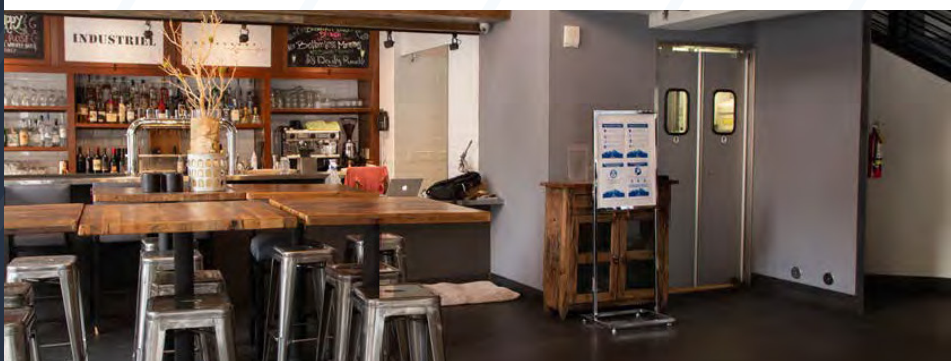
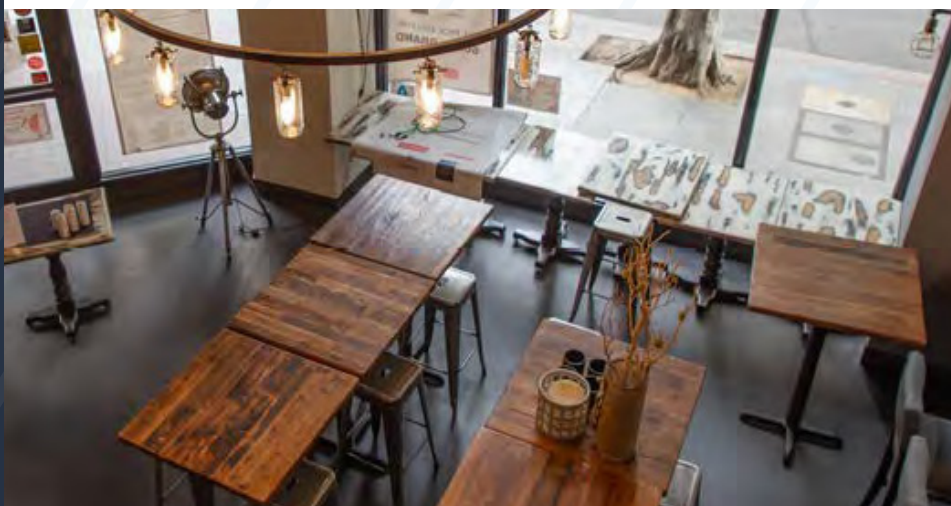


A photograph of the Milano Loft Apartments building, a historic structure with ornate architectural details, arched windows, and a fire escape. The building is situated on a city street with other buildings, trees, and a bus visible in the background.

