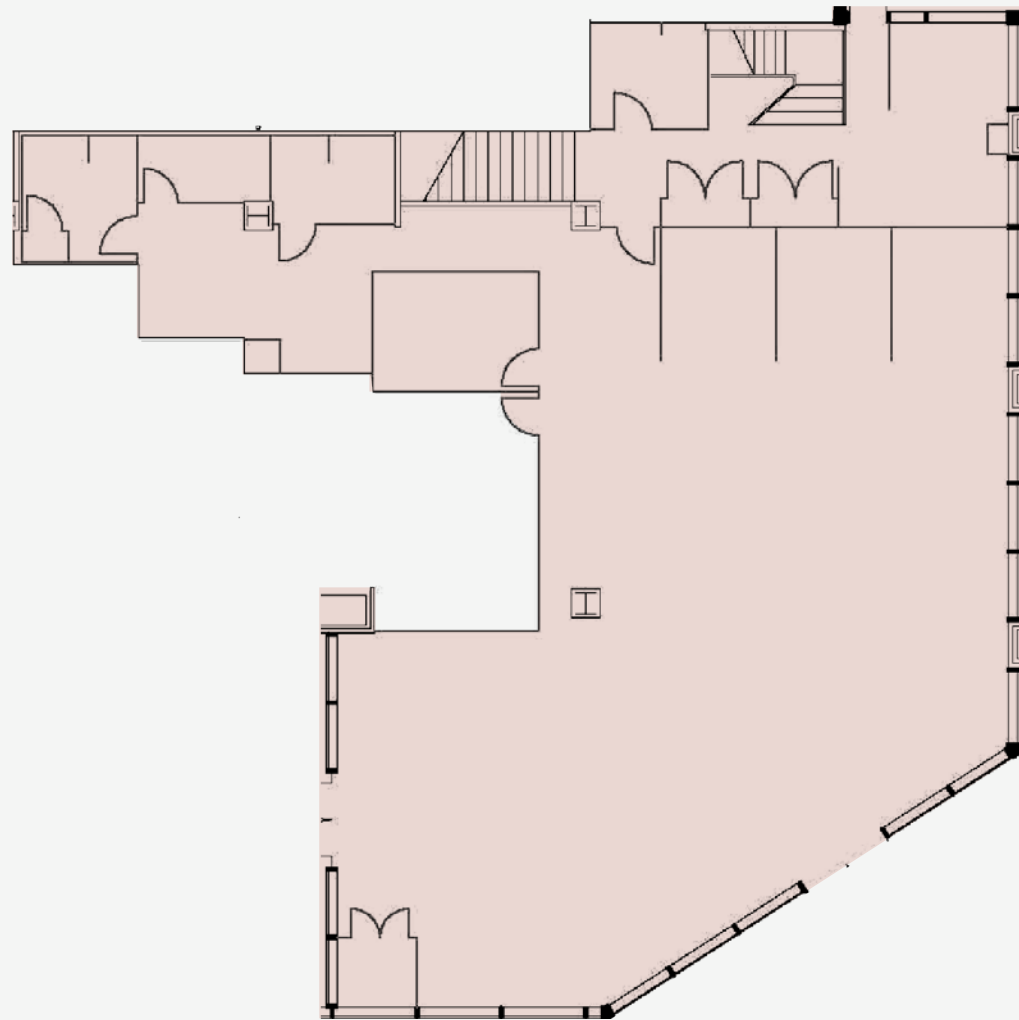


AVAILABLE SPACE: SUITE 100
10,072 SF | FORMER BANK



