

COAST SAVINGS BUILDING IN DTLA

Ground Floor Flagship Retail/Office Opportunity

KENNEDY WILSON

BROKERAGE

855 S. Hill Street, Los Angeles, CA 90014



Available For The First Time in 28 Years



COAST SAVINGS BUILDING IN DTLA

Ground Floor Flagship Retail/Office Opportunity

KENNEDY WILSON

BROKERAGE

855 S. Hill Street, Los Angeles, CA 90014

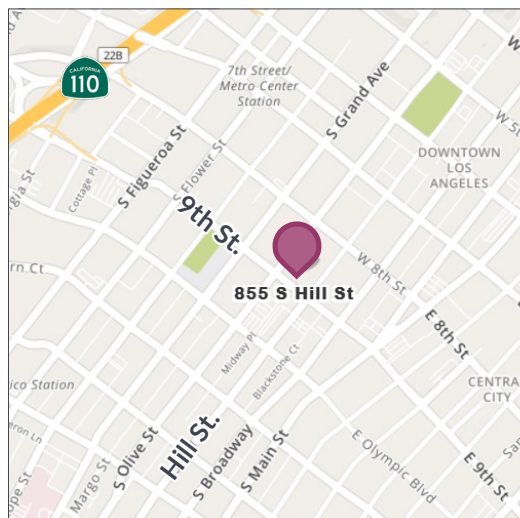
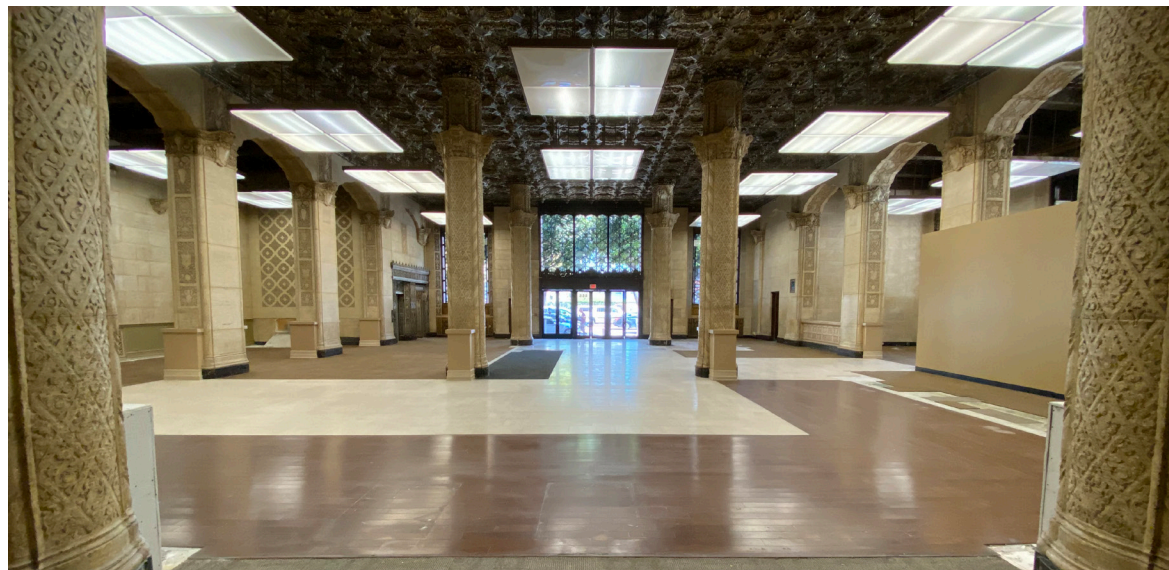
AVAILABLE

	Size	Rent
Ground Floor:	±10,536 RSF	\$4.15 PSF/Mo., NNN
Lower Level:	±10,247 RSF	\$2.00 PSF/Mo., NNN
	<i>Spaces can be combined to ±20,783 RSF</i>	
Parking:	Ample parking available at ownership's property next door	

PROPERTY HIGHLIGHTS

- Hard corner, 2nd generation move-in ready space at historic, creative office building with 18' ceilings
- Huge rooftop and vertical blade signage opportunity available
- Fully built-out lower level space available
- At hard corner of 9th and Hill Streets; the intersection of South Park, Fashion District and Central Business District
- Ideal for creative office, flagship retail or potential bar/restaurant space
- One block west from Broadway retail corridor and tenants Paul Smith, Apple, APC, Acne Studios, etc.
- Walking distance to Ace Hotel, Whole Foods, Bottega Louie and Shake Shack
- 10,000 residents within a quarter mile radius
- Ample parking in adjacent garage controlled by same ownership
- Do not disturb existing tenant - tours by appointment only

