

PRIME BASEMENT RETAIL/RESTAURANT/OFFICE **SPACE FOR LEASE**

849 S. Broadway, Los Angeles, 90014

NWC of 9th Street & S. Broadway • DTLA Historic Core

Lee Shapiro • 310-887-6226

Executive Vice President

lshapiro@kennedywilson.com

CalBRE #00961769

Justin Weiss • 213-538-8631

Vice President

jweiss@kennedywilson.com

CalBRE #01920886



KENNEDY WILSON

Prime Basement Space for Lease

849 S. BROADWAY, LOS ANGELES, 90014 | DOWNTOWN LOS ANGELES



NEIGHBORING TENANTS

Acne

BNKR

MYKITA
Aēsop.

TANNER
GOODS

ACE HOTEL

ilcaffè

A.P.C.

PROPERTY DESCRIPTION

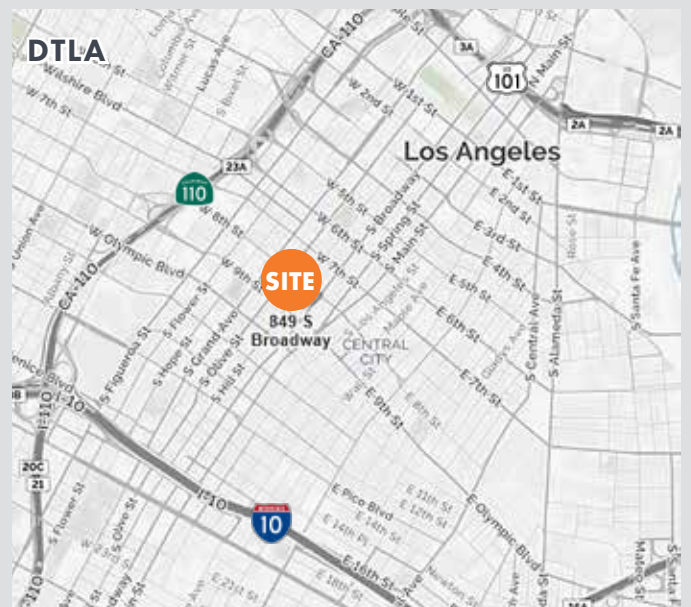
- Location:** 849 S. Broadway, Los Angeles, 90014
- Available Space:** ±20,000 SF (Divisible to 5,000 SF)
- Rent:** \$2.15 PSF/Mo., NNN (±\$.50 PSF/Mo.)
- Parking:** Abundant Surface Parking Lots

HIGHLIGHTS

- At the basement of arguably Downtown's most iconic historic building
- Property boasts 140 fully occupied luxury condos
- Multiple convenient surface parking lots in close vicinity
- 1/2 block away from the Ace Hotel at the border of Downtown's Historic Core and Fashion Districts
- Within a 5 block radius of 5,000 residential apartments and condos
- Two blocks away from the New Mart, Cooper Building and California Mart and adjacent to two large parking garages
- Walkers paradise with a Walk Score® of 97

