

# 716 East 9<sup>th</sup> Place

Los Angeles, CA 90021



**EURO**  
SPRAY GUN  
M & S DISTRIBUTOR, INC.  
700 S. WILSON BLVD.



**CBRE**

*4,610 SF Flex Space For Sale or Lease  
in the Heart of Downtown Los Angeles*

# Property Overview

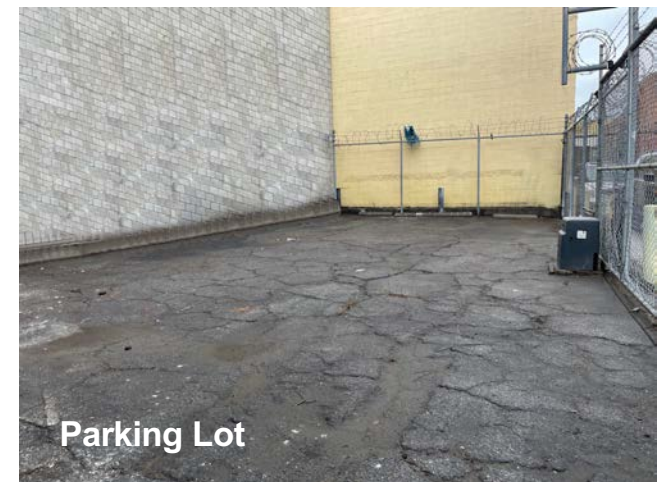


**CBRE is pleased to announce the listing of 716 East 9th Place in the heart of Downtown Los Angeles. The subject property comprises 4,620 SF of flexible space across two stories in a 3,934 SF Lot.**

The property is situated in M2 zoning, but in 2006, it obtained a Certificate of Occupancy (CofO) as a restaurant. Consequently, the first floor was previously occupied by a Korean restaurant, making it an excellent owner-user/investment opportunity for those interested in opening a restaurant or utilizing it as a warehouse. The second floor was previously used as a photo studio, presenting numerous opportunities for flexible use.

This property boasts an impressive Walk Score of 91 and Transit Score of 94. Additionally, there are parking spaces at the rear of the property, secured by a fenced gate.

**Sale Price: \$2,300,000**



**Parking Lot**

**Lease Rate: TBD**



# Property Specifications



## Owner User

Great Owner-User Opportunity



## Location

Located in the Heart of DTLA



## Story

2 Stories



## Lot

Fenced Lot



## Parking

5 Spaces



## Ceiling Height

16 Feet



## Walk Score

Walker's Paradise (91)



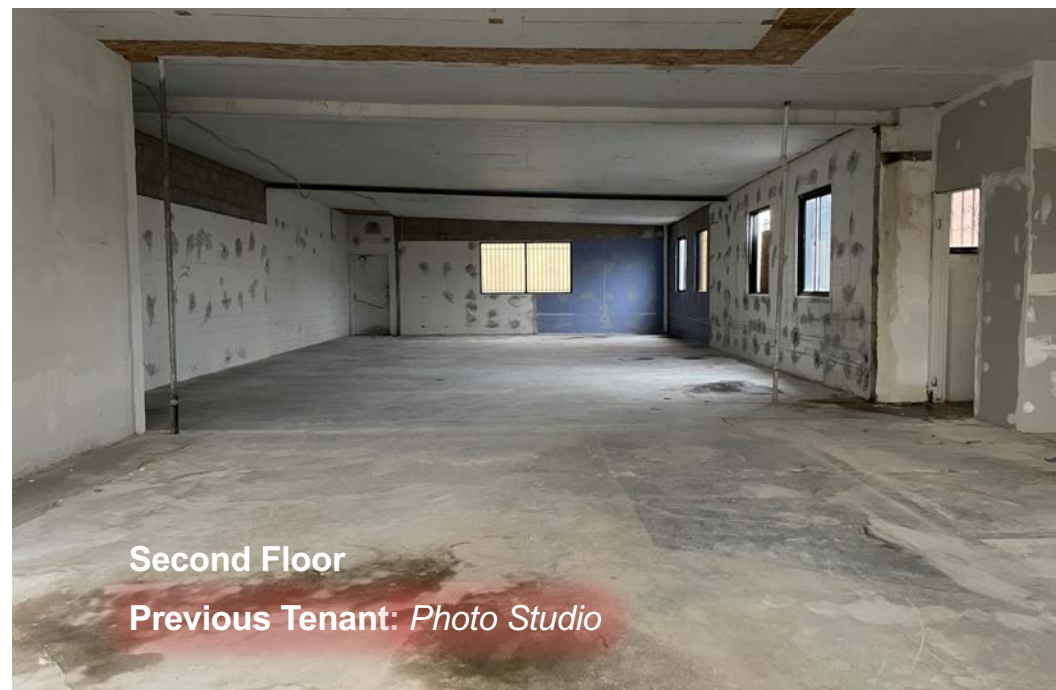
## Transit Score

Rider's Paradise (94)



