

RETAIL/RESTAURANT OPPORTUNITIES

IN THE **HEART** OF THE ICONIC ARTS DISTRICT

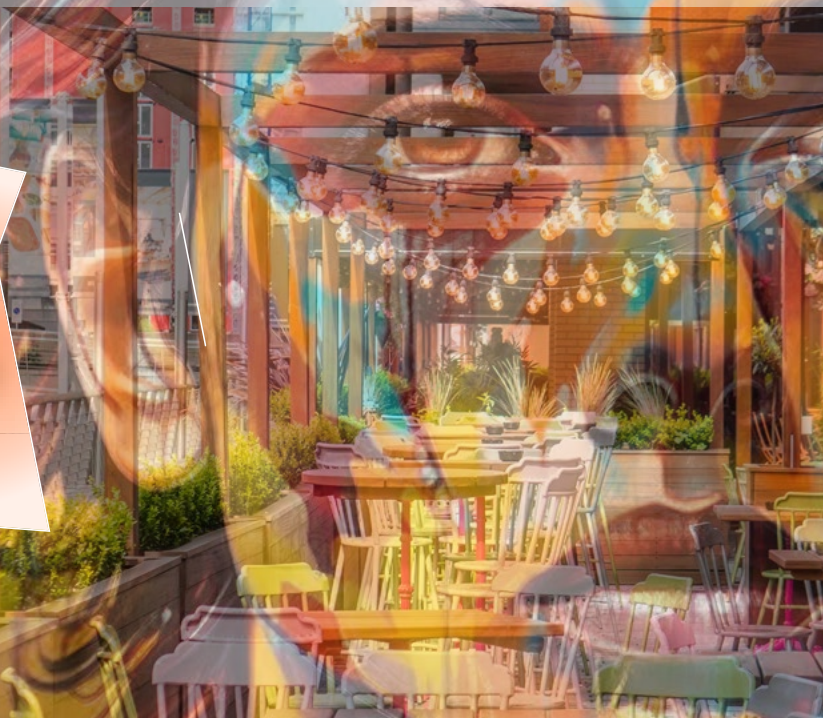


OPPORTUNITY

AMP LOFTS IN THE ARTS DISTRICT is calling all retail and restaurant concepts looking to establish a location on the ground floor retail below ±320 luxury apartment units. A neighborhood with an industrial beginning has now morphed into an urban enclave known for its vibrant scene of **entertainment, restaurants, and vibrant atmosphere.**