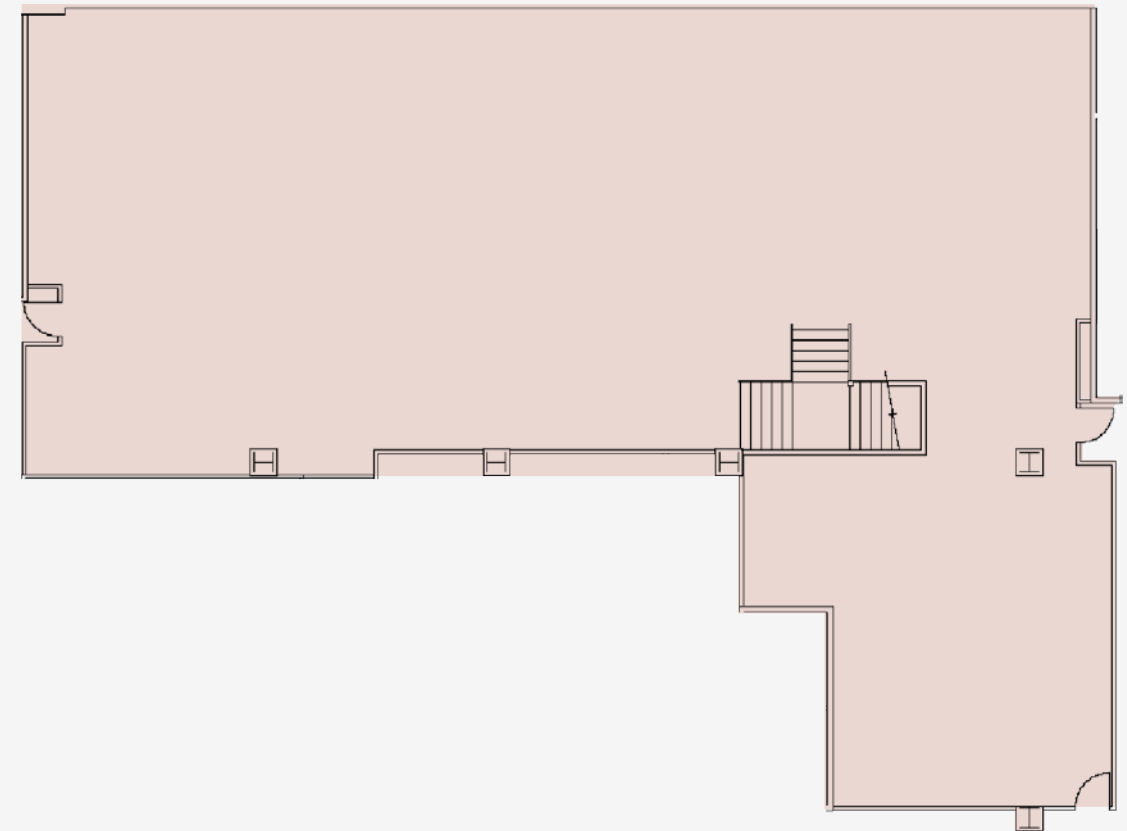
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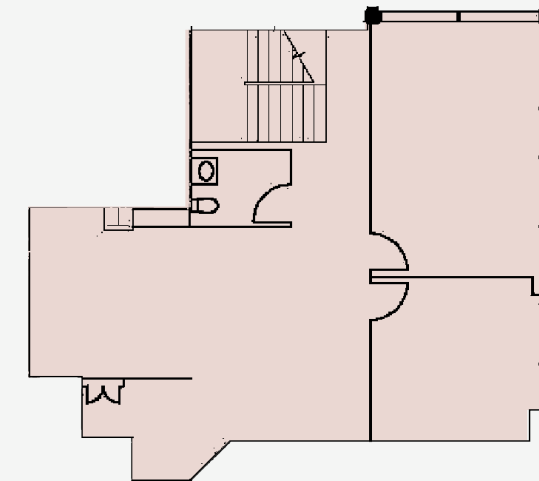


