



810
S O U T H
F L O W E R

DTLA

GAS COMPANY
LOFTS

RETAIL

15,183 SF FOR LEASE

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OFFERING SUMMARY

SPACE TYPE: **RETAIL | OFFICE**

AVAILABLE: **15,183 SF**

LEASE RATE: **NEGOTIABLE**

LEASE TYPE: **NNN**

810 S FLOWER ST | DOWNTOWN LA, CA 90014



OVERVIEW

810 S Flower is a recently restored historic property in the heart of Downtown Los Angeles. Once home to the Southern California Gas Company, the building is now a 13-story structure featuring 251 loft style apartments atop **stunning**, ground floor retail office space.

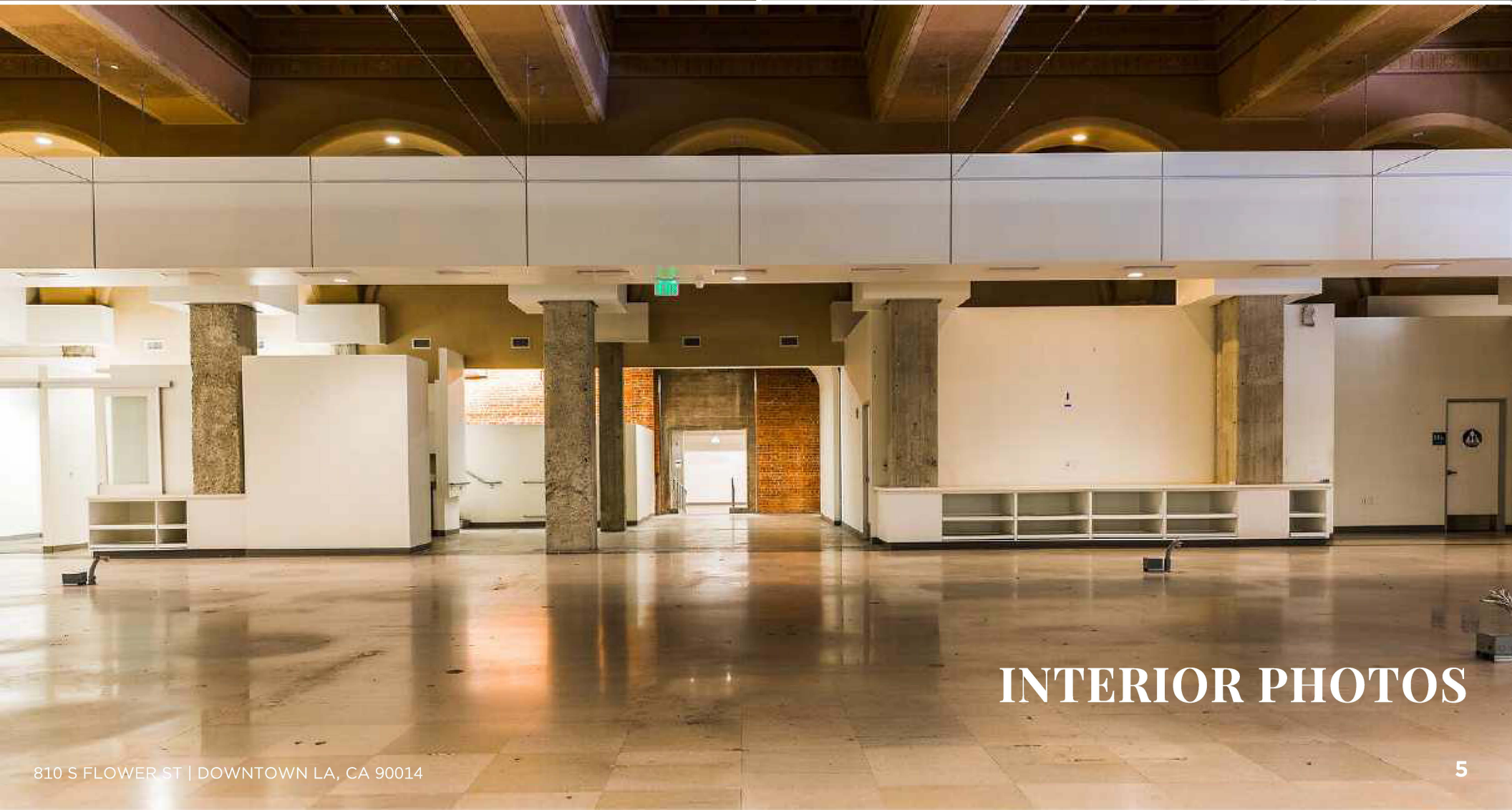
PROPERTY HIGHLIGHTS

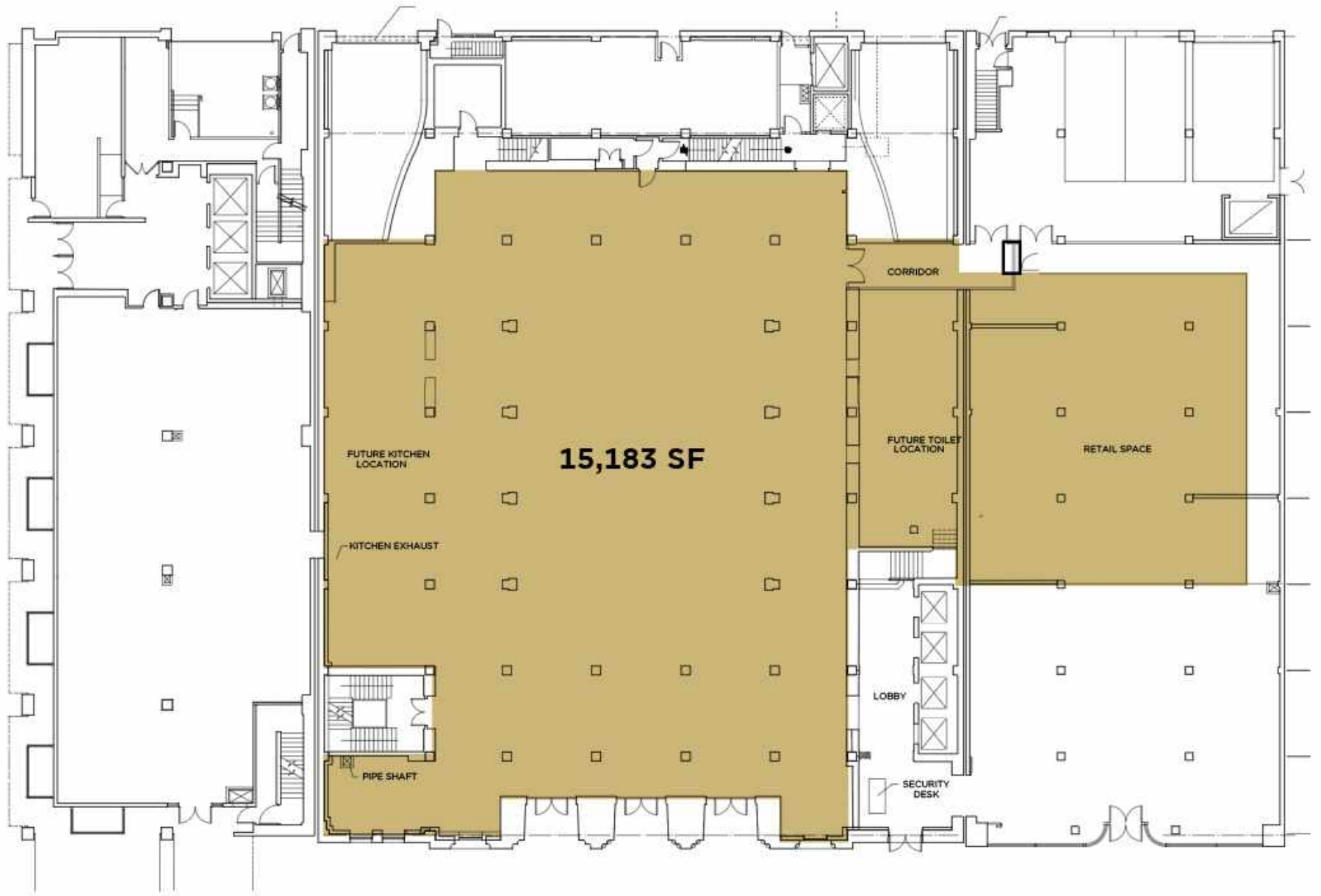
- **Rare** open plan, ground floor location featuring 24' ceilings
- 96 Walk Score
- Area tenants include Whole Foods, FIDM, FIGat7th, Bottega Louie, Downtown Central Library
- Minutes from 7th Street/Metro Center Station or 110 Freeway
- Professional and experience on-site management team
- Walking distance to the LA Live Entertainment District



