

RETAIL/RESTAURANT FINANCIAL INSTITUTION SPACES FOR LEASE • HOPE+FLOWER

1212 S. Flower Street, Los Angeles, 90015
3 Separate Buildings | Construction Complete
SWC of 12th St./Hope St. | SEC of 12th St./Flower St.

KENNEDY WILSON
BROKERAGE

onni[®]
group

Presented by:

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Retail/Restaurant/Financial Institution Spaces For Lease

1212 S. FLOWER STREET, LOS ANGELES, 90015 • SOUTH PARK DTLA

PROPERTY DESCRIPTION

- Location:** 1212 S. Flower Street, Los Angeles, 90015
- Space Available:** ±287 SF - ±3,040 SF
- Rent:** \$3.75 - \$4.25 PSF/Mo.
- Parking:** Abundant on-site parking

HIGHLIGHTS

- At the base of two, 40-story residential towers with a total of 730 luxury apartments
- Located at the Metro's Pico Station with lines connecting DTLA with USC, Culver City, Santa Monica and Long Beach
- Join the latest neighborhood tenants, CVS, Mastro's Ocean Club, and Percolate Tea.
- Across the street from Crypto.com Arena, the L.A. Convention Center, and DTLA mega-projects Oceanwide Plaza, Circa and Moxy/AC Hotels
- In the heart of South Park, DTLA's most dense residential neighborhood with 7,000 apartments and thousands more under construction
- Click [here](#) to learn more about Hope + Flower

