

FREESTANDING RETAIL BUILDING

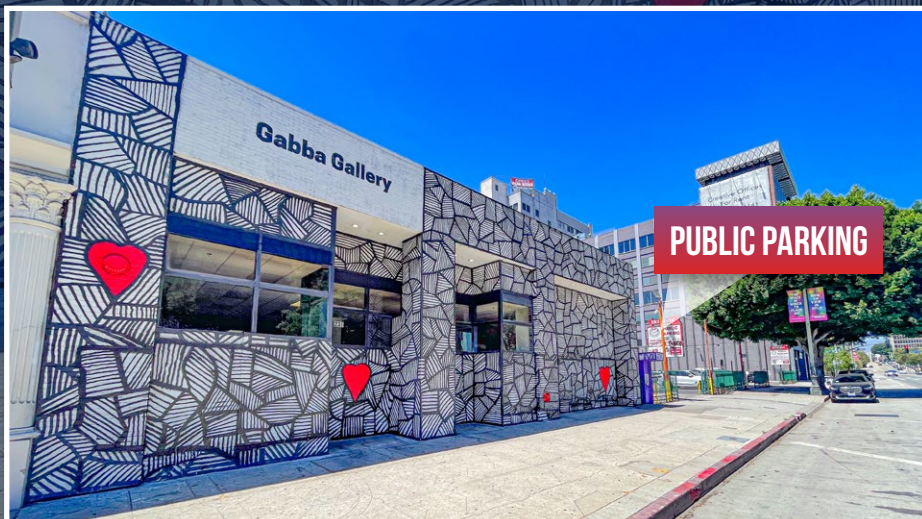
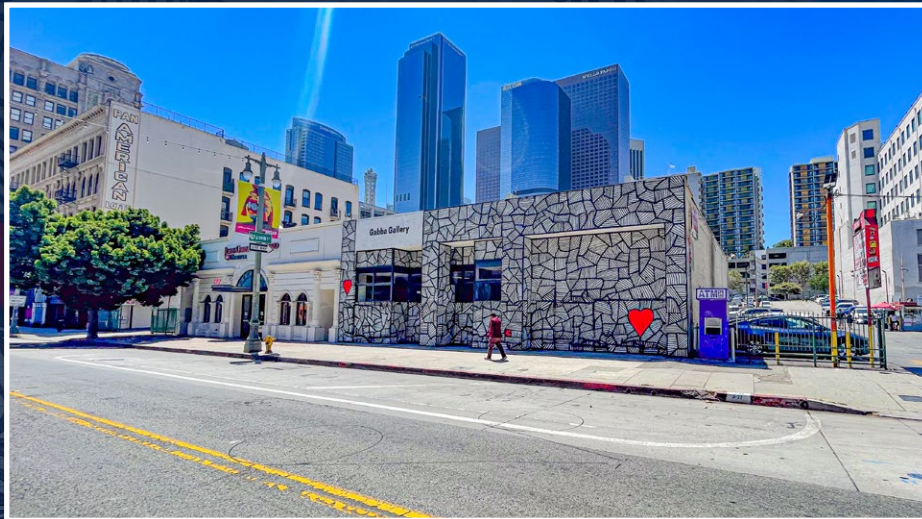
235 S Broadway

FOR LEASE LOS ANGELES, CA 90012



PROPERTY OVERVIEW

235 S BROADWAY



PRIME LOCATION

Downtown LA location on the historic Broadway corridor with strong foot traffic, transit access, and cultural anchors.

FLEXIBLE SIZE OPTIONS

The building offers between 5,000 and 10,000 square feet, accommodating a range of tenant requirements.

IMMEDIATE AVAILABILITY

The space is move-in ready, providing the opportunity for immediate occupancy.

VERSATILE USE POTENTIAL

The configuration is well-suited for retail, art gallery, or medical use, allowing adaptability to multiple tenant profiles.

COMPETITIVE LEASE RATE

The property is offered at an attractive asking rate of \$1.25 per square foot NNN.

