

RETAIL
AT

AVENUE



1120 S GRAND AVE | LOS ANGELES, CA 90015



Where It's At

This retail location on Grand Avenue is in the center of South Park, located just two blocks away from Crypto.com Arena & the LA Convention Center.

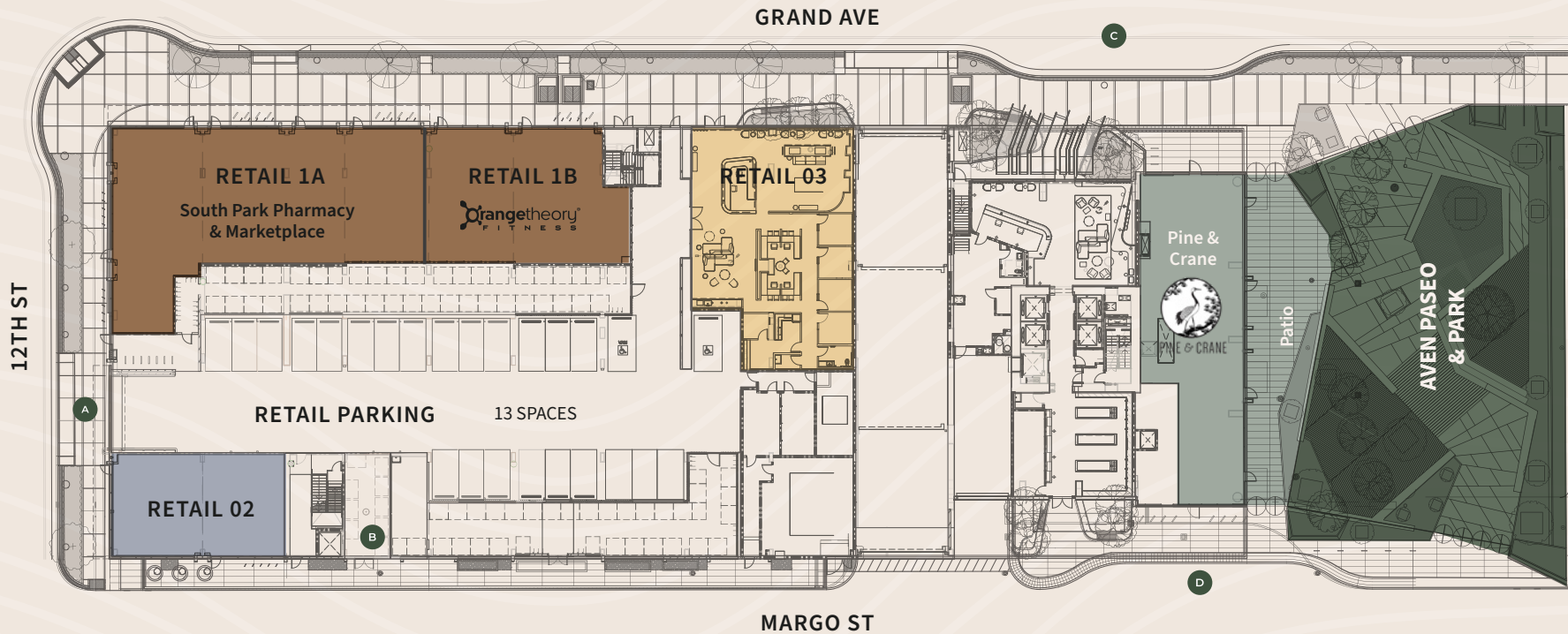
Customizable

Numerous retail configurations are possible with signage and expansive canopies along Grand Avenue and 12th Street, with lush landscaping and trees along the sidewalk. This is the perfect location for a boutique creative agency, beauty bar, or specialty artistic dessert tenant.



The Retail Plan

- A Retail Driveway Entrance
- B Retail Trash Disposal
- C Pick Up / Drop Off
- D Pick Up / Drop Off



RETAIL 02
1814 ft²

- Prominent Signage Along 12th St.
- ±20 Ft Floor-Ceiling Heights
- 200a Power Service Available
- Water Service Available

RETAIL 03
3500 ft²

- Retail / Creative Office
- Prominent Signage Along Grand Ave

Optimized for user experience, AVEN delivers its retail partners a picturesque setting for their customers to enjoy themselves. With lush landscaping and canopy overhangs along Grand Ave and 12th St., connectivity to our public park, expansive storefronts with high ceilings, and additional sidewalk seating, the retail spaces are designed to attract and engage repeat neighborhood customers.

