





- Premier Retail Opportunity spanning two levels at the base of the 2 Million SF Metropolis development. Home to 1,500 Luxury Residences & Hotel Indigo.
- Total Availability of 28,078 SF, divisible between two levels.
- Frontage on the 110 Freeway with over 298,000 CPD and a hard corner on the signaled intersection of 8th St & Francisco St (29,764 CPD)
- Immediately adjacent to Figat7th Shopping Mall, and one block North of LA Live
 & Crypto.com Arena.

AREA DEMOGRAPHICS

Residential Population	Daytime Population	Avg Household Income
1 Mile	1 Mile	1 Mile
102,492	145,498	\$83,386
3 Mile	3 Mile	3 Mile
574,157	354,227	\$70,366
5 Mile	^{5 Mile}	5 Mile
1,242,624	561,497	\$76,440





DETAILS

Rental Rate Contact Broker

Total Available 28,078 RSF +/- (Plus Patio)

Ground Level 7,668 - 11,235 RSF +/- (Plus Patio)

Upper Level 16,843 RSF +/-

Condition Shell Space, Current Stair/Escalator Void

Loading Rear Loading Docks & Truck Court

Parking Onsite/Garage + Plentiful Neighborhood Parking

Use Retail, Entertainment, Restaurant, Office

FEATURES

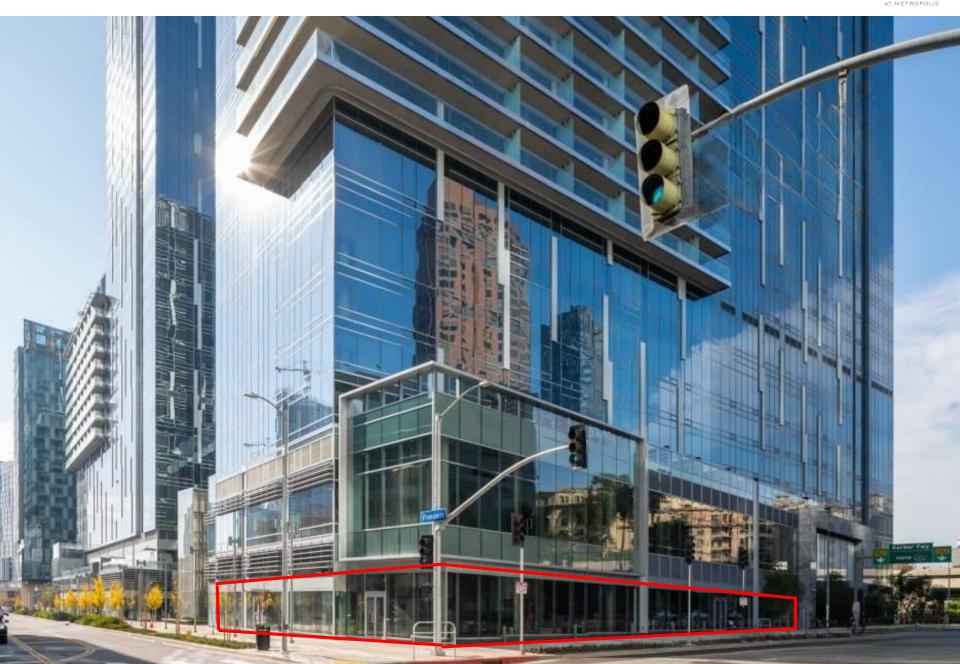
Frontage | 150'+ on 8th St, 130'+ on Francisco St (More Potentially Available)

Signage | LED Screen Options on 110 Freeway (298k CPD), Traditional Signage on 8th & Francisco Streets (29k CPD). Main Signage & Entrance Faces Figat7th & EY Plaza Parking Structure.