EXTERIOR PHOTOS

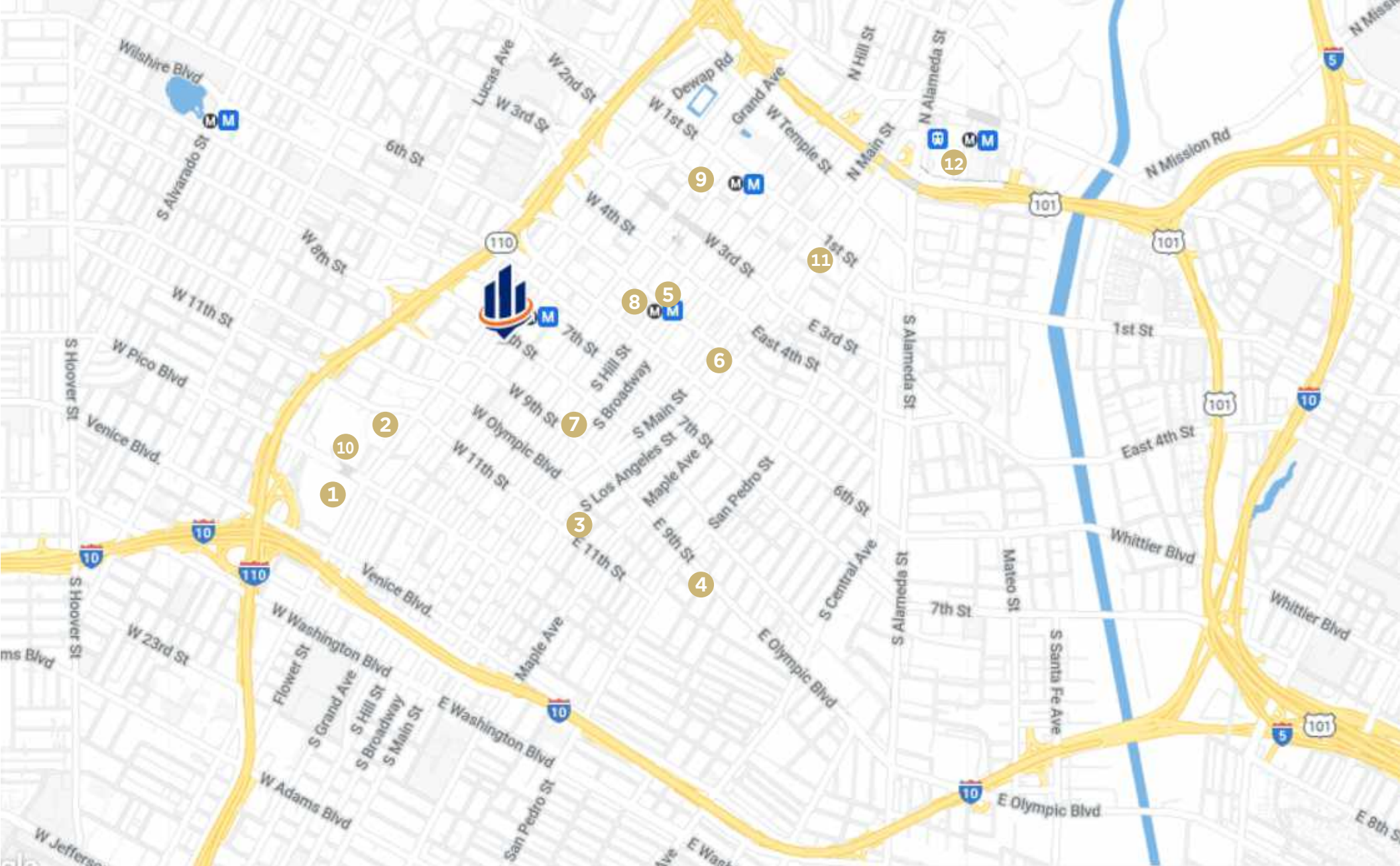






FLOWER STREET

FLOOR PLAN



- | | | | |
|-------------------------|-----------------------|----------------------------|----------------------|
| 1 LA Live Ent. District | 4 Santee Alley | 7 Ace Hotel | 10 Convention Center |
| 2 Crypto.com Arena | 5 Perch | 8 Pershing Square | 11 City Hall |
| 3 FIDM | 6 Watergrill Downtown | 9 Walt Disney Concert Hall | 12 Union Station |