** Prospective tenants are hereby advised that all uses are subject to City approval*



NEIGHBORING TENANTS



the hoxton

ilcaffè



zinqué
(zin-kæ)

Acne

Paul Smith

Justin Weiss

Vice President
213-538-8631
JWeiss@kennedywilson.com
DRE #01920886

Lee Shapiro

EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

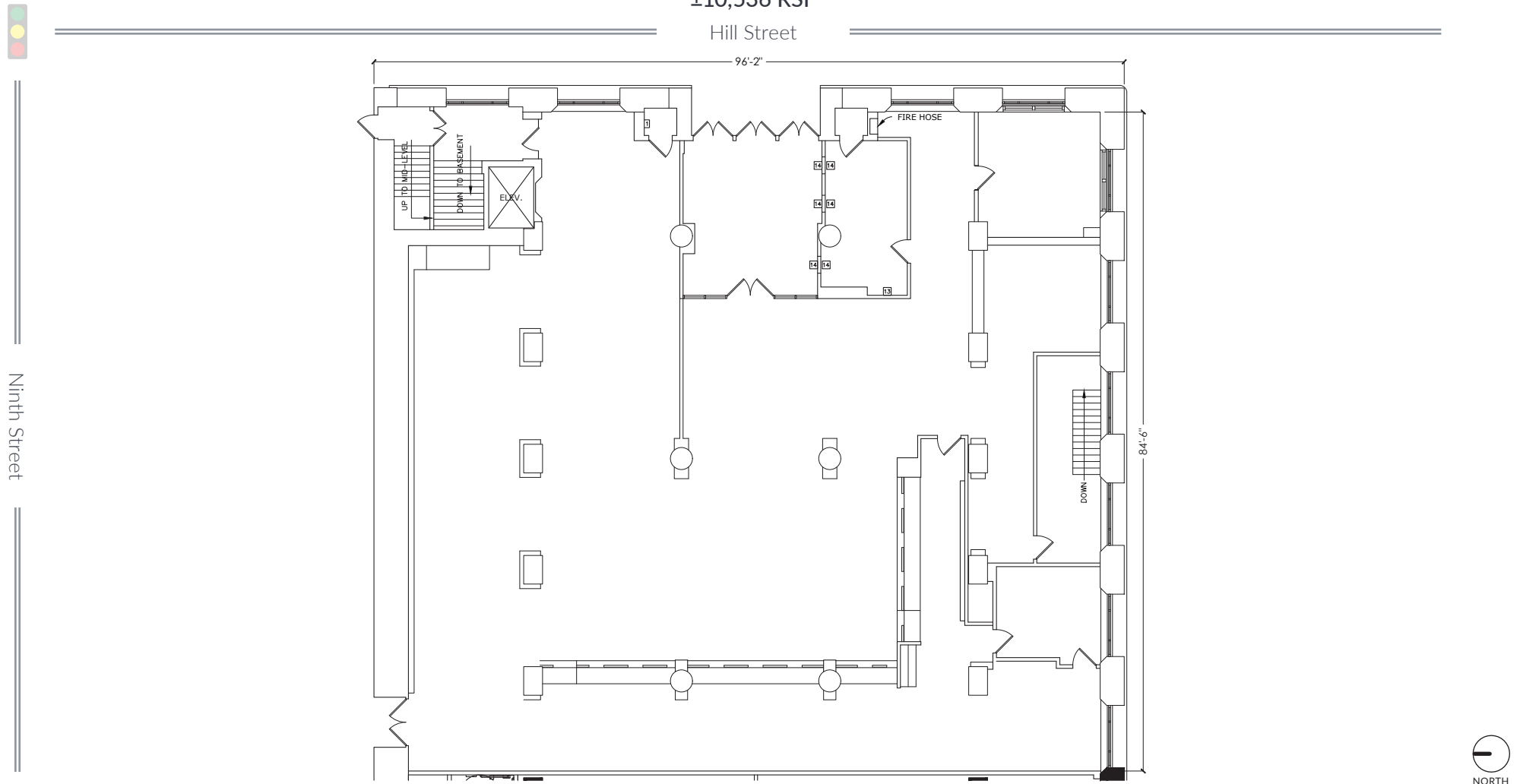
Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



