

FOR SALE

1144 S. BROADWAY
LOS ANGELES | CA 90015



±9,695 SF
SQUARE FEET



±3,000
OFFICE SF



16 ft
CLEAR HEIGHT



1
GL DOOR

±9,695 SF OFFICE | RETAIL

±9,695 SF

1144 S. BROADWAY
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FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,600,000
Available SF:	±9,695 SF
Lot Size:	±2,869 SF

PROPERTY HIGHLIGHTS

- REFURBISHED CREATIVE SPACE IN SOUTH PARK
- WALKING DISTANCE TO ACE HOTEL, PROPER HOTEL & ASU SCHOOL OF JOURNALISM
- 3-STORY FREE STANDING BUILDING
- LOFT INTERIOR WITH HIGH CEILINGS
- IDEAL FOR RESTAURANT, OFFICE OR RETAIL

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CIVIC/LANDMARK

- | | | | |
|-----------------------------|---------------------------------|------------------------|---|
| 1. LA CONVENTION CENTER | 6. GRAND CENTRAL MARKET | 11. DOWNTOWN DANCE | 17. THE NOMAD HOTEL |
| 2. STAPLES CENTER | 7. PERSHING SQUARE | 12. OCEANWIDE PLAZA | 18. WAYFARER HOTEL |
| 3. GRAMMY MUSEUM
LA LIVE | 8. AEG PRESENTS | 13. HOXTON HOTEL | 19. LOS ANGELES DEPARTMENT
OF PUBLIC WORKS |
| 4. LA CENTRAL LIBRARY | 9. PROPER HOTEL | 14. RITZ CARLTON | 20. ACE HOTEL |
| 5. ART WALK DTLA | 10. ASU SCHOOL OF
JOURNALISM | 15. THE FREEHAND HOTEL | 21. HOTEL INDIGO |

RESTAURANTS

- | | |
|--------------------------|-------------------------|
| 1. STARBUCKS | 7. 71 ABOVE |
| 2. WHOLE FOODS
MARKET | 8. ROSSOBLU |
| 3. POPPY+ROSE | 9. THE PALM |
| 4. COLE'S FRENCH DIP | 10. THE ORIGINAL PANTRY |
| 5. NICKEL DINER | 11. KATSUYA |
| 6. UMAMI BURGER | 12. FOGO DE CHAO |
| | 13. PRANK BAR |

RETAIL

- | | |
|------------------------|--------------------|
| 1. LA FASHION DISTRICT | 8. ROW DTLA |
| 2. URBAN OUTFITTERS | 9. SANTEE ALLEY |
| 3. MAPLE PLAZA | 10. THE BLOC |
| 4. LA FLOWER MARKET | 11. SAN PEDRO MART |
| 5. JACK'S CANDY | 12. MED MAN |
| 6. PINATA DISTRICT | 13. FIG AT 7 |
| 7. CAL MART | 14. APPLE STORE |



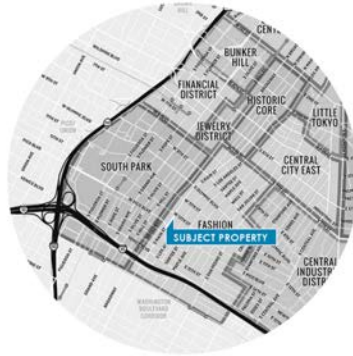
±9,695 SF

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DEMOGRAPHICS

LOS ANGELES | CA



CONSUMER SPENDING

\$4,472,328
CONSUMER SPENDING

(3 MILE RADIUS) | 2024



\$3,934,234
CONSUMER SPENDING

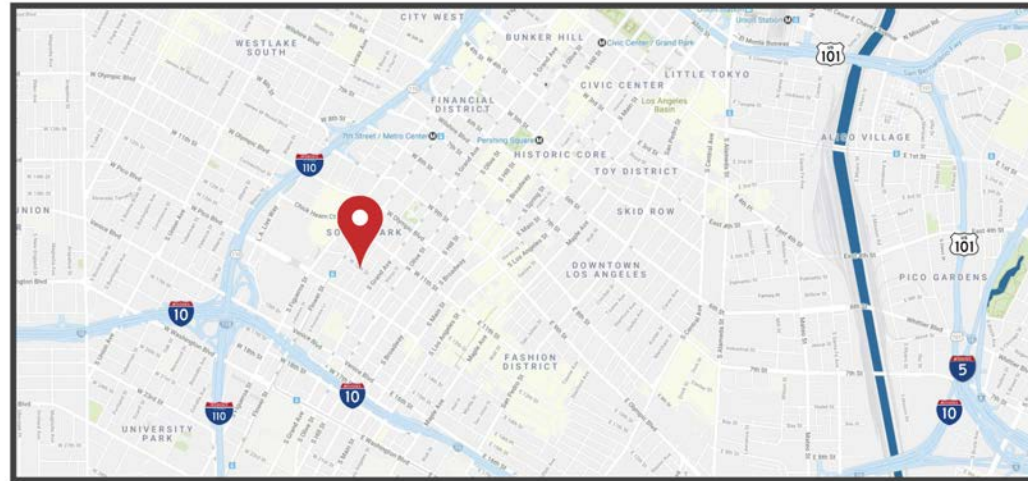
(3 MILE RADIUS) | 2019

LOS ANGELES 2019

+604,458 PEOPLE (3 MILE RADIUS)	+464,692 HOUSEHOLDS (3 MILE RADIUS)	\$34,163 HH INCOME (3 MILE RADIUS)
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LOS ANGELES 2024

+620,176 PEOPLE (3 MILE RADIUS)	+509,689 HOUSEHOLDS (3 MILE RADIUS)	+382,781 JOBS (3 MILE RADIUS)
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