



DTLA RETAIL AVAILABLE

530 S Spring Street

FOR LEASE LOS ANGELES, CA 90015

LEASING BROCHURE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

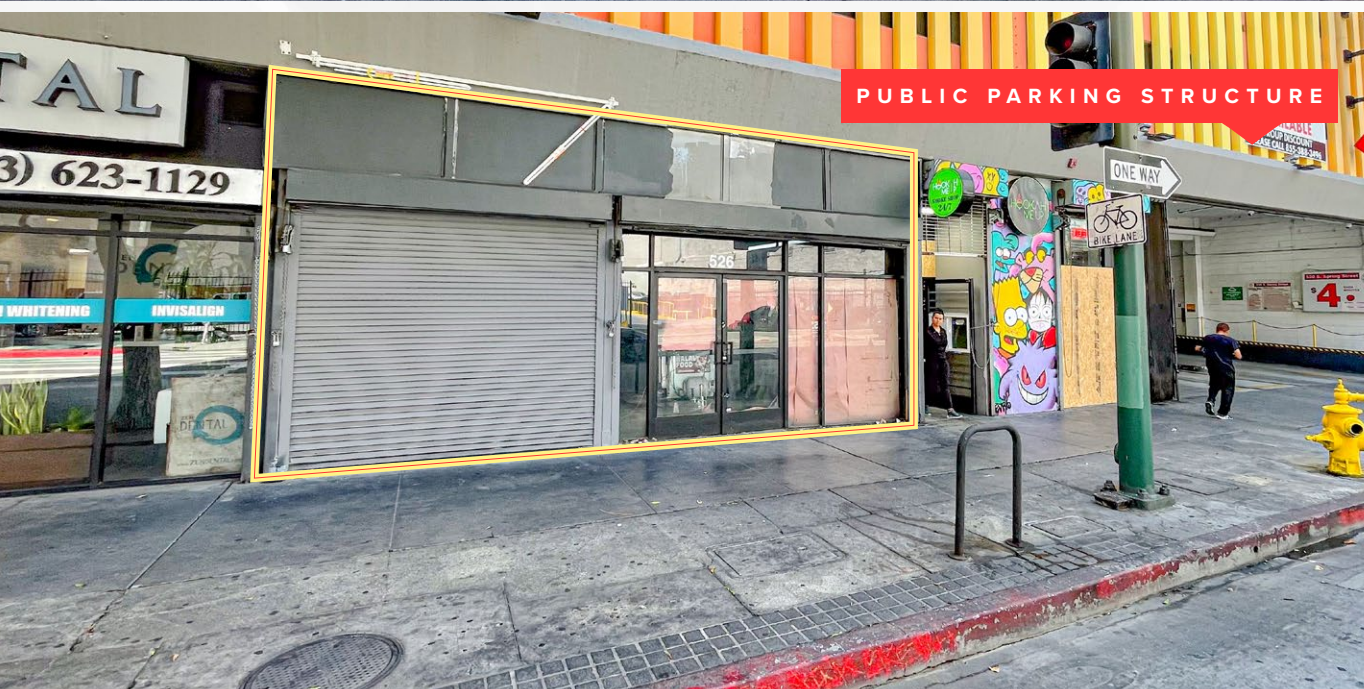
PROPERTY OVERVIEW

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*





ANGELS FLIGHT RAILWAY

W 4TH ST ± 15,000 VPD

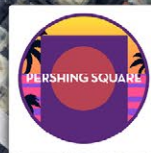
W 5TH ST ± 35,000 VPD

S HILL ST ± 14,500 VPD

S BROADWAY ± 23,000 VPD

S SPRING ST ± 19,100 VPD

110



Mrs. fish



W 6TH ST ± 22,000 VPD



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



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
License No. 02168060 (CA)

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