855 S. Hill Street, Los Angeles, CA 90014

FIRST FLOOR SITE PLAN
±10,536 RSF



Justin Weiss
Vice President
213-538-8631
JWeiss@kennedywilson.com
DRE #01920886

Lee Shapiro
EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

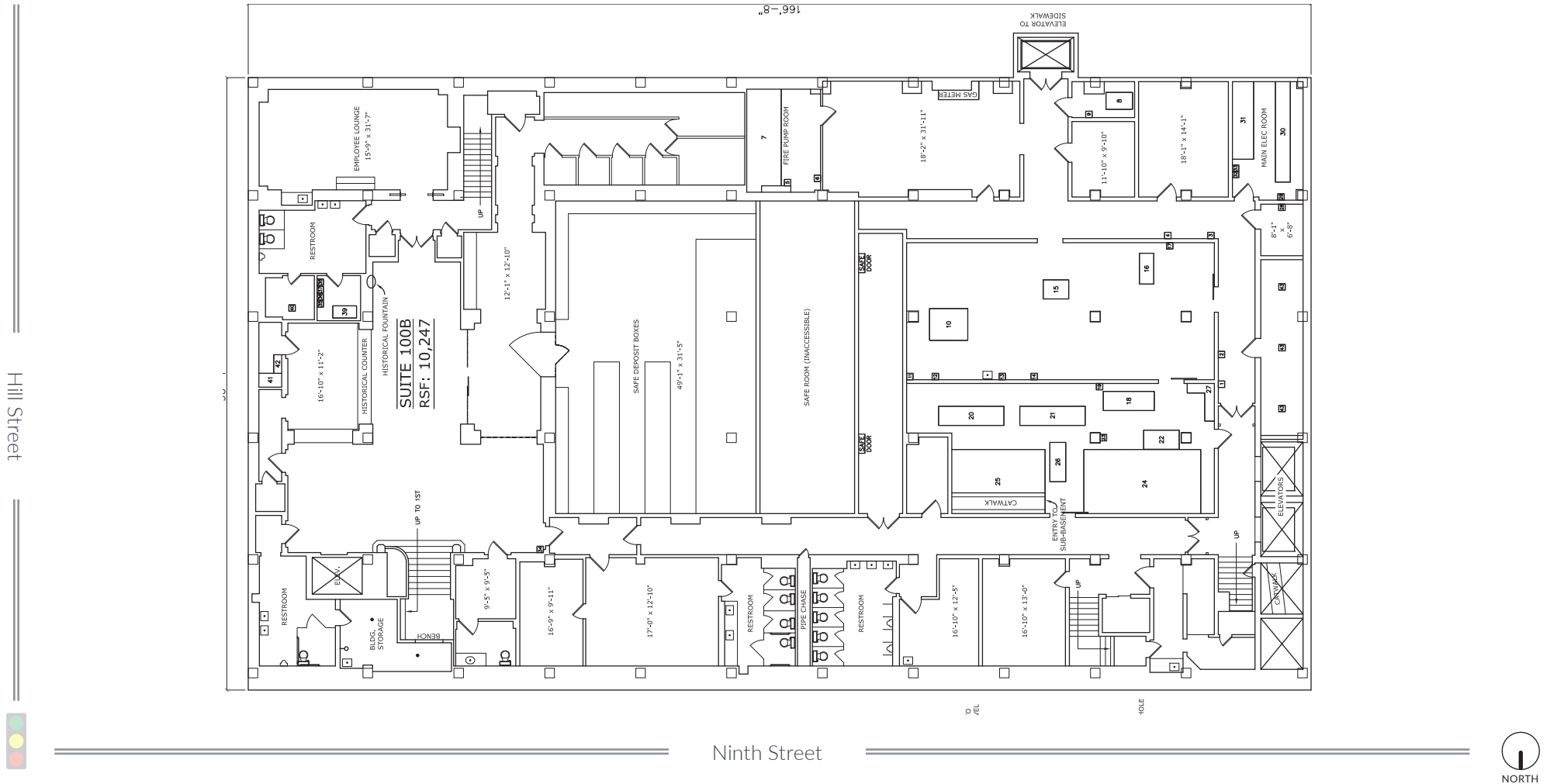
Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