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

LOCATION



Lee Shapiro • 310-887-6226

Executive Vice President
lshapiro@kennedywilson.com
CalBRE #00961769

Justin Weiss • 213-538-8631

Vice President
jweiss@kennedywilson.com
CalBRE #01920886

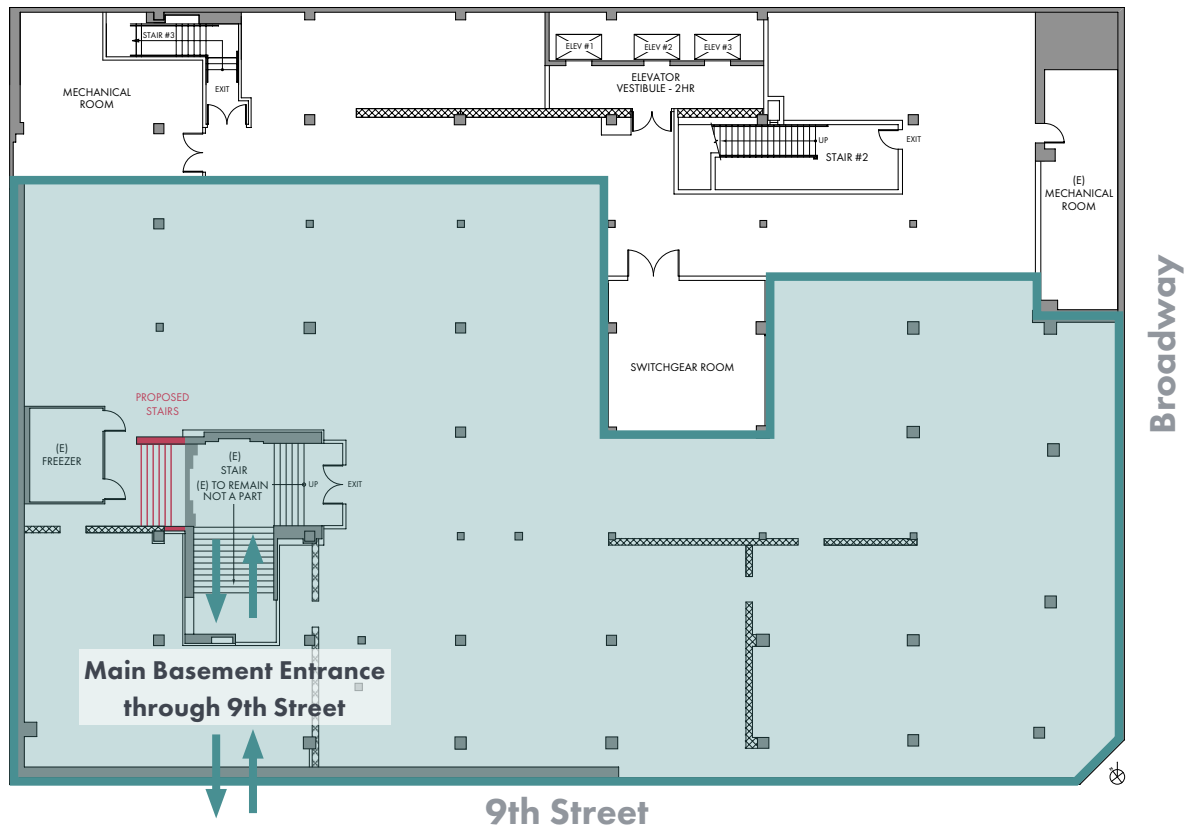
KENNEDY WILSON

Kennedy Wilson Properties, Ltd. (Responsible Broker, CalBRE #00746768) 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.

