

# FOR LEASE

911 S HILL STREET, 1ST FLOOR  
LOS ANGELES | CA 90015

FOR MORE INFORMATION PLEASE CONTACT:

**DAVID MUIR**  
**EXECUTIVE VICE PRESIDENT**

P: 213.270.2244  
david.muir@daumcre.com  
CADRE #01210653

**CARLOS CASTILLO**  
**ASSOCIATE**

P: 213.270.2263 | M: 213.842.5877  
carlos.castillo@daumcre.com  
CADRE #01451618

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

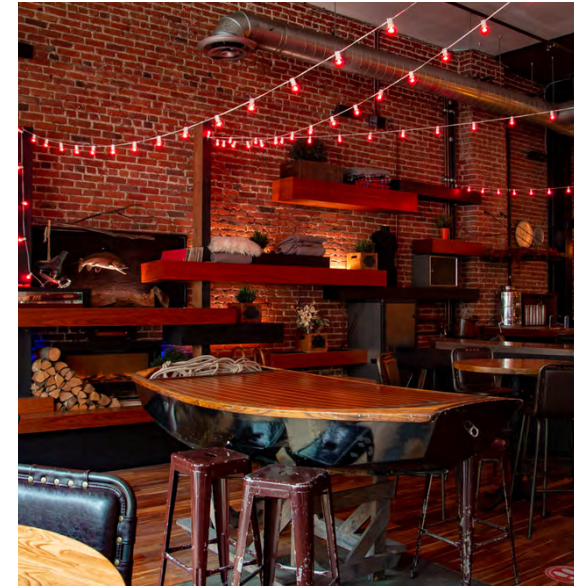
±7,500 SF TURN-KEY  
RESTAURANT



±7,500 SF  
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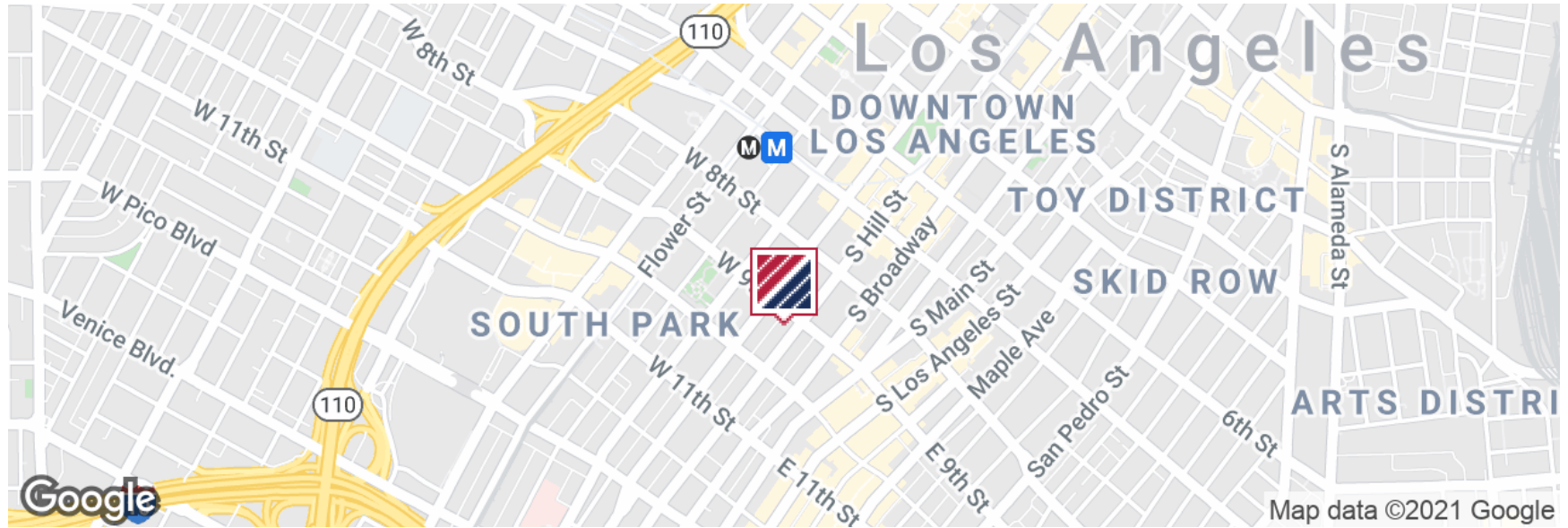


