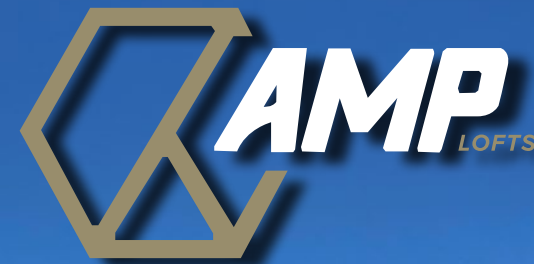


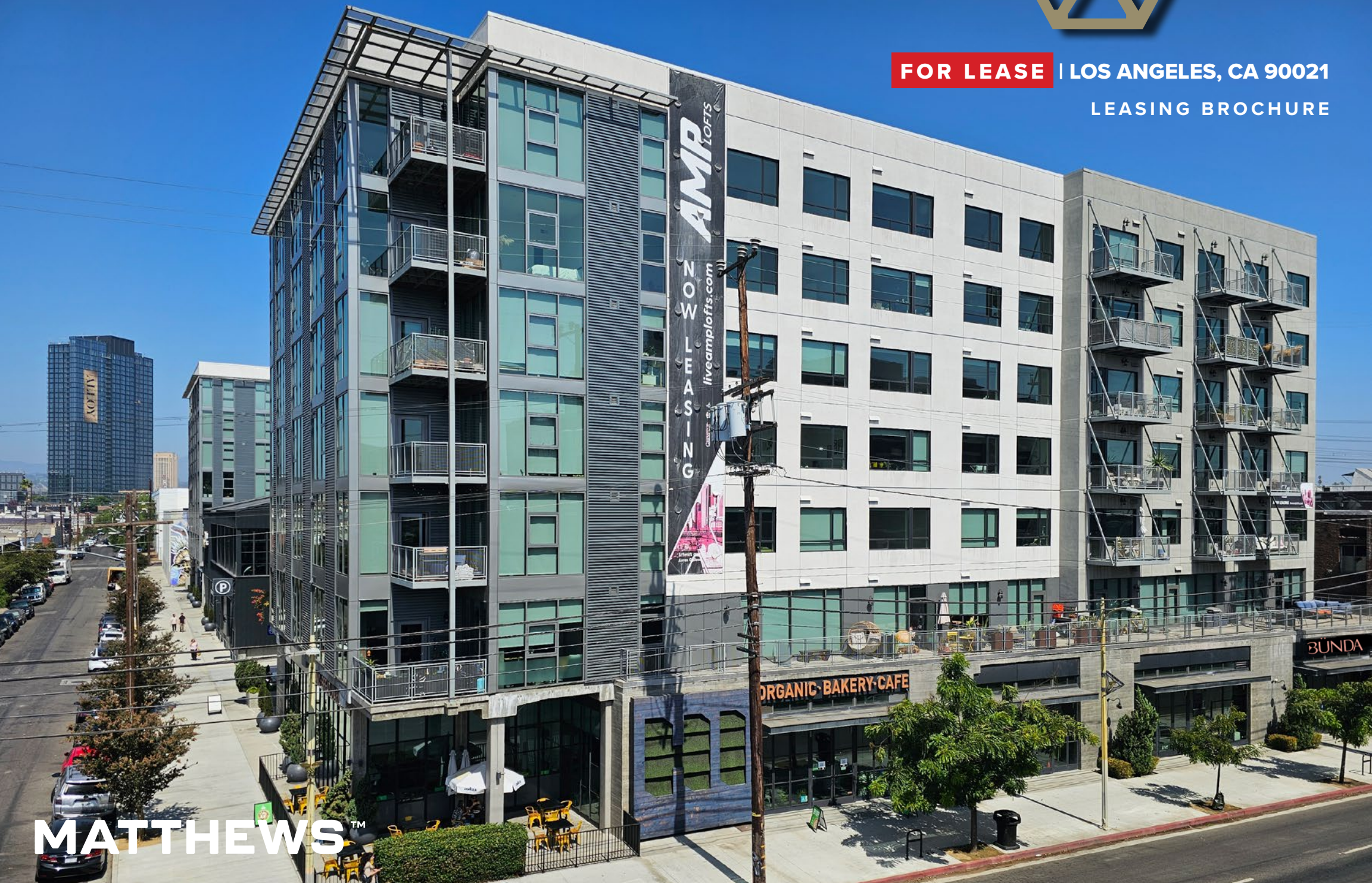
RETAIL/RESTAURANT **AVAILABLE** IN THE HEART OF THE ARTS DISTRICT

695 S SANTA FE AVE



FOR LEASE | LOS ANGELES, CA 90021

LEASING BROCHURE



MATTHEWS™

SITE PLAN

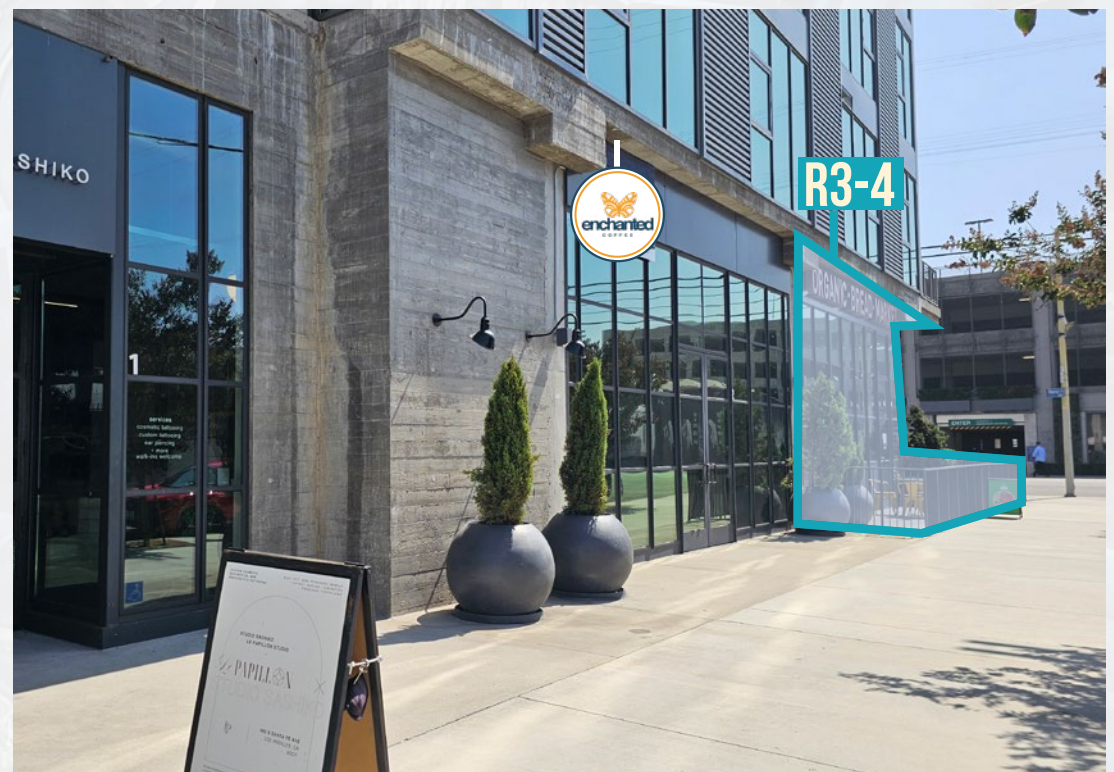


AVAILABLE SF
±1,205 - ±6,300 SF

ASKING RENT
\$42.00- \$54.00 PSF NNN

ESTIMATED NNN
\$15.00 PSF

| Suite No. | Tenant Name | Square Feet |
|-----------|---------------------------------|--------------|
| R1 | Studio Sashiko (Make-up Tattoo) | 1,636 |
| R2 | Enchanted Coffee | 2,107 |
| R3-4 | VACANT - SECOND-GEN RESTAURANT | 2,755 |
| R5 | VACANT | 1,205 |
| R6 | VACANT | 1,401 |
| R7 | Bunda | 2,500 |
| R8 | Egg Tuck | 1,450 |
| R9-R13 | VACANT | 1,205- 6,300 |



