

Two Second-Gen Restaurants | Financial District  
Ground Floor Opportunity of Pegasus Apartments

Leasing Brochure  
**MATTHEWS™**



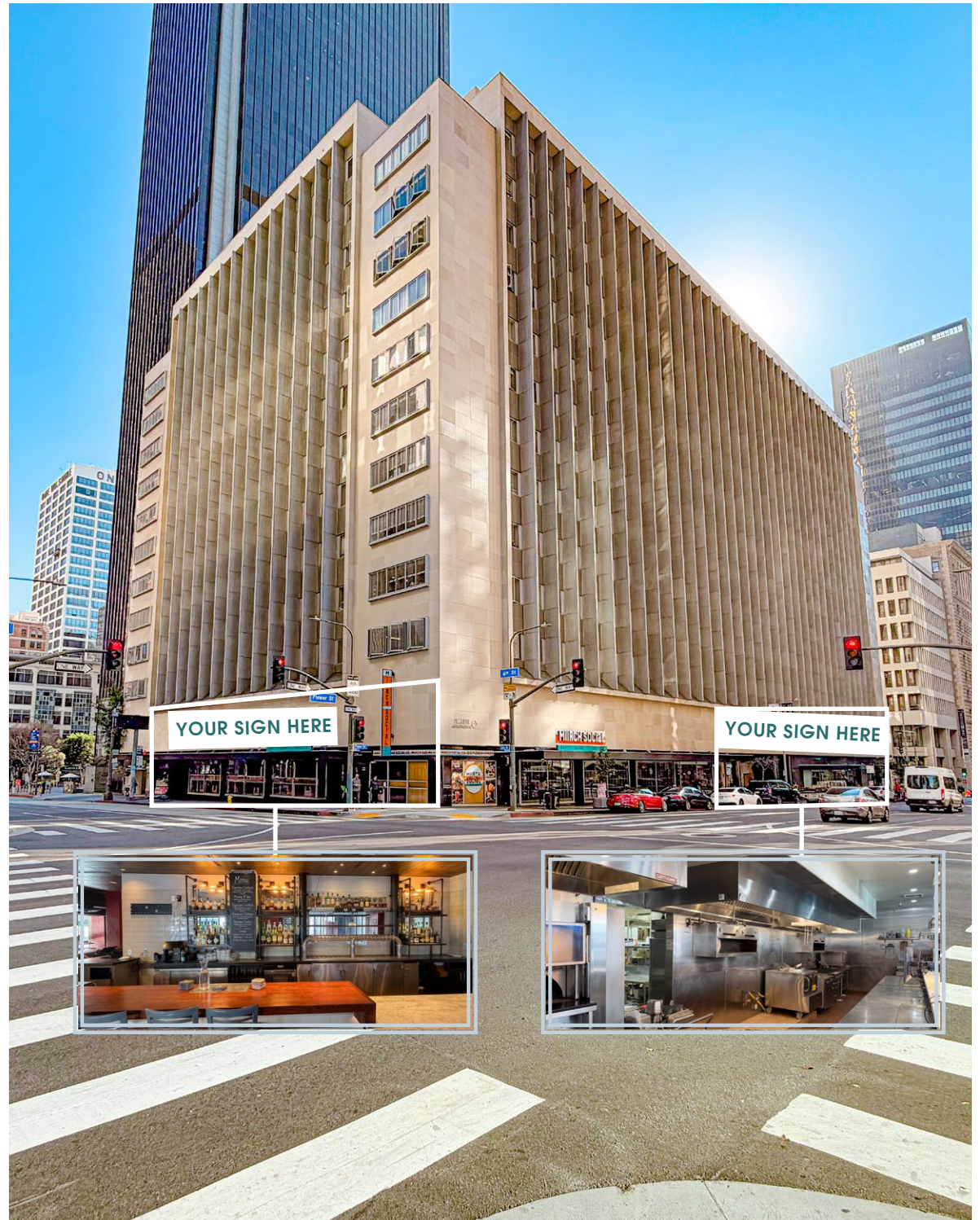
612 S FLOWER ST

LOS ANGELES, CA 90017

# PEGASUS APARTMENTS

## HIGHLIGHTS

- Two Second-Gen Restaurants Available
- 322-unit luxury high-rise in the heart of Downtown LA's Financial District
- ±13,000 SF ground-floor retail beneath the residential tower
- Walk Score of 99  
Transit Score of 100
- One block from the 7th Street Metro Center
- Rooftop pool, fitness center, and renovated interiors with bi-fold windows
- Surrounded by 500,000+ daytime workers and major DTLA employment hubs including USC's health network, legal/financial headquarters, and regional retail anchors
- TIA and abatement available for qualified tenants



