

# 510 S Broadway

Los Angeles, CA 90014



Exclusively Listed by

**Moon Lim**

Executive Vice President

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# Executive Summary

Daum Commercial is pleased to present the Pettebone Building, a celebrated landmark that merges the allure of historical significance with the appeal of modern sophistication. This building represents an extraordinary opportunity for businesses aiming to establish themselves at a prestigious address. As a designated Historic Cultural Monument, the Pettebone Building is not merely a relic of the past, but a symbol of distinction and prestige in the business world.

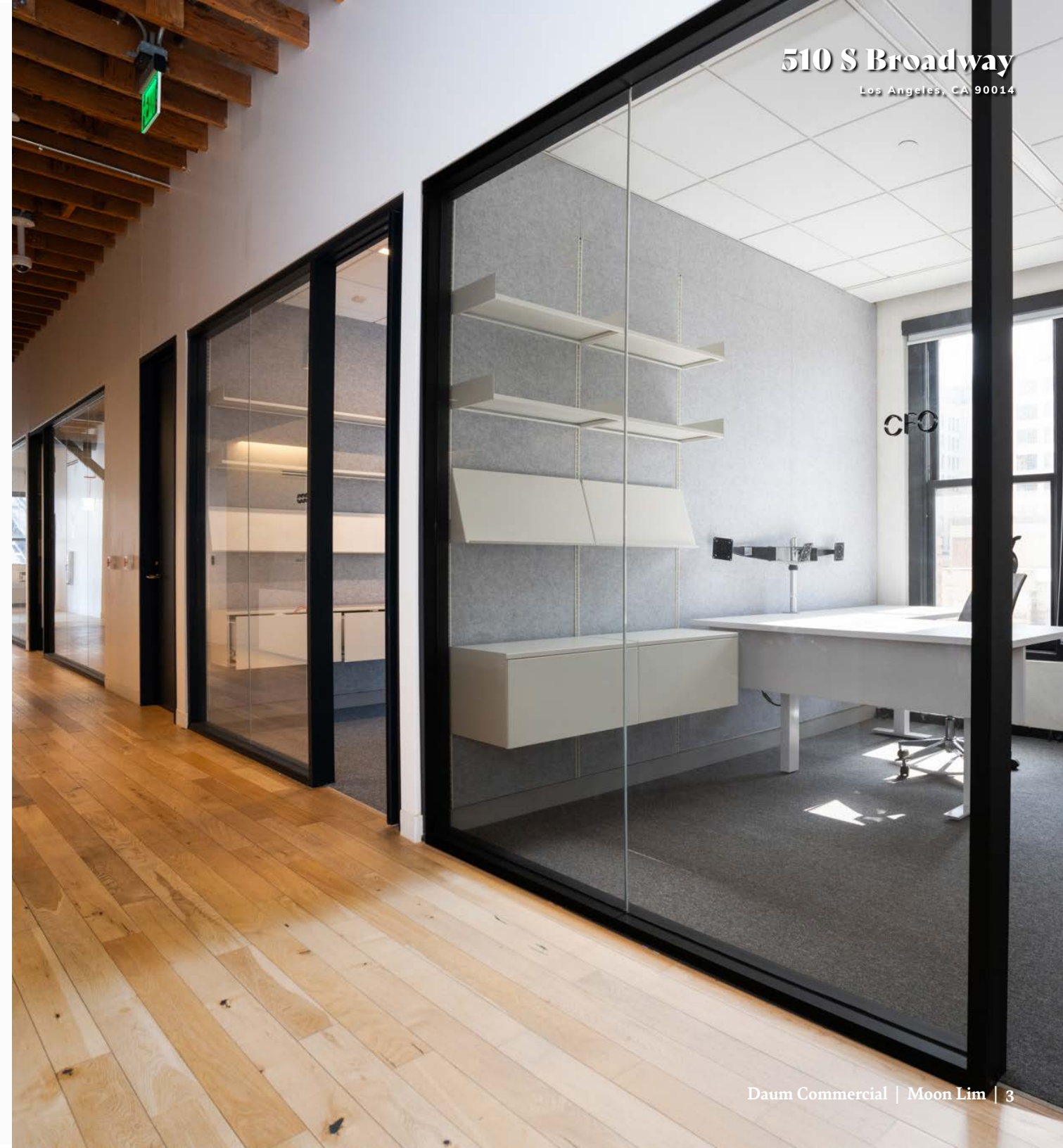
Preservation and modernization go hand in hand in the renovation of the Pettebone Building. The integrity of its original architecture has been carefully maintained, with features such as the restored brick façade, and the exposed brick walls and wooden beams within, bringing a unique character and inspiring ambiance to the workplace. This blend of the old with the new is further enhanced by the latest renovations, which introduced a refined and elegant design aesthetic. The interior now boasts light wood floors, white walls, and wood-paneled ceilings, creating an environment that is both welcoming and stylish.

