

695 S SANTA FE AVE

LOS ANGELES, CA 90021

Leasing Brochure

MATTHEWS™



Second-Gen Restaurant with
Patio Ground Floor of AMP Lofts

Leasing Highlights

\$\$\$3.50 - \$4.50 PSF NNN
Asking Rent

±1,205 - ±6,300 SF
Available SF

Prime Arts District Location

Located in the heart of Downtown LA's Arts District, surrounded by a dynamic mix of residential, dining, retail, and creative uses.

Growing Tenant Mix

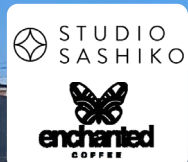
Join a growing roster of exciting food, beverage, and lifestyle concepts including Egg Tuck, Bunda, and Enchanted Coffee, adding to AMP Lofts' evolving retail destination.

Convenient On-Site Customer Parking

75 on-site parking spaces with two hour validated parking for customers, providing convenient access for retail and dining visitors.

Built-In Customer Base

Positioned within AMP Lofts, providing immediate access to residents and strong neighborhood density. BUNDA has 250+ sign ups during their first month of opening.



R3-4
(Restaurant)

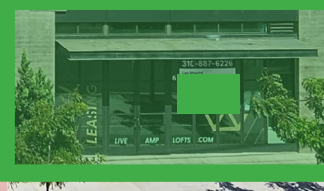
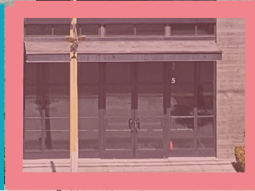
R5

R6

R9-R13

**EGG
TUCK**

BÜNDA



PATIO

SITE PLAN



Suite No.	Tenant Name	Square Feet	Asking Rent
R1	Studio Sashiko (Make-up Tattoo)	1,636	-
R2	Enchanted Coffee	2,107	-
R3-4	AVAILABLE - SECOND-GEN RESTAURANT	2,755	\$4.50 PSF
R5	AVAILABLE	1,205	\$4.50 PSF
R6	AVAILABLE	1,401	\$4.50 PSF
R7	Bunda	2,500	-
R8	Egg Tuck	1,450	-
R9-R13	AVAILABLE	1,205- 6,300	\$3.50 - \$4.50 PSF

Suite R3-4



CORNER PATIO



FULLY BUILT-OUT KITCHEN

BÜNDA

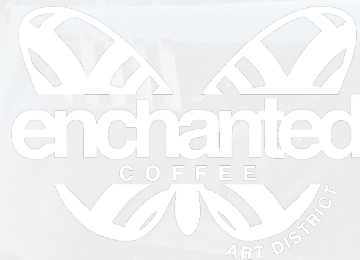
Bunda | NOW OPEN

Bünda is a boutique fitness studio built around lower-body focused training, pairing low-impact Stairmaster cardio with strength work in fast-paced, science-backed classes. Led by certified trainers, the studio has built a devoted following for its results-driven, joint-friendly approach to fitness.



Egg Tuck | UNDER CONSTRUCTION

Egg Tuck is an egg sandwich and coffee concept born in Los Angeles, known for its Korean-inspired “tucked in” style soft-scrambled egg sandwiches on fresh, in-house brioche buns. The menu also features breakfast burritos, specialty sides, and drinks, with the signature Royal West a standout favorite among regulars.



Enchanted Coffee | NOW OPEN

Enchanted Coffee is a specialty coffee bar known for handcrafted drinks made with house-made syrups and signature recipes, alongside baked goods and light bites. The cozy, whimsical space encourages guests to slow down and stay awhile, drawing a loyal community of regulars.

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

POUR HAUS

COMMONWEALTH
EST. 2004

TONY'S
SALOON

PIZZAN/STA!