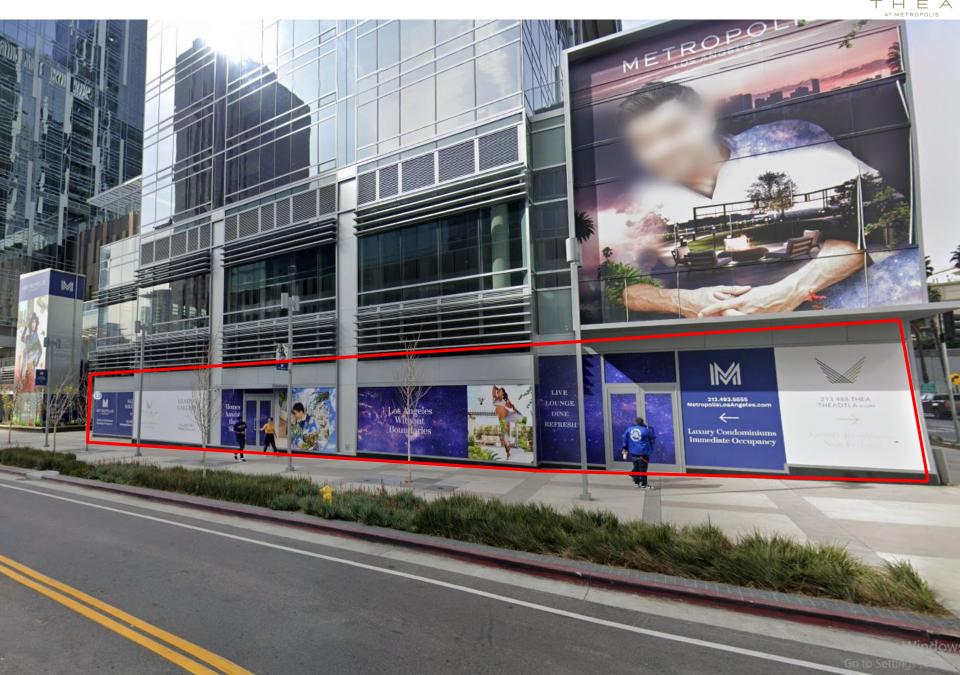
EXTERIOR | GROUND LEVEL





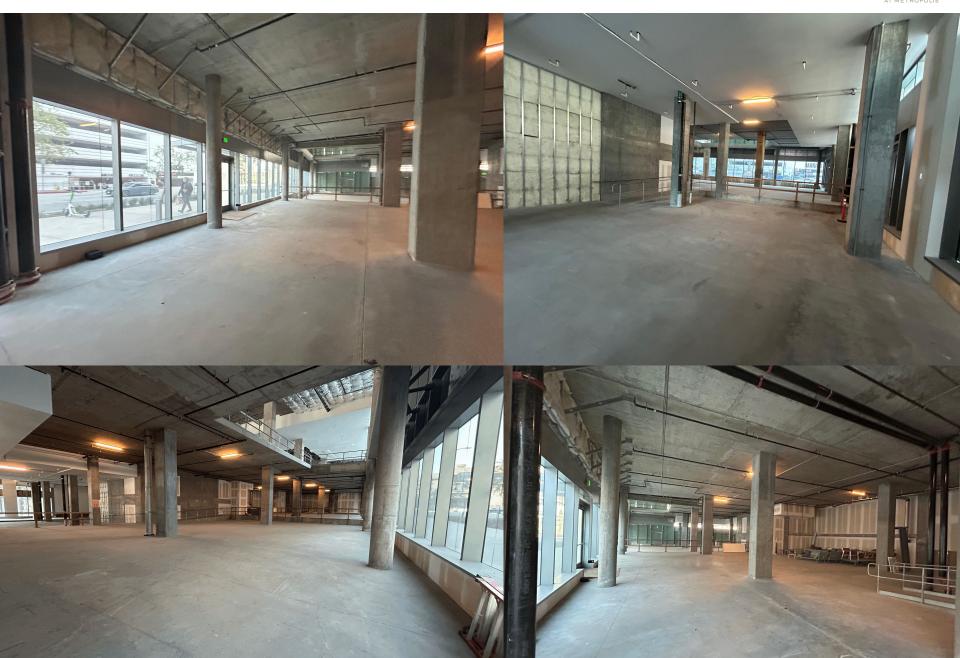
EXTERIOR | GROUND LEVEL