235 S BROADWAY



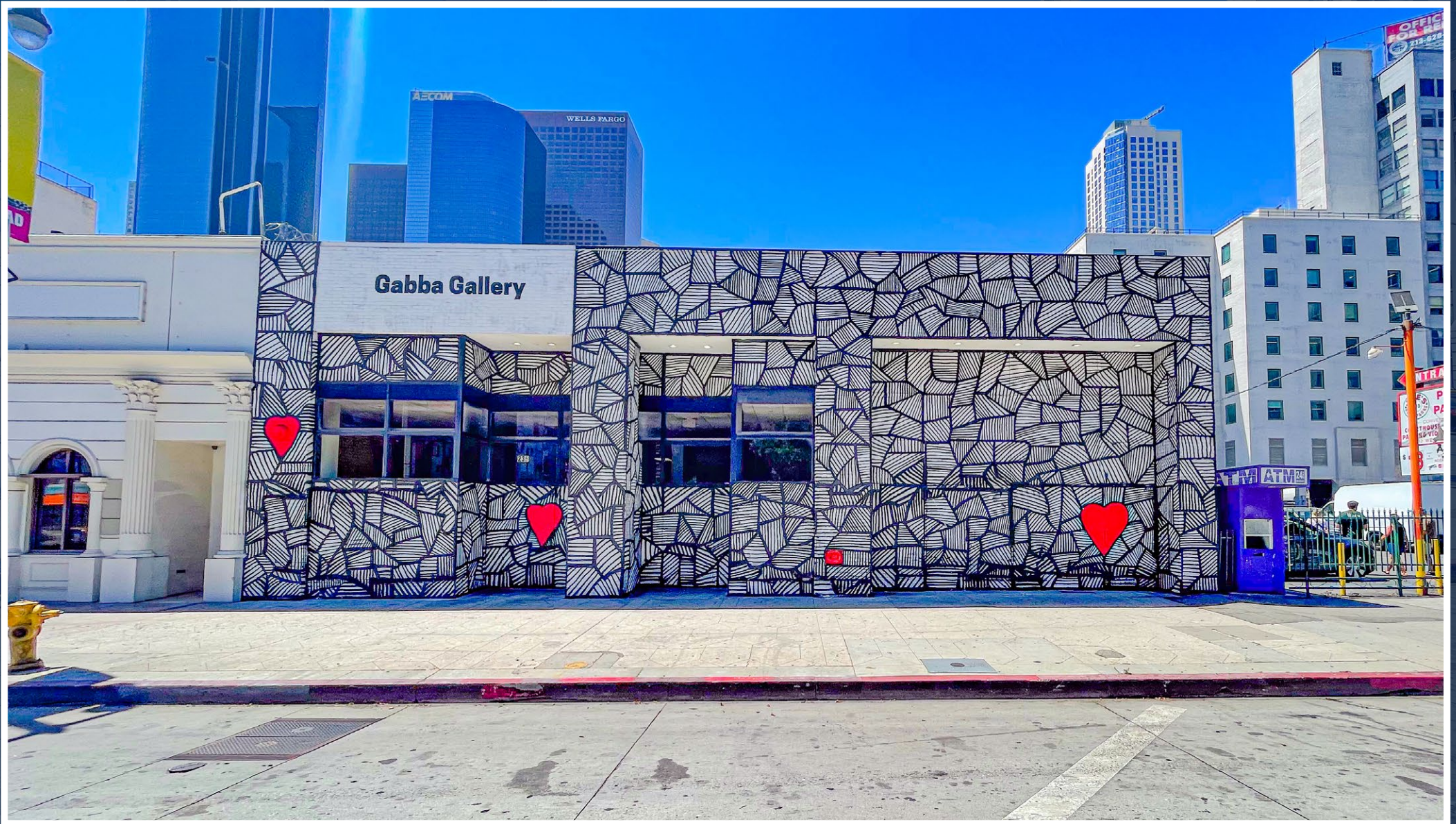
NOW
AVAILABLE



\$1.25 PSF NNN
ASKING RENT



±5,000-10,000
SQUARE FEET





SUBJECT PROPERTY

±5,000 SF OR **±10,000 SF**
TWO SPACES ONE SPACE

PARKING

PARKING



101



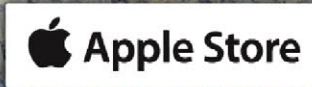
110



± 92,250 VPD

± 260,000 VPD

101



LUXURY RESIDENTIAL & MIXED-USE GROWTH

The area is steps from LA's historic Broadway Theater District, The Last Bookstore, Grand Central Market, and the Historic Core, all of which attract heavy foot traffic from locals and tourists alike. The Arts District, just a short walk east, continues to flourish with galleries, creative spaces, and edgy retail. This cultural concentration makes the area a magnet for experiential retail, boutique hotels, and entertainment ventures.

