

PEGASUS



PLACEHOLDER IMAGE

Restaurant & Retail Opportunity For Lease

612 South Flower Street, Los Angeles, CA



Site Description

Address: 612 Flower Street, Los Angeles, CA

Size: Suite 102 ± 703 SF

2nd Floor: ± 5,110 SF

Asking Rent: Upon Request

NNN: To Follow

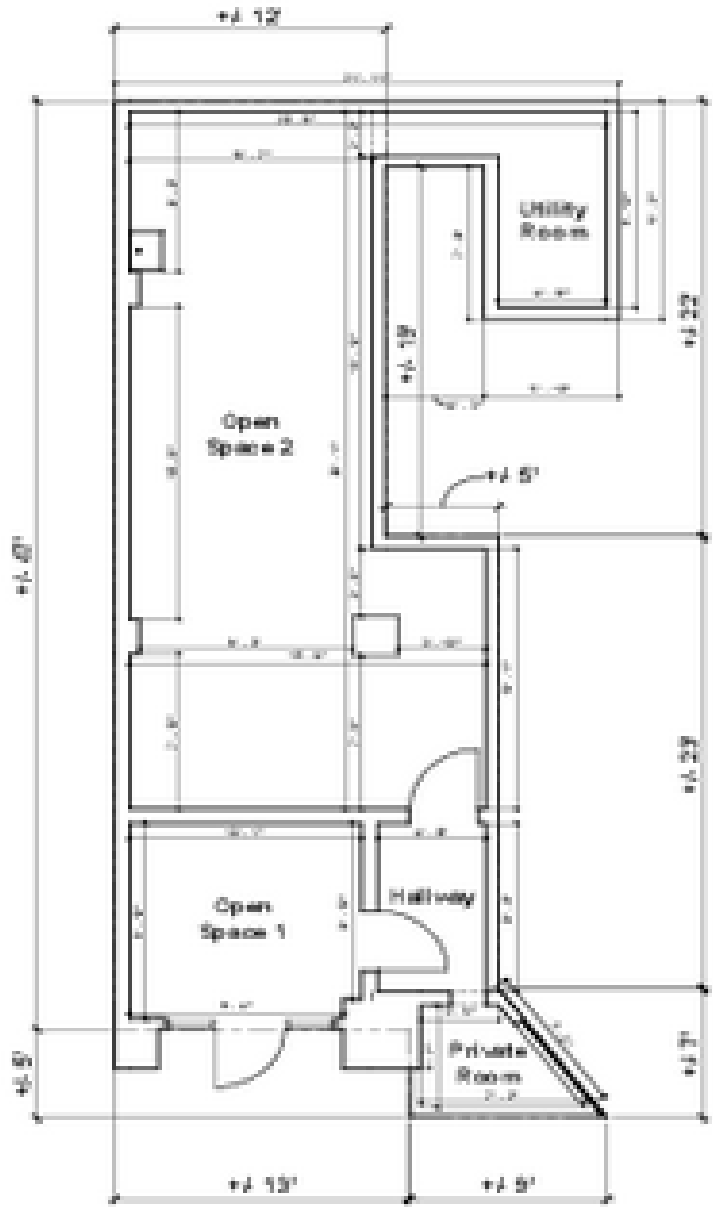
Possession: Immediate

Frontage: 50' of frontage on N. Canon Dr.