Orangetheory

Orangetheory
FITNESS CENTER

FITNESS

SOUTH PARK

PHARMACY

Pine & Crane
TAIWANESE EATERY

Your Neighbors

PINE & CRANE

OPEN

South Park Pharmacy
PHARMACY + MARKETPLACE



Offering a True Urban Lifestyle

- Centrally located between South Park, Financial District, and the Historic Core District
- Developing into one of DTLA's Hottest retail corridors
- Near the 5, 10, and 110 Freeways
- Walking distance to the 7th Street Metro Station
- Adjacent to the Los Angeles Streetcar Route





Aerial View

COFFEE SHOPS

1. Andante Coffee
2. Biergarten
3. Coffee Bean & Tea Leaf
4. Cognoscenti Coffee
5. Il Caffe
6. Impresso Cafe
7. Juice Crafters
8. Kelly's Coffee & Fudge Factory
9. Los Angeles Brewing Company
10. Moon Juice
11. Philz Coffee
12. Starbucks
13. The Classic Coffee
14. Verve Coffee

RESTAURANTS

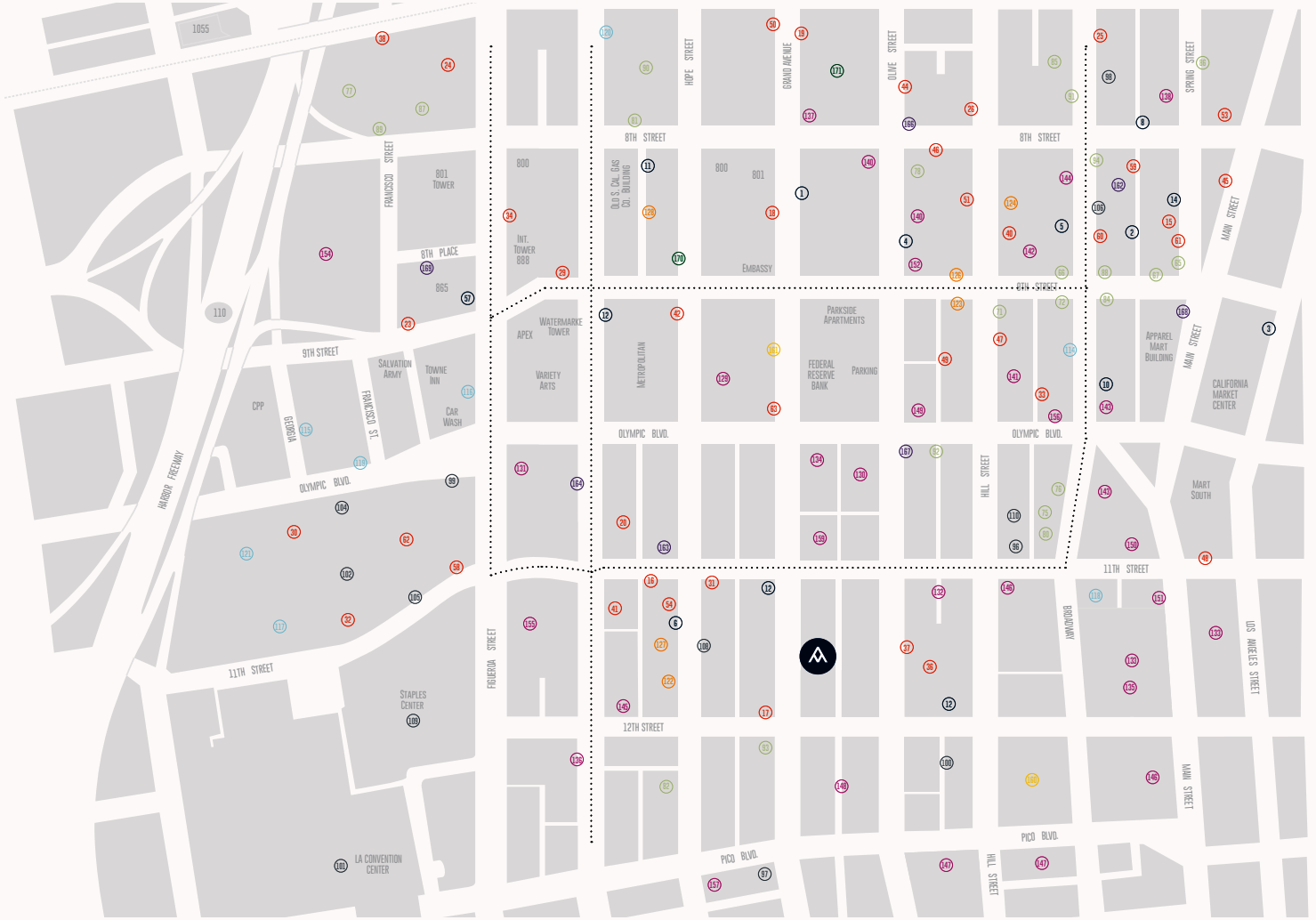
15. 1810
16. Arashi Sushi
17. Barcito
18. Big Wang's
19. Bottega Louie
20. Broken Spanish
21. Bronzed Aussie
22. Casa La Dona
23. Casa Nostra
24. City Tavern
25. Clifton's Cafeteria
26. Colori Kitchen
27. Delish Sandwich Shop
28. D-Town Burger Bar
29. Faith + Flower
30. Fleming's
31. Hygge Bakery
32. Katsuya
33. LA Chapter
34. Local Table
35. LudoBites 10.0
36. Market Cafe
37. Mitaki
38. Morton's
39. New Moon Restaurant
40. Om Nom Organics
41. Palm Restaurant
42. Panini Cafe
43. Peking Tavern
44. Pellicola Pizzeria
45. Preux & Proper
46. Shake Shack
47. Shekarchi Restaurant
48. Slanted Door
49. Stocking Frame
50. Sugarfish
51. Sweetgreen
52. Syrup Desserts
53. Terroni
54. The Briks
55. The Hummus Republic
56. The Panini Shop
57. The Pantry
58. Tom's Urban
59. Two Boots Pizza
60. Umami Burger
61. Wood Spoon
62. WP24
63. Yojie Japanese