AREA REVITALIZATION UNDERWAY

Surrounding Downtown LA is experiencing a wave of transformative development. Projects like Onni Group's Times Mirror Square are bringing over 1,100 residential units, retail, and office space, while Fourth & Central, a 10-acre megaproject in the Arts District, is set to add nearly 2 million square feet of residential, commercial, and culinary space.

THRIVING FOOD & BEVERAGE SCENE

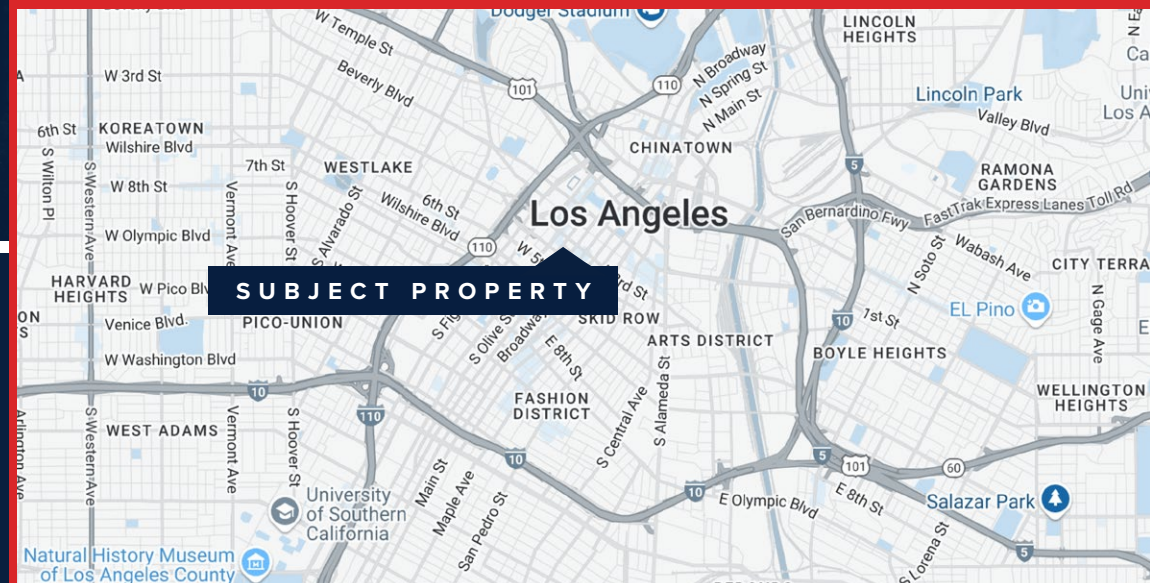
The nearby Spring Arcade Building, Grand Central Market, and ROW DTLA offer some of LA's most celebrated culinary destinations. New and trendy cafes, rooftop bars, and concept restaurants continue to open along Main St and adjacent corridors. The dense mix of dining options supports a lively day-to-night economy that appeals to both urban dwellers and destination visitors.

EXCELLENT TRANSIT ACCESS AND WALKABILITY

Located in a Transit-Oriented District, the area benefits from multiple Metro stops, DASH buses, and dedicated bike lanes. The Walk Score is among the highest in Los Angeles, supporting car-free lifestyles that attract younger demographics and eco-conscious tenants. New investments in pedestrian safety and public realm improvements (like Parklets and streetscape redesigns) are further enhancing its urban appeal.



LOCATED IN THE HEART OF THE
Historic Core District



395,922**HOUSEHOLDS**

(5-MILE)

\$54,534**AVG HOUSEHOLD INCOME**

(5-MILE)

\$10.7 BILLION**CONSUMER SPENDING**

(5-MILE)

DOWNTOWN LOS ANGELES:

Downtown LA's Broadway corridor is a lively destination for dining, culture, and retail. Just steps away, tenants benefit from iconic attractions such as Grand Central Market, offering diverse culinary options from local vendors to international fare. The area also features a mix of independent shops, galleries, and boutiques, creating a dynamic streetscape that draws consistent pedestrian activity and supports a thriving live-work-play environment.

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

**1,124,151****POPULATION**

(5-MILE)

ANNUAL VISITORS**55 MILLION****ANNUAL VISITOR SPENDING****\$34.5 BILLION**

FREESTANDING RETAIL BUILDING

235 S Broadway

LOS ANGELES, CA 90012

FOR LEASE

EXCLUSIVELY LEASED BY:

Gabba Gallery

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