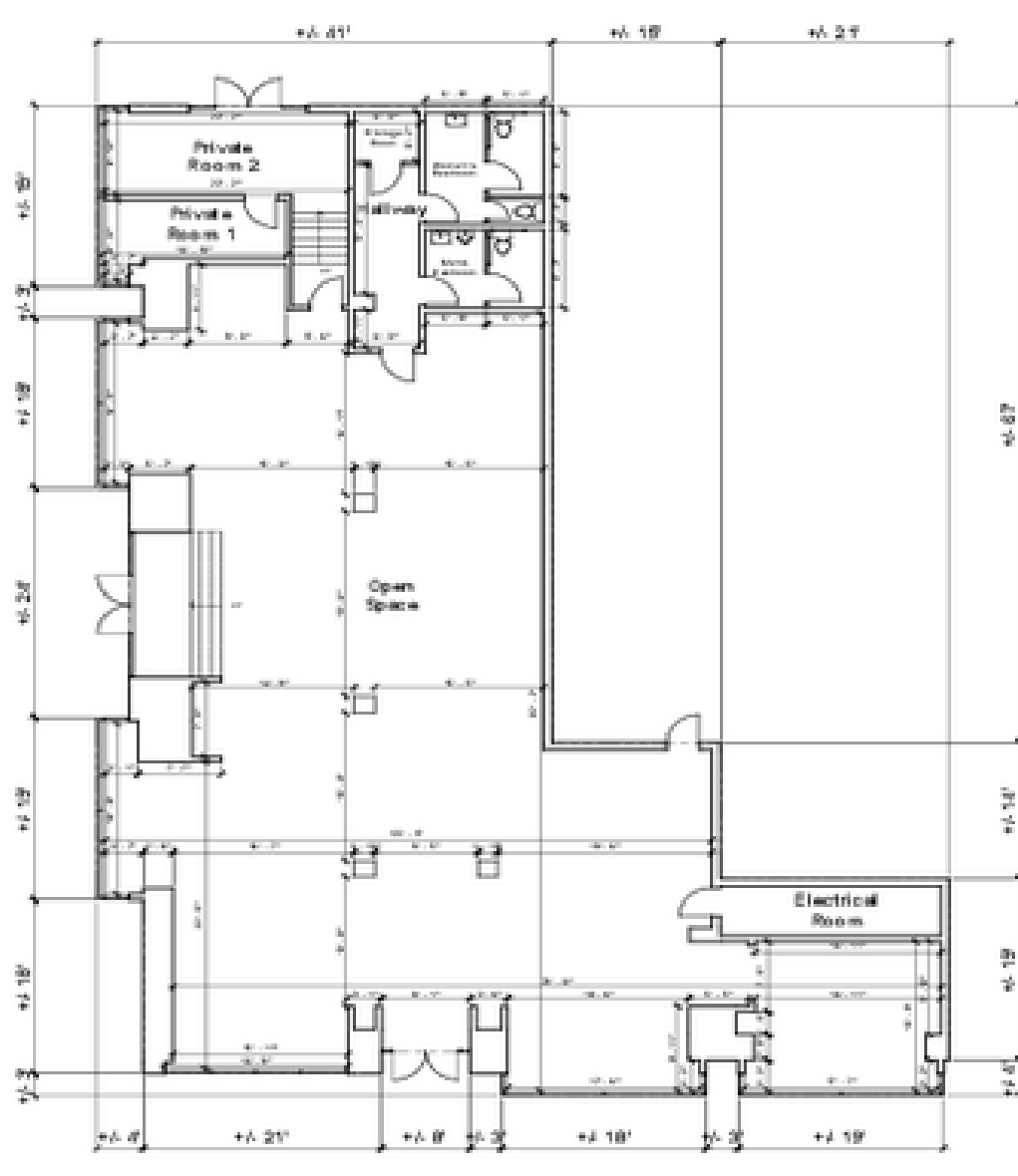
History: 2nd Gen Restaurant Spaces

Property Highlights

- Prominent Mixed-Use Residential Building with over 320 Apartments Adjacent to 12 Million Square Feet of Class-A Office, 5,000 Residential Apartments and 3,000 Hotel Rooms
- TIA and Abatement Available
- One Block from Metro Stop
- On-Site Parking Available



