

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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 **SVN**
VANGUARD
COMMERCIAL REAL ESTATE ADVISORS



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

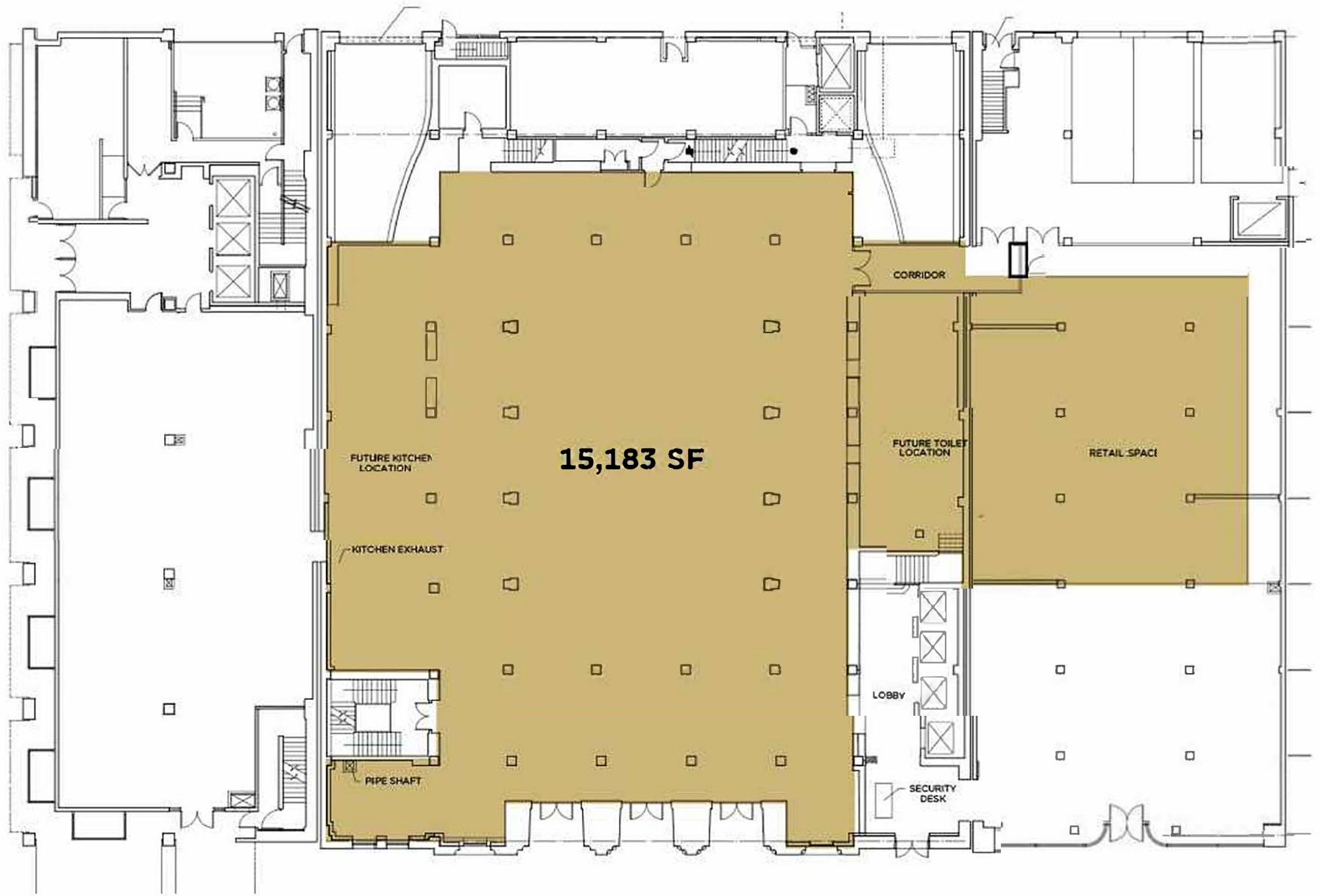


EXTERIOR PHOTOS





INTERIOR PHOTOS