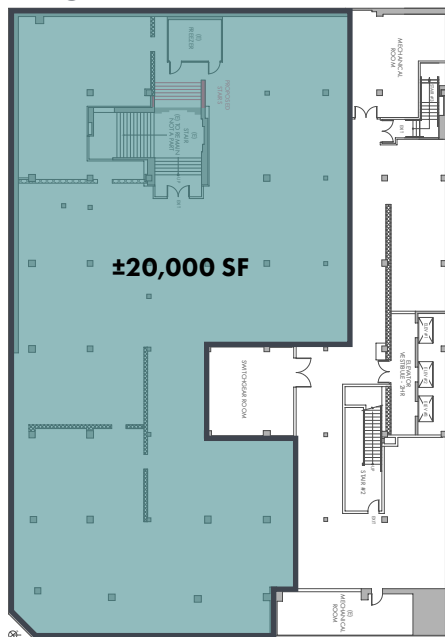
Prime Basement Space for Lease

849 S. BROADWAY, LOS ANGELES, 90014 | DOWNTOWN LOS ANGELES

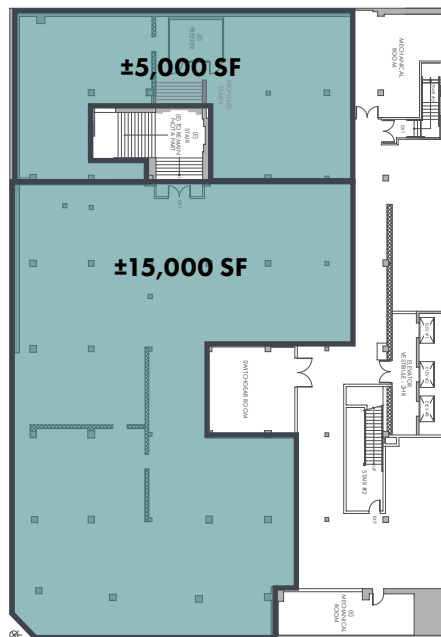
Floor Plan - 20,000 Total Available SF



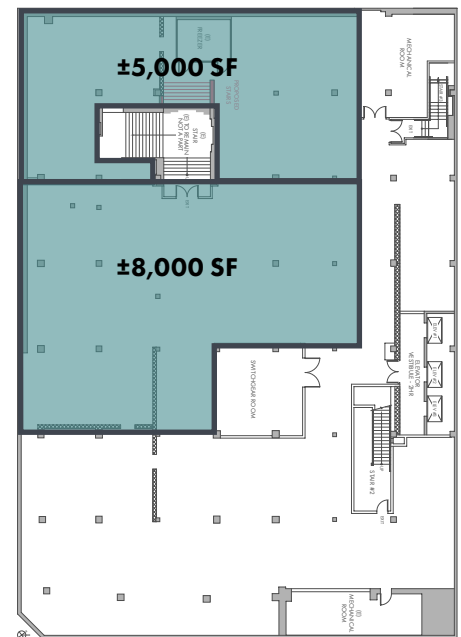
Single Tenant



Dual Tenants - A



Dual Tenants - B



Lee Shapiro • 310-887-6226

Executive Vice President
lshapiro@kennedywilson.com
CalBRE #00961769

Justin Weiss • 213-538-8631

Vice President
jweiss@kennedywilson.com
CalBRE #01920886

KENNEDY WILSON

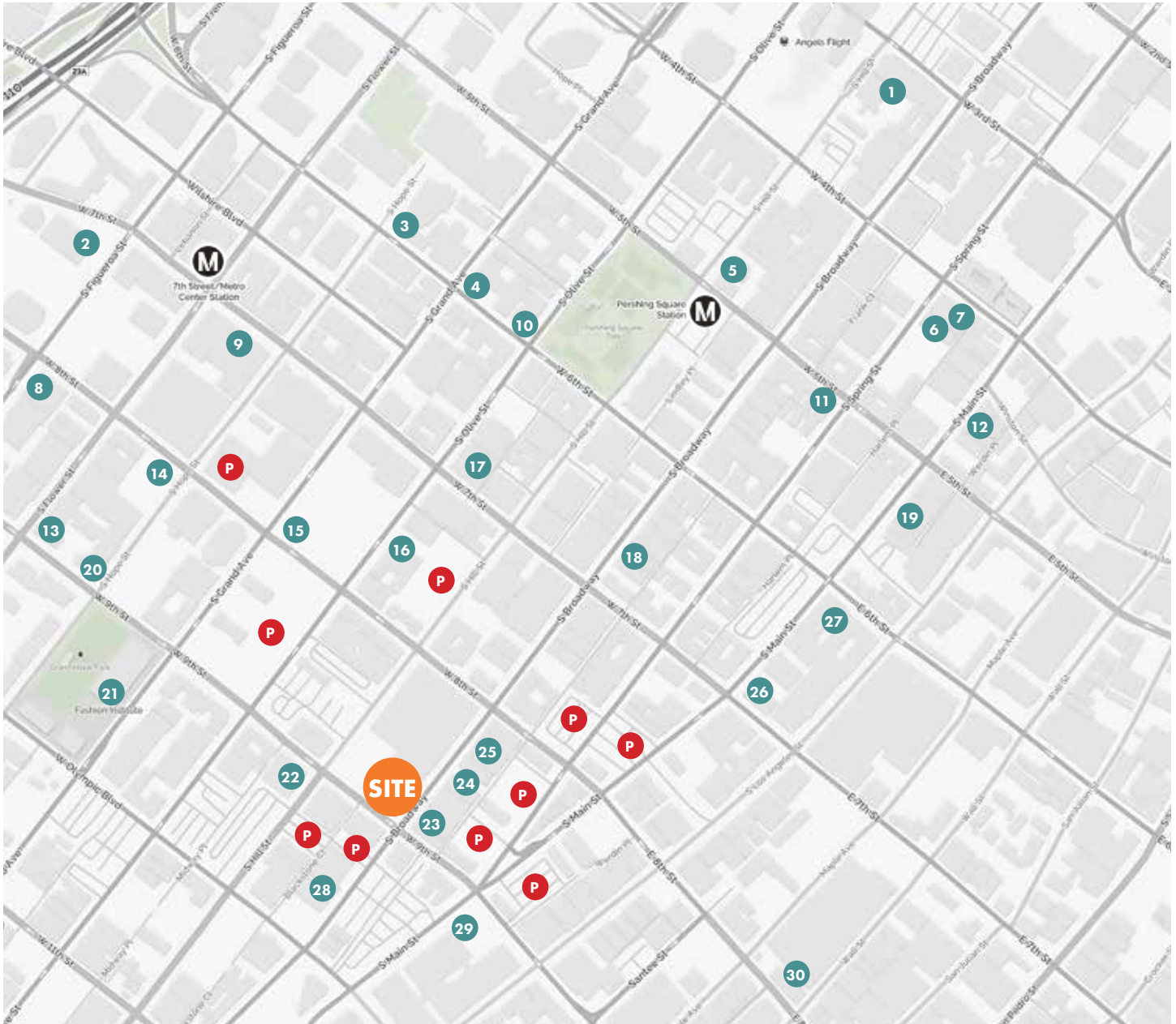
Kennedy Wilson Properties, Ltd. (Responsible Broker, CalBRE #00746768) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

