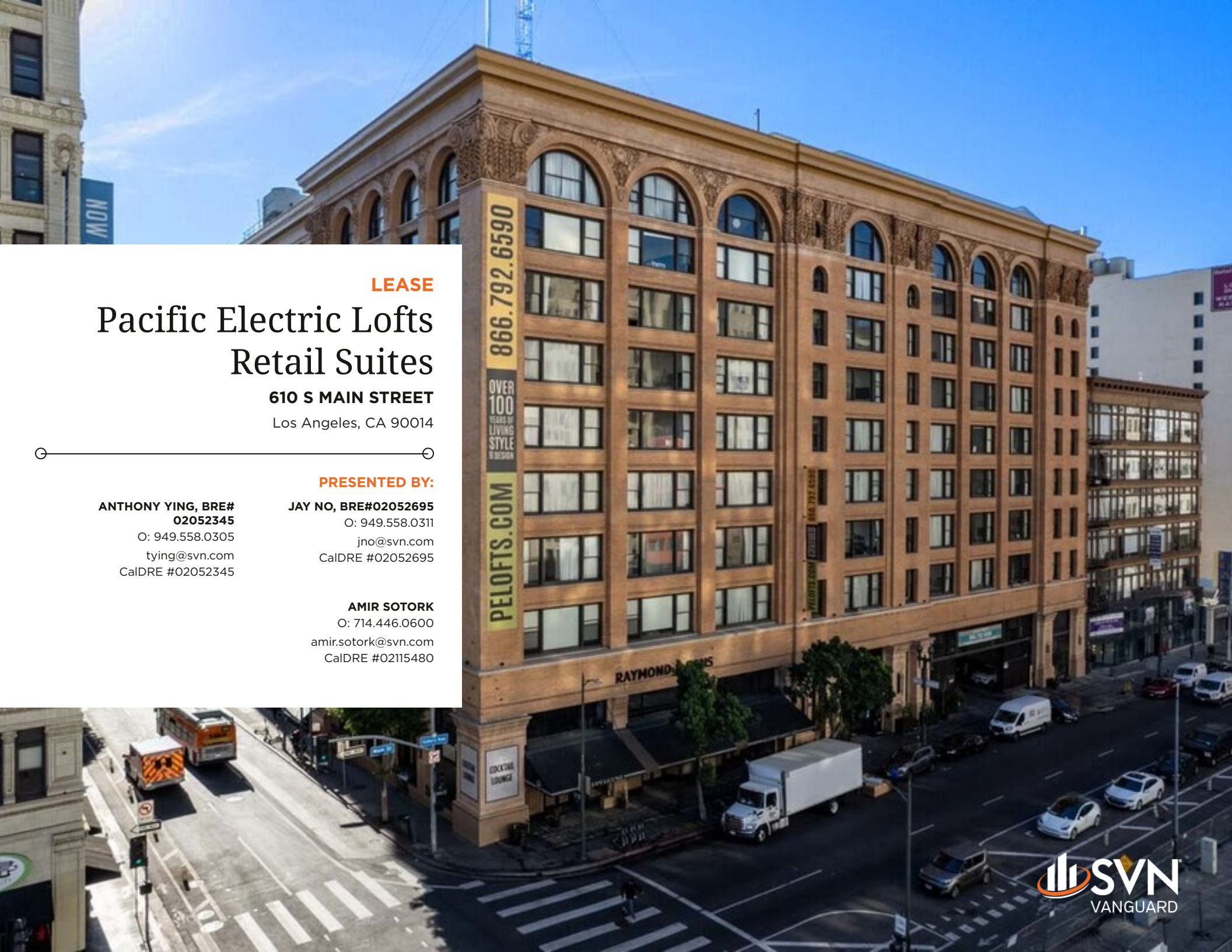




LEASE

Pacific Electric Lofts Retail Suites

610 S MAIN STREET

Los Angeles, CA 90014

PRESENTED BY:

