

FOR LEASE

515fig

*Prime Retail Opportunity in
DTLA Office High-Rise Building*

FORMER **C H I L D C A R E**

Second Floor Retail

515 S FIGUEROA ST, LOS ANGELES, CA 90071 | SUITE 200

CBRE

Property Highlights



Prime retail opportunity on coveted Figueroa Corridor, within 1 block of 5 million square feet of office space.



Prominent glass building front, providing ample frontage along this highly trafficked intersection of over 45,000 cars per day.



2,113 SF on ground floor, with entrances to the front and building lobby, enabling easy access for clients.

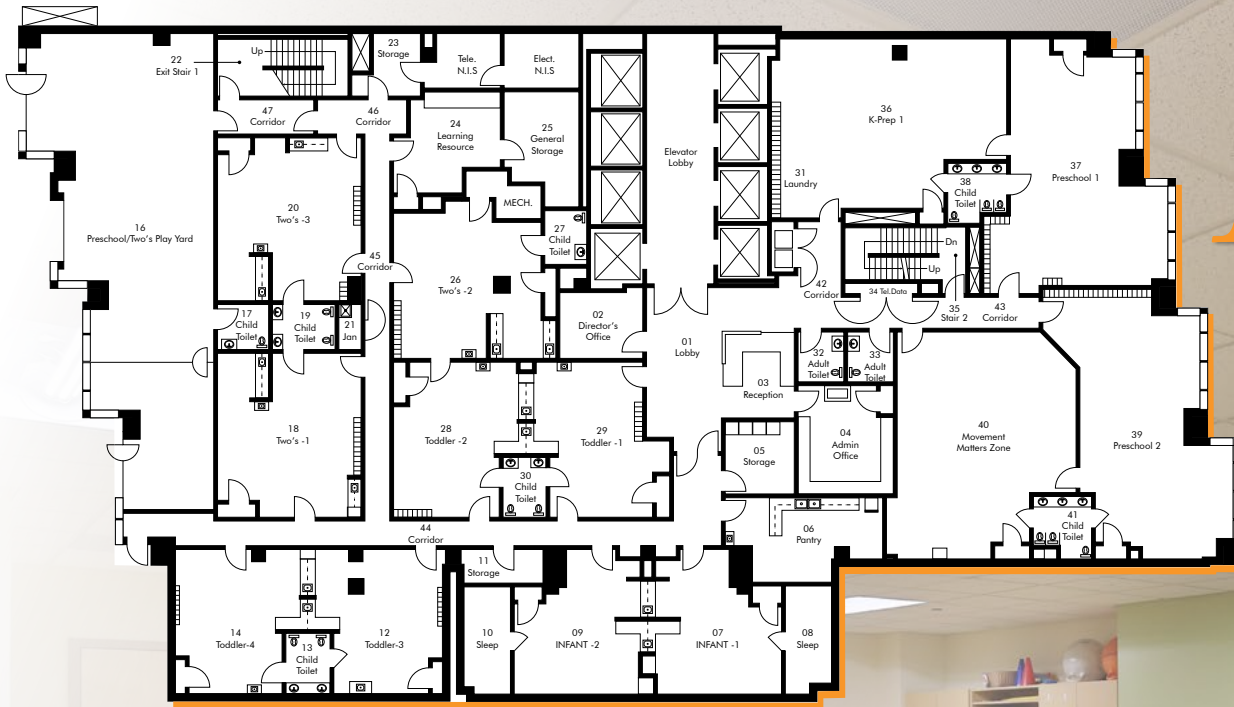


Centralized in downtown LA which serves over 340,000 employees on a daily basis and is home to over 85,000 residents (and growing).