MILANO LOFT APARTMENTS

609

S. GRAND AVENUE
LOS ANGELES



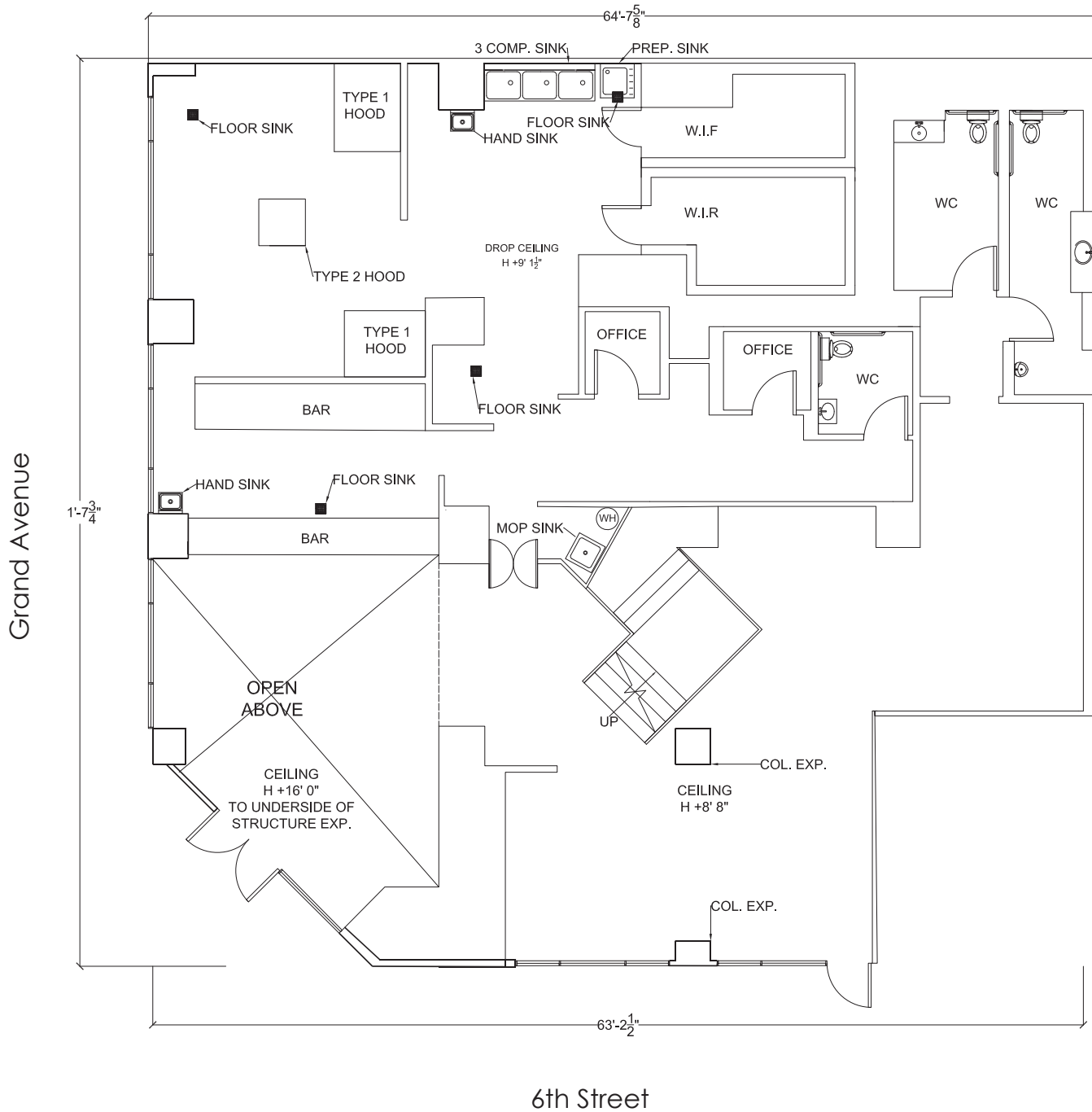
SITE DESCRIPTION

- ADDRESS:** 609 Grand Avenue,
Los Angeles, CA 90017
- SIZE:** 3,128 SF
500 SF Mezzanine
- ASKING RENT:** Upon Request
- NNN:** To Follow
- POSSESSION:** Immediate
- FRONTAGE:** 100 feet of Wraparound on 6th & Grand Avenue
- HISTORY:** Formerly "Industrial"

PROPERTY HIGHLIGHTS

- Originally constructed in 1925 as the Edwards & Wildey building, Milano Lofts was meticulously converted to loft-style residences in 2005 with 99 lofts above 10,000 SF of ground-floor restaurant spaces.
- 2nd generation restaurant on the SWC of 6th & Grand Avenue adjacent to Pinches Tacos and across from the Water Grill, Starbucks, LPQ, Tender Greens, Earth Bar, HRB, and Casey's Irish Pub.
- Hard corner location with great visibility.
- Electrical Capacity: 400 amps
- Tenant improvement allowance available.