Understanding the needs of modern businesses, the Pettebone Building incorporates contemporary amenities essential for success. A new elevator system with access that ensure businesses have the infrastructure and technology they require.

An exclusive feature of the Pettebone Building is its approximately 2,500-square-foot rooftop deck, offering breathtaking views of the Broadway Theater District. This space is perfect for employee relaxation or hosting events that leave a lasting impression on clients.

The renovation of the Pettebone Building was an extensive project, with every aspect of the building gutted and redesigned and retrofitted by a globally renowned architectural firm. This comprehensive overhaul has not only preserved the building's historic charm but also transformed it into a state-of-the-art facility that meets the demands of today's business landscape.

In essence, the Pettebone Building stands as a beacon of architectural preservation, innovation, and business prestige. It offers a unique and dynamic setting that caters to the needs of modern businesses while honoring its historic roots.



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### PROPERTY DETAILS

<b>Address:</b>	<b>510 S Broadway Los Angeles, CA 90014</b>
<b>Asking Price:</b>	<b>Contact Broker</b>
<b>Total Building SF:</b>	<b>38,304 SF</b>
<b>Lot Size:</b>	<b>8,094 SF</b>
<b>Year Built:</b>	<b>1905</b>
<b>No. of Stories:</b>	<b>5 Stories 1 Basement</b>
<b>APN:</b>	<b>5149-034-002</b>

Two 1st floor Retail spaces on Broadway for potential income.

# Property Highlights



## Landmark Status:

*The Pettebone Building holds a distinguished designation as a Historic Cultural Monument, offering a prestigious address for your business.*

## Architectural Details:

*The renovation project retained the building's architectural features, including the restored brick facade and exposed brick walls and wooden beams throughout the interior, creating a unique and inspiring work environment.*

## Modern Amenities:

*The Pettebone Building offers modern conveniences such as a new elevator with access control system through Linear Elite, and high-speed fiber optic internet, ensuring your business has the tools for success*

## Sophisticated and Elegant Design:

*The recent renovations incorporated a sophisticated and elegant design aesthetic, evident in the materials and finishes throughout the building. Light wood floors, white walls, and wood-paneled ceilings create a welcoming and stylish atmosphere.*

## Rooftop Amenity:

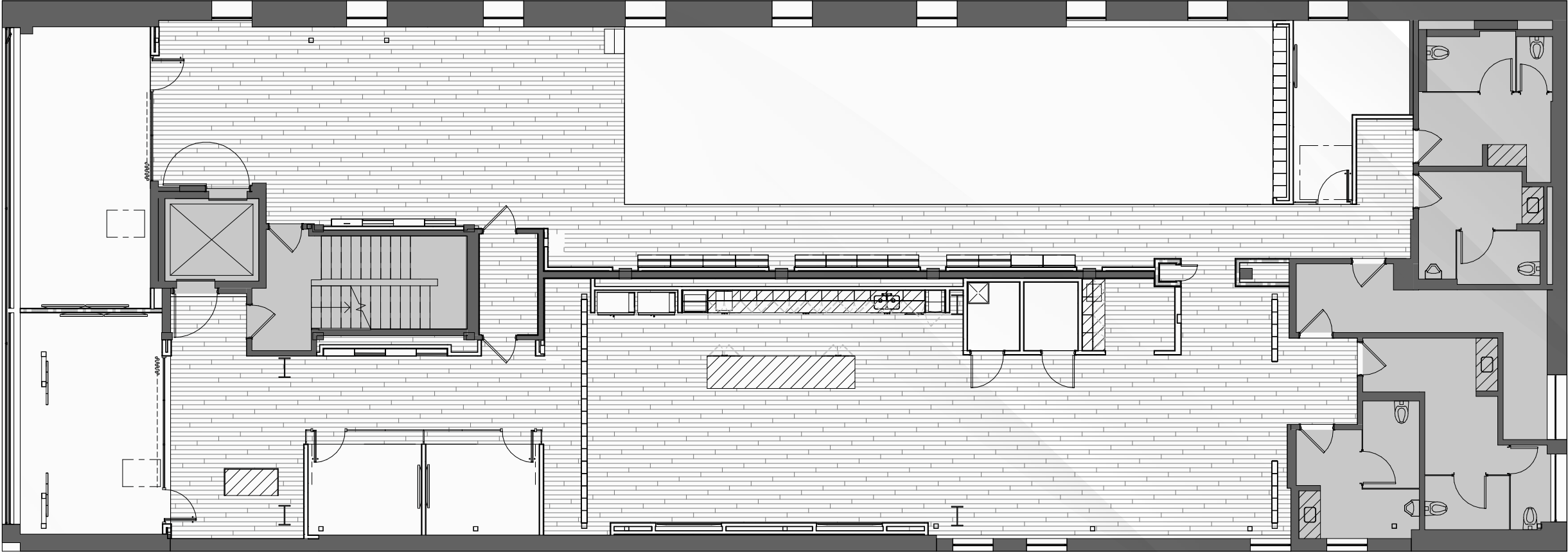
*An attractive amenity of the Pettebone Building is approx. 2,500-square-foot rooftop deck offering scenic views of the Broadway Theater District, perfect for employee relaxation or hosting impressive client events.*

