

# Hard Corner Office/Retail Space For Lease

NEC of Hill and 8th Street | Across from Shake Shack

325 W. 8th Street, Los Angeles, CA 90014

KENNEDY WILSON  
BROKERAGE

JUSTIN WEISS

Vice President

JWeiss@kennedywilson.com

213-538-8631

CalBRE: 01920886

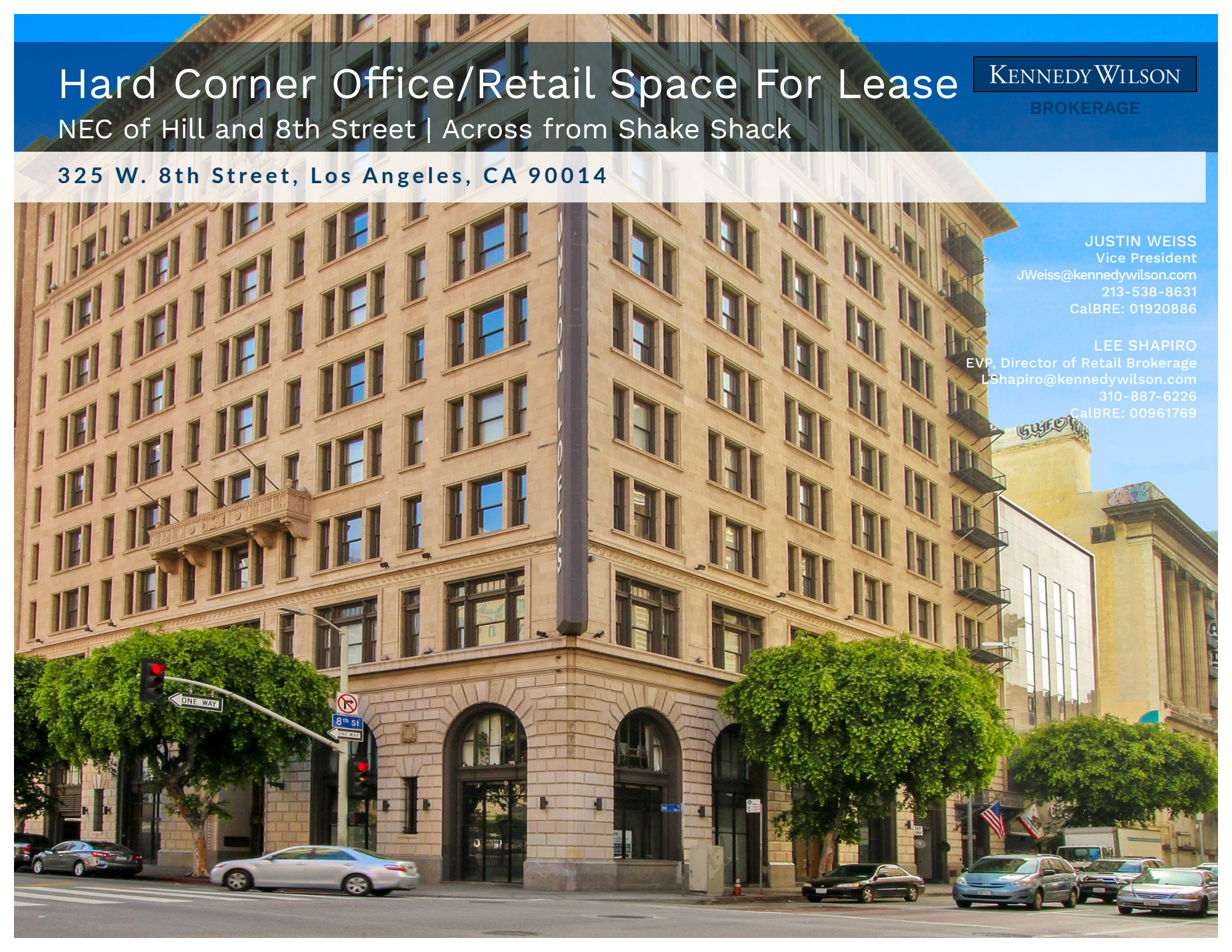
LEE SHAPIRO

EVP, Director of Retail Brokerage