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

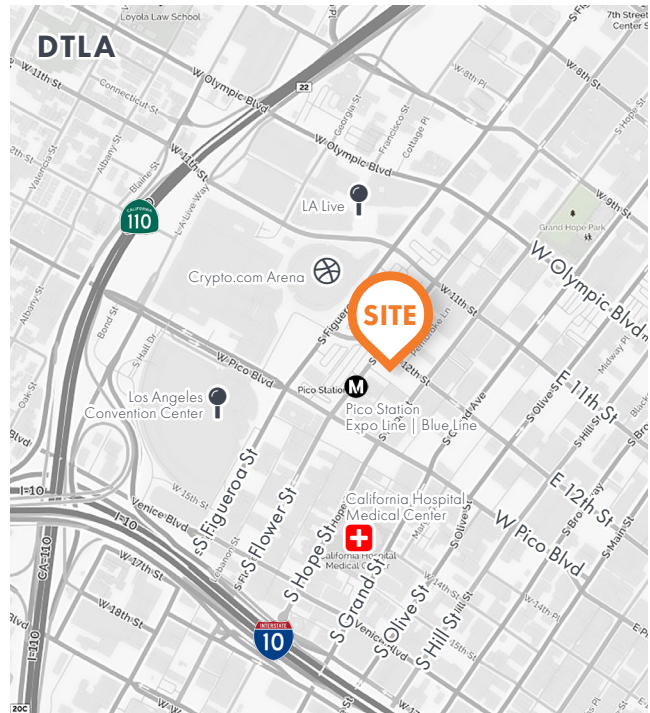


Building C Retail

NEIGHBORING TENANTS



LOCATION



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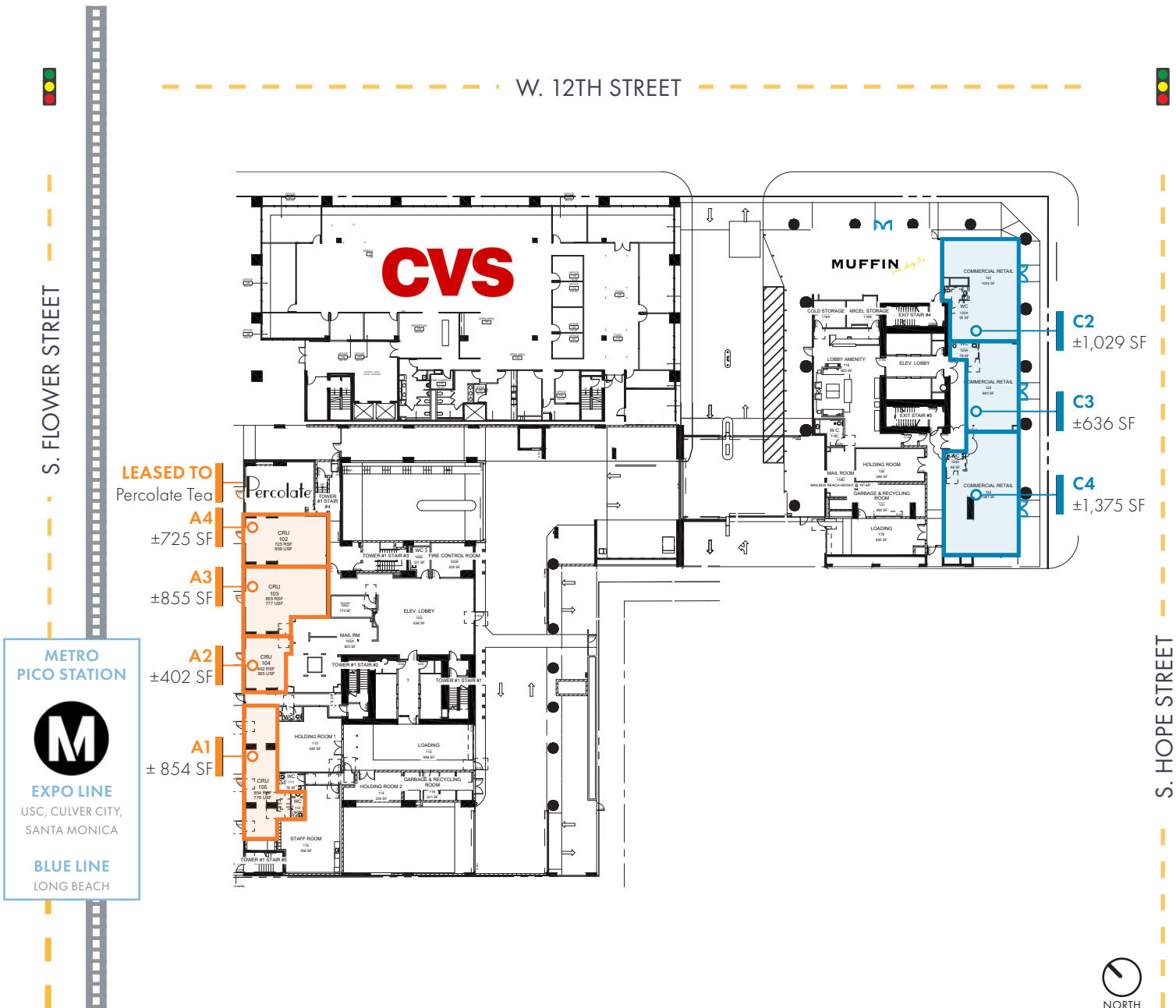
Site Plan

Building A

\$2,010 - \$4,275/Mo.

Building C

\$3.75 - 4.25 PSF/Mo.