±7,500 SF

RESTAURANT

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Map data ©2021 Google

#### OFFERING SUMMARY

|               |                       |
|---------------|-----------------------|
| Lease Rate:   | \$3.00 SF/month (NNN) |
| Available SF: | ±7,500                |
| Year Built:   | 1917 R 2010           |
| Zoning:       | R5                    |

#### PROPERTY HIGHLIGHTS

- WALKING DISTANCE TO L.A. LIVE & ACE HOTEL
- FULLY BUILT OUT RESTAURANT
- CLOSE PROXIMITY TO SOUTH PARK, JEWELRY DISTRICT, FASHION DISTRICT AND HISTORIC BROADWAY CORRIDOR
- HIGHLY VISIBLE PROPERTY
- AMPLE CONTRACT PARKING

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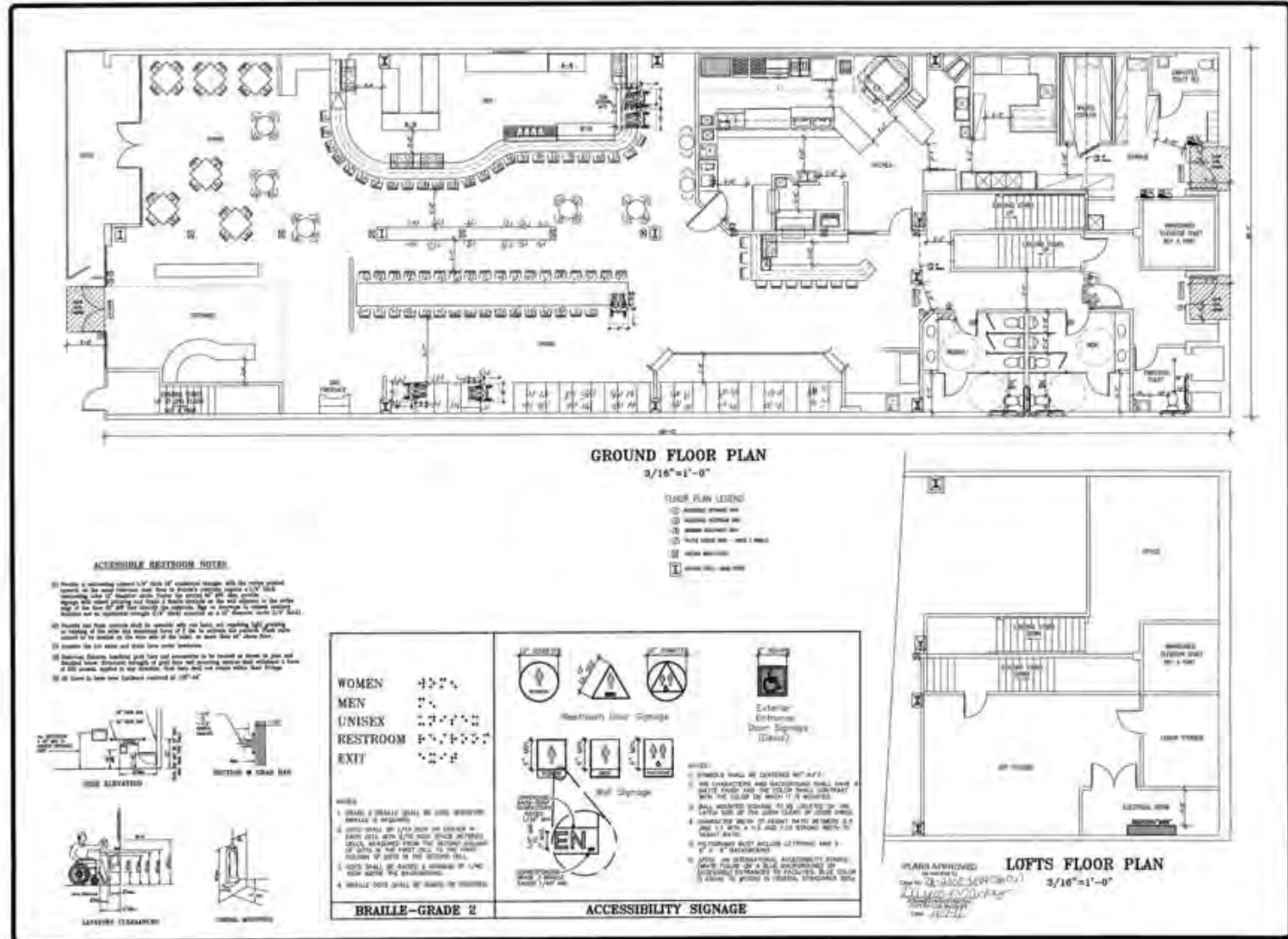
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