Prime Basement Space for Lease

849 S. BROADWAY, LOS ANGELES, 90014 | DOWNTOWN LOS ANGELES

Select Amenities & Parking

- | | | | |
|-------------------------|----------------------|-------------------------------|----------------------------|
| 1. Grand Central Market | 9. Macy's | 17. Los Angeles Athletic Club | 25. Urban Outfitters |
| 2. FIG at 7th | 10. Tender Green's | 18. Clifton's | 26. Wendell |
| 3. The Standard | 11. The Down and Out | 19. Nickel Diner | 27. The Association |
| 4. Starbucks | 12. The Regent | 20. Coffee Bean & Tea Leaf | 28. Ace Hotel |
| 5. Perch | 13. Ralph's | 21. FIDM | 29. Jason's Wine & Spirits |
| 6. El Dorado Bar | 14. Philz Coffee | 22. The Stocking Frame | 30. Poppy + Rose |
| 7. Orsa & Winston | 15. Whole Foods | 23. Umami Burger | |
| 8. Fogo de Chão | 16. Chicas Tacos | 24. Broadway Bar | |



Lee Shapiro • 310-887-6226
Executive Vice President
lshapiro@kennedywilson.com
CalBRE #00961769

Justin Weiss • 213-538-8631
Vice President
jweiss@kennedywilson.com
CalBRE #01920886

KENNEDY WILSON

Kennedy Wilson Properties, Ltd. (Responsible Broker, CalBRE #00746768) 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.

Prime Basement Space for Lease

849 S. BROADWAY, LOS ANGELES, 90014 | DOWNTOWN LOS ANGELES

The Eastern Columbia Building - From its spectacular clock tower emblazoned with the name Eastern in neon down to its multi-colored terrazzo sidewalks, this 1930 downtown landmark was one of the largest buildings constructed in downtown until after WWII.



Lee Shapiro • 310-887-6226

Executive Vice President
lshapiro@kennedywilson.com
CalBRE #00961769

Justin Weiss • 213-538-8631

Vice President
jweiss@kennedywilson.com
CalBRE #01920886

KENNEDY WILSON

Kennedy Wilson Properties, Ltd. (Responsible Broker, CalBRE #00746768) 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.

Prime Basement Space for Lease

849 S. BROADWAY, LOS ANGELES, 90014 | DOWNTOWN LOS ANGELES

In The Neighborhood



Located on the border of **Downtown's Fashion District and The Historic Core**, the famed **EASTERN COLUMBIA BUILDING** is not only one of Downtown's most historic and prized condominium conversion buildings, but it is also situated in DTLA's most sought after retail and hospitality corridors.

When standing at the **corner of 9th and Broadway** in front of The Eastern, one could swear they're in the heart of Melrose or in Brooklyn given the demographic of well-to-do creative professionals, fashionistas and Ace Hotel visitors that consistently stroll by.

