

**GROUND FLOOR RETAIL AVAILABLE**

# **731 S BROADWAY**

**THE HOTTEST CORRIDOR IN DOWNTOWN**

**CBRE**

## PROPERTY FACTS



Former Leed's Department Store  
(opened in 1942)



Year Built/ Renovated: 1913/2018



Ground floor retail - 2,536 SF  
Basement - 3,669 SF



\$3.50 psf NNN  
Basement: \$2.00 psf NNN

## PROPERTY HIGHLIGHTS



Marquee Blade Signage Available



On the Approved Streetcar Route



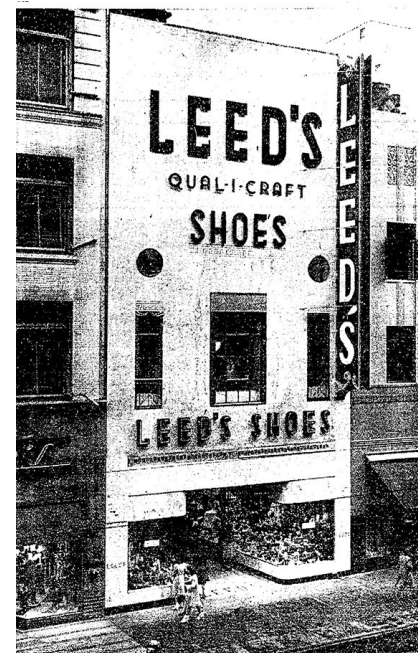
Neighboring retailers include Aesop, Gap, Urban Outfitters, West Elm, Footaction, Shiekh Shoes, and Apple (coming soon)



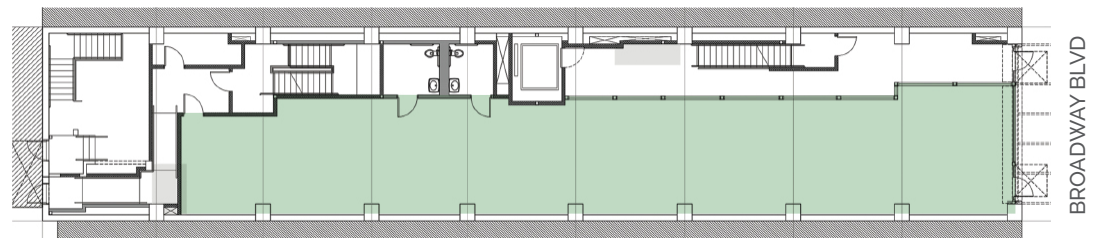
Exposed brick with concrete floors,



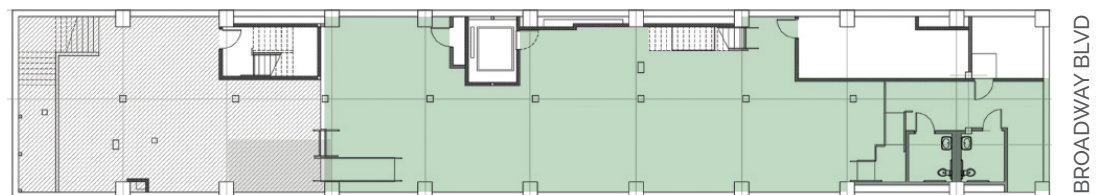
Signalized pedestrian walkway directly in front of the location.



1942



**Ground Floor Plan**  
2,536 SF



**Basement Floor Plan**  
3,669 SF



731 BROADWAY BUILDING IMAGES





# AMENITY MAP



## SURROUNDED BY AN ABUNDANCE OF RETAIL



Acne Studios



Paul Smith

GENTLE MONSTER



west elm

A.P.C.

Aēsop.

