

# FOR SALE/LEASE

1144 S. BROADWAY  
LOS ANGELES | CA 90015

FOR MORE INFORMATION PLEASE CONTACT:

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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

±9,695 SF OFFICE | RETAIL

±9,695 SF

1144 S. BROADWAY  
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FOR SALE OR LEASE



### OFFERING SUMMARY

Sale Price / SF:	Best Offer
Lease Rate:	\$1.79 SF/month (Gross)
Available SF:	±9,695 SF
Lot Size:	±2,869 SF

### PROPERTY OVERVIEW

LEASE TERMS: ACCEPTABLE TO LESSOR

### PROPERTY HIGHLIGHTS

- REFURBISHED CREATIVE SPACE IN SOUTH PARK
- WALKING DISTANCE TO ACE HOTEL, PROPER HOTEL & HERALD EXAMINER BUILDING
- 3-STORY FREE STANDING BUILDING
- LOFT INTERIOR WITH HIGH CEILINGS
- IDEAL FOR RESTAURANT, OFFICE OR RETAIL

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### LOCATION MAP



1144  
**S. Broadway**  
LOS ANGELES | CA

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### CIVIC/LANDMARK

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

### RESTAURANTS

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

### RETAIL

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



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# DEMOGRAPHICS

LOS ANGELES | CA



## CONSUMER SPENDING

**\$4,472,328**  
CONSUMER SPENDING

(3 MILE RADIUS) | 2024



**\$3,934,234**  
CONSUMER SPENDING

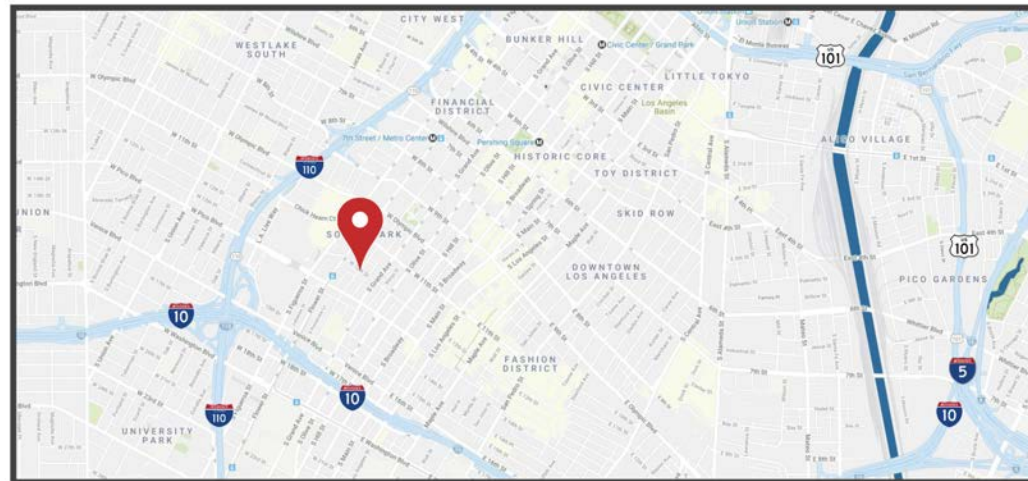
(3 MILE RADIUS) | 2019

### LOS ANGELES 2019

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

### LOS ANGELES 2024

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



map by cartifact\*

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