855 S. Hill Street, Los Angeles, CA 90014

BASEMENT SITE PLAN
±10,247 RSF



Justin Weiss
Vice President
213-538-8631
JWeiss@kennedywilson.com
DRE #01920886

Lee Shapiro
EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



COAST SAVINGS BUILDING IN DTLA

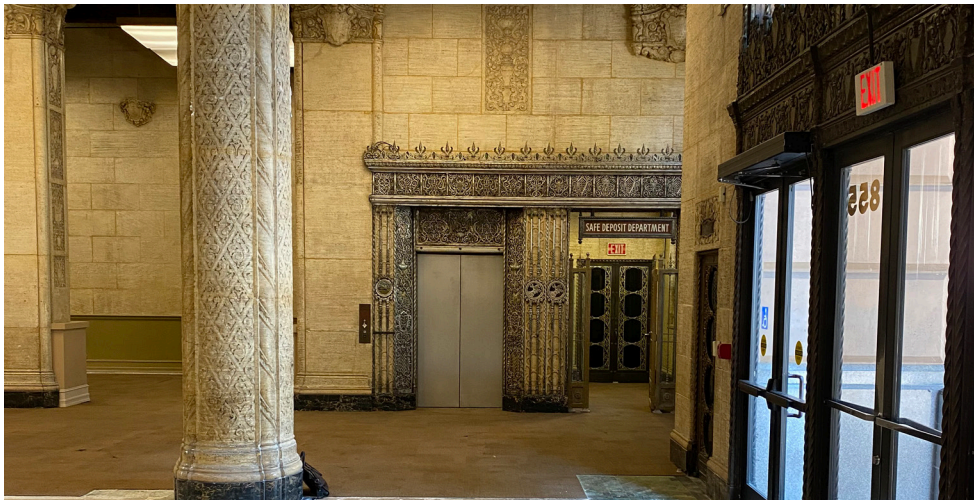
Ground Floor Flagship Retail/Office Opportunity