DOWNTOWN LA

POINTS OF INTEREST

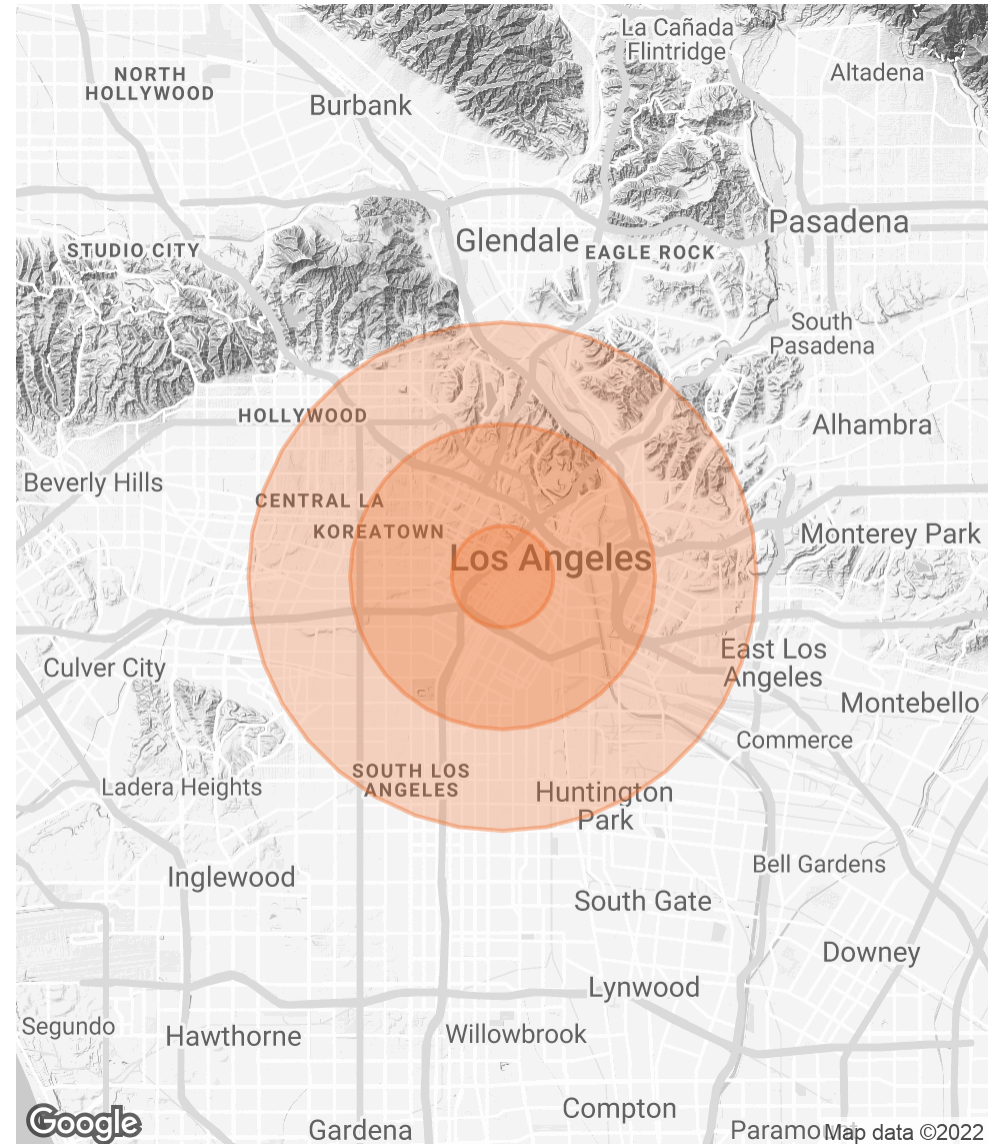
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|-----------|
| TOTAL POPULATION | 50,621 | 481,383 | 1,216,290 |
| AVERAGE AGE | 32.7 | 31.1 | 31.5 |
| AVERAGE AGE (MALE) | 33.0 | 30.6 | 30.6 |
| AVERAGE AGE (FEMALE) | 32.0 | 31.9 | 32.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 23,381 | 154,244 | 383,634 |
| # OF PERSONS PER HH | 2.2 | 3.1 | 3.2 |
| AVERAGE HH INCOME | \$42,189 | \$40,922 | \$48,155 |
| AVERAGE HOUSE VALUE | \$430,671 | \$546,970 | \$539,536 |

* Demographic data derived from 2010 US Census



DEMOGRAPHICS

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