Daytime Building Occupancy ranges from 75% - 80%



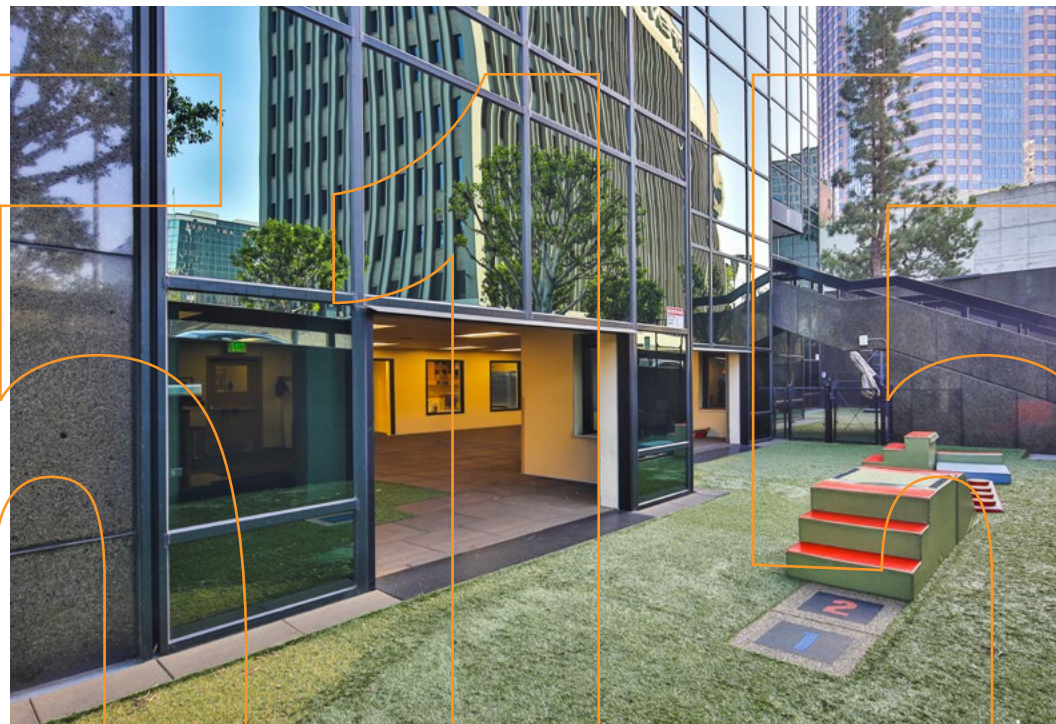
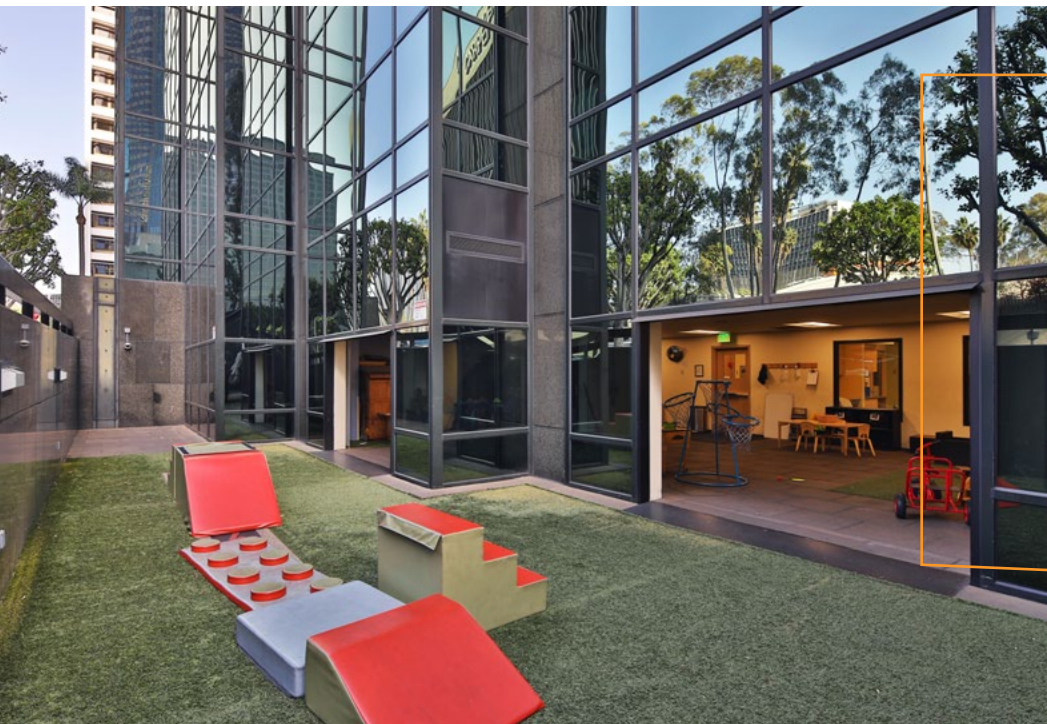


Envision Your Space

- 16,906 SF
- Suite 200 / 2nd Floor space (formerly Bright Horizons Children's Center)
- \$39.13 MG / SF / Year



Property Photos





515th

LOS ANGELES

110

101

INTERCONTINENTAL
HOTELS & RESORTS

FIGAT7TH

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

THE BLOC

BOTTEGA LOUIE

WHOLE FOODS
MARKET

Clifton's

little damage

D-TOWN BURGER BAR
SILVERLAKE Joe's Pizza

Pizza Hut
SUBWAY

WESTIN
HOTELS & RESORTS

CITY NATIONAL PLAZA

LOS ANGELES
PUBLIC LIBRARY

Hilton
HOTELS & RESORTS

DOWNTOWN
LOS ANGELES

THE CROCKER CLUB
THE LAST BOOKSTORE

BERLIN CURRYWURST
gget McConnell's
FINE ICE CREAMS
eggslut **HORSE THIEF** **Olio**
wood fired pizzeria