Floor 1 | 4,257 SF

Rental rate available on request



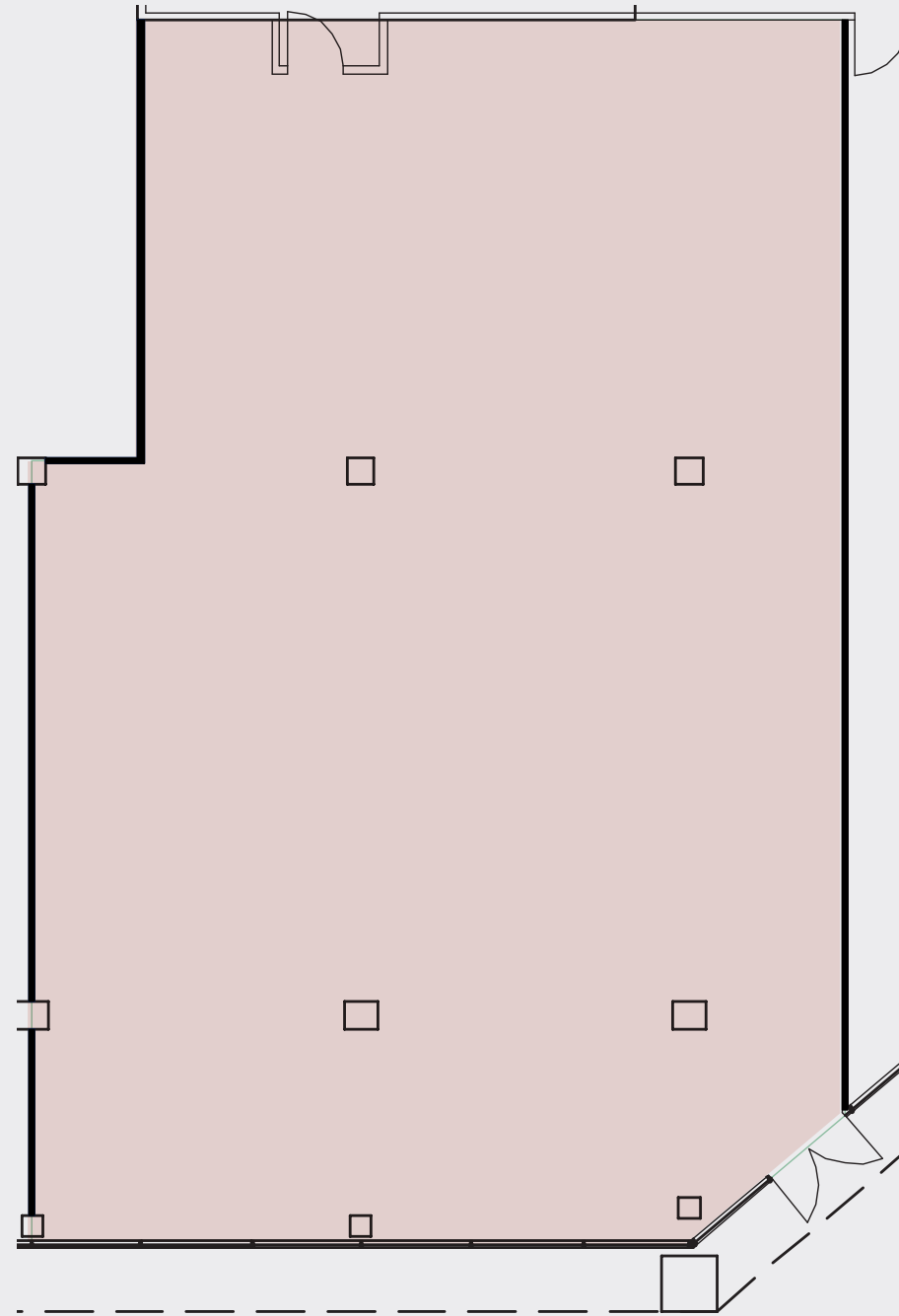
Basement | 4,601 SF



Mezzanine | 1,214 SF

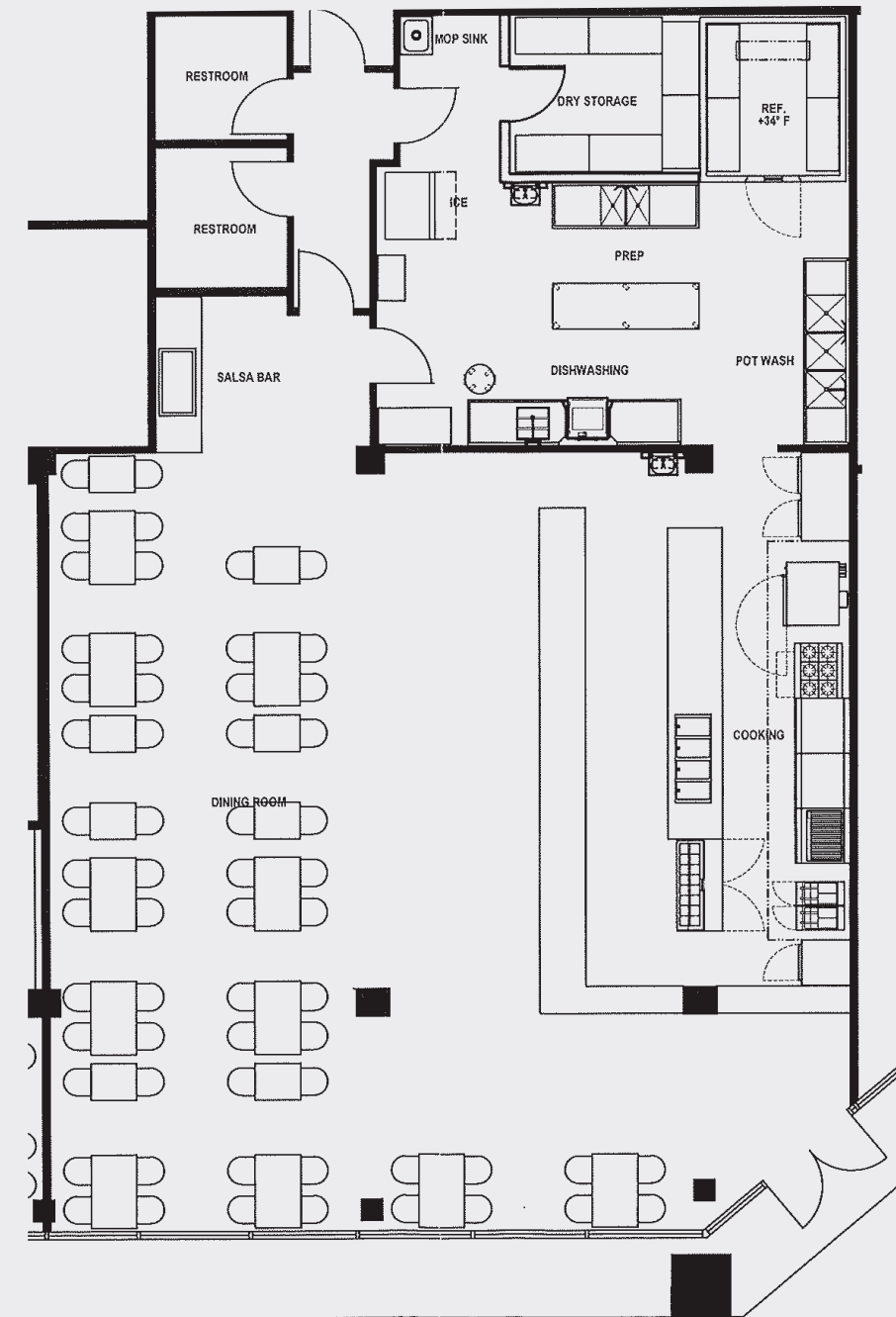
AVAILABLE SPACE: SUITE 170

2,880 SF | FORMER RESTAURANT



Floor Plan

Rental rate available on request



Concept Plan

THE CENTER OF IT ALL



Located at the building's entrance plaza is Homage to Cabrillo: Venetian Quadrant (Time Capsule Statue), a sculptural installation created in 1985 by artist Eugene Sturman. Inspired by themes of exploration and navigation, the piece incorporates geometric forms reminiscent of historic maritime instruments. The sculpture also contains a time capsule documenting Downtown Los Angeles at the time of the building's completion, serving as a symbolic connection between the city's past and its continued evolution.



FIG

BANC OF CALIFORNIA™

Orangetheory FITNESS

**FEED THE DAY
corner
bakery
CAFE**

FINANCIAL DISTRICT

FIGAT7TH

THE BLOC

HISTORIC CORE

Marriott

**COURTYARD
Marriott**

Smart&Final.

BOTTEGA LOUIE

LA LIVE

HOTEL FIGUEROA

Ralphs

WHOLE FOODS MARKET

FASHION DISTRICT

crypto.com

LA LIVE

FIGAT7TH

THE BLOC

- Conga Room
- Fleming's
- Grammy Museum
- Katsuya
- Lucky Strike
- Smashburger
- Lazy Dog
- Fixins Soul Kitchen
- Sol Agave
- Tom's Watch Bar
- Yard House
- Regal Cinemas

- Gold's Gym
- H & M
- Sephora
- Nordstrom Rack
- Target
- Victoria's Secret
- Zara
- Morton's
- Mendocino Farms

- Alamo Drafthouse
- District DTLA
- Marugame Udon
- Joey DTLA
- LA Fitness
- Macy's
- Sheraton Grand
- UCLA Health
- UNIQLO