LShapiro@kennedywilson.com

310-887-6226

CalBRE: 00961769







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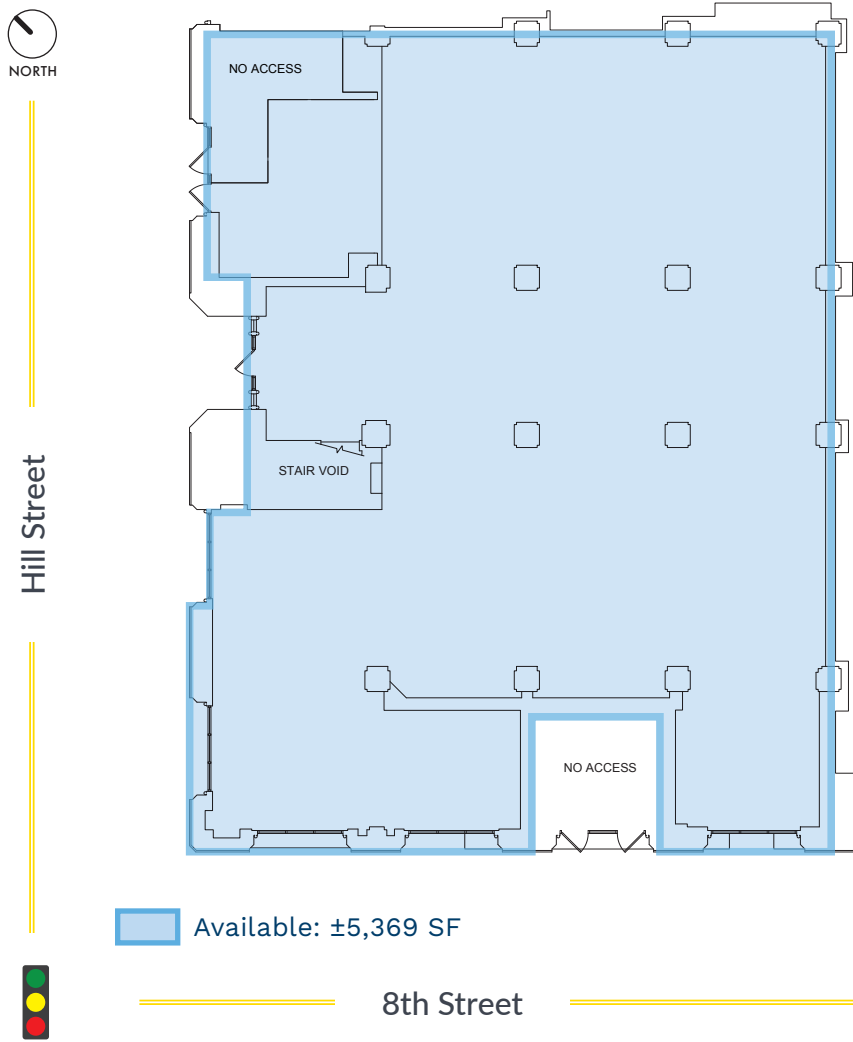
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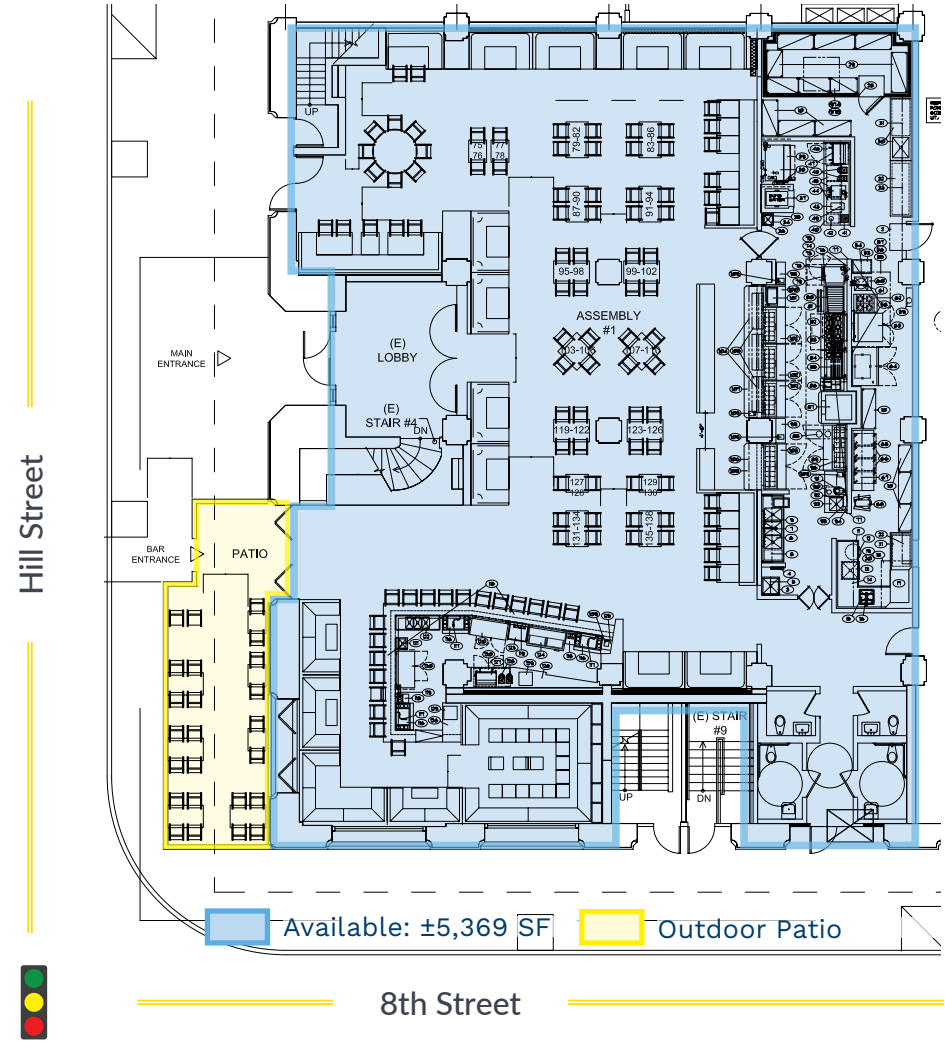
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## FLOOR PLAN