S. FLOWER STREET

W. 12TH STREET

S. HOPE STREET

METRO PICO STATION



EXPO LINE
USC, CULVER CITY,
SANTA MONICA

BLUE LINE
LONG BEACH



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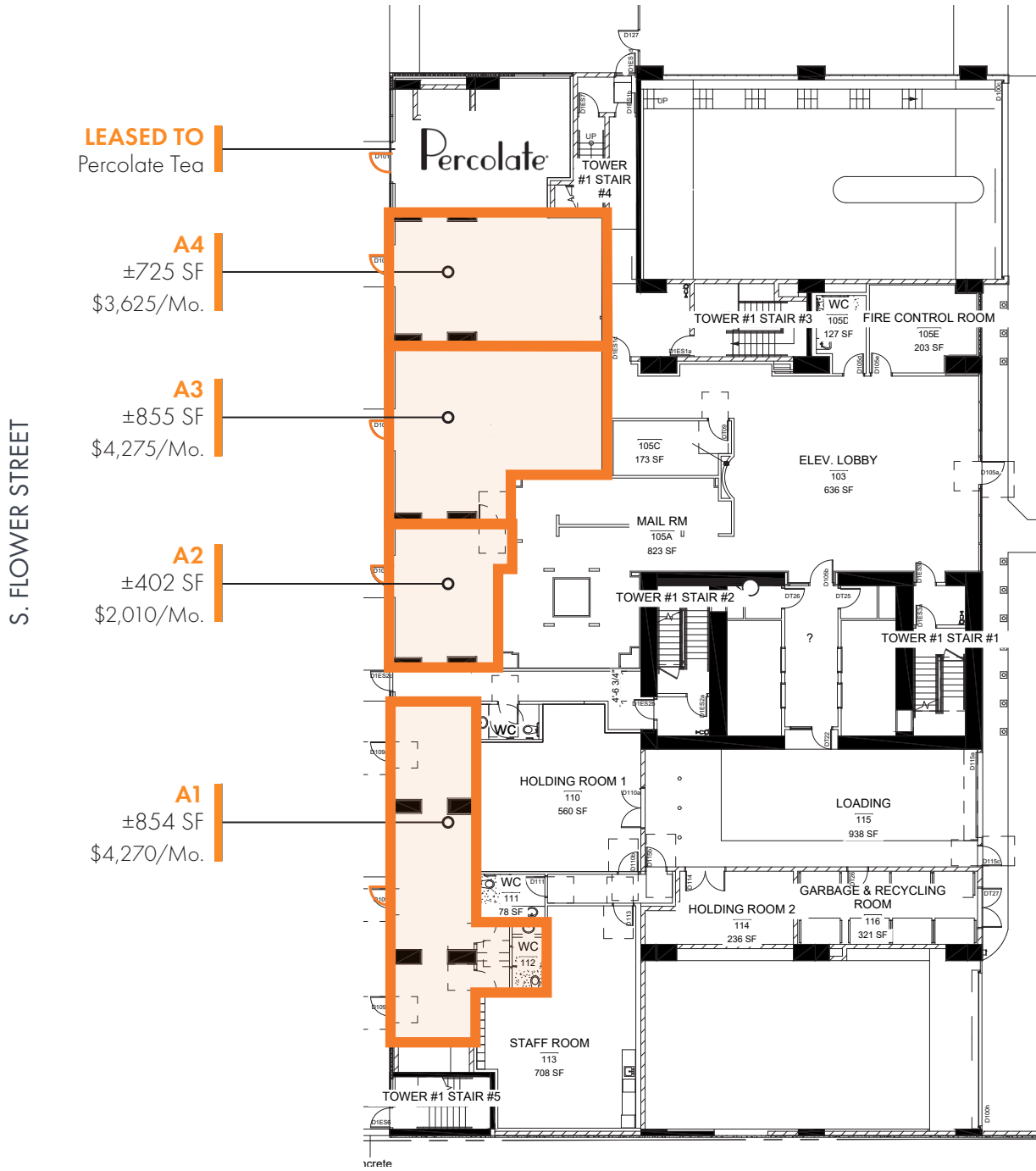
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Floor Plan

Building A

\$2,010 - \$4,275/Mo.