Small Shop Space
703 SF



Former Caffe Primo
5,110 SF

THE NEIGHBORHOOD



7th & Fig



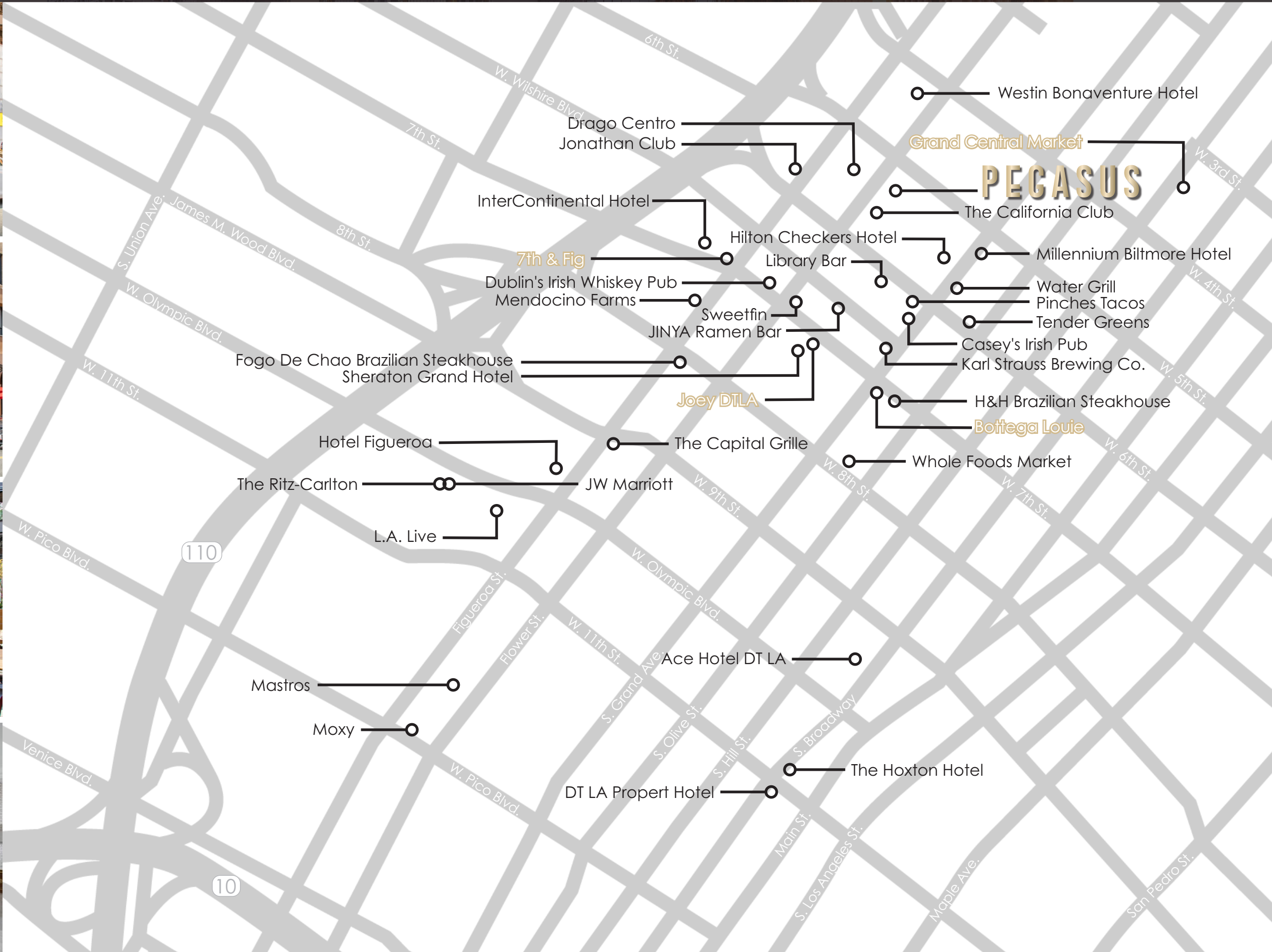
Grand Central Market

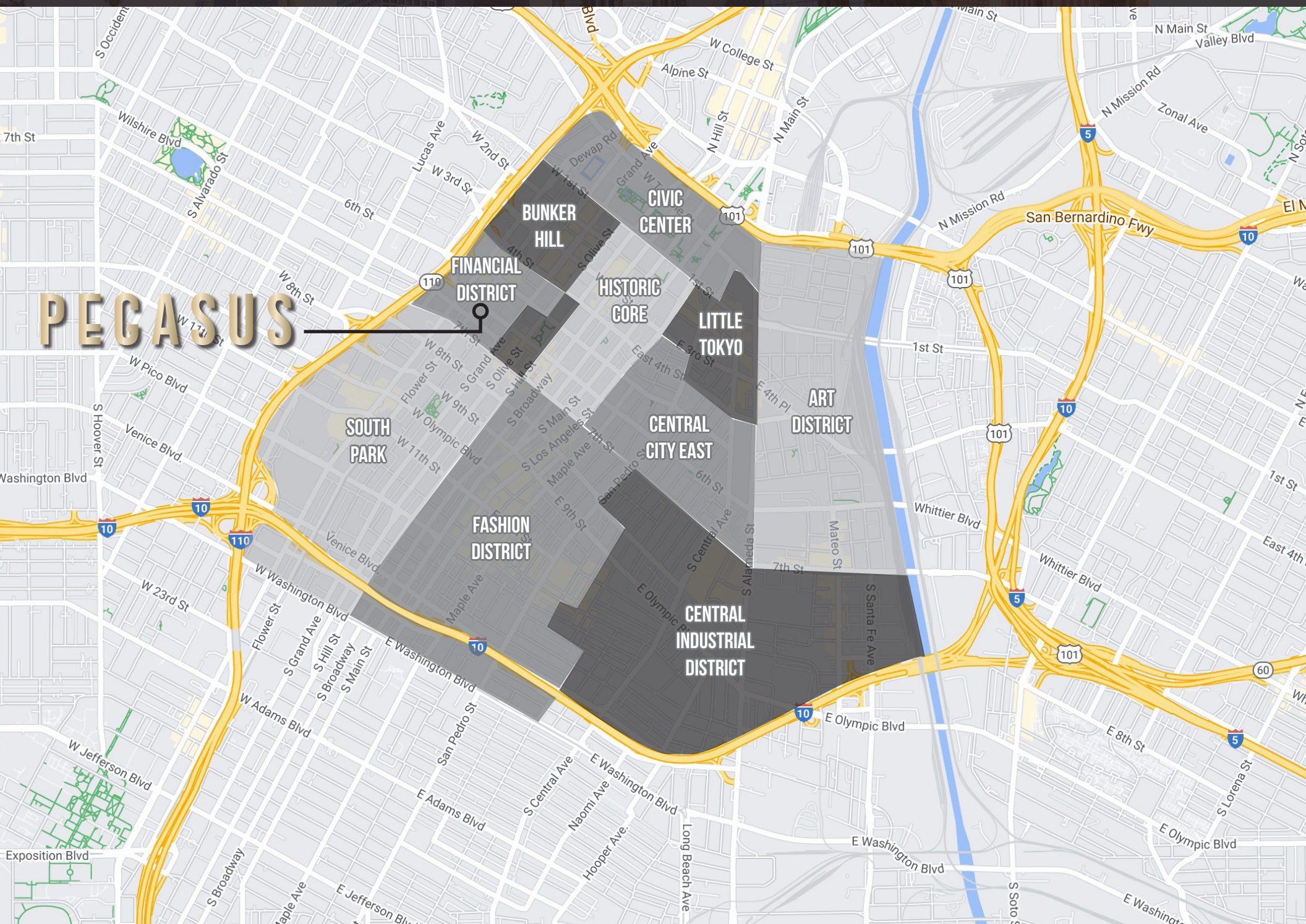


Joey DTLA



Bottega Louie





PEGASUS

BUNKER HILL

CIVIC CENTER

FINANCIAL DISTRICT

HISTORIC CORE