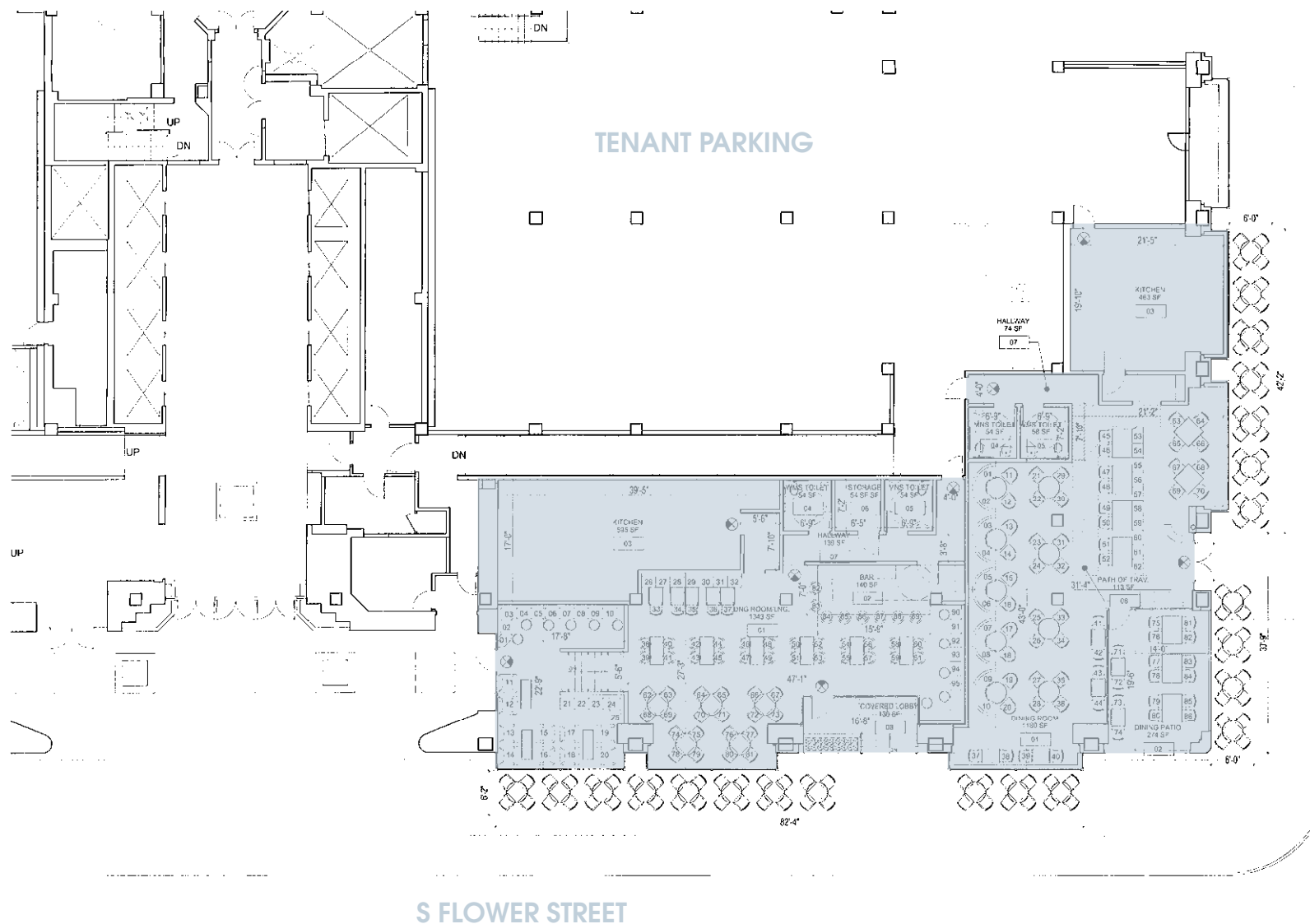
# FLOOR PLAN

## SUITE 609

**±5,110 SF**  
Suite Size

**\$1.50 PSF NNN**  
Asking Rent

**SECOND-GEN**  
Restaurant





# FINANCIAL DISTRICT

The Financial District in Downtown Los Angeles is a commercial hub defined by its iconic skyline, dense daytime workforce, and walkable urban environment. Home to major corporate headquarters, top law firms, banks, and professional services, the district attracts a steady flow of office workers, residents, and visitors throughout the week. Its proximity to major landmarks such as LA Live, Crypto.com Arena, The Bloc, and the 7th Street/Metro Center transit hub creates strong foot traffic and exceptional connectivity. With a growing residential population, upscale dining options, and easy access to freeways and public transit, the Financial District offers a dynamic blend of business activity, convenience, and lifestyle—making it a prime location for retail, office, and mixed-use opportunities.

- Walk Score of **99/100**
- Major commercial hub of Downtown LA with a dense concentration of Class A Office Towers.
- Surrounded by upscale dining, trendy eateries, coffee shops, and grab-and-go concepts.
- Easily accessible via I-10, I-110, and major surface streets.
- Strong mix of business travelers and tourists from nearby hotels.
- Close to The Bloc, an open-air shopping, dining, and entertainment center.

