



KENNEDY WILSON
BROKERAGE

Office/Retail/Restaurant Spaces For Lease
ACROSS FROM HOXTON & PROPER HOTELS AND NEW ASU SATELLITE CAMPUS
1031 S. Broadway, Los Angeles, CA 90015

HISTORIC DTLA SPACE ACROSS FROM HOXTON & PROPER HOTELS Office/Retail/Restaurant Spaces For Lease

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AVAILABLE

- Size:** ±2,665 to 13,189 SF
- Rent:** \$4.00 - \$4.15 PSF/Mo.,NNN
- NNN:** ±\$1.00 PSF/Mo.
- Parking:** Limited on-site with ample public parking across the street

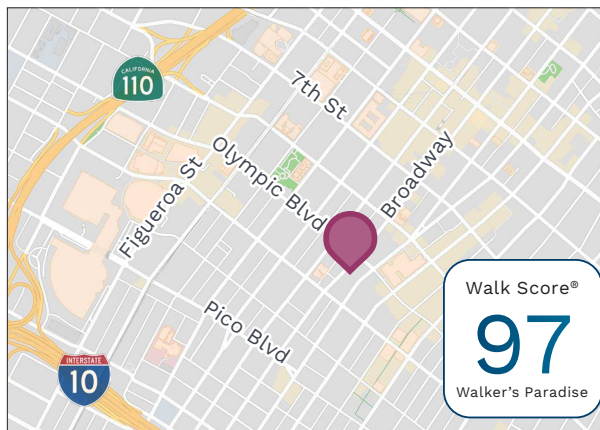
PROPERTY HIGHLIGHTS

- First generation spaces ready for improvements
- Double-high ceilings and skylights throughout ground floor
- Patio space available
- Located along one of the most sought after and fastest growing blocks on Broadway
- Across the street from the Hoxton Hotel, Proper Hotel and one block from the future Hyatt Centric Hotel
- Across from Arizona State University's new 200,000-square-foot satellite campus, coming 2021
- Six blocks from the 10 Freeway, LA LIVE and Crypto.com Arena
- At the base of a premium creative office property with recent signee, WeWork (in 80,000 SF)
- Immediate availability

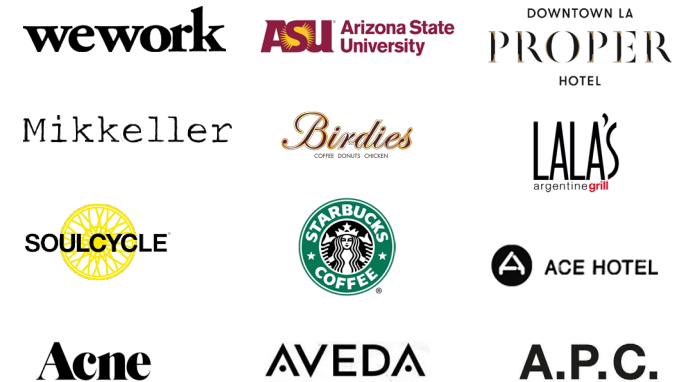
*Prospective tenants are hereby advised that all uses are subject to City approval