First Floor

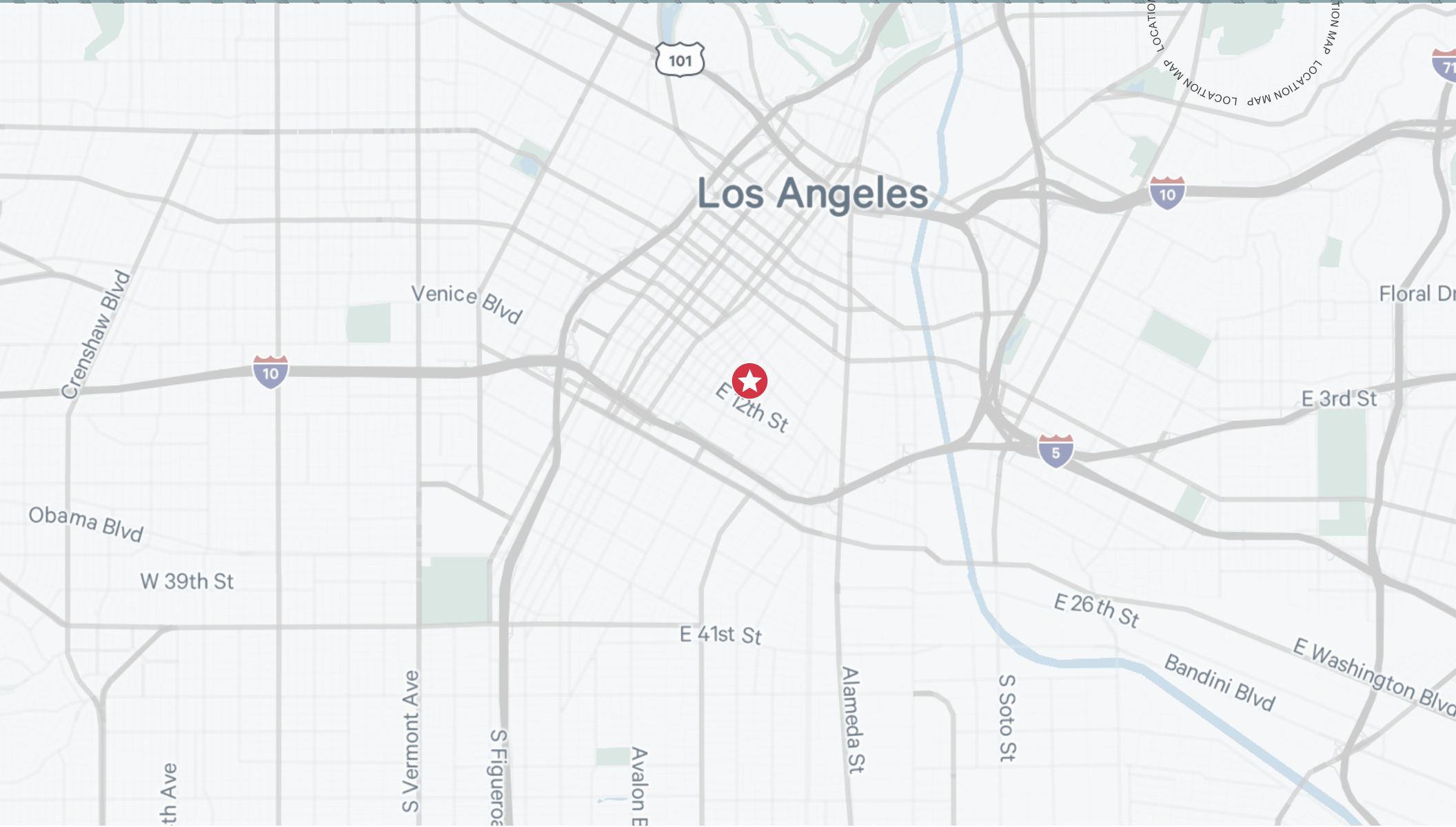
Previous Tenant: *Korean Restaurant*



Second Floor

Previous Tenant: *Photo Studio*

# Location Map

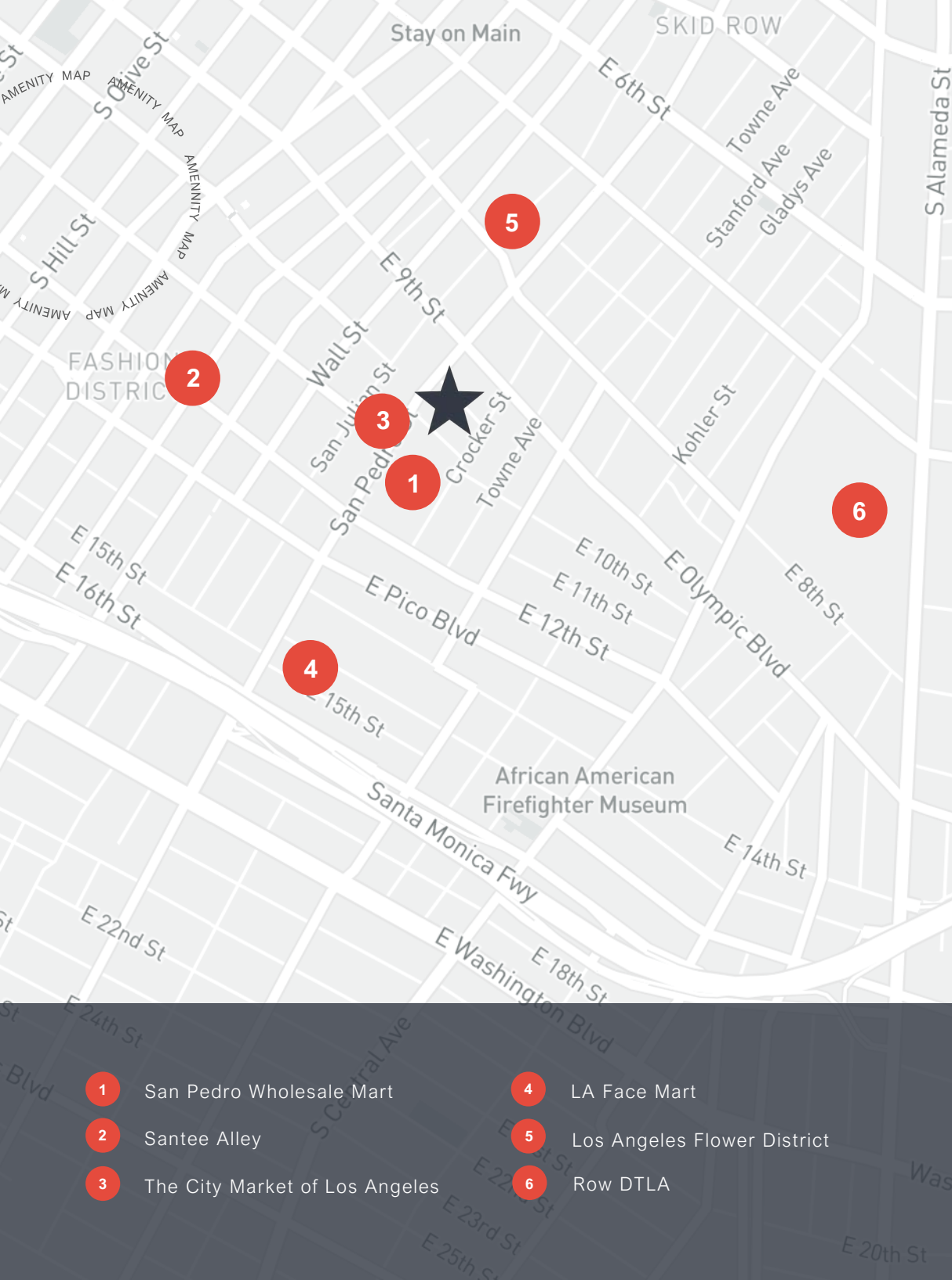


# Amenity Map

Flex – Central Los Angeles Submarket  
Los Angeles, CA 90021

## Traffic Counts

Collection St.	Cross St.	Traffic Vol	Distance
S San Pedro St	E 10 <sup>th</sup> St SW	19,335	0.05 mi
E 10 <sup>th</sup> St	Crocker St SE	4,475	0.06 mi
S San Pedro St	E 9 <sup>th</sup> St NE	20,784	0.06 mi
Crocker St	E 9 <sup>th</sup> PI NE	6,119	0.07 mi
E 9 <sup>th</sup> St	Crocker St SE	18,125	0.07 mi
E 9 <sup>th</sup> St	S San Pedro St SE	16,374	0.10 mi
S San Pedro St	E 9 <sup>th</sup> St SW	17,571	0.11 mi
San Julian St	E Olympic Blvd SW	6,032	0.11 mi
E 11 <sup>th</sup> St	San Julian St NW	7,123	0.12 mi



- 1 San Pedro Wholesale Mart
- 2 Santee Alley
- 3 The City Market of Los Angeles
- 4 LA Face Mart
- 5 Los Angeles Flower District
- 6 Row DTLA