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A Photos

Building A



Building A front



A5-A1 frontage with room for patio



A2 interior



Close proximity to Expo Line

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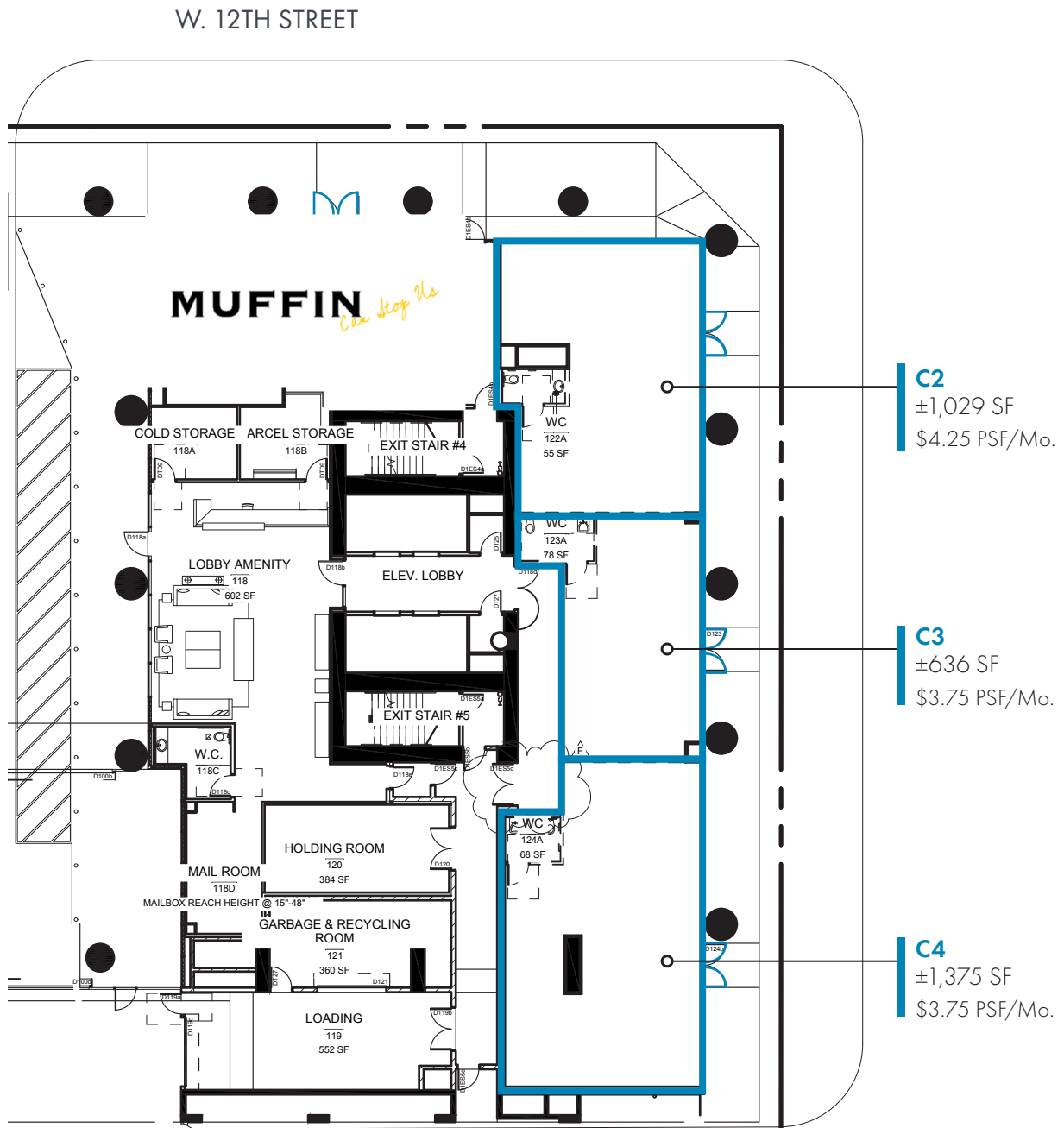
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Floor Plan