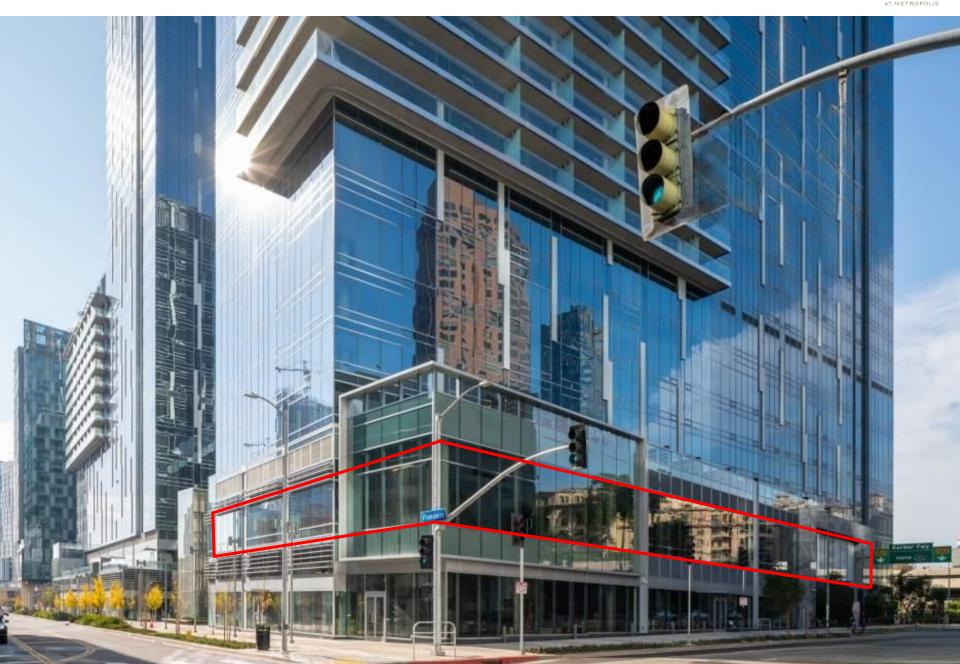
INTERIOR | GROUND LEVEL





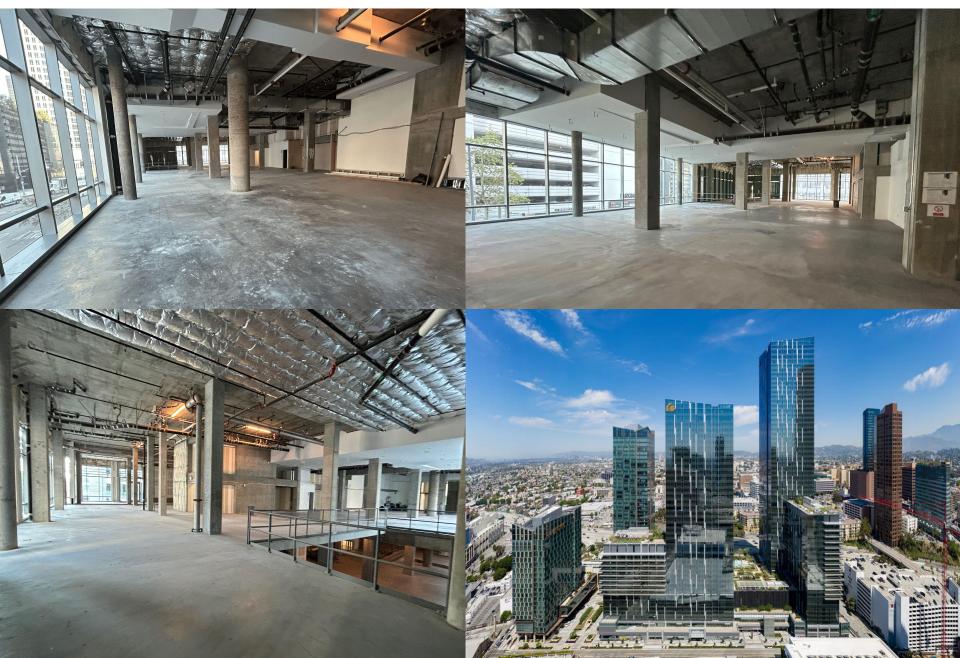