SUITE R3-4



CORNER PATIO



FULLY BUILT-OUT KITCHEN

ONSITE PARKING

± 75 SURFACE LEVEL PARKING SPACES AVAILABLE WITH TWO POINTS OF ENTRY AND TWO-HOUR VALIDATION FOR CUSTOMERS



GRAB A BITE

STUMPTOWN
COFFEE ROASTERS

RESIDENT



MADE IN SANTA CRUZ
VERVE
COFFEE ROASTERS

BAVEL

GIRL & THE GOAT
LOS ANGELES



THE FACTORY KITCHEN

ZINC
CAFE | MARKET | BAR



BLUE BOTTLE COFFEE

TONY'S
SALOON

POUR HAUS

COMMONWEALTH
EST. 2004

PIZZAN/STA!



YESS



BESTIA

THE HOUSE OF MACHINES

UPTOWN PUP

DAMIAN

OUR / LOS ANGELES
VODKA

LUCKY'S
COMING SOON!



Libations



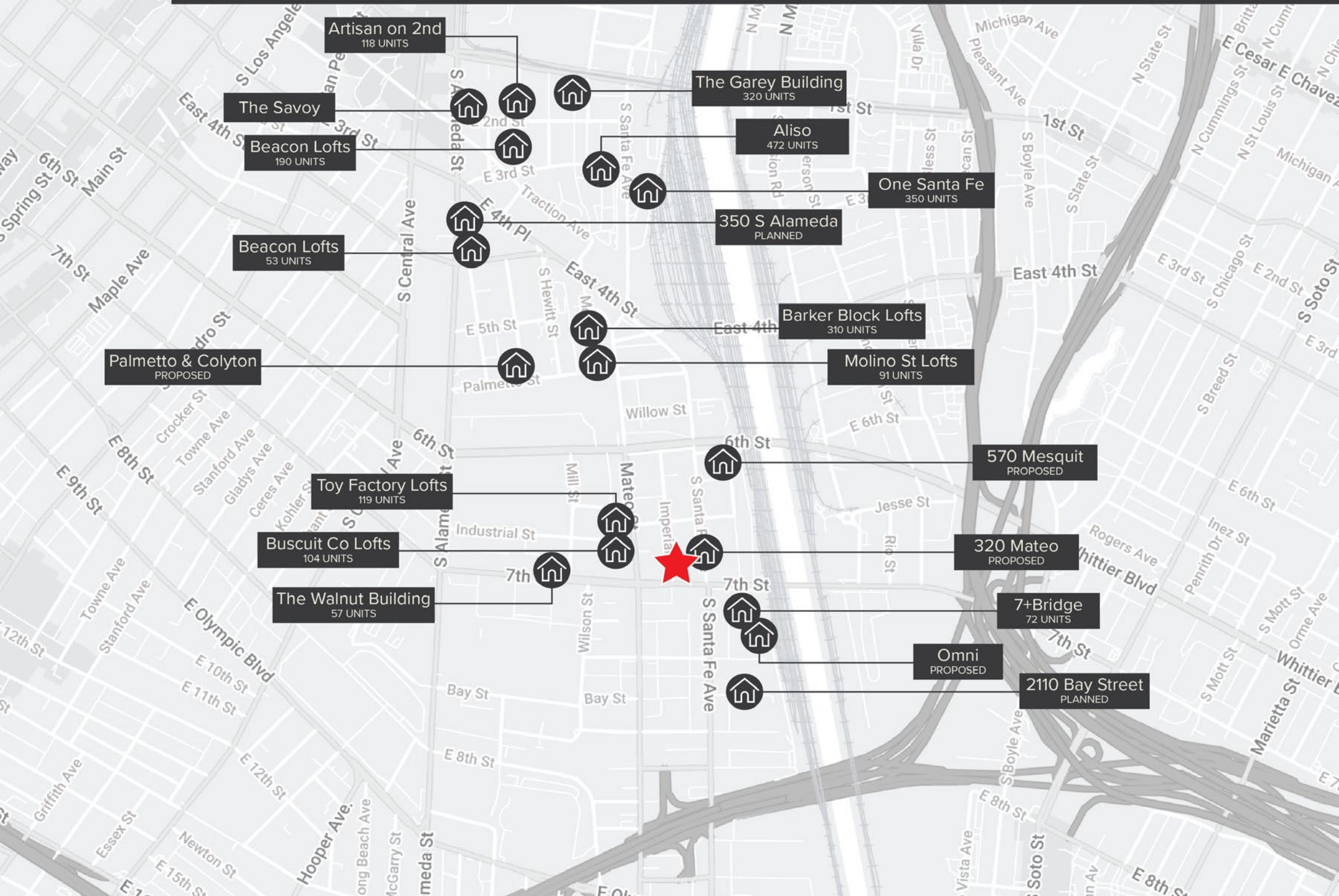
Retailers



Restaurants



CONTINUED URBAN GROWTH IN THE ARTS DISTRICT



MEDIA/ TECH HUB



SANTA FE BUSINESS CENTER



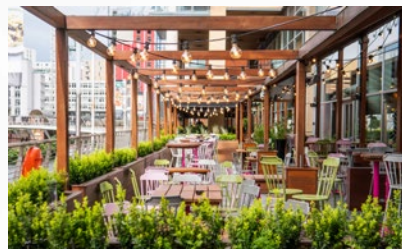
JADE ENTERPRISES



ARTS DISTRICT | DOWNTOWN LA

The Arts District in Los Angeles is a dynamic neighborhood located on the eastern edge of downtown, known for its rich cultural and artistic heritage. Originally an industrial area, it has transformed into a vibrant creative hub, featuring numerous art galleries, studios, and performance spaces. The district's history dates back to the 1970s when artists began to occupy abandoned warehouses, turning them into live/work spaces and establishing galleries that showcased contemporary art. Today, the Arts District is recognized for its eclectic mix of street art, murals, and community events that celebrate local talent and foster artistic expression.

In addition to its artistic offerings, the Arts District boasts a diverse culinary scene with various restaurants, cafes, and bars. Visitors can enjoy everything from gourmet dining to casual eateries that reflect the area's multicultural influences. The neighborhood also features unique shops selling vintage clothing, handmade goods, and art supplies. As the area continues to develop, it faces challenges related to gentrification and the preservation of its creative spirit; however, it remains a key destination for both locals and tourists seeking an authentic Los Angeles experience.



DEMOGRAPHICS
WITHIN 1-MILE

±25K
POPULATION

±55K
DAYTIME

\$92K
HOUSEHOLD INCOME

\$101.1M
CONSUMER SPENDING

±41.0
MEDIAN AGE



EXCLUSIVE

LEASING AGENTS



MICHAEL PAKRAVAN

SENIOR VICE PRESIDENT & NATIONAL DIRECTOR, LEASING

D (310) 919-5737 M (213) 219-3111

michael.pakravan@matthews.com

License No. 01706065 (CA)



KYLE PARI

SENIOR ASSOCIATE, LEASING

M (310) 499-8123

kyle.pari@matthews.com

License No. 02084773 (CA)

BROKER OF RECORD

David Harrington

Firm No. 02168060 (CA)

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