Building C



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C Photos

Building C



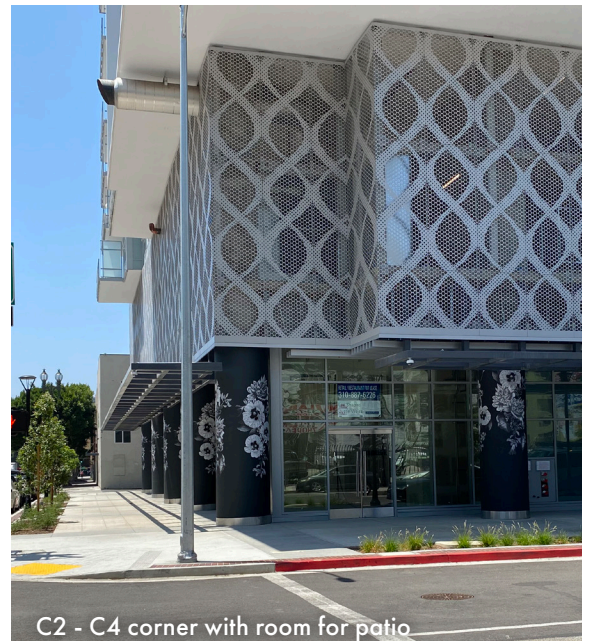
Building C front



C2 interior



C2 - C3 interior



C2 - C4 corner with room for patio

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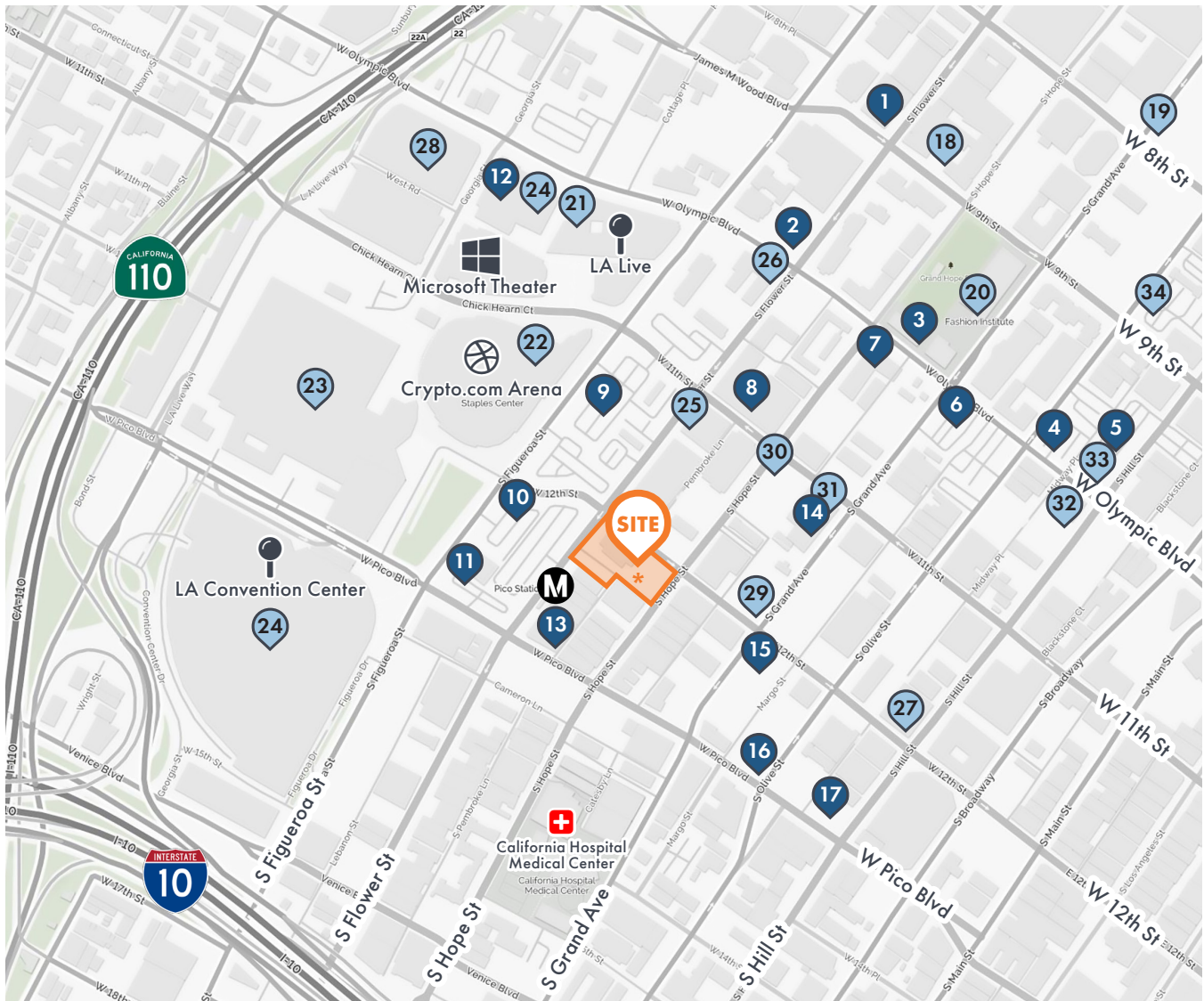
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Trade Area



Residential Developments

1. Watermarke Tower
2. 717 Olympic
3. Renaissance Tower
4. Hanover Olympic
5. Hanover South Park
6. Hanover Grand
7. Packard Lofts
8. Met Lofts

9. Oceanwide Plaza
10. Circa
11. 1200 Fig
12. Ritz-Carlton Residences
13. Onyx
14. Ten50
15. G12
16. Olive DTLA
17. The Project at Pico

Amenities

18. Ralphs
19. Whole Foods Market
20. FIDM
21. L.A. Live
22. Crypto.com Arena
23. L.A. Convention Center
24. The Ritz-Carlton
25. The Palm

26. Caña Rum Bar
27. Starbucks
28. Regal LA Live
29. Barcito
30. Prank Bar
31. Starbucks
32. Birdies
33. Loit Cafe
34. SoulCycle

* 700 units under construction

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Demographics

Live 80,000+ RESIDENTS

\$86,300

AVERAGE HHI

94% RESIDENTIAL OCCUPANCY

84% RESIDENTIAL INVENTORY GROWTH 2010-2019

37% POPULATION GROWTH 2010-2019

53%

25-49 YEARS OLD

79%

LOVE DTLA



60% POST
SECONDARY EDUCATION



41% WALK, BIKE,
OR TAKE TRANSIT
TO WORK



Work 350,000+ JOBS

\$86,200

AVERAGE HHI

93% EXPECT TO RETURN TO OFFICE

21% JOB GROWTH IN "KNOWLEDGE INDUSTRIES"

19% OF CITYWIDE JOBS

59

25-49 YEARS OLD

19%

OF CITYWIDE JOBS



55% POST
SECONDARY EDUCATION



50% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME

Visit 15 MILLION VISITORS IN 2021

\$5 Billion

SPENT YEARLY

1.5m HAVE VISITED CRYPTO.COM ARENA

1.7m HAVE VISITED GRAND CENTRAL MARKET

1.6m HAVE VISITED FIGAT7TH

743

RETAIL BUSINESSES
PER SQUARE MILE



157 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE



93 WALKSCORE



Source: DCBID Demographic Survey 2022

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