## FLOOR PLAN - PROPOSED RESTAURANT



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### Lee Shapiro

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Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

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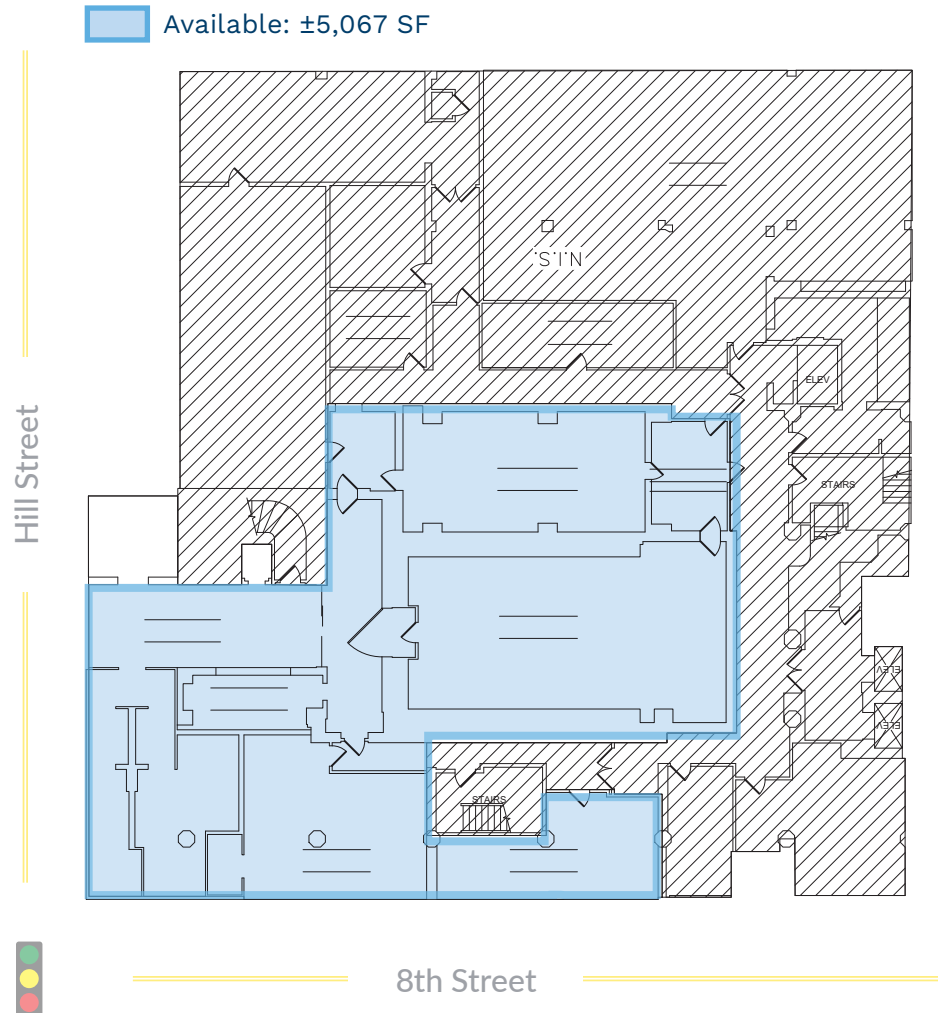
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## FLOOR PLAN - BASEMENT