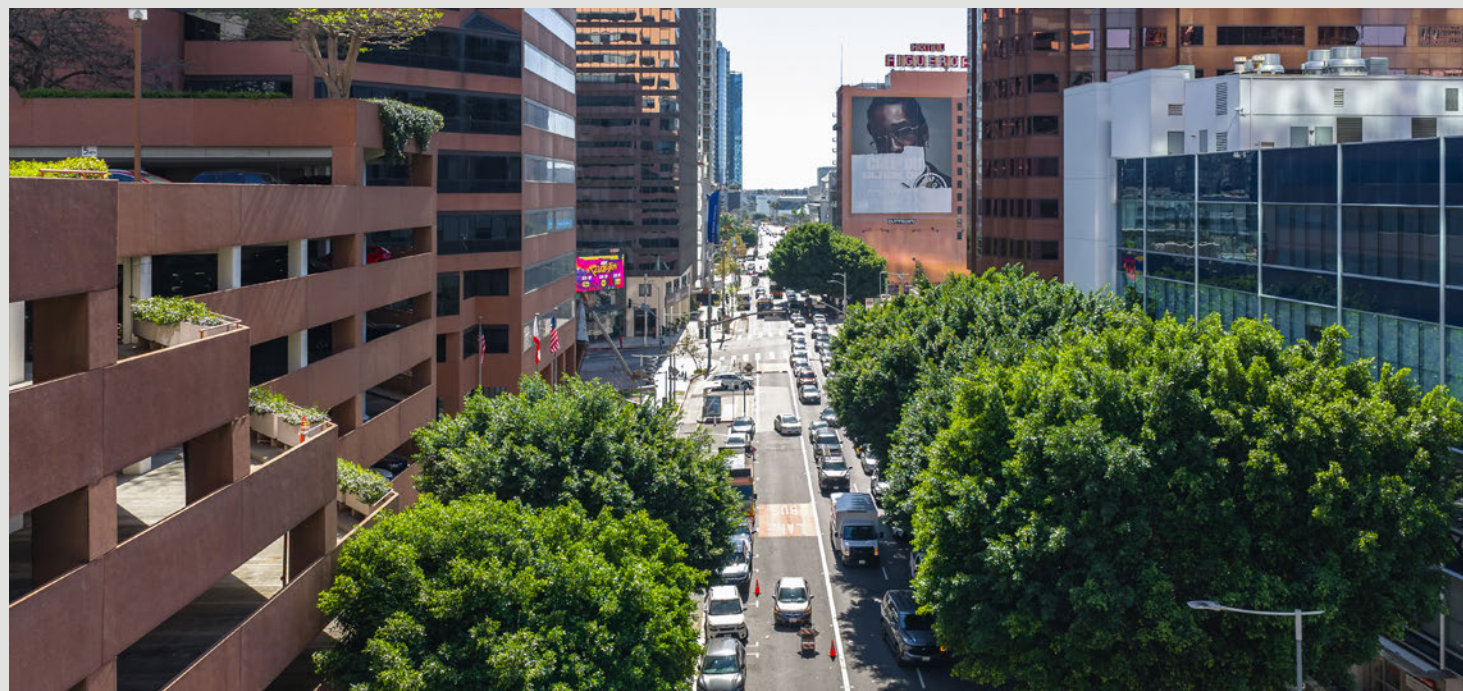
DTLA MARKET OVERVIEW

Downtown Los Angeles is the cultural and commercial core of the city—where business, entertainment, and connectivity intersect. Defined by its iconic skyline and rich architectural character, DTLA offers a dynamic mix of office, retail, hospitality, and cultural destinations that create a highly active, amenity-rich environment.

Anchored by L.A. LIVE, Crypto.com Arena, and Walt Disney Concert Hall, the district provides immediate access to world-class entertainment, dining, and hospitality—ideal for client-facing businesses and employee engagement alike. Destinations such as Grand Central Market, the Arts District, and Little Tokyo further enhance the area’s appeal, offering a diverse range of food, retail, and cultural experiences within minutes.

As one of the largest employment centers in the western United States, DTLA offers direct access to a deep and diverse workforce, supported by unmatched regional transit connectivity and freeway access. Ongoing investment and adaptive reuse continue to elevate the district, positioning it as a central hub for forward-thinking companies.

For tenants seeking a highly connected, amenity-driven location with energy, accessibility, and long-term relevance, Downtown Los Angeles delivers.



DTLA BY THE NUMBERS

Downtown Los Angeles is the primary hub of commercial activity for Los Angeles. It is the most significant job center in the region, a diverse collection of thriving urban neighborhoods, and a popular destination with national and global recognition.

A PLACE TO LIVE

81,000+ Total Residents	\$101,000 Average Household Income	38 Median Age of Residents
58,000 Residential Units	26% All New Residential in LA Since 2010	44% Population Growth 2010–2024
91% Residential Occupancy	52% Plan to Live in DTLA for 4+ Years	49% Walk/Bike/Transit or Work from Home

A PLACE TO WORK

320,000+ Total Jobs	\$130,000 Average Wage of Workers	60% 30–54 Years Old
67% Post-Secondary Education	77% Currently Work 3–5 Days in DTLA	81% In Office at Least Half of the Time

A PLACE TO VISIT, SHOP & DINE

17M+ Visitors Annually	\$4.8B+ Retail Sales Annually	93 Walkscore (Walker's Paradise)
171 Food/Beverage Businesses / mi ²	723 Retail Businesses / mi ²	5,000+ Total Retail Businesses



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