URBAN OUTFITTERS



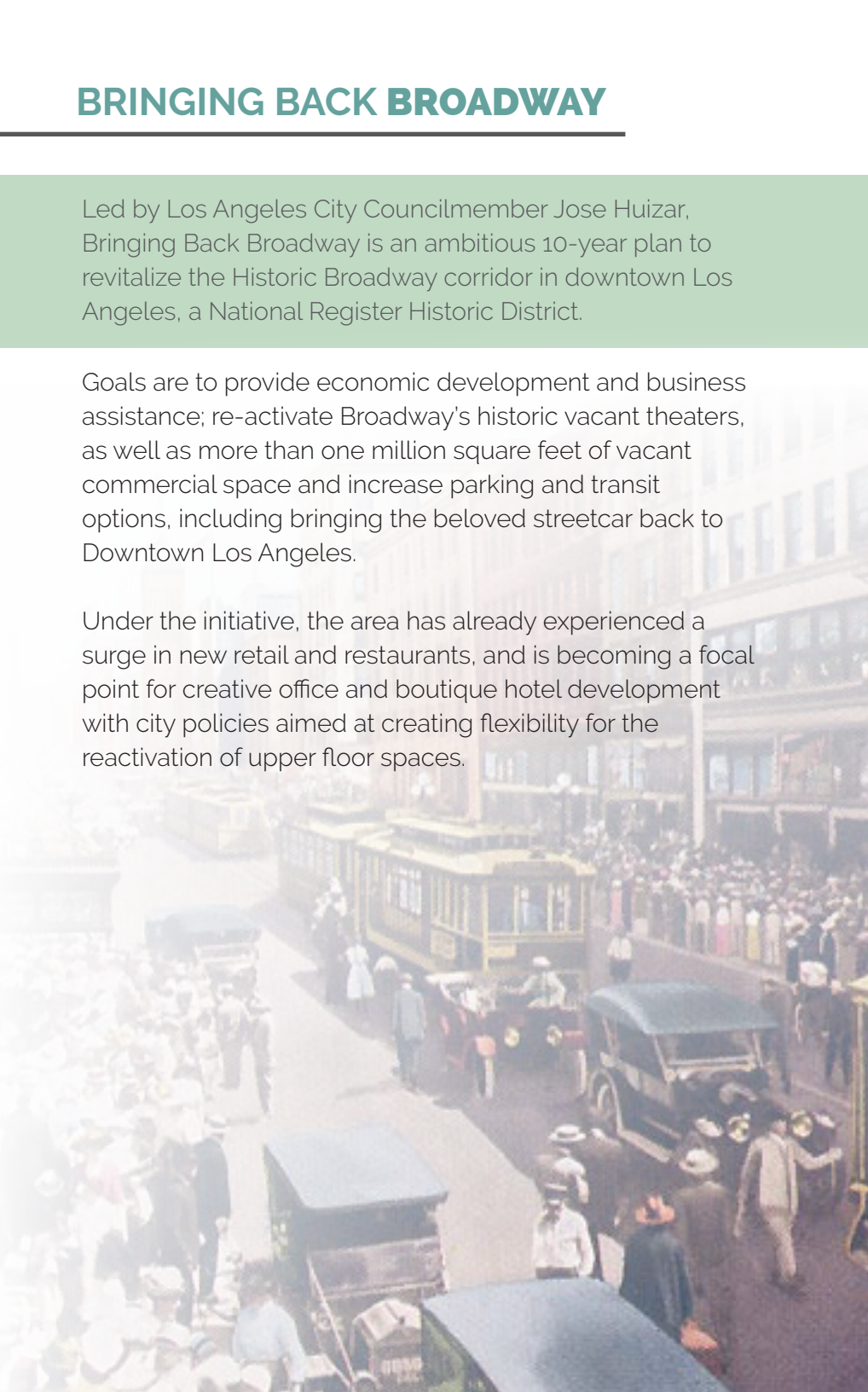


## BRINGING BACK BROADWAY

Led by Los Angeles City Councilmember Jose Huizar, Bringing Back Broadway is an ambitious 10-year plan to revitalize the Historic Broadway corridor in downtown Los Angeles, a National Register Historic District.

Goals are to provide economic development and business assistance; re-activate Broadway's historic vacant theaters, as well as more than one million square feet of vacant commercial space and increase parking and transit options, including bringing the beloved streetcar back to Downtown Los Angeles.

Under the initiative, the area has already experienced a surge in new retail and restaurants, and is becoming a focal point for creative office and boutique hotel development with city policies aimed at creating flexibility for the reactivation of upper floor spaces.





# BROADWAY VISUAL OVERVIEW





# AREA DEMOGRAPHICS

## EMPLOYEES

Number of Employees

**±500,000**

Median Income

**\$99,600**

Median Age

**45**

**69%**

Female

**31%**

Male

**47%**

Own Housing

**47%**

Rent

**46%**

Married or Partnered

**73%**

Completed 4 Years Of College

**50%**

Own pets

### Activities Attendance



Sporting Events  
**1.8x/ year**



Music, Theater, Dance  
**2.4x / year**



Art Museums, Galleries  
**2.2x /year**



Median grocery spend  
per Week:

**\$107.00**



Per person median spend  
on lunch in Downtown:

**\$14.54**



Per person median spend  
on dinner in  
Downtown:

**\$31.35**

## RESIDENTS

Number of Residents

**±83,238**

Median Income

**\$96,600**

Median Age

**38**

**57%**

Female

**43%**

Male

**31%**

Own Housing

**68%**

Rent

**32%**

Married or Partnered

**76%**

Completed 4 Years of College

**43%**

Own pets

### Activities Attendance



Sporting Events  
**2x/ year**



Music, Theater, Dance  
**3x / year**



Art Museums, Galleries  
**3x /year**



Median grocery spend  
per Week:

**\$103.00**



Per person median spend  
on lunch in Downtown:

**\$16.42**



Per person median  
spend on dinner in  
Downtown:

**\$30.06**



**FOR MORE INFORMATION, CONTACT  
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**731 S  
BROADWAY**

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