

SPRING ARCADE BUILDING
RESTAURANT/RETAIL SPACE FOR LEASE

541

S SPRING STREET
LOS ANGELES, CA 90013

MATTHEWS™

PROPERTY FEATURES

*Turnkey Restaurant/Retail Spaces
Available For Lease*

*±13,863 SF of restaurant and retail
located on the ground floor of the historic
Spring Arcade Building*

*Opportunity to join Saero Coffee,
Blu Jam, White Elephant, and Guisados*

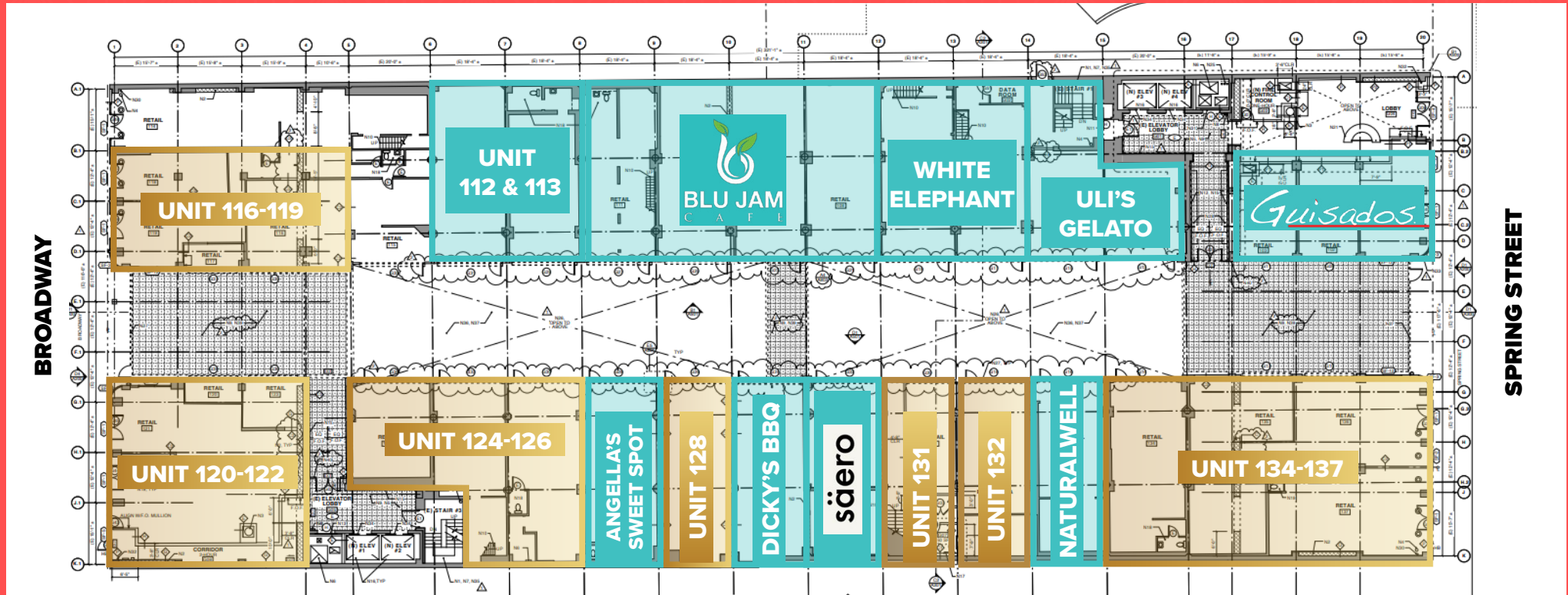


Guisados

säero

*Asking rent ranges from \$3.00-4.00 PSF
with NNN charges of \$0.19 PSF*

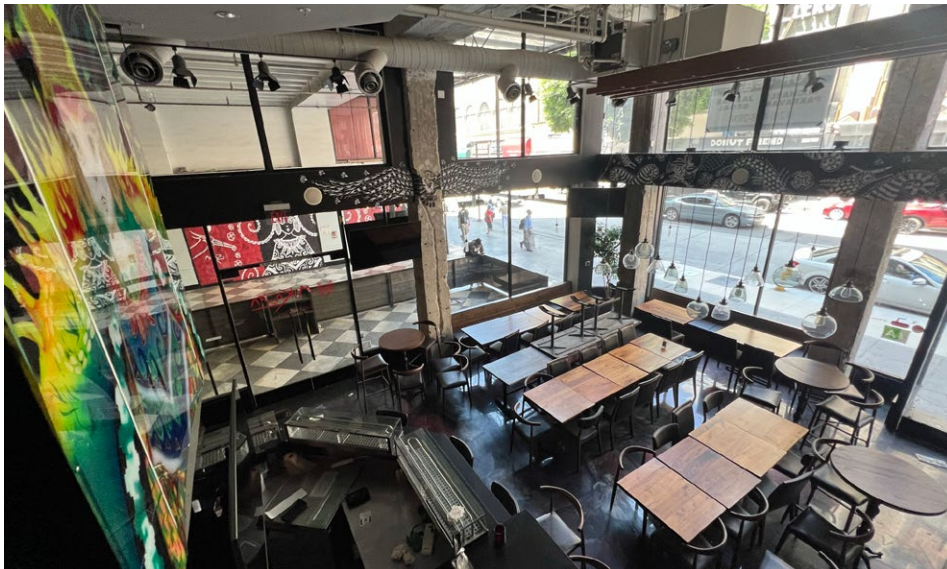
SITE PLAN



Tenant	Unit #	Asking Rent	Rentable Square Footage
Guisados	101-103	-	-
Uli's Gelato	104-105	-	-
White Elephant	106-107	-	-
Blu Jam Café	108-111	-	-
COMING SOON!	112-113	-	-
Garçons de Café	114	-	-
AVAILABLE - RESTAURANT	116-119	\$3.75 + NNNs	2,100
AVAILABLE - RETAIL/RESTAURANT	120-122	\$3.75 + NNNs	1,770
AVAILABLE - RESTAURANT	124-126	\$3.50 + NNNs	2,347
Angella's Sweet Spot	127	-	-
AVAILABLE - RETAIL	128	\$3.00 + NNNs	810
Dickey's BBQ	129	-	-
Saero Coffee	130	-	-
AVAILABLE - RETAIL/RESTAURANT	131	\$4.00 + NNNs	547
AVAILABLE - RETAIL/RESTAURANT	132	\$3.25 + NNNs	833
Naturewell	133	-	-
AVAILABLE - RESTAURANT	134-137	\$4.00 + NNNs	3,500