±7,500 SF  
RESTAURANT

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LOS ANGELES | CA 90015

FOR LEASE

(Not to Scale)



RESTAURANT PLANNING SERVICES  
(714) 238-5800  
10000 WILSON BLVD  
DANA POINT, CA 92629

B-SIDE GROUP LLC  
911 S. HILL ST  
LOS ANGELES, CA 90015

DATE: 12/15/23  
SCALE: AS SHOWN  
SHEET: A-2  
5 OF 10

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## CIVIC/LANDMARK

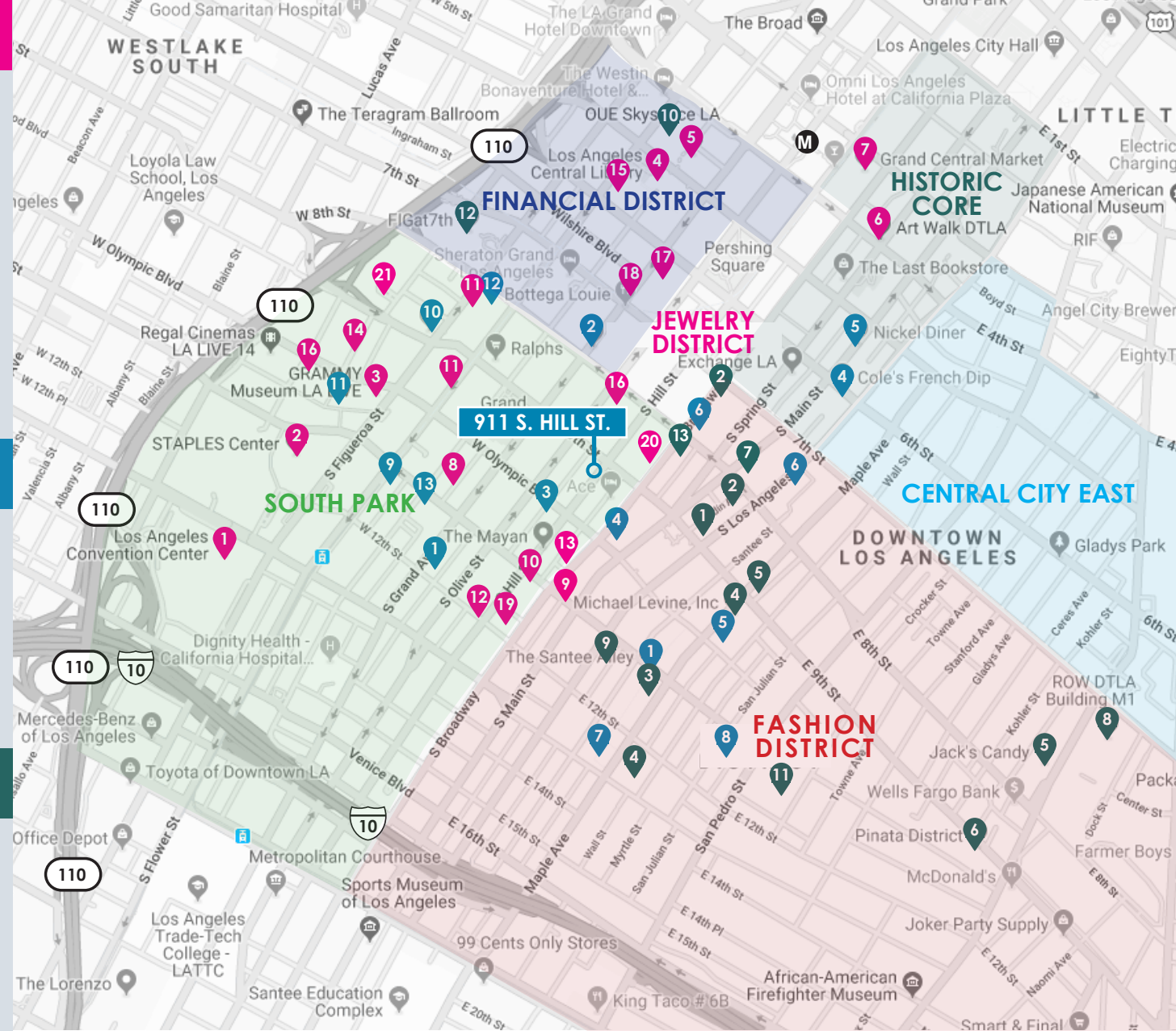
1. LA CONVENTION CENTER
2. STAPLES CENTER
3. GRAMMY MUSEUM LA LIVE
4. LA CENTRAL LIBRARY
5. ART WALK DTLA
6. GRAND CENTRAL MARKET
7. PERSHING SQUARE
8. AEG PRESENTS
9. PROPER HOTEL
10. ASU SCHOOL OF JOURNALISM
11. DOWNTOWN DANCE
12. OCEANWIDE PLAZA
13. HOXTON HOTEL
14. RITZ CARLTON
15. THE FREEHAND HOTEL
16. HOTEL FIGUEROA
17. THE NOMAD HOTEL
18. WAYFARER HOTEL
19. LOS ANGELES DEPARTMENT OF PUBLIC WORKS
20. ACE HOTEL
21. HOTEL INDIGO