seeking restaurant, QSR, service, and fitness users



PROPERTY OVERVIEW

AVAILABLE SF
±1,205 - ±7,750 SF

ASKING RENT
\$42.00- \$54.00 PSF NNN

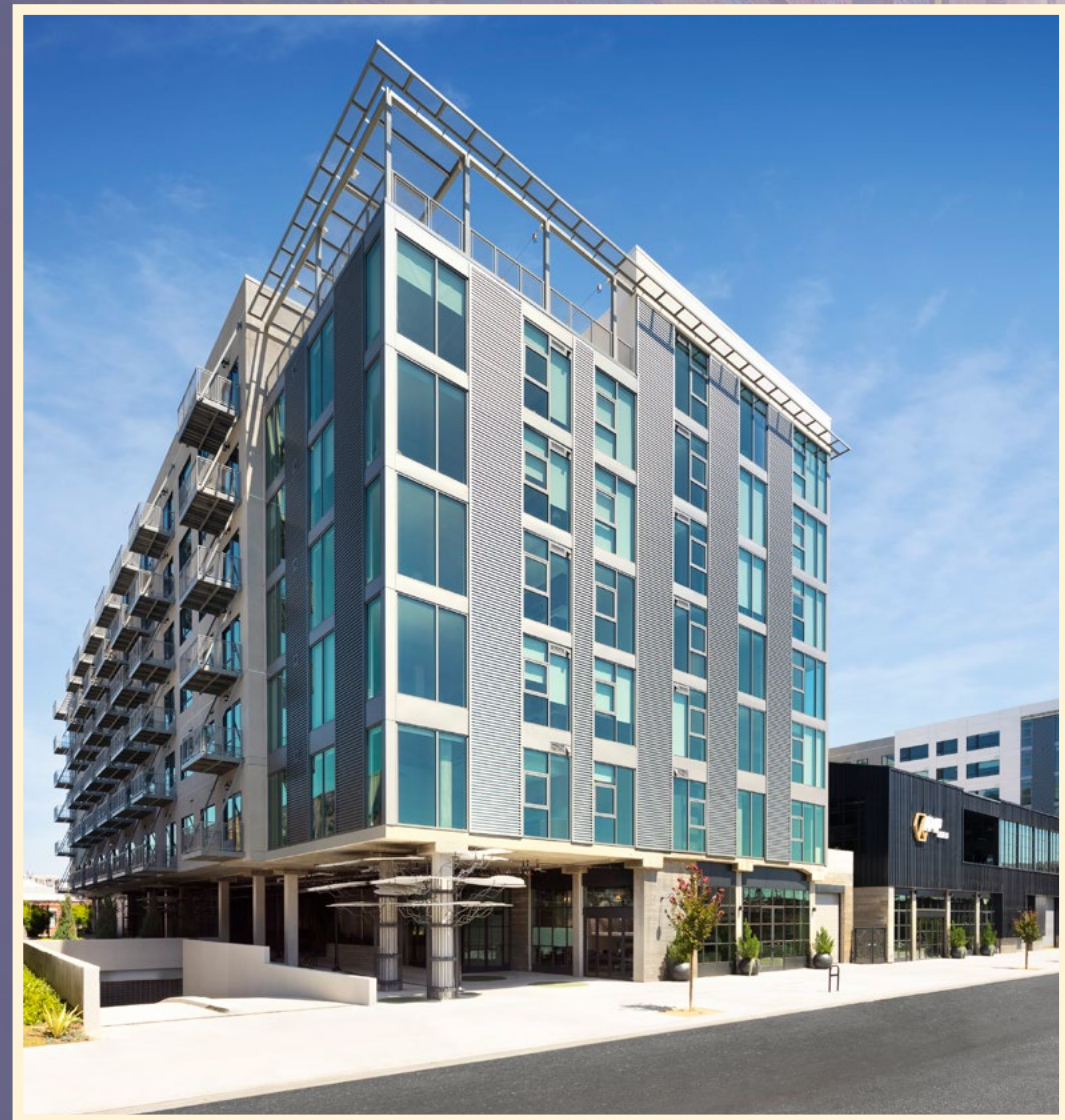
ESTIMATED NNN
\$15.00 PSF

TENANTS
**ORGANIC BAKERY CAFÉ &
SASHIKO TATTOO BOUTIQUE**

PARKING
±75 DEDICATED RETAIL SPACES

CONDITION
**FOR QUALIFIED TENANTS, LANDLORD IS PROVIDING
RESTAURANT INFRASTRUCTURE INCLUDING GREASE
INTERCEPTORS, VENT SHAFTS, AND SUFFICIENT
CAPACITY OF POWER, HVAC, AND GAS**

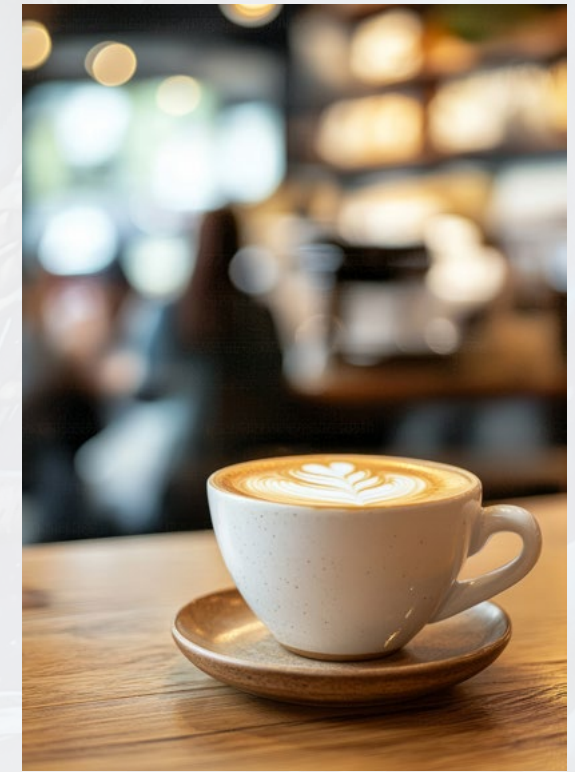
vibrant atmosphere



SITE PLAN



Suite No.	Tenant Name	Square Feet
R1	Studio Sashiko (Make-up Tattoo)	1,636
R2	VACANT	2,107
R3-4	Organic Bakery Café	2,755
R5	VACANT	1,205
R6	VACANT	1,401
R7	VACANT (FORMER MARTIAL ARTS STUDIO)	2,500
R8-R13	VACANT	1,205- 7,750



ONSITE PARKING

± 75 SURFACE LEVEL PARKING SPACES AVAILABLE WITH TWO POINTS OF ENTRY AND TWO-HOUR VALIDATION FOR CUSTOMERS



GRAB A BITE

STUMPTOWN
COFFEE ROASTERS

RESIDENT



MADE IN SANTA CRUZ
VERVE
COFFEE ROASTERS

BAVEL

GIRL & THE GOAT
LOS ANGELES



THE FACTORY KITCHEN

ZINC
CAFE | MARKET | BAR



BLUE BOTTLE COFFEE



POUR HAUS

COMMONWEALTH
EST. 2004

TONY'S SALOON

PIZZANISTA!



YESS



BESTIA



THE HOUSES OF MACHINES

UPTOWN PUP

OUR / LOS ANGELES
VODKA

DAMIAN



Libations



Retailers



Restaurants

CONTINUED URBAN GROWTH IN THE ARTS DISTRICT



MEDIA/ TECH HUB



SANTA FE BUSINESS CENTER



JADE ENTERPRISES

ARTS DISTRICT | DOWNTOWN LA

The Arts District in Los Angeles is a dynamic neighborhood located on the eastern edge of downtown, known for its rich cultural and artistic heritage. Originally an industrial area, it has transformed into a vibrant creative hub, featuring numerous art galleries, studios, and performance spaces. The district's history dates back to the 1970s when artists began to occupy abandoned warehouses, turning them into live/work spaces and establishing galleries that showcased contemporary art. Today, the Arts District is recognized for its eclectic mix of street art, murals, and community events that celebrate local talent and foster artistic expression.

In addition to its artistic offerings, the Arts District boasts a diverse culinary scene with various restaurants, cafes, and bars. Visitors can enjoy everything from gourmet dining to casual eateries that reflect the area's multicultural influences. The neighborhood also features unique shops selling vintage clothing, handmade goods, and art supplies. As the area continues to develop, it faces challenges related to gentrification and the preservation of its creative spirit; however, it remains a key destination for both locals and tourists seeking an authentic Los Angeles experience.



DEMOGRAPHICS
WITHIN 1-MILE

±25K
POPULATION

±55K
DAYTIME

\$92K
HOUSEHOLD INCOME

\$101.1M
CONSUMER SPENDING

±41.0
MEDIAN AGE



EXCLUSIVE

LEASING AGENTS



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BROKER OF RECORD

David Harrington

Firm No. 02168060 (CA)

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