SITE PLAN





VALLEY
20 MINUTES

DOWNTOWN LA

PASADENA
12 MINUTES

VENICE
16 MINUTES

609
S. GRAND AVENUE
LOS ANGELES

LAX AIRPORT
20 MINUTES

TORRANCE

LONG BEACH

DOWNEY

NORWALK

FULLERTON

ANAHEIM

ORANGE

GARDEN GROVE

SANTA ANA

IRVINE

BURBANK

GLENDALE

EL MONTE

WEST COVINA

EAST LOS ANGELES

Chino Hills State Park

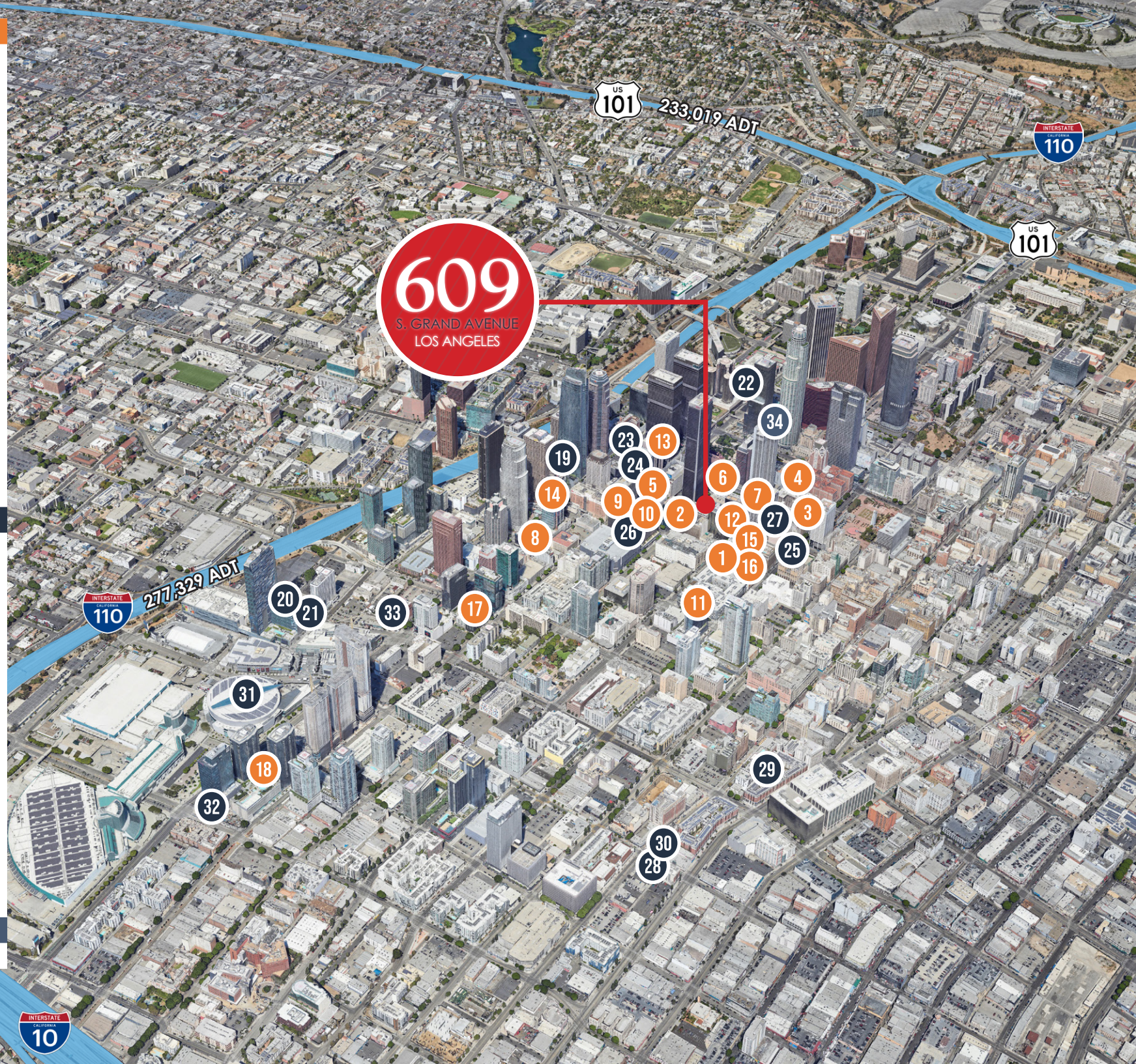
Topanga State Park

Terminal Island

National Forest

Mt Sa
Anton

- # Restaurants**
- 1 Bottega Louie
- 2 Joey's DTLA
- 3 Tender Greens
- 4 Water Grill
- 5 Sweetfin
- 6 Library Bar
- 7 Casey's Irish Pub
- 8 Fogo de Chao
- 9 Dublin's Irish Pub
- 10 Jinya Ramen
- 11 Whole Foods
- 12 Pinches Tacos
- 13 Drago Centro
- 14 Mendocino Farms
- 15 Karl Strauss Brewing
- 16 H&H Brazilian Steakhouse
- 17 Capital Grill
- 18 Mastros
- # Hotels / Clubs / Venues**
- 19 Intercontinental
- 20 Ritz Carlton
- 21 JW Marriott
- 22 Westin Bonaventure
- 23 Jonathan Club
- 24 California Club
- 25 Biltmore
- 26 Sheraton
- 27 Hilton Checkers
- 28 The Proper
- 29 Ace
- 30 Hoxton
- 31 Crypto/LA Live
- 32 Moxy
- 33 Hotel Figueroa
- # Fitness**
- 34 Equinox