LOCATION



NEIGHBORING TENANTS



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

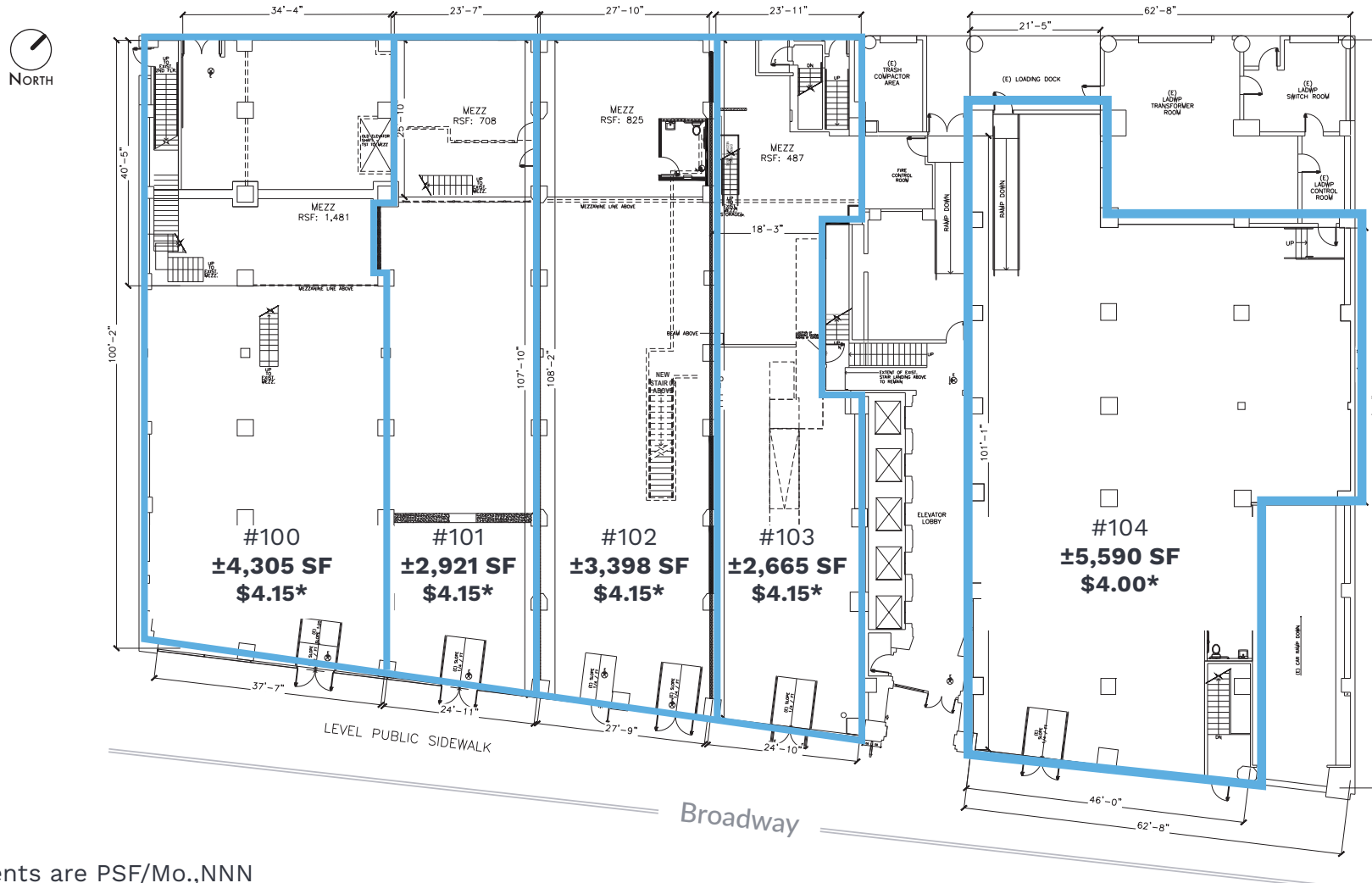
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DEMISED SITE PLAN



*All rents are PSF/Mo.,NNN

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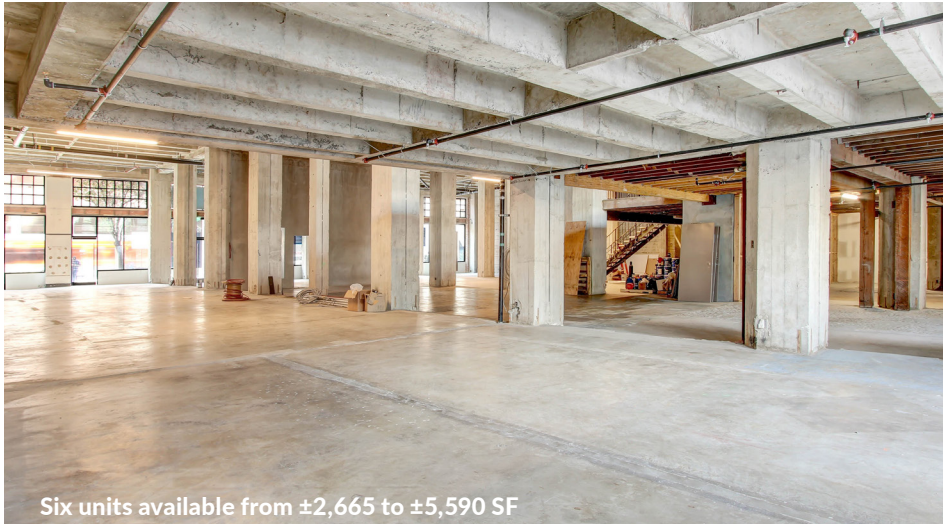
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INTERIORS



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IMMEDIATE VICINITY



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TRADE AREA



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DTLA 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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