Approximately three thousand apartments/condos are within a 4-block radius of the Eastern Columbia with an additional thousand units currently under construction. Hip retailers such as a multi-level Footlocker Jumpman store and an H&M COS store are both opening within 2 blocks along with the massive Broadway Trade Center mixed-use hotel, office, retail project next door. The coup de grace of course are two additional lifestyle boutique hotels, The Proper hotel and The Hoxton hotel, under construction just two blocks away. Already one of the hottest blocks in Downtown, the Fashion District's southern Broadway corridor will only continue to blossom as the years go by.



Lee Shapiro • 310-887-6226
Executive Vice President
lshapiro@kennedywilson.com
CalBRE #00961769

Justin Weiss • 213-538-8631
Vice President
jweiss@kennedywilson.com
CalBRE #01920886

KENNEDY WILSON

Kennedy Wilson Properties, Ltd. (Responsible Broker, CalBRE #00746768) 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.

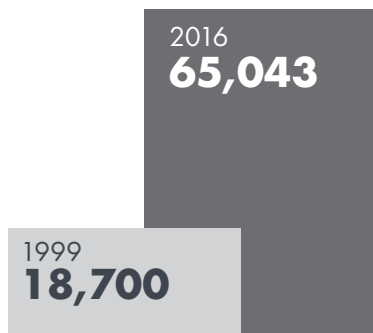
Prime Basement Space for Lease

849 S. BROADWAY, LOS ANGELES, 90014 | DOWNTOWN LOS ANGELES

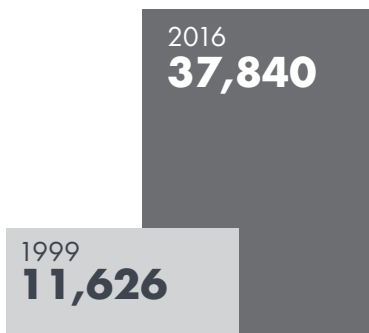
DTLA BY THE NUMBERS



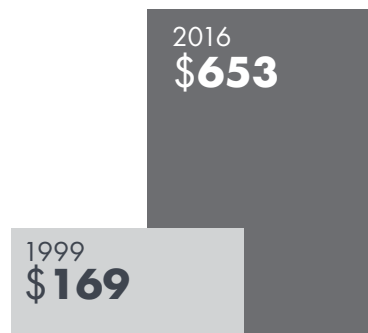
POPULATION
GROWTH



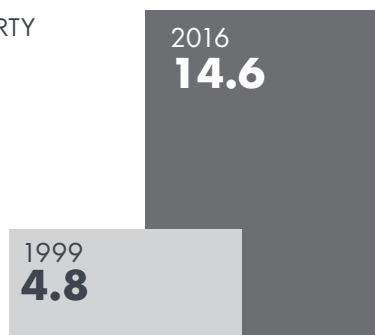
RESIDENTIAL
UNITS



AVERAGE CONDO
PRICE PER SQ. FT.



PROPERTY
VALUE



A VIBRANT COMMUNITY

\$98,000 AVERAGE MEDIAN HOUSEHOLD INCOME OF RESIDENTS

66% OF RESIDENTS ARE BETWEEN AGES OF 23-44

79% OF RESIDENTS HAVE EARNED COLLEGE DEGREE OR HIGHER

500,000+ WEEKLY POPULATION

19 MILLION ANNUAL VISITORS

OPEN FOR BUSINESS

800+

NEW RESTAURANTS, BARS, RETAIL, NIGHTLIFE,
AND AMENITIES 2008-2015

CONTINUED GROWTH

HOTEL ROOMS

8,177 CURRENT INVENTORY

2,756 UNDER CONSTRUCTION

4,515 PIPELINE

RESIDENTIAL UNITS

37,840 CURRENT INVENTORY

11,467 UNDER CONSTRUCTION

26,907 PIPELINE

SOURCE: DOWNTOWN CENTER BID ANNUAL REPORT - 2016

Lee Shapiro • 310-887-6226

Executive Vice President

lshapiro@kennedywilson.com

CalBRE #00961769

Justin Weiss • 213-538-8631

Vice President

jweiss@kennedywilson.com

CalBRE #01920886

KENNEDY WILSON

Kennedy Wilson Properties, Ltd. (Responsible Broker, CalBRE #00746768) 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.