BESTIA

DAMIAN

UPTOWN PUP

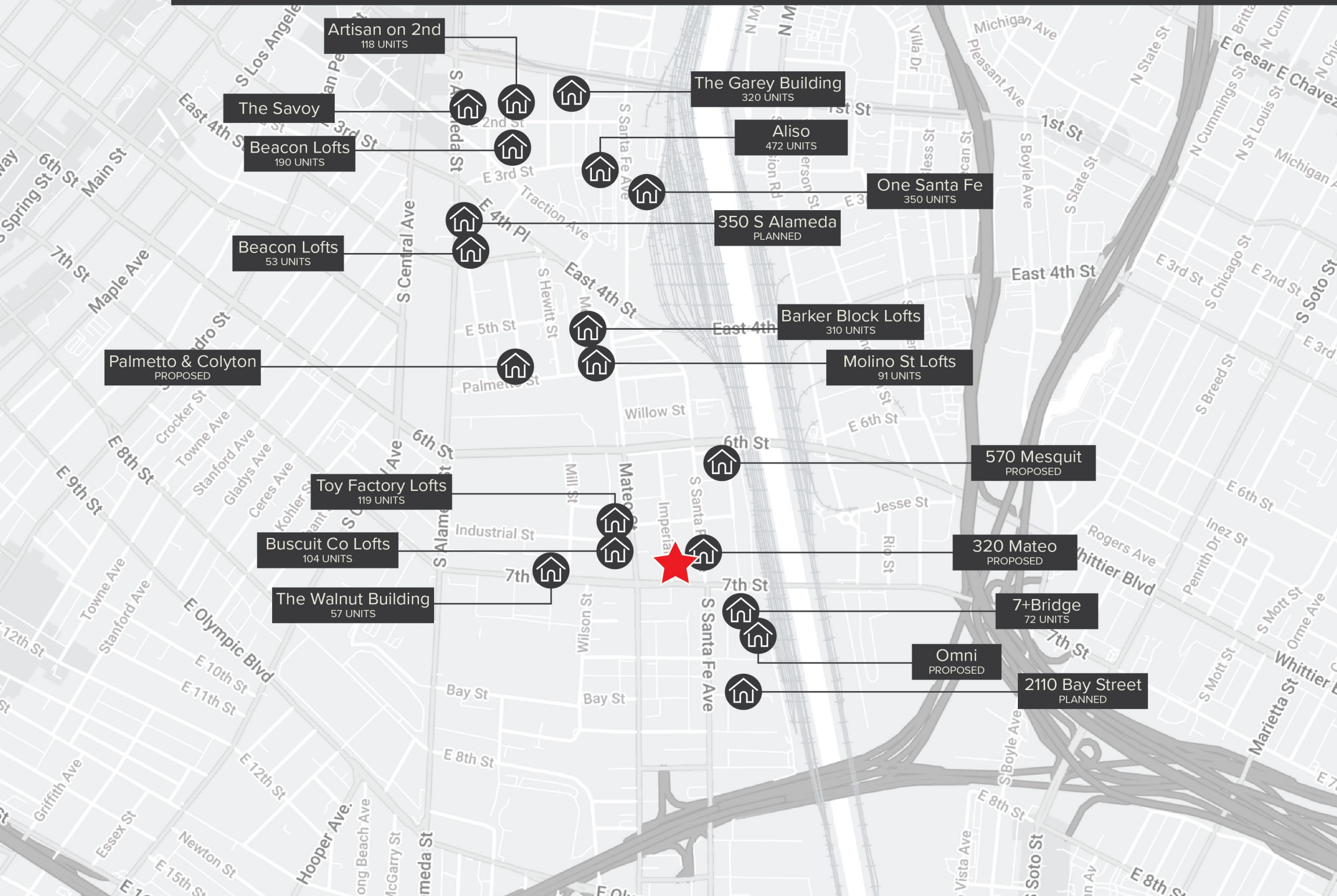
OUR/LOS ANGELES
VODKA

LUCKY'S
COMING SOON!

-  Libations
-  Retailers
-  Restaurants



CONTINUED URBAN GROWTH IN THE ARTS DISTRICT



MEDIA/ TECH HUB



honey



wework

Lucky Brand

SANTA FE BUSINESS CENTER

USC
Roski
School of Art and Design

 Spotify®

Union Cowork

ICA • LA



SOHO HOUSE

JADE ENTERPRISES



HYPERL ∞ P



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

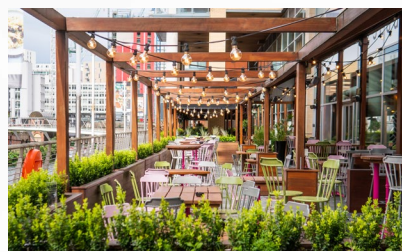
±25K
POPULATION

±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
Broker Lic. No.: 01320460 (CA)
Firm Lic. No.: 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of 695 Santa Fe, Los Angeles, CA 90021 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWSTM