DTLA RETAIL AVAILABLE

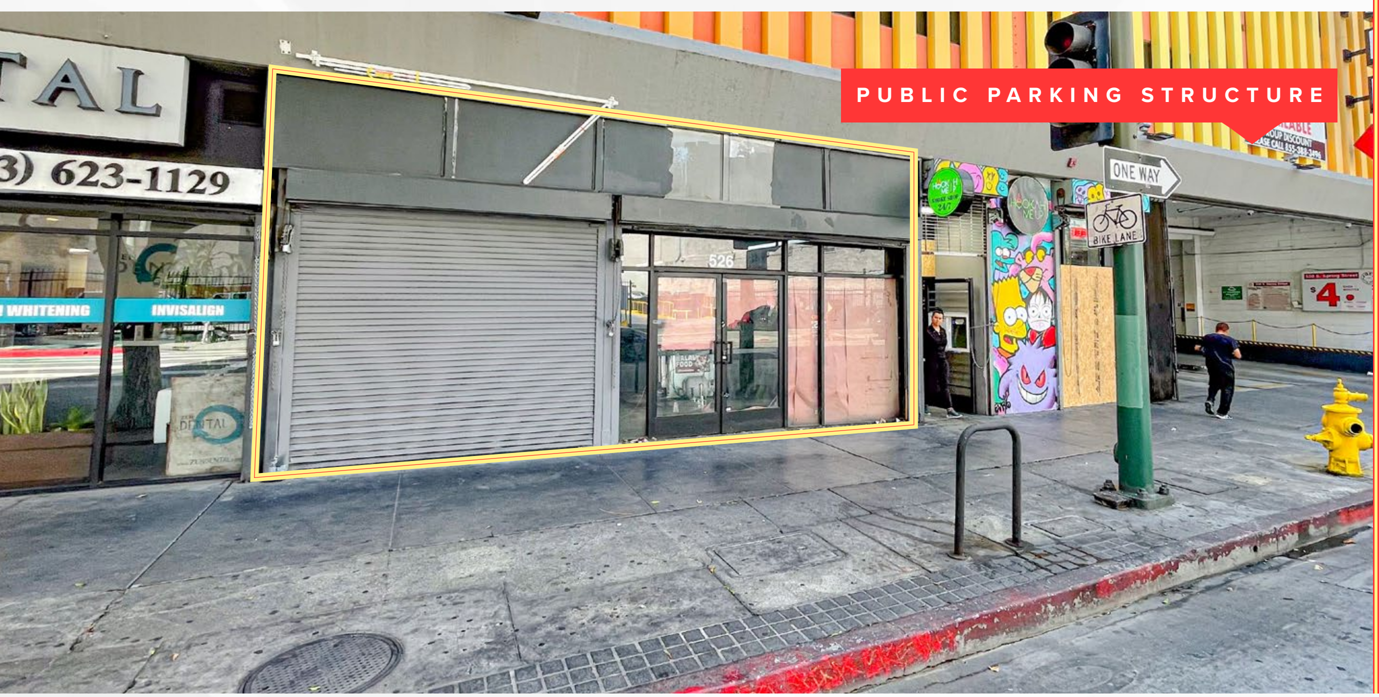
530 S Spring Street

FOR LEASE LOS ANGELES, CA 90015

LEASING BROCHURE

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

Retail Available on South Spring Street



AVAILABLE

±2,500 - 3,500 SF

AVAILABILITY

NOW

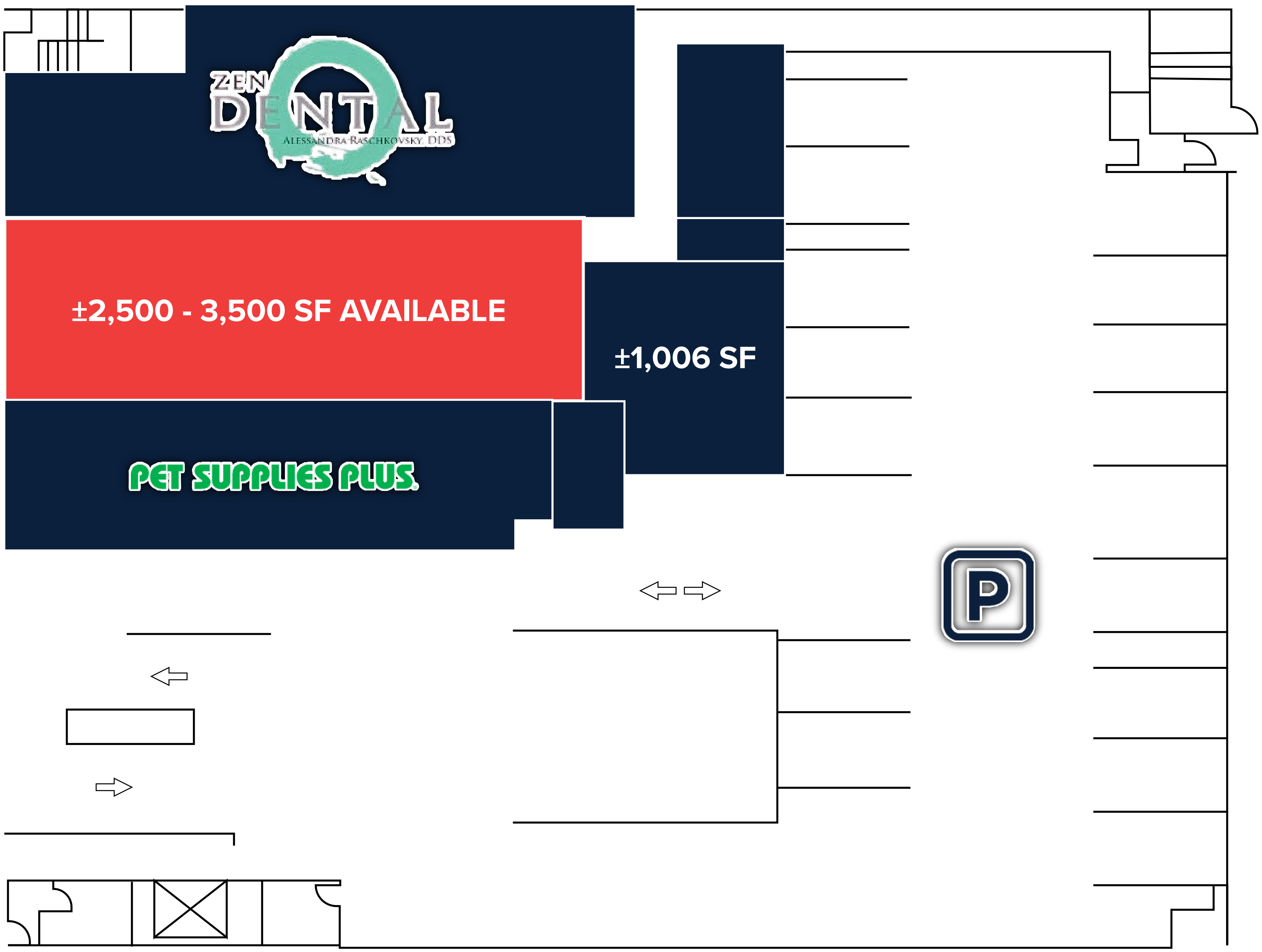
POTENTIAL USE

RETAIL, SERVICE, OR INCIDENTAL FOOD

ASKING RENT

$1.50 PSF NNN

SITE PLAN *Last Suite Available*




N
STARBUCKS
orangetheory
ANGELS FLIGHT RAILWAY
W 4TH ST ± 15,000 VPD
W 5TH ST ± 35,000 VPD
S HILL ST ± 14,500 VPD
S BROADWAY ± 23,000 VPD
S SPRING ST ± 19,100 VPD
± 291,000 VPD
110
Mendocino Farms
Mrs. fish
PERSHING SQUARE
SUGARFISH BY SUSHI NOZAWA
Chick-fil-A
FIGAT7TH DOWNTOWN LA
BOTTEGA LOUIE
SUBJECT PROPERTY
SOL-AGAVE taste mexico!
Fleming's PRIME STEAKHOUSE & WINE BAR
FOGO DE CHÃO BRAZILIAN STEAKHOUSE
Gyu-Kaku Japanese BBQ
Guisados
W 6TH ST ± 22,000 VPD
PANINI KABOB GRILL TRUE SCRATCH KITCHEN
GENWA korean bbq
WHOLE FOODS MARKET
Los Angeles CONVENTION CENTER
adidas
peacock theater
Bossa Nova
tocaya MODERN MEXICAN
Apple Store
crypto.com ARENA
zinqué (zin-kæ)
wake & late
Javier's
PINE & CRANE
orangetheory

ARCHITECTURAL SIGNIFICANCE

The Spring Street Financial District, often referred to as the “Wall Street of the West,” offers a collection of historic buildings with Beaux-Arts façades. These structures remain virtually intact, making the district a popular location for film and television productions seeking authentic period cityscapes.

CULTURAL AND ARTISTIC HUB

The vicinity includes the Broadway Theater District, the first and largest historic theater district listed on the National Register of Historic Places, featuring twelve movie palaces along a six-block stretch of Broadway. Additionally, Gallery Row, designated by the city council in 2003, promotes a concentration of art galleries along Main and Spring Streets, hosting events like the monthly Downtown Art Walk.

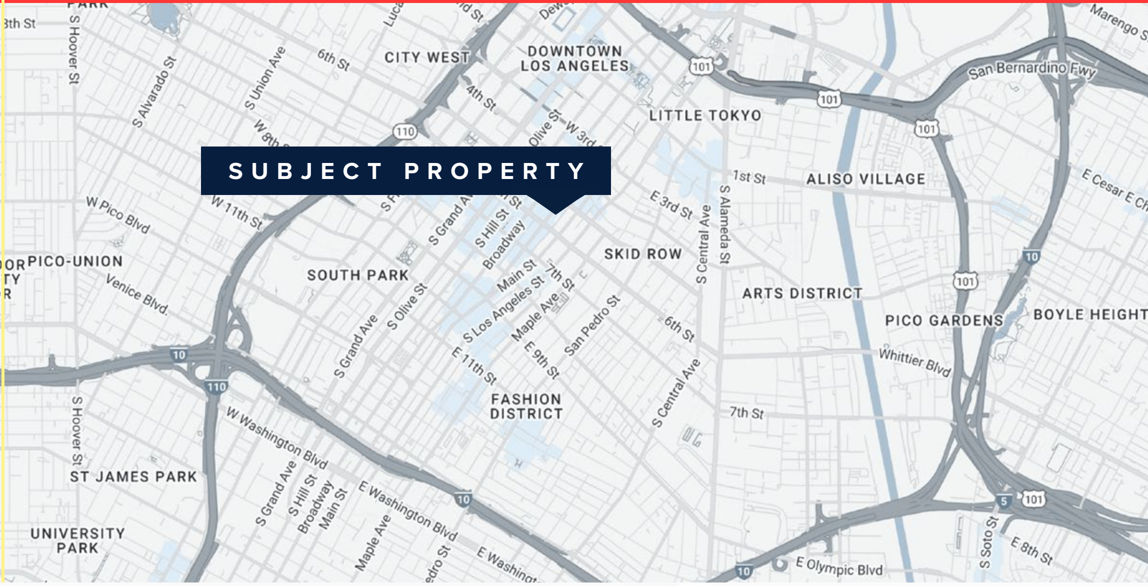
ECONOMIC AND RESIDENTIAL GROWTH

Downtown Los Angeles represents only 1.4% of the city’s land area but accounts for nearly 20% of its jobs and almost half of its office space, generating around 40% of business and sales tax revenues. The area has experienced significant residential growth, with nearly 100,000 residents living downtown as of 2024, contributing to its active and thriving urban community.

ECONOMIC AND RESIDENTIAL GROWTH

DTLA serves as a central hub for the city’s urban rail transit system, including major Metro stations like Union Station, Pershing Square, and 7th Street/Metro Center, facilitating easy access to various parts of Los Angeles. Overall, the Historic Core submarket offers a blend of historic charm, cultural richness, economic vitality, and accessibility, making it a prominent and dynamic area within Downtown Los Angeles.

LOCATED IN THE HEART OF THE *Spring Street Financial District*



SURROUNDING AREA Demographic Highlights

395,759
HOUSEHOLDS
(5-MILE)

$77,451
AVG HOUSEHOLD INCOME
(5-MILE)

$10.6 BILLION
CONSUMER SPENDING
(5-MILE)

DINING AND SHOPPING:

Downtown LA is a haven for foodies and shopping enthusiasts alike. Bustling restaurants line the streets, offering a mouthwatering array of culinary experiences that span a wide range of international cuisines. From trendy cafes to upscale eateries, tenants have a world of culinary exploration right at their doorstep. Similarly, unique retail stores and boutiques provide an eclectic shopping scene where residents can discover one-of-a-kind treasures and fashion items.

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

1,138,721
POPULATION
(5-MILE)

ANNUAL VISITORS
55 MILLION

ANNUAL VISITOR SPENDING
$34.5 BILLION

FOR LEASE

DTLA RETAIL AVAILABLE

530 S Spring Street

LOS ANGELES, CA 90015

LET'S CONNECT!

DAVID HARRINGTON
BROKER OF RECORD
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