RETAIL

64. 10 Eleven
65. A.P.C.
66. Acne Studios
67. Aesop
68. AltHouse
69. American Love Affair
70. Angelo: Home Store
71. Austere
72. BNKR
73. BOLD Room
74. California Market Center
75. Daniel Patrick
76. ESP
77. Fig at 7th
78. Freehand
79. Hatch
80. Jessica Lousie
81. Macy's
82. MTM Watches
83. Nicholas Bowes Clothing
84. OAK NYC
85. Ross Dress for Less
86. Skingraft
87. Sports Chalet
88. Tanner Goods
89. Target
90. The Bloc
91. The Gap
92. The Well (salon)
93. Twelve Street
94. Urban Outfitters
95. Vertigo Boutique

ENTERTAINMENT

96. Belasco Theater
97. Chateau Shatto
98. Globe Theatre



99. Grammy Museum
100. HNYPT
101. LA Convention Center
102. LA Live
103. Los Angeles Theatre
104. Lucky Strike
105. Microsoft Theatre
106. Orpheum Theatre
107. Penthouse Tower Suites AT&T Center
108. PYO Gallery
109. Staples Center
110. The Mayan
111. Tower Theatre

HOTELS

112. United Artists Theatre at Ace Hotel
113. Watermarke Tower
114. Ace Hotel
115. Courtyard by Marriott
116. Hotel Figueroa
117. JW Marriot
118. Proper Hotel
119. Residence Inn
120. Sheraton
121. The Ritz-Carlton

GYMS

122. Club Pilates
123. Cross Fit 213
124. Pilates Plus
125. Pure Barre
126. SoulCycle
127. SpeedPlay
128. YAS
129. 1000 S. Grand
130. 1001 S. Olive
131. 1020 Figueroa
132. 11th & Hill
133. 11th & Main

RESIDENTIAL

134. 1150 Grand
135. 1148 S. Broadway
136. 1200 Figueroa
137. 8th & Grand
138. 8th & Spring
139. 801 S. Olive
140. 820 S. Olive
141. 920 S. Hill
142. Alexan South Broadway
143. Broadway Palace
144. Broadway Trade Center
145. Flower Street Lofts
146. Forest City
147. Future Development
148. G12

149. Hanover Olympic
150. Hoxton Hotel
151. Jade Creative Office
152. Level
153. Mack Urban
154. Metropolis
155. Oceanwide Plaza
156. Olympic & Broadway
157. Onyx
158. Proper Hotel
159. Ten50

EDUCATION

160. USC
161. FIDM

BARS

162. Broadway Bar
163. BottleRock
164. Cana Rum Bar
165. Crane's Downtown Bar
166. Golden Gopher
167. Mikkeller Bar
168. Pattern Bar
169. Riordan's Tavern

GROCERY STORE

170. Ralph's
171. Whole Foods

Know the Neighborhood

EMPLOYEES

Number of Employees	±500,000
Median Income	\$99,600
Median Age	45
Female	69%
Male	31%
Own Housing	47%
Rent	47%
Married or Partnered	46%
Completed 4 Years Of College	73%
Own pets	50%

ACTIVITIES ATTENDANCE



1.8x/Year

SPORTING
EVENTS



2.4x/Year

MUSIC, THEATRE,
DANCE



2.2x/Year

ART MUSEUMS,
GALLERIES



\$107.00

MEDIAN GROCERY
SPEND PER WEEK



\$14.54

PER PERSON MEDIAN
SPEND ON LUNCH
IN DOWNTOWN



\$31.35

PER PERSON MEDIAN
SPEND ON DINNER
IN DOWNTOWN

RESIDENTS

Number of Residents	±83,238
Median Income	\$96,600
Median Age	38
Female	57%
Male	43%
Own Housing	31%
Rent	68%
Married or Partnered	32%
Completed 4 Years Of College	76%
Own pets	43%

ACTIVITIES ATTENDANCE



2x/Year

SPORTING
EVENTS



3x/Year

MUSIC, THEATRE,
DANCE



3x/Year

ART MUSEUMS,
GALLERIES



\$103.00

MEDIAN GROCERY
SPEND PER WEEK



\$16.42

PER PERSON MEDIAN
SPEND ON LUNCH
IN DOWNTOWN



\$30.06

PER PERSON MEDIAN
SPEND ON DINNER
IN DOWNTOWN

CALL +1 213 613 3272

A V E N

CBRE

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