## RESTAURANTS

1. STARBUCKS
2. WHOLE FOODS MARKET
3. POPPY+ROSE
4. COLE'S FRENCH DIP
5. NICKEL DINER
6. UMAMI BURGER
7. 71 ABOVE
8. ROSSOBLU
9. THE PALM
10. THE ORIGINAL PANTRY
11. KATSUYA
12. FOGO DE CHAO
13. PRANK BAR

## RETAIL

1. LA FASHION DISTRICT
2. URBAN OUTFITTERS
3. MAPLE PLAZA
4. LA FLOWER MARKET
5. JACK'S CANDY
6. PINATA DISTRICT
7. CAL MART
8. ROW DTLA
9. SANTEE ALLEY
10. THE BLOC
11. SAN PEDRO MART
12. MED MAN
13. FIG AT 7
14. APPLE STORE



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# DEMOGRAPHICS

LOS ANGELES | CA

LOS ANGELES 2019

|   |   |  |
|---|---|--|
| <b>+604,458</b><br>PEOPLE<br><small>(3 MILE RADIUS)</small> | <b>+464,692</b><br>HOUSEHOLDS<br><small>(3 MILE RADIUS)</small> | <b>\$34,163</b><br>HH INCOME<br><small>(3 MILE RADIUS)</small> |
|---|---|--|

LOS ANGELES 2024

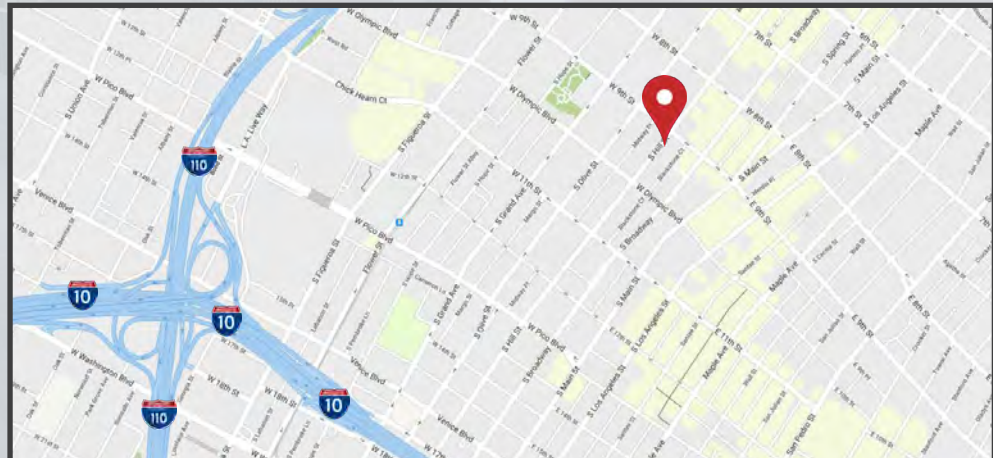
|   |   |   |
|---|---|---|
| <b>+620,176</b><br>PEOPLE<br><small>(3 MILE RADIUS)</small> | <b>+509,689</b><br>HOUSEHOLDS<br><small>(3 MILE RADIUS)</small> | <b>+382,781</b><br>JOBS<br><small>(3 MILE RADIUS)</small> |
|---|---|---|

CONSUMER SPENDING

**\$4,472,328**  
CONSUMER SPENDING  
(3 MILE RADIUS) | 2024

△

**\$3,934,234**  
CONSUMER SPENDING  
(3 MILE RADIUS) | 2019



map by cartifact\*

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