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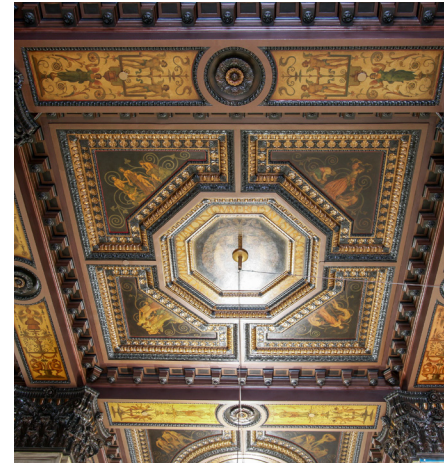
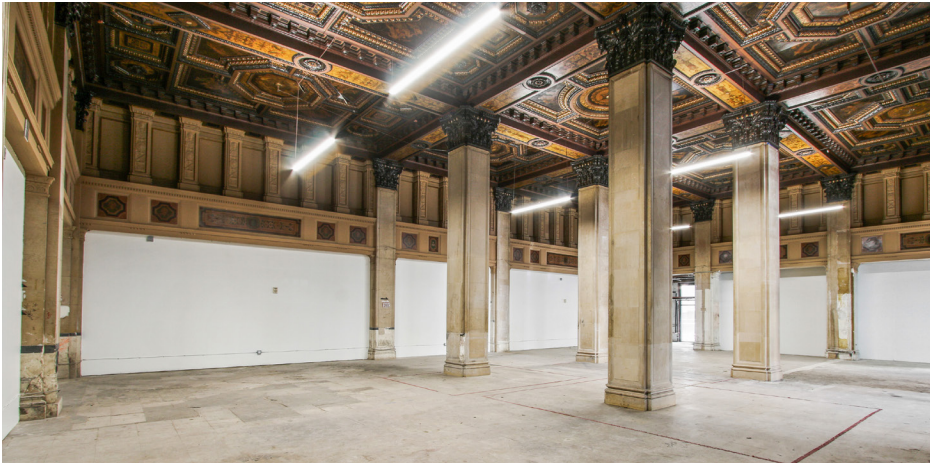
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## INTERIOR



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## GARFIELD BUILDING HOTEL PROJECT



Across the street from 325 W. 8th Street is the new Garfield Building Hotel Project. The Garfield Building, a long-vacant Art Deco landmark in Downtown Los Angeles, has reportedly sold to a Bay Area-based firm interested in converting the property into a hotel.

Built in 1929 at 403 W. Eighth St. for the Sun Realty Co., the Garfield Building was designed by renowned architect Claud Beelman with art deco, Gothic and art nouveau elements. Once an office space, the Garfield has been vacant for several years. It is listed on the National Register for Historic Places.

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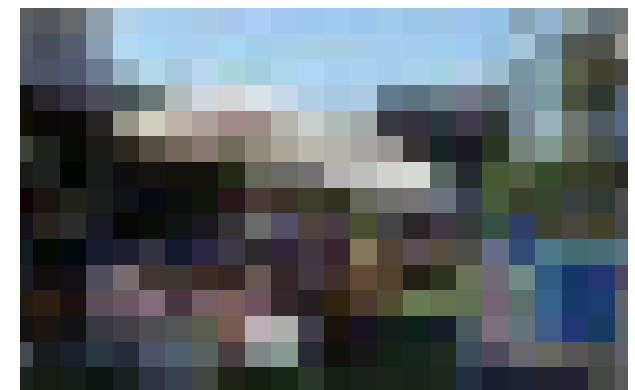
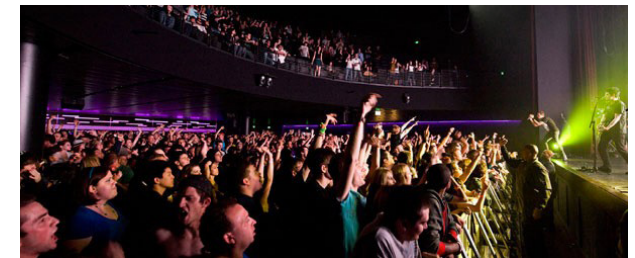
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## TRADE AREA



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## DEMOGRAPHICS

**Live** 85,000+ 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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