LITTLE TOKYO

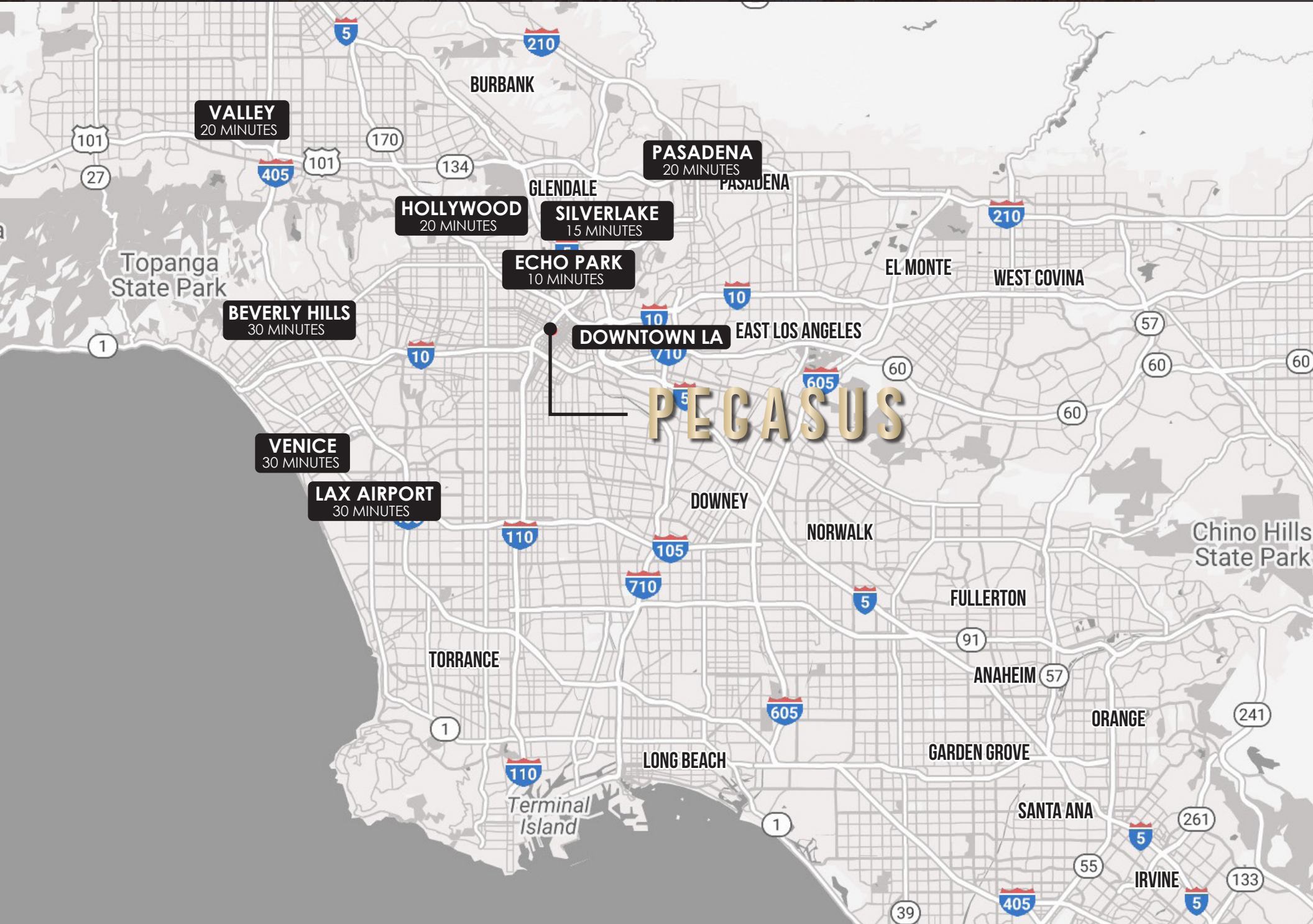
SOUTH PARK

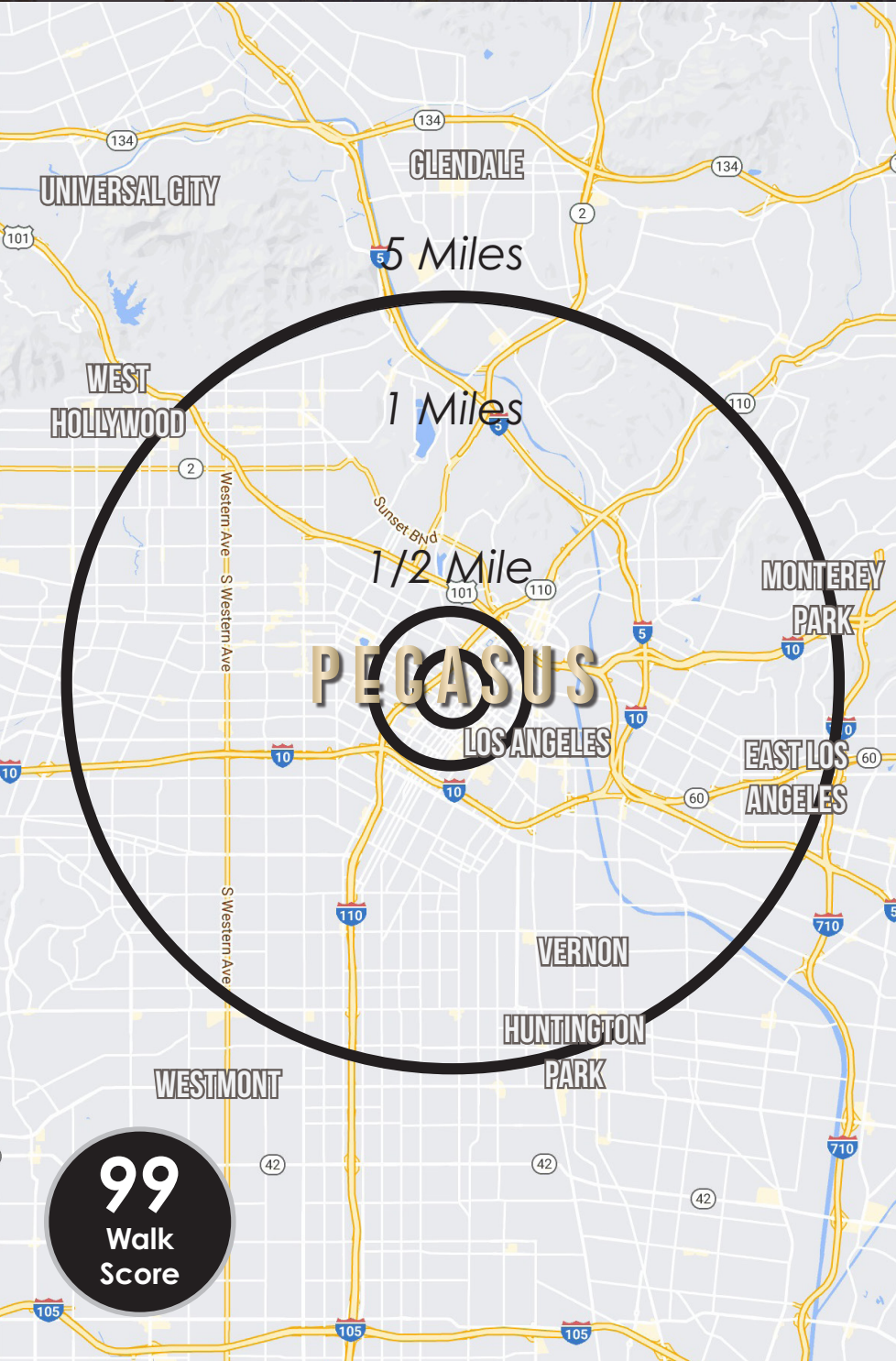
CENTRAL CITY EAST

ART DISTRICT

FASHION DISTRICT

CENTRAL INDUSTRIAL DISTRICT





POPULATION

	1/2 MILE	1 MILE	5 MILES
POPULATION	26,817	97,702	1.25 M
MEDIAN AGE	37.4	36.3	35.2
COLLEGE DEGREE	58.6%	42.9%	29.5%



HOUSEHOLDS

ESTIMATED HOUSEHOLDS	18,158	49,465	435,744
AVERAGE HOUSEHOLD INCOME	\$93,268	\$76,132	\$99,245
AVERAGE HOUSEHOLD NET WORTH	\$1.18M	\$954,643	\$859,266



RETAIL

TOTAL RETAIL EXPENDITURES	\$564 M	\$1.35 B	\$13.65 B
TOTAL FOOD & BEVERAGE EXPENDITURES	\$173.35 M	\$426.41 M	\$4.29 B



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Demographic & Traffic Counts Source: Sites USA Regis 02/08/24, Walk Score: Walkscore.com, Photography Sources: Photography Source: PG 1, 2, 8 & 9 -Costar.com | PG 4: Bottega Louie - The Eatery, Joey DTLA - DowntownLA.com