

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

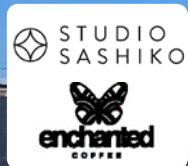
Join a growing roster of exciting food, beverage, and lifestyle concepts including Egg Tuck, Bunda, and Enchanted Coffee, adding to AMP Lofts' evolving retail destination.

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

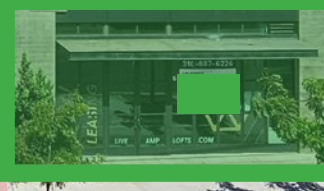
R9-R13
(Vent Shaft Access)

**EGG
TUCK**

BÜNDA



PATIO



SITE PLAN



Suite No.	Tenant Name	Square Feet	Asking Rent
R1	Studio Sashiko (Make-up Tattoo)	1,636	-
R2	Encharnted 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 - (VENT SHAFT ACCESS)	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!



YESS



BESTIA

DAMIAN

UPTOWN PUP

OUR / LOS ANGELES
VODKA

LUCKY'S
COMING SOON!



Libations



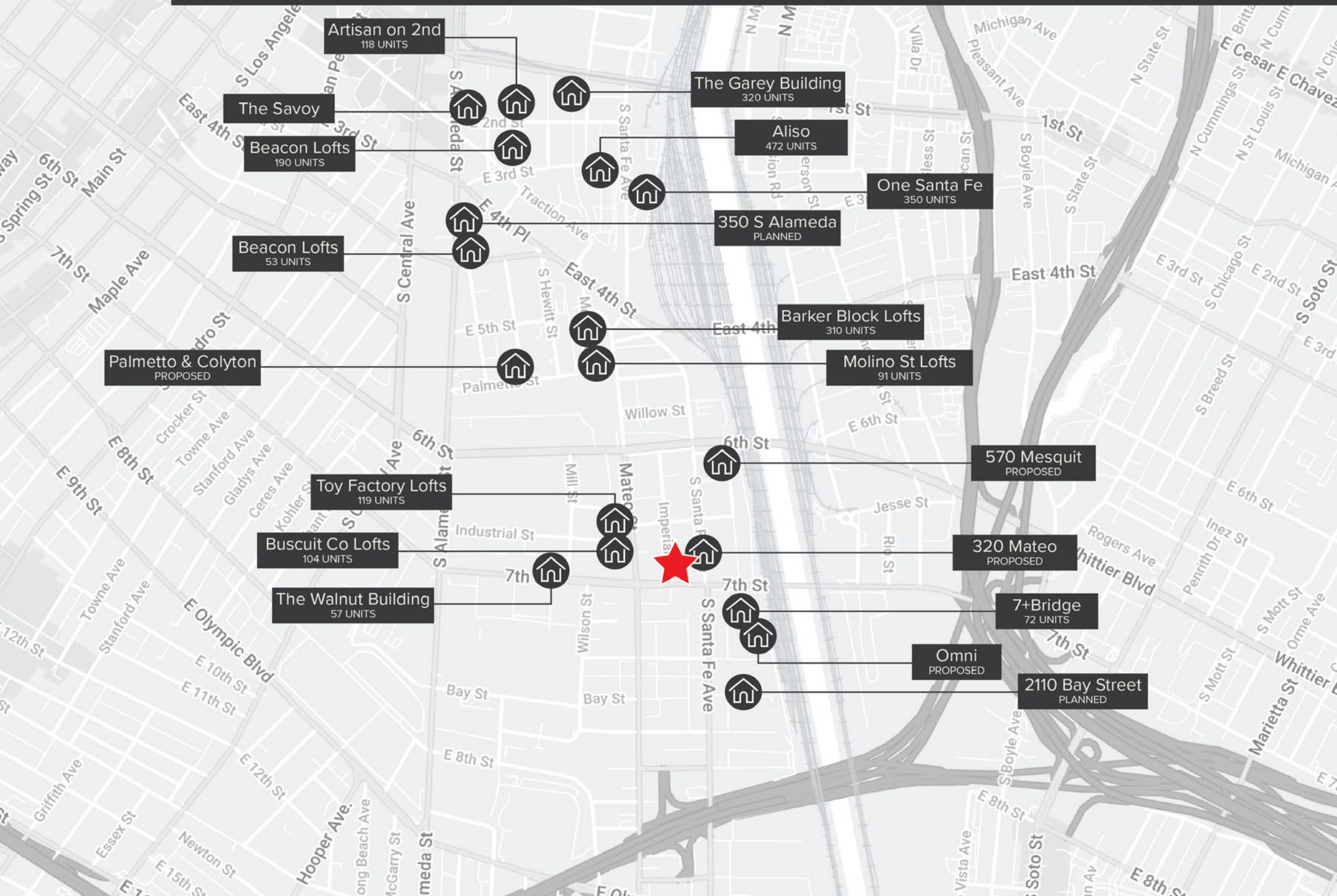
Retailers



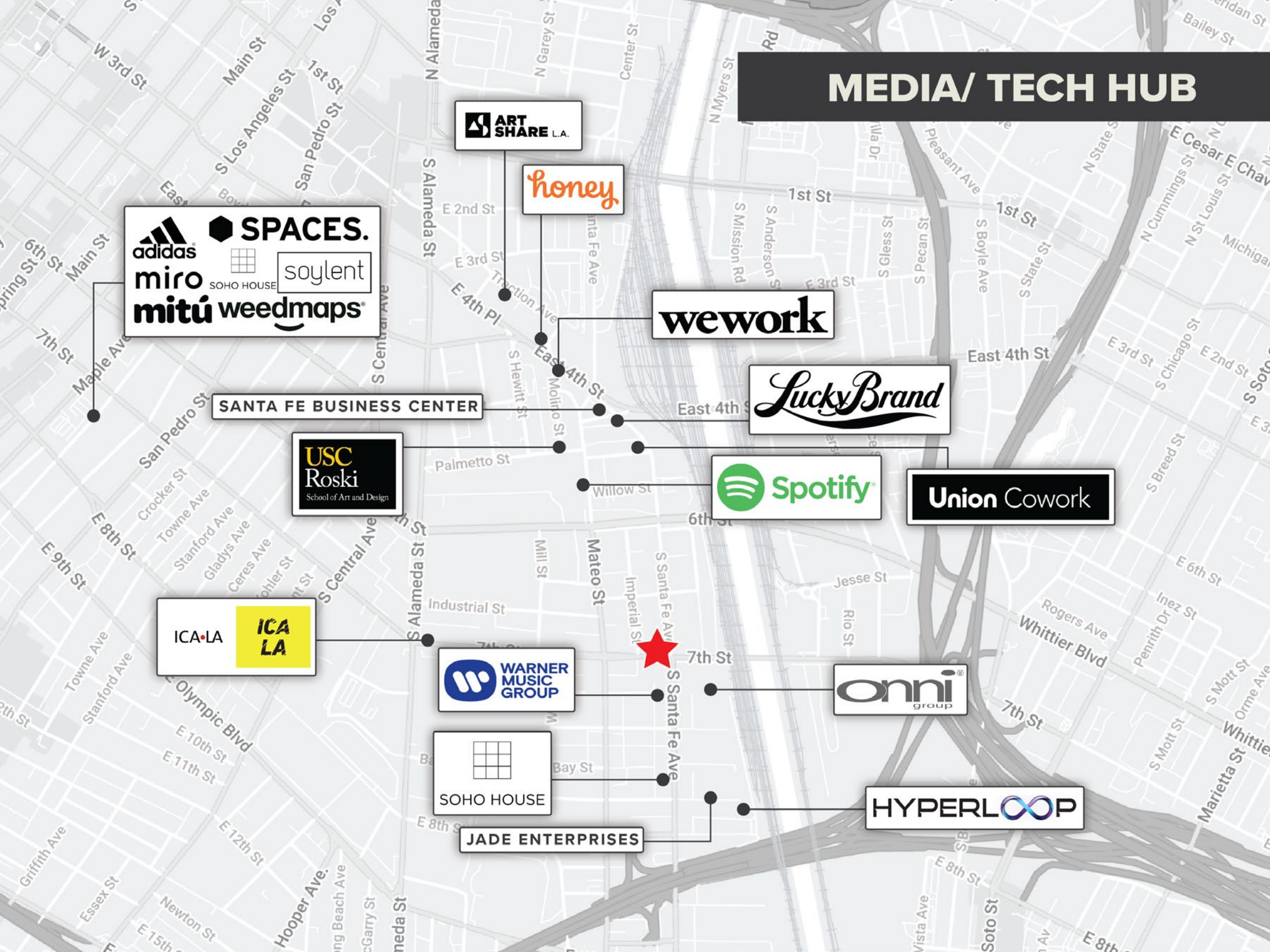
Restaurants



CONTINUED URBAN GROWTH IN THE ARTS DISTRICT



MEDIA/ TECH HUB



SANTA FE BUSINESS CENTER



Union Cowork



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

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