## Extensive Renovation:

*The building went through a full building renovation including retrofit. Completely gutted and renovated with state of art design and build out through world famous renowned architect firm.*

# Floor Plan

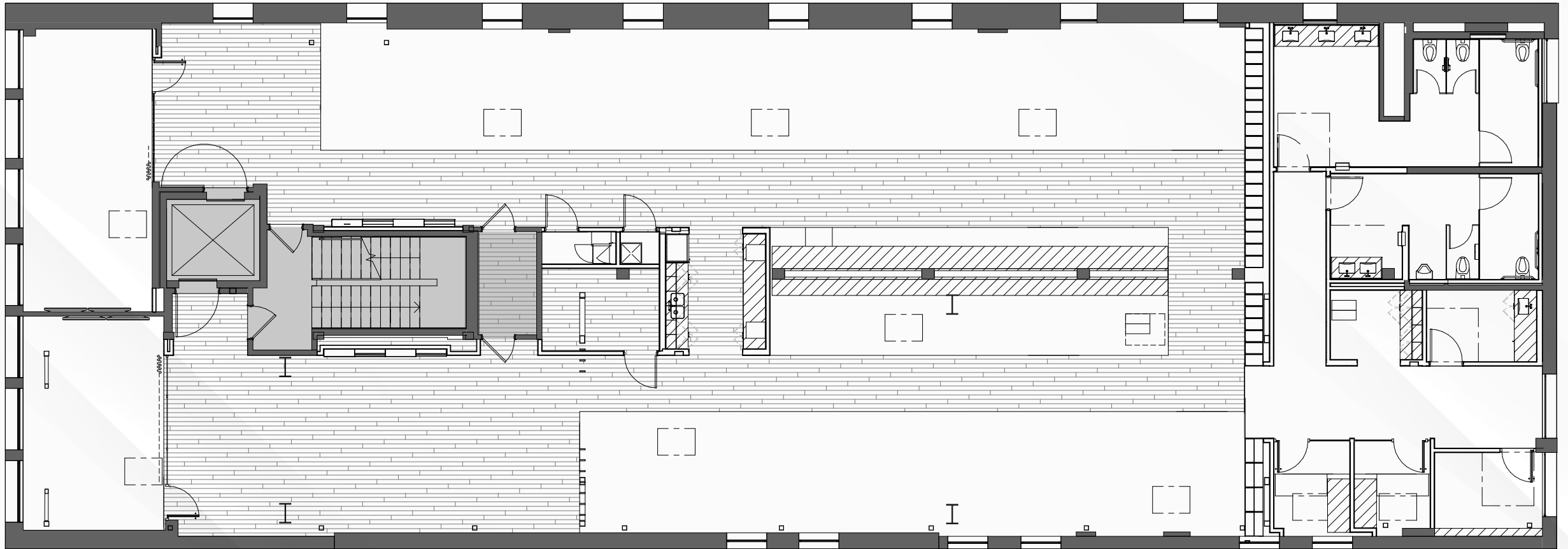
*Floor 2*  
7,745 SF Office Space



# Floor Plan

## Floor 3

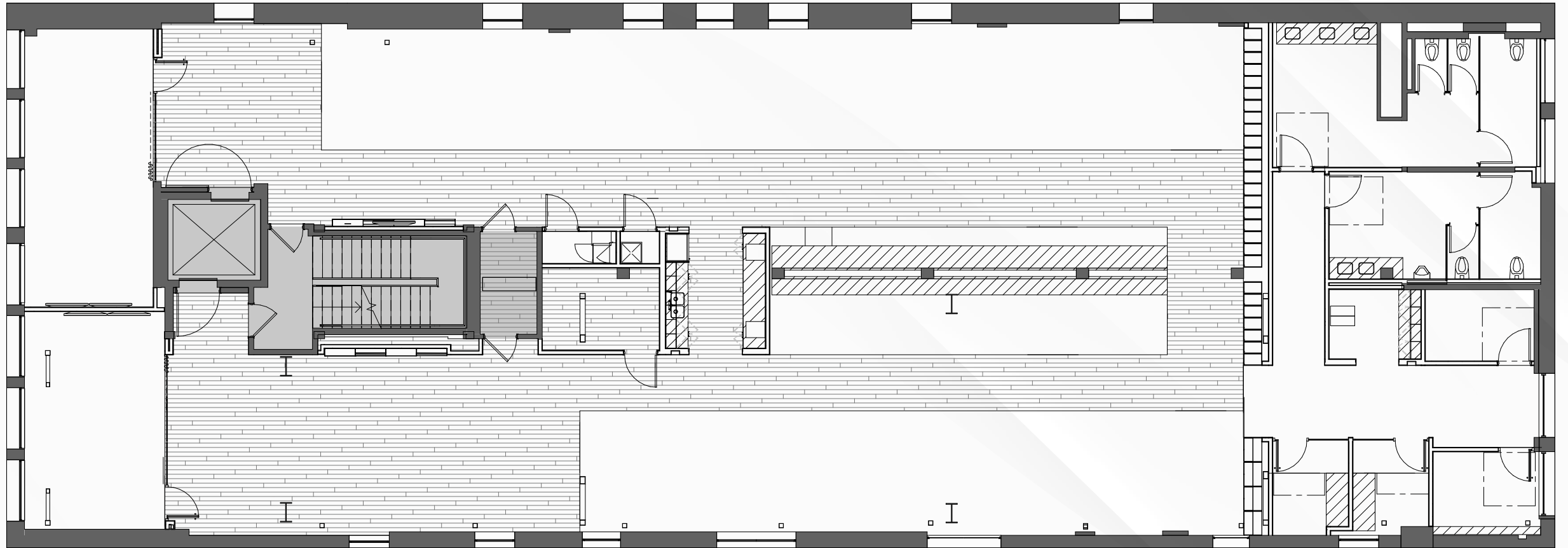
7,696 SF Office Space



# Floor Plan

## Floor 4

7,702 SF Office Space

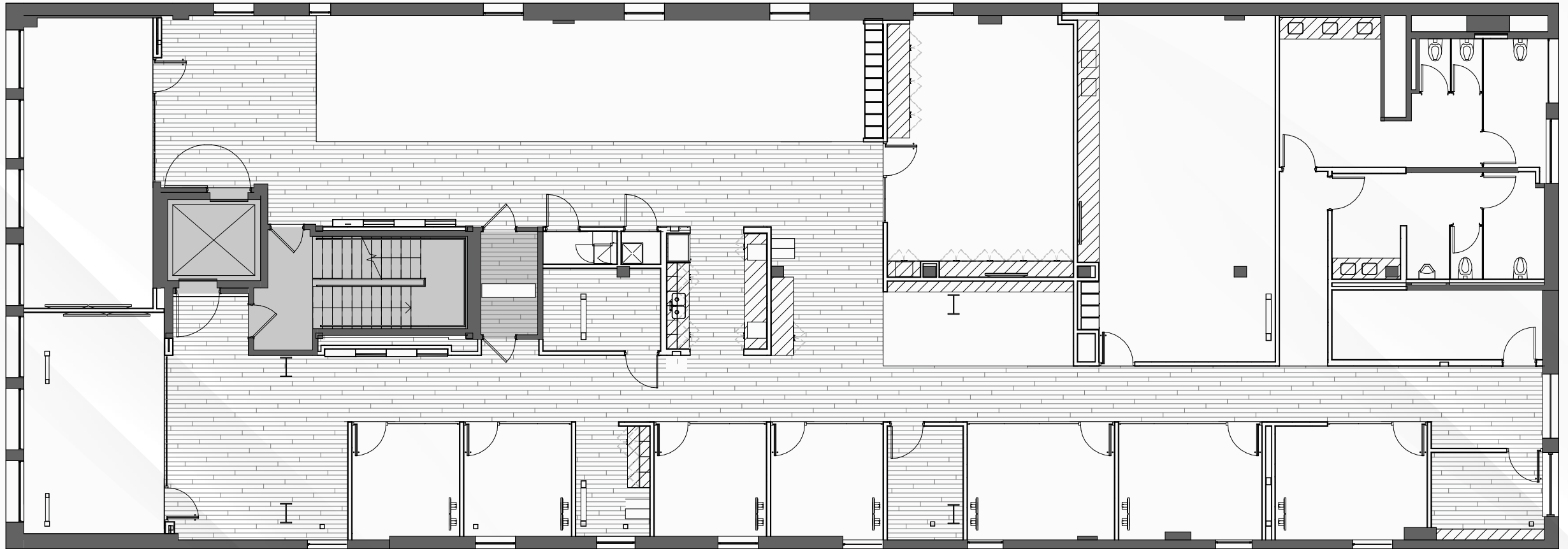


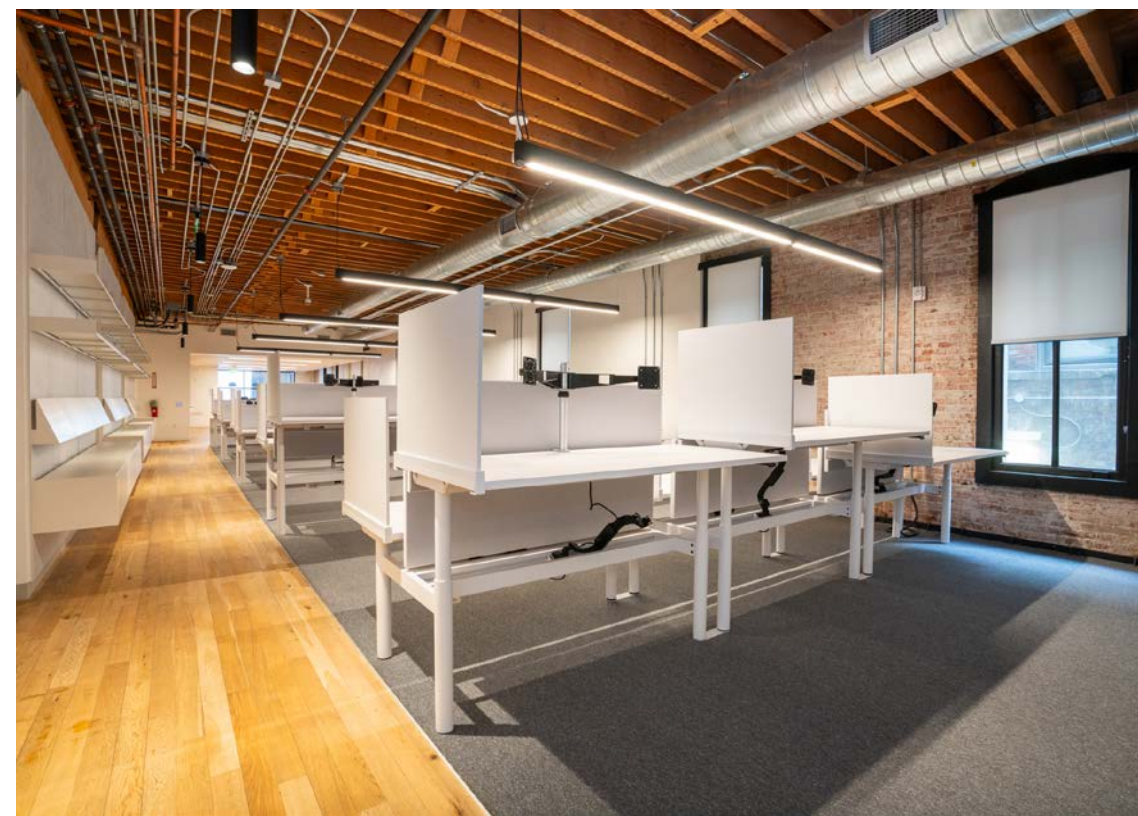
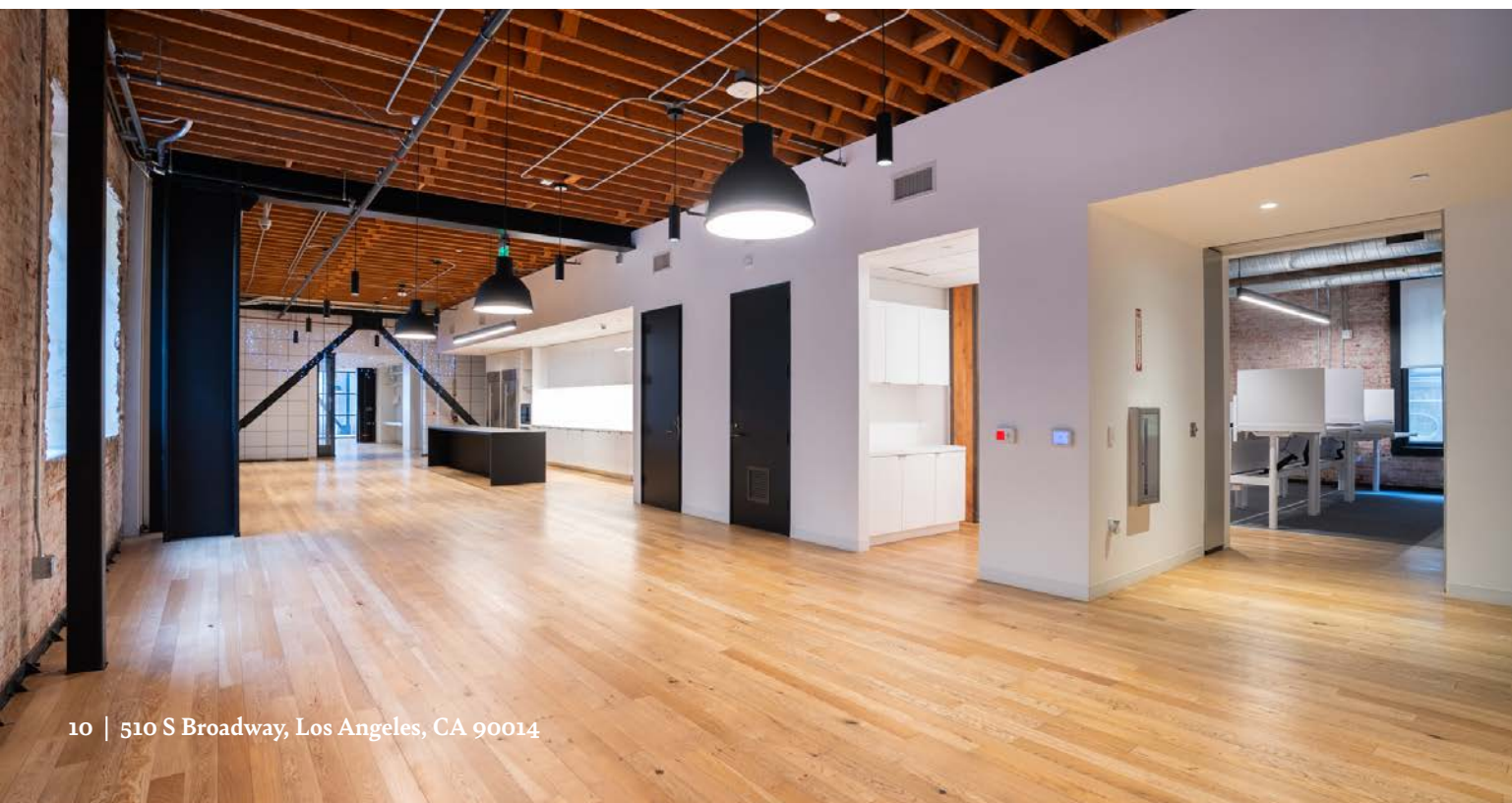


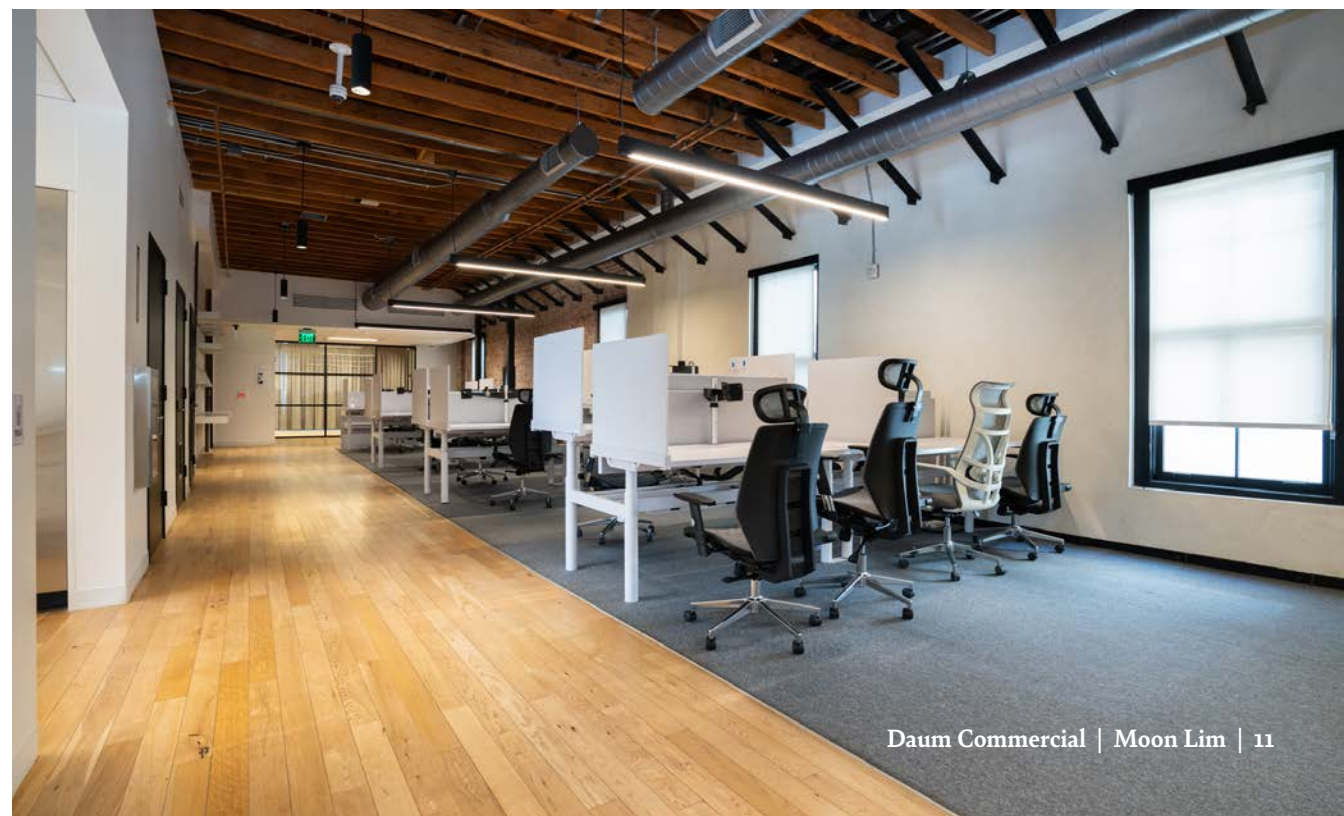
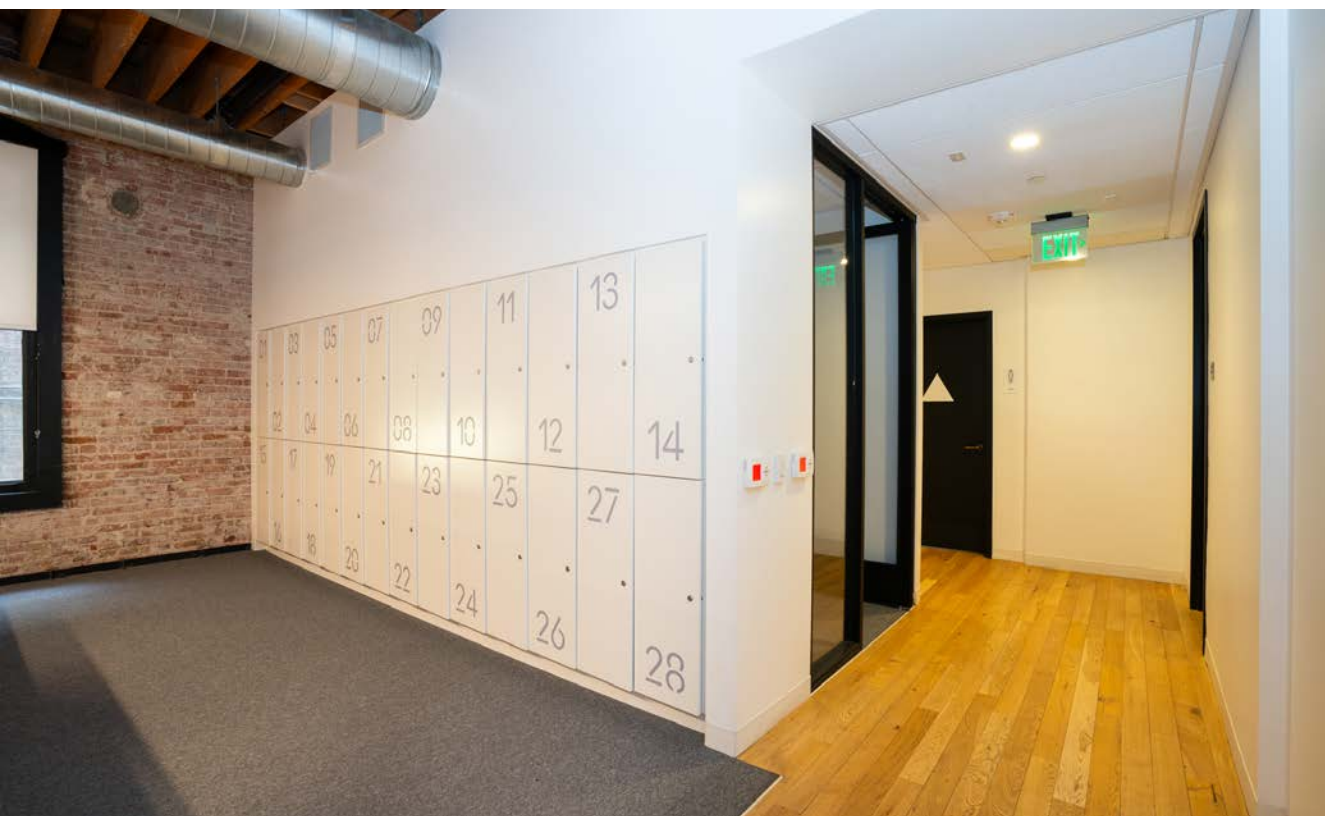
# Floor Plan

*Floor 5*

7,900 SF Office Space







# Market Overview

## *Downtown Los Angeles*

Los Angeles is a trend-setting global metropolis with a fascinating history and a rich cultural heritage.

LA's cultural attractions are second to none, whether it's the Space Shuttle Endeavour, Walt Disney Concert Hall, the Getty Center or art galleries and urban art. From Transformers: The Ride-3D to legendary studios, thriving nightlife and renowned theatre productions, LA is truly the entertainment capital of the world. LA dining is acclaimed for Michelin-starred restaurants and multicultural neighborhoods alike. Sports fans know that LA is the city of champions, while active Angelenos can explore 75 miles of coastline and hundreds of miles of bike and hiking trails. Shop for everything from couture to vintage, or relax in one of LA's world class spas.

Los Angeles has something for everyone, with flourishing neighborhoods, acclaimed restaurants, and trend-setting art and fashion scenes. One of the most popular ways to

experience L.A. is by celebrating the city's incredible diversity, take a scenic drive or visit the top cultural attractions. Whether it's luxury or budget, family friendly or singles - even hotels and fun for our furry friends, everyone is welcome in LA.

Shopping is one of the most fun activities in Los Angeles, from digging through vintage stores to shopping for luxury goods. Top shopping centers include Westfield Century City, the Fashion District in Downtown L.A., The Grove, Beverly Center, Hollywood & Highland, and Glendale Galleria. Eclectic shopping neighborhoods can be found throughout L.A., while museum gift shops offer unique cultural gifts. Rodeo Drive is a must-see for the jet set, while bargain hunters have several outlets to choose from.



### PRIMARY COMMERCE AREA

Downtown Los Angeles, the city's historic hub and a significant business and financial center, is where most of Central Los Angeles' trade is situated. The Fashion District is located in the southeast area of Downtown and serves as a central commerce hub for the fashion industry. It is home to numerous showrooms and wholesale shops that sell apparel, accessories, and textiles.

### THE FASHION DISTRICT

It is a significant wholesale center for the fashion sector that spans several city blocks of storefronts and wholesale stores.



### THE REEF

A creative office space and event venue that hosts various events, including art exhibitions, concerts, and conferences.



### THE GRAND CENTRAL MARKET

It is a historic indoor market with several food vendors and courts serving diverse foods.



### L.A. LIVE

A sports and entertainment district that includes restaurants, bars, and the Microsoft Theater, which hosts concerts and other live events.

### THE LOS ANGELES CONVENTION CENTER

It is a substantial conference and exhibition facility that holds numerous significant occasions and trade shows annually.



### WALT DISNEY CONCERT HALL

It is a renowned lecture hall that serves as the Los Angeles Philharmonic orchestra's center and presents a wide range of classical and modern musical acts.



### THE BROAD MUSEUM

It is a contemporary art museum with an extensive collection of works by artists like Andy Warhol, Jeff Koons, and Roy Lichtenstein.



### THE CRYPTO ARENA

The Los Angeles Lakers and Los Angeles Clippers reside here, and it also serves as a significant sports and entertainment location for other events like concerts.

### GRAMMY MUSEUM

A museum dedicated to the history of music and the Grammy Awards, with exhibits and interactive experiences that explore the cultural impact of music.

# Thriving Downtown Los Angeles Location

Beyond the Pettebone Building's own merits, its location in Downtown Los Angeles offers a vibrant and dynamic environment for your business to flourish

**Central Hub:** The Pettebone Building is situated in the heart of Downtown Los Angeles, placing your business at the center of the city's commercial activity. This prime location provides easy access to transportation, clients, and other businesses.

**Endless Amenities:** Step outside your office door and into a world of convenience. The surrounding area boasts a wealth of options, including the world-famous Grand Central Market, a haven for food lovers, with countless restaurants, shops, and entertainment venues to cater to your employees' needs and fuel creativity.

**Cultural Center:** Downtown Los Angeles is a cultural hub, home to museums, theaters, and art galleries. This rich cultural scene fosters inspiration and provides opportunities for team-building outings or client entertainment.

**Transportation Advantage:** The Pettebone Building's location offers excellent access to the city's public transportation network, including metro lines and bus routes, making it easy for employees and clients to commute.



# Demographics

## *Downtown Los Angeles*

<b>POPULATION</b>	1 Mile	3 Mile	5 Mile
2022 Total Population	56,180	1,207,730	3,481,881
2027 Projected Total	86,134	1,202,469	3,449,197
2022 Median Age	37.3	33.6	36.6

<b>HOUSEHOLDS</b>	1 Mile	3 Mile	5 Mile
2022 Households	42,464	424,414	1,242,295
2027 Avg Household Size	45,609	427,314	1,234,953

<b>EMPLOYMENT &amp; INCOME</b>	1 Mile	3 Mile	5 Mile
Avg Household Income	\$104,837	\$83,280	\$102,041
Total Business	16,154	62,472	182,765
Total Employees	163,208	548,131	1,610,283



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