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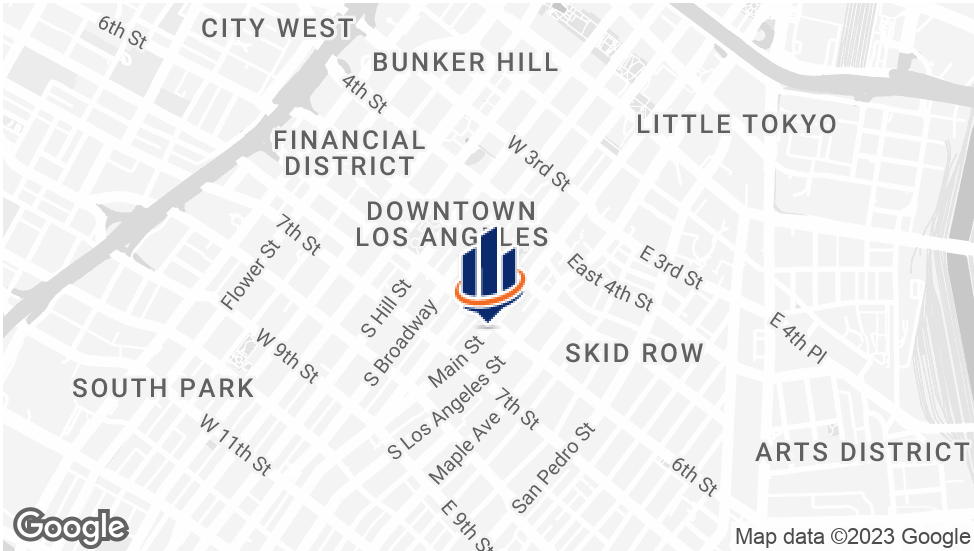
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.00 - 3.50 NNN
AVAILABLE SF:	750 - 5,067 SF
OCCUPANCY:	Immediate
TERM:	Negotiable
ZONING:	C2-2D
APN:	5148-021-015

PROPERTY OVERVIEW

The Pacific Electric Lofts are at the center of the Downtown Renaissance occurring along Main Street and 6th Street. This high visibility mixed-use property was built in 1908, and originally served as an office and depot for the Pacific Electric Railway Company. The property has since been transformed into 314-units of high-end luxury apartments. The ground floor retail includes a co-tenancy of bars, restaurants, QSR's, and small service shops. The PE Lofts are in close proximity to dense commercial and residential populations with excellent street front exposure. Join Cole's French Dip, The Pupper Club and others.

PROPERTY HIGHLIGHTS

- 5,067 SF, 2nd-generation restaurant space available, fully built out with original leaded glass. Space needs some minor renovation work. **Type-47 & Type-22 licenses are also available.**
- Spaces are ideal for a small cafes, general retail, fitness or professional service use
- 314-lofts above and over 4,000 residential units within the a one mile radius
- Numerous affordable parking garages and lots directly across the street

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	750 - 5,067 SF	LEASE RATE:	\$2.00 - \$3.50 + Nets

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
605 Los Angeles Street	1,192 SF	\$2.00 SF/yr	Lease rate does not include utilities, property expenses or building services Space in need of renovations General retail / office suit Fits 5 - 15 People
607 Los Angeles Street	1,268 SF	\$2.00 SF/yr	Lease rate does not include utilities, property expenses or building services Space in need of renovations General retail / office suit Fits 4 - 11 People



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LEASE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
619 Los Angeles Street	750 SF	\$2.00 SF/yr	Lease rate does not include utilities, property expenses or building services Central air conditioning Partially built-out as standard retail space Space is in good condition Private restroom
600 S. Main Street	5,067 SF	\$2.75 SF/yr	Fully built-out restaurant space with original leaded glass walls. A Type 47 full liquor license is available for sale.
Suite 08	1,297 SF	\$3.50 SF/month	Previously occupied by The Black Sheep Pub 2nd-gen restaurant space with gas & hood Lease rate does not include utilities, property expenses or building services