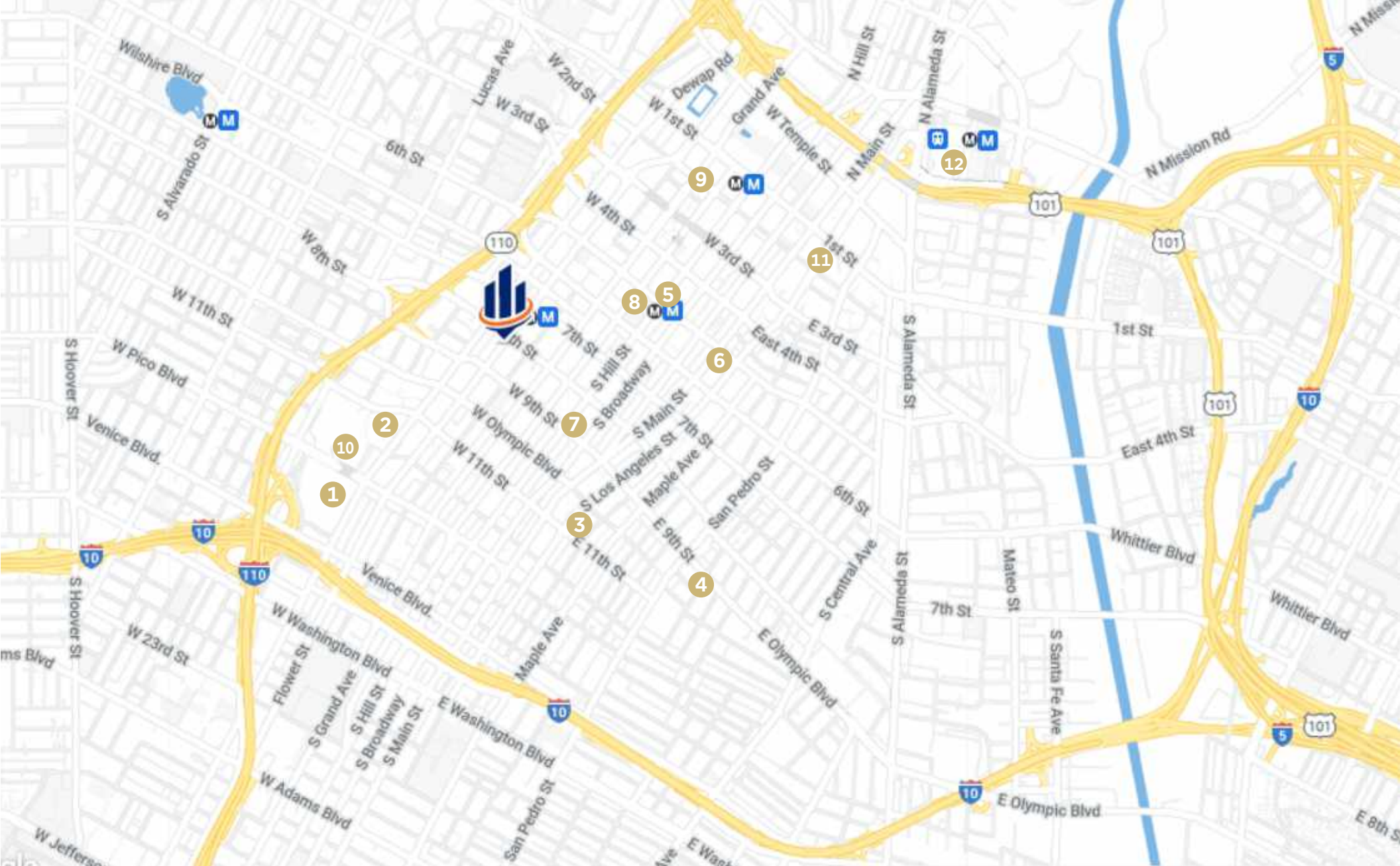


FLOWER STREET

FLOOR PLAN



RETAILER MAP



- | | | | |
|-------------------------|-----------------------|----------------------------|----------------------|
| 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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