DEMOGRAPHICS

POPULATION

1/2 MILE	1 MILES	5 MILES
23,225	75,114	1.22 M

TOTAL RETAIL EXPENDITURES

1/2 MILE	1 MILES	5 MILES
\$544.12 M	\$1.19 B	\$12.95 B

TOTAL FOOD & BEVERAGE EXPENDITURES

1/2 MILE	1 MILES	5 MILES
\$172.17 M	\$377.11 M	\$4.09 B

ESTIMATED HOUSEHOLDS

1/2 MILE	1 MILES	5 MILES
16,110	39,267	415,265

ESTIMATED AVERAGE HOUSEHOLD INCOME

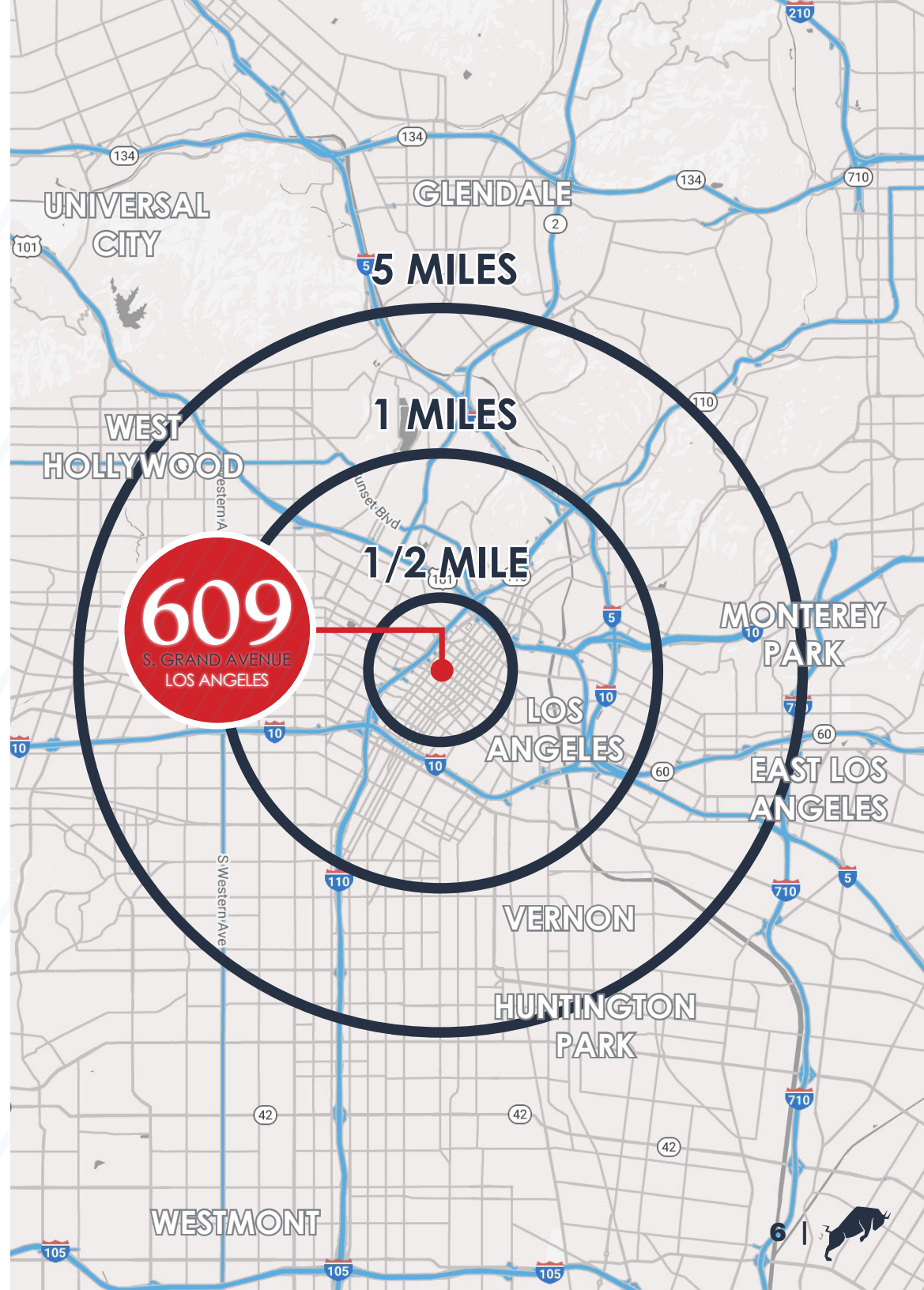
1/2 MILE	1 MILES	5 MILES
\$106,481	\$91,665	\$93,330

ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1/2 MILE	1 MILES	5 MILES
\$1.12 M	\$960,814	\$841,291

SOME COLLEGE

1/2 MILE	1 MILES	5 MILES
18,447	48,105	532,184



609

S. GRAND AVENUE
LOS ANGELES



LOCKEHOUSE

 **Equity Residential**

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Sourcing: *Demographics & Traffic Counts Source: Sites USA REGIS Online 5/12/23 Photography Source: Equity Residential

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