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ADDITIONAL PHOTOS



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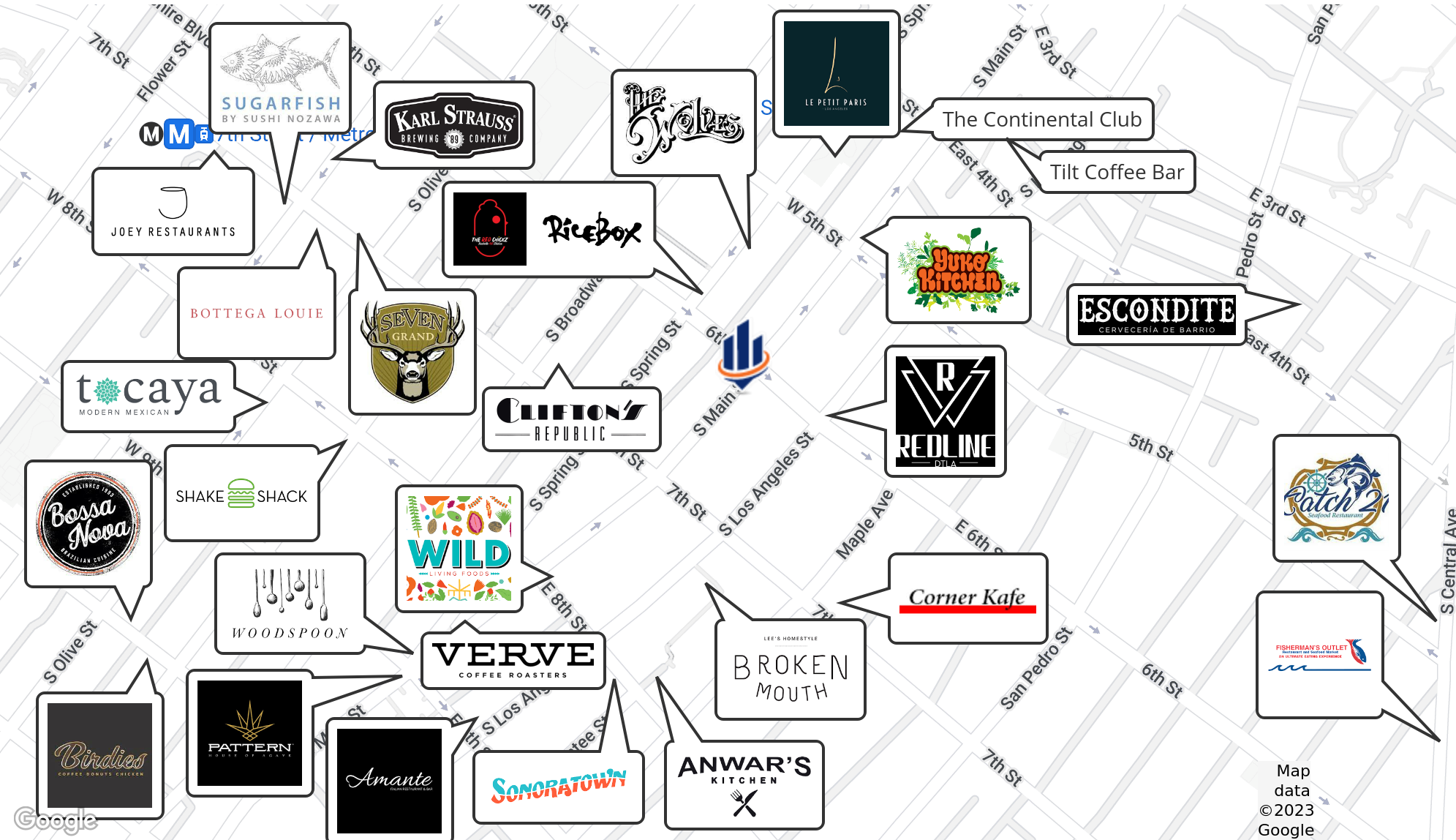