# Area Demographics

	1 MILE	3 MILES	5 MILES
2023 Population	57,868	498,061	1,244,326
2023 Businesses	13,987	35,028	59,532
2023 Employees	93,263	337,005	543,565

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2023 Daytime Population	114,933	634,594	1,275,263
Daytime Workers	84,132	359,338	589,207
Daytime Residents	30,801	275,256	686,056



**Avg. HH Income**

\$101,705



**2023 Avg. HH Size**

1.64



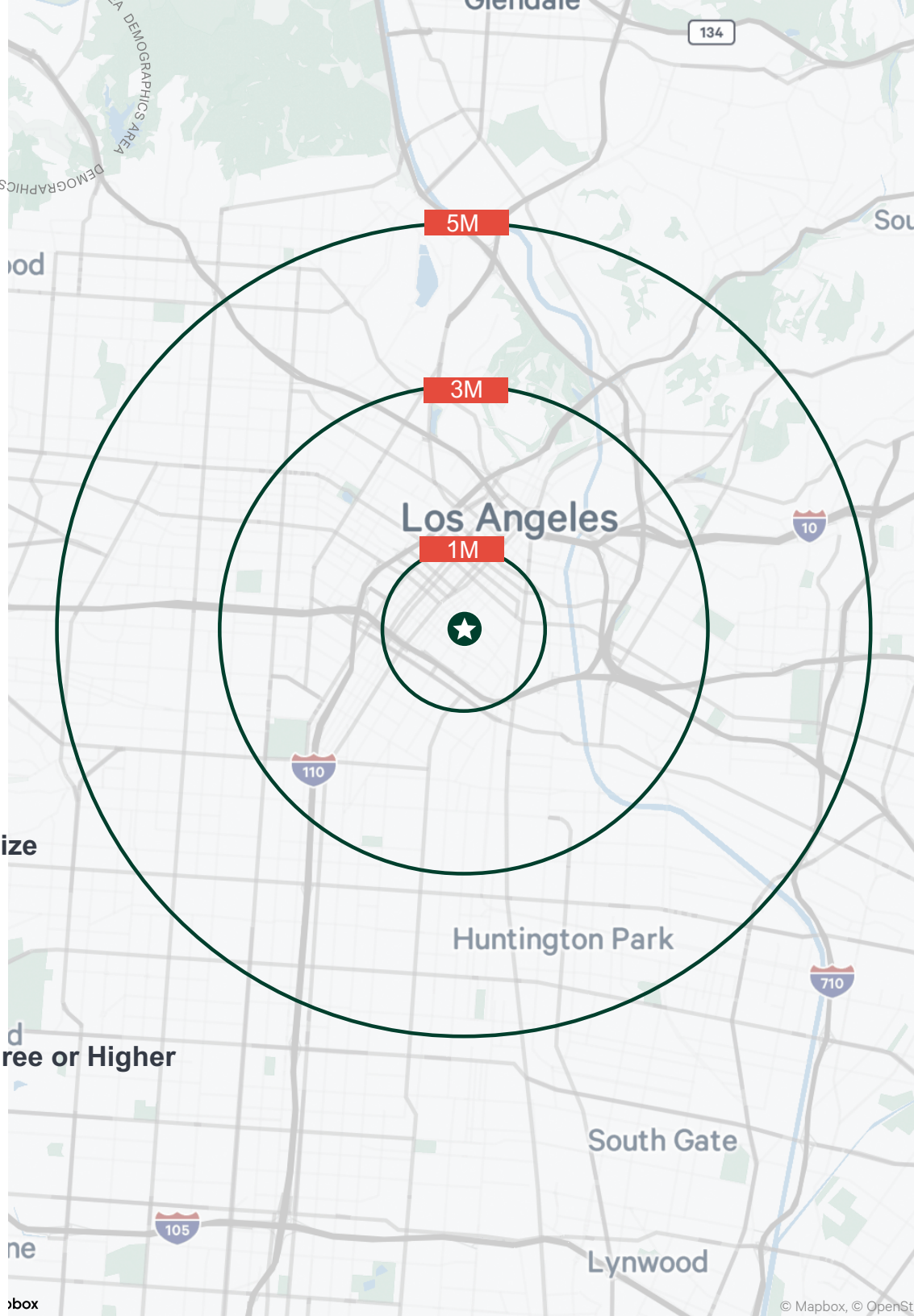
**Median Age**

39.2



**Bachelor's Degree or Higher**

47.3%



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*For Sale or Lease*

## CONTACTS

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The CBRE logo, consisting of the letters 'CBRE' in a bold, white, sans-serif font.

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