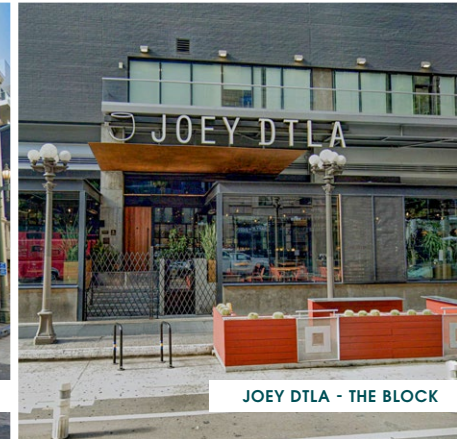
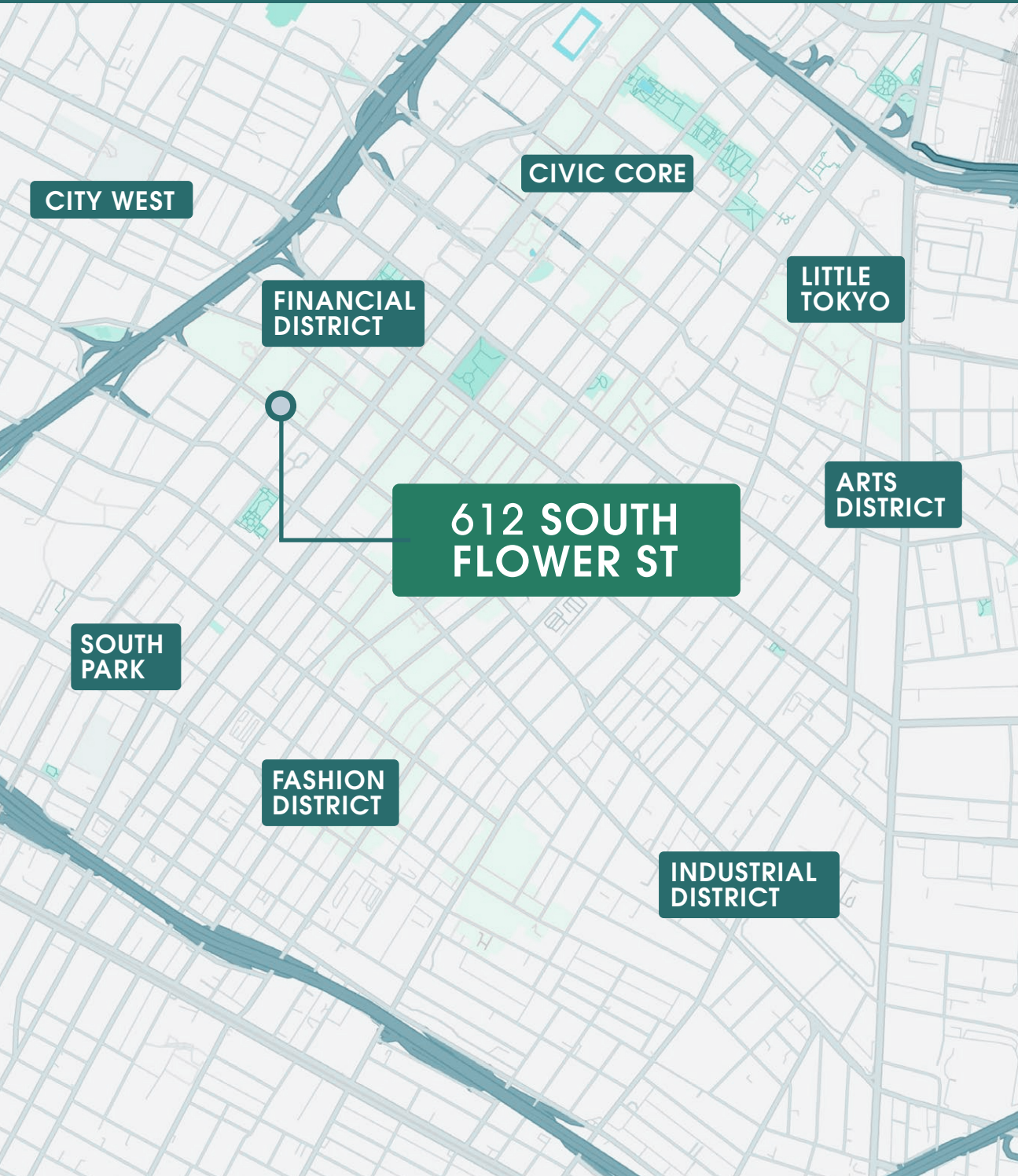


# FINANCIAL DISTRICT DEMOGRAPHICS



	POPULATION		DAYTIME POPULATION	HOUSEHOLDS		INCOME	
	2025 ESTIMATE	2030 PROJECTION	2025 ESTIMATE	2025 ESTIMATE	2030 PROJECTION	AVERAGE HH INCOME	MEDIAN HH INCOME
1-MILE	93,102	92,549	166,325	47,353	47,196	\$83,575	\$52,614
3-MILE	509,525	495,767	364,828	194,397	189,541	\$71,998	\$48,425
5-MILE	1,151,643	1,114,687	578,883	409,053	396,443	\$78,614	\$54,157

# DTLA



## WHO'S NEARBY?

FOGO DE CHÃO

JOEY RESTAURANTS

BOTTEGA LOUIE

Mendocino Farms

GRAND CENTRAL MARKET

tocaya  
MODERN MEXICAN

Javier's  
FINEST FOODS OF MEXICO

Mrs. fish



ANGELS FLIGHT RAILWAY

110



SUBJECT PROPERTY

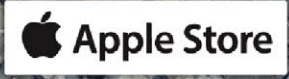
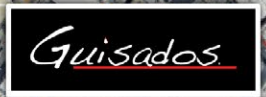


Mrs. fish

FIGAT7TH DOWNTOWN LA



BOTTEGA LOUIE



THE NEIGHBORHOOD

W 4TH ST ± 291,000 VPD

W 5TH ST ± 35,000 VPD

W 4TH ST ± 15,000 VPD

SHILL ST ± 14,500 VPD

S BROADWAY ± 23,000 VPD

S SPRING ST ± 19,100 VPD

W 6TH ST ± 22,000 VPD

# EXCLUSIVE LEASING AGENTS



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