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

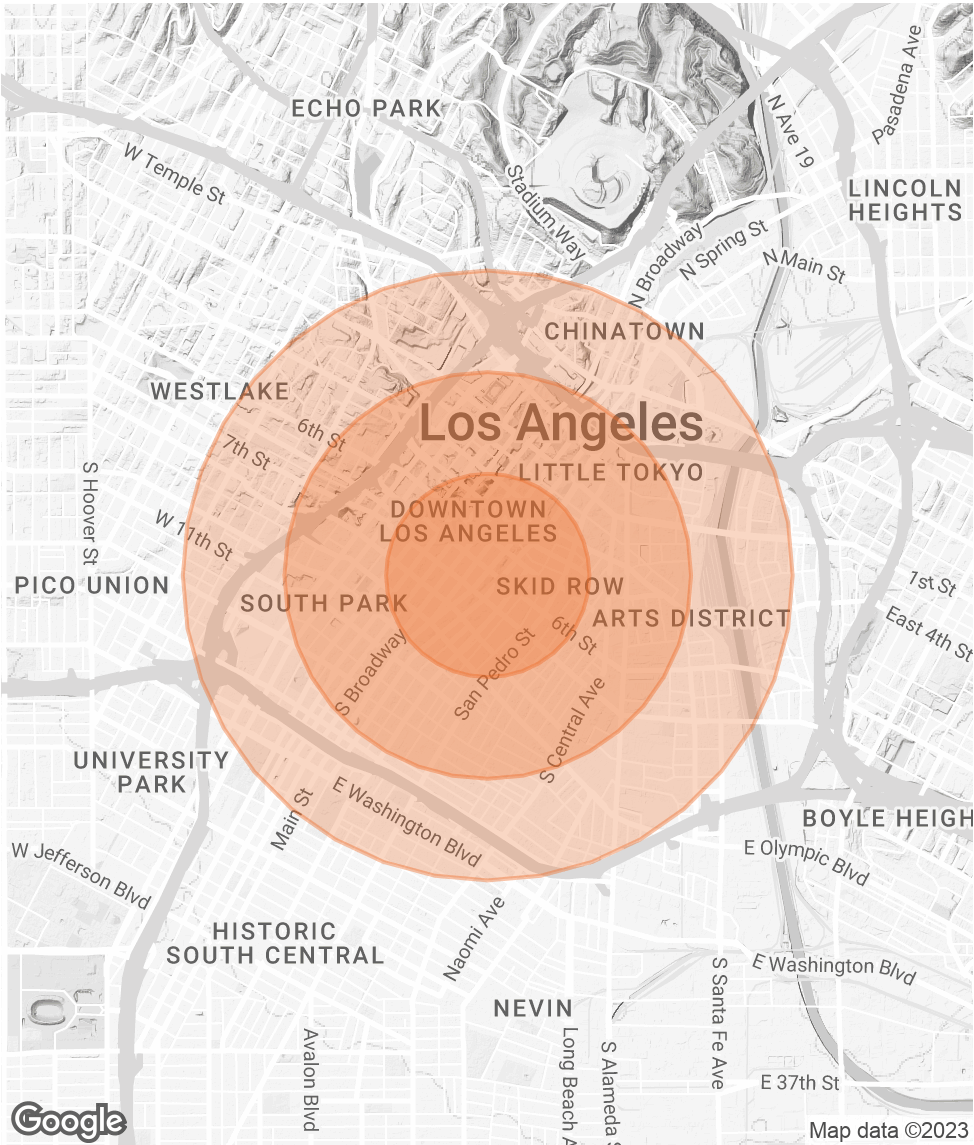
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	10,552	30,236	76,495
AVERAGE AGE	45.0	42.4	35.9
AVERAGE AGE (MALE)	45.4	42.6	36.4
AVERAGE AGE (FEMALE)	44.2	43.0	35.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	6,557	16,219	31,623
# OF PERSONS PER HH	1.6	1.9	2.4
AVERAGE HH INCOME	\$36,494	\$44,582	\$40,264
AVERAGE HOUSE VALUE	\$380,363	\$379,577	\$405,830

* Demographic data derived from 2020 ACS - US Census



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