NNN'S: \$0.50 PSF

UNIT 116-119



Potential Use
RESTAURANT

*Total
Space* 
2,100 SF

Available
 **NOW**

\$3.75
Asking Rent

\$0.19
NNN


Current Condition
FULL KITCHEN

UNIT 120-122



Potential Use
**CONVENIENT STORE,
RESTAURANT, RETAIL**

*Total
Space* 
1,770 SF

Available
 **NOW**

\$3.75 \$0.19
Asking Rent NNN


Current Condition
**BUILT OUT AS CONVENIENCE STORE,
NO HOOD, NO GREASE**

UNIT 124-126



Potential Use
RESTAURANT, RETAIL

*Total
Space* 
2,347 SF

Available
 **NOW**

\$3.50
Asking Rent

\$0.19
NNN


Current Condition
FULL KITCHEN

UNIT 132



Potential Use
RESTAURANT, RETAIL

*Total
Space* 
833 SF

Available
 **NOW**

\$3.25
Asking Rent

\$0.19
NNN


Current Condition
PARTIAL KITCHEN, NO HOOD

UNIT 134-137



Potential Use
BAR & RESTAURANT

*Total
Space*



3,500 SF ON THE GROUND FLOOR WITH
2,180 SF ON LOWER LEVEL PLUS PATIO

Available
 **NOW**

\$4.00
Asking Rent

\$0.19
NNN



Current Condition
**FULL KITCHEN &
BUILT-OUT BAR**

AERIAL MAP



NEIGHBORING TENANTS



0.5 MILES

Grand Central

0.6 MILES

Pershing Square

0.6 MILES

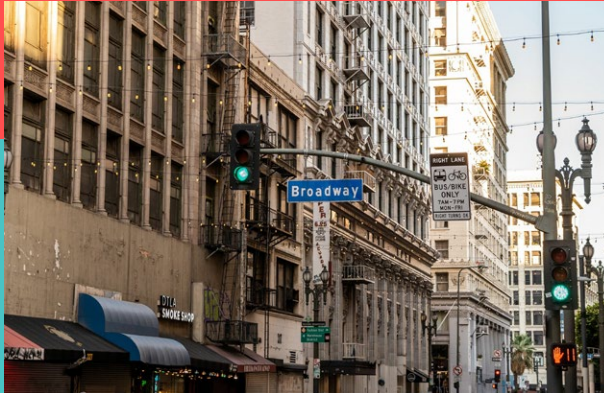
Historic Broadway Theater District



Restaurant/Retail



AREA OVERVIEW



Downtown LA offers an unparalleled living experience that seamlessly combines the charm of its historic roots with the excitement of modern urban life.

RETAIL

The Biggest Brands and Newest Names: Downtown LA is the premier business hub for Southern California, with sophisticated retailers and savvy businesses moving to DTLA for its central location and superior access to transit and freeway, its rich amenities, dynamic lifestyle, and unparalleled concentration of customers and talent.

DEVELOPMENT

Downtown LA is in the midst of a booming expansion: Ambitious, large-scale construction projects and inspired renovations happening across the urban center including new apartment towers and historic lofts, bustling restaurants and unique retail, quiet parks and inspiring cultural institutions.

ARTS & CULTURE

Creating a Vibrant and Vital Downtown: Arts & Culture is extremely important to Downtown LA's eclectic culture and diverse economy. It supports and accentuates all sectors in DTLA, including office, retail, residential and hospitality.

"Bring Back Broadway" is a visionary initiative dedicated to revitalizing Downtown LA's historic Broadway corridor. This project aims to restore the area's former glory by infusing it with new life, businesses, theaters, shops, and restaurants. By blending its storied past with a dynamic future, "Bring Back Broadway" seeks to create a vibrant destination that honors tradition while embracing progress. Learn more at bringingbackbroadway.com.



385,751

Households
(5-MILE)



\$94,031

Household Income
(1-MILE)



\$4B

Consumer Spending

DINING AND SHOPPING:

Dining and Shopping: Downtown LA is a haven for foodies and shopping enthusiasts alike. Bustling restaurants line the streets, offering a mouthwatering array of culinary experiences that span a wide range of international cuisines. From trendy cafes to upscale eateries, tenants have a world of culinary exploration right at their doorstep. Similarly, unique retail stores and boutiques provide an eclectic shopping scene where residents can discover one-of-a-kind treasures and fashion items.

THE HISTORIC AMBIANCE
OF DOWNTOWN IS A
COMPELLING FEATURE
THAT DRAWS TENANTS
SEEKING A CONNECTION
TO THE CITY'S ROOTS.



1,211,527
Populations
(5-MILE)

Annual Visitors

50 MILLION

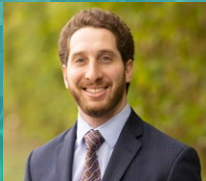
Annual Visitor Spending

\$34.5 BILLION

For
Lease

541
S Spring Street

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