Mrs. fish
PERCH

Planet Fitness
DTLA
Bikes

citizen

SEÑOR FISH

Badmaash
बदमाश

LE PETIT PARIS

THE CONTINENTAL CLUB
BAR AMÁ Orsa & Winston

Sushi Zo Zo
Simply Salad
CUSTOM GREENS

Blossom Vietnamese Restaurant

KAZU NORI
BIGMANBAKES

LAS PERLAS
REDLINE

the|association

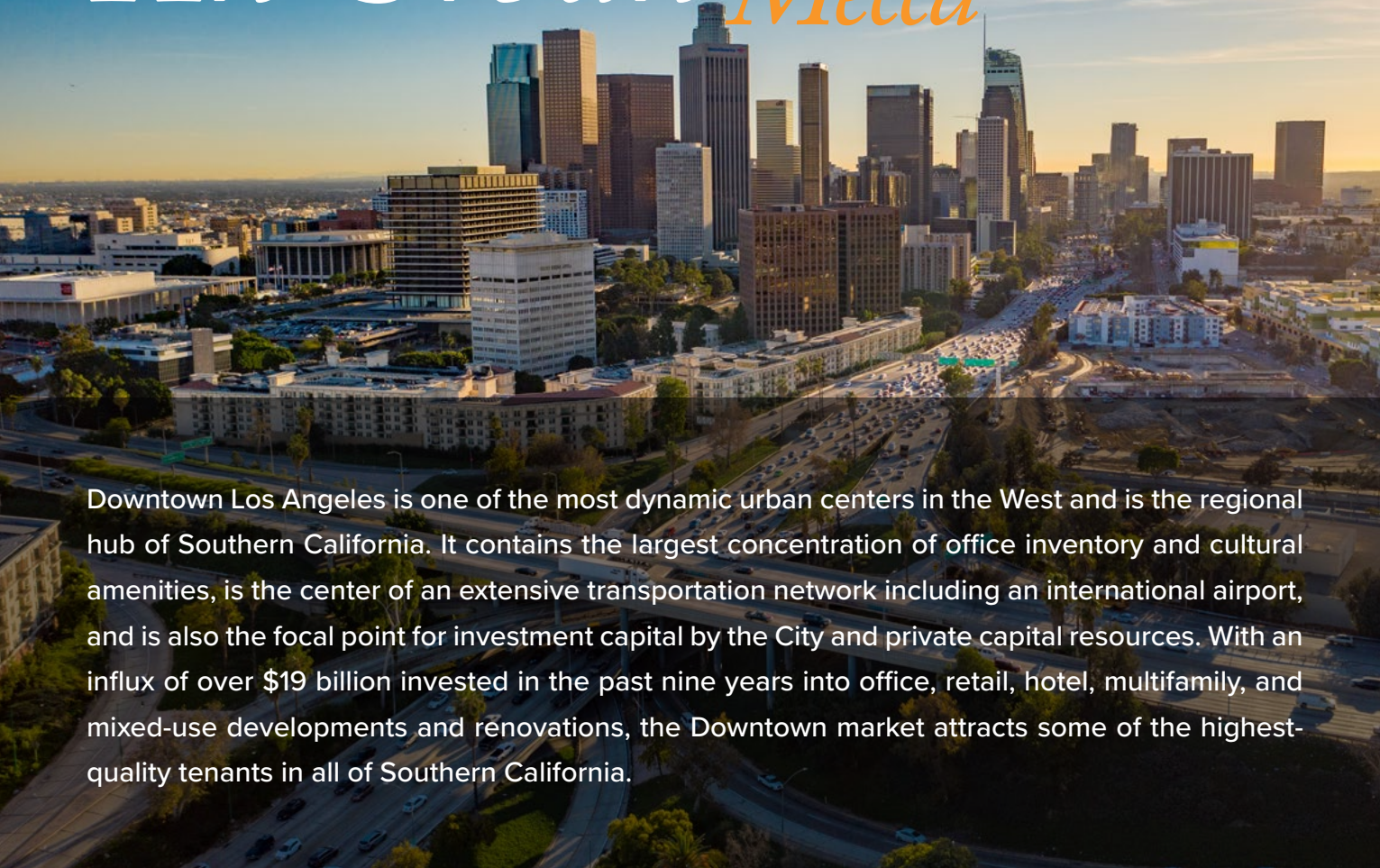
MIGNON **COLE'S**

BEELMAN'S

THE WOLVES
ULIS
Guisados *Chilote*
BLU JAM CAFE **CLAYTON'S PUBLIC HOUSE**

Join High-End Retail and Services

An Urban Mecca



Downtown Los Angeles is one of the most dynamic urban centers in the West and is the regional hub of Southern California. It contains the largest concentration of office inventory and cultural amenities, is the center of an extensive transportation network including an international airport, and is also the focal point for investment capital by the City and private capital resources. With an influx of over \$19 billion invested in the past nine years into office, retail, hotel, multifamily, and mixed-use developments and renovations, the Downtown market attracts some of the highest-quality tenants in all of Southern California.



Your Clients



75,575
POPULATION



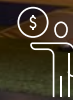
PRODUCTION &
TRANSPORTATION



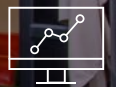
35
MEDIAN AGE



OFFICE &
ADMINISTRATIVE
SUPPORT



48,028
HOUSEHOLDS



BUSINESS &
SALES



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515 fig

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