KENNEDY WILSON

BROKERAGE

855 S. Hill Street, Los Angeles, CA 90014

GROUND FLOOR INTERIORS



Justin Weiss

Vice President
213-538-8631
JWeiss@kennedywilson.com
DRE #01920886

Lee Shapiro

EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



COAST SAVINGS BUILDING IN DTLA

Ground Floor Flagship Retail/Office Opportunity

KENNEDY WILSON

BROKERAGE

855 S. Hill Street, Los Angeles, CA 90014

LOWER LEVEL INTERIORS



Justin Weiss

Vice President
213-538-8631
JWeiss@kennedywilson.com
DRE #01920886

Lee Shapiro

EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



COAST SAVINGS BUILDING IN DTLA

Ground Floor Flagship Retail/Office Opportunity

KENNEDY WILSON

BROKERAGE

855 S. Hill Street, Los Angeles, CA 90014

SIGNAGE OPPORTUNITIES



Justin Weiss
Vice President
213-538-8631
JWeiss@kennedywilson.com
DRE #01920886

Lee Shapiro
EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

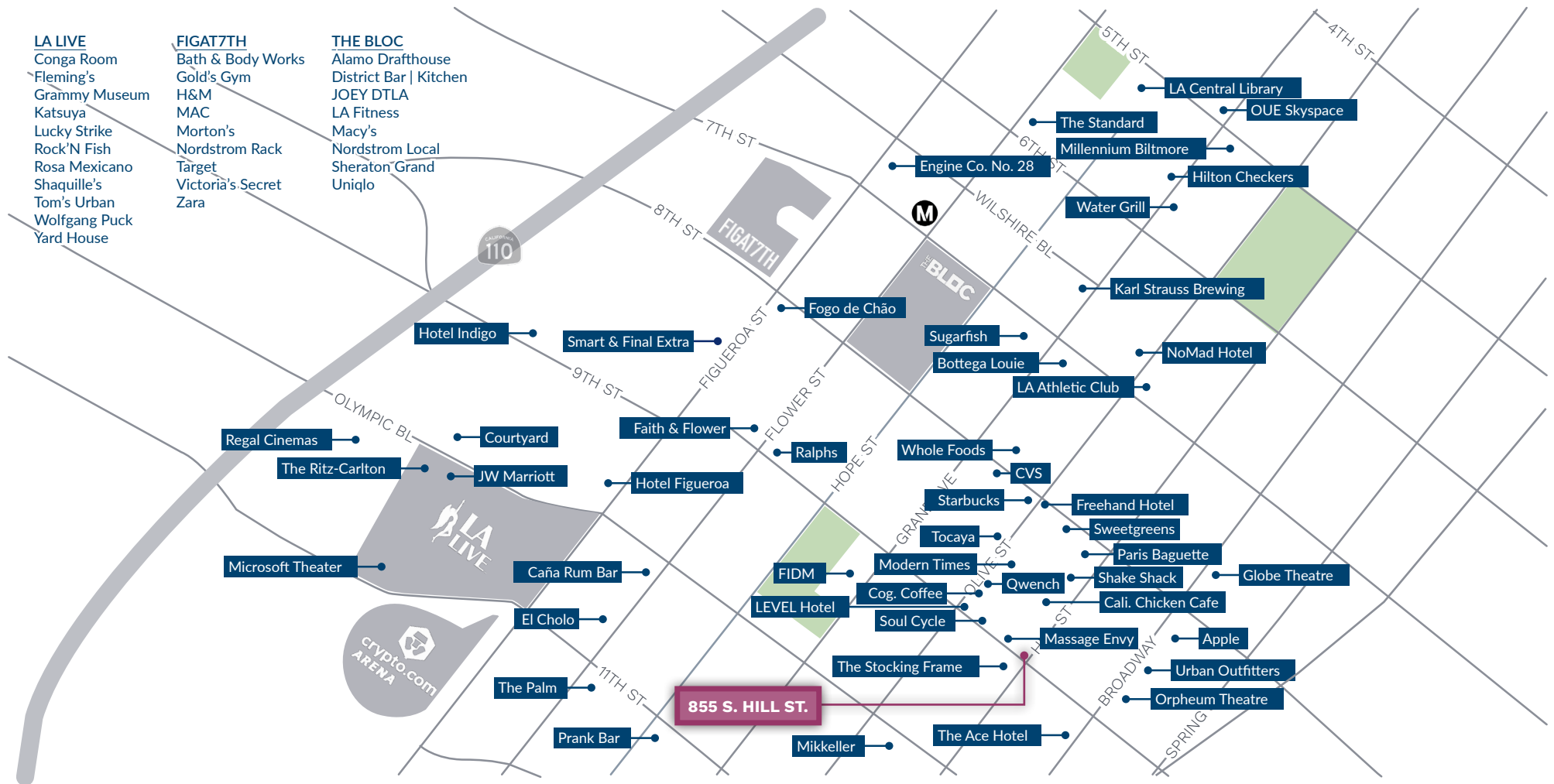


COAST SAVINGS BUILDING IN DTLA

Ground Floor Flagship Retail/Office Opportunity

855 S. Hill Street, Los Angeles, CA 90014

TRADE AREA



Justin Weiss
 Vice President
 213-538-8631
 JWWeiss@kennedywilson.com
 DRE #01920886

Lee Shapiro
 EVP, Director of Retail
 310-887-6226
 LShapiro@kennedywilson.com
 DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



COAST SAVINGS BUILDING IN DTLA

Ground Floor Flagship Retail/Office Opportunity

855 S. Hill Street, Los Angeles, CA 90014

DTLA DEMOGRAPHICS

Live 80,000+ RESIDENTS

\$86,300

AVERAGE HHI

53%

25-49 YEARS OLD

79%

LOVE DTLA



Work 350,000+ JOBS

\$86,200

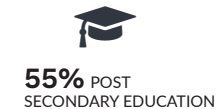
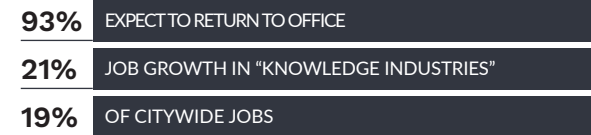
AVERAGE HHI

59

25-49 YEARS OLD

19%

OF CITYWIDE JOBS



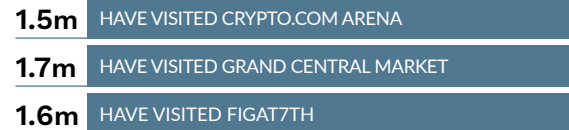
Visit 15 MILLION VISITORS IN 2021

\$5 Billion

SPENT YEARLY

743

RETAIL BUSINESSES
PER SQUARE MILE



Source: DCBID Demographic Survey 2022

Justin Weiss

Vice President
213-538-8631
JWeiss@kennedywilson.com
DRE #01920886

Lee Shapiro

EVP, Director of Retail
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.