EXTERIOR | SECOND LEVEL





INTERIOR | UPPER LEVEL





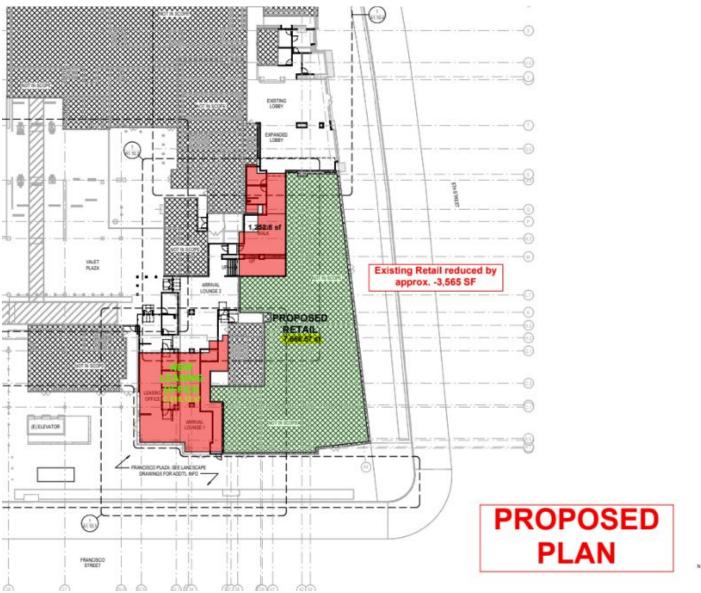
GROUND FLOOR PLAN (FULL)





DEMISED FLOOR PLAN

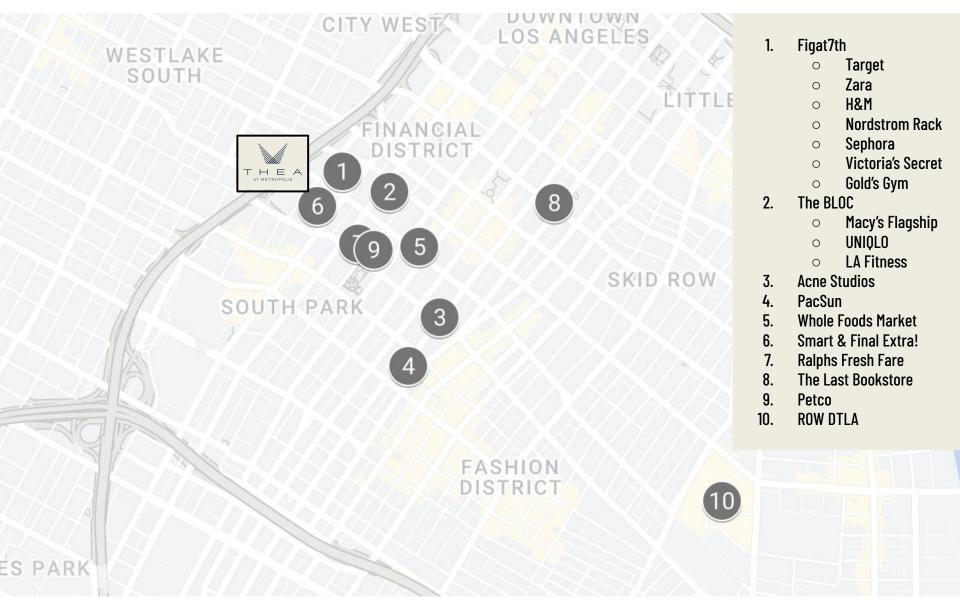






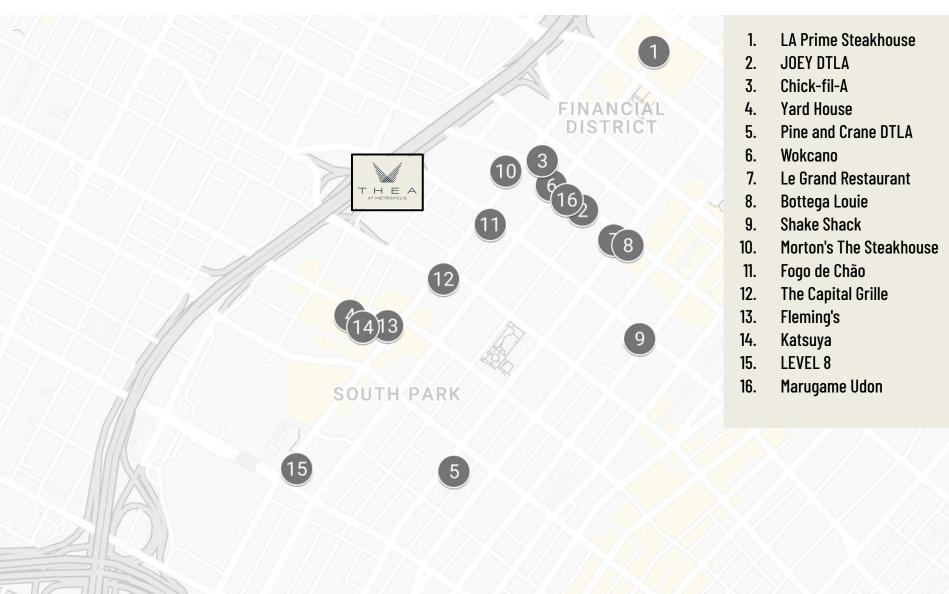
RETAIL





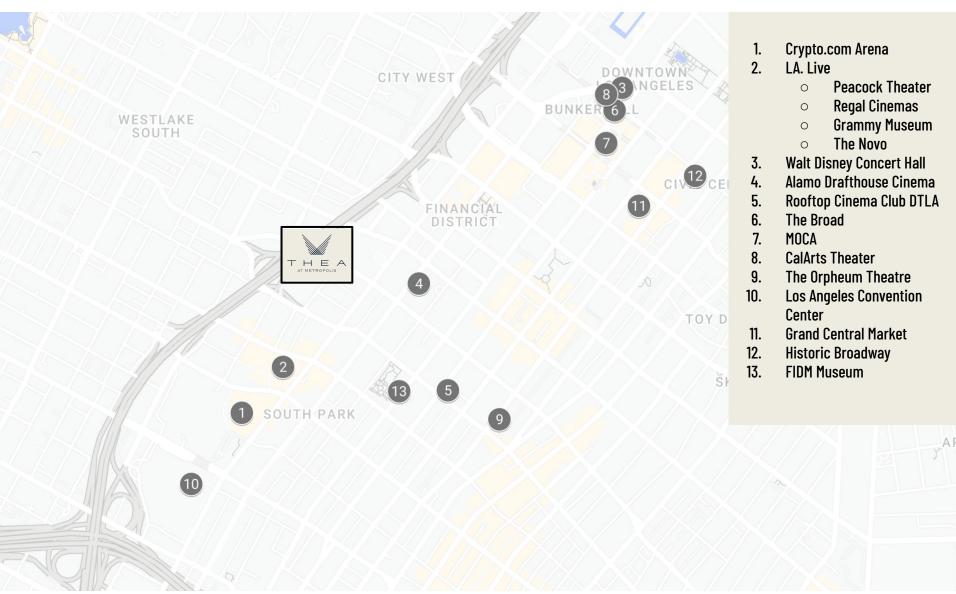
DINING





ENTERTAINMENT









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