

# 610 SOUTH MAIN

**DTLA**



## RETAIL

750 - 1,268 SF FOR LEASE

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# OVERVIEW

The Pacific Electric Lofts is the center of the Downtown Renaissance that is occurring along Main Street and 6th Street. Set among what can be characterized as a mini SOHO District you will find a revitalized community consisting of high density residential units, and a mix of trendy and historic restaurants, cafes and bars. Join Cole's (founded in 1908 and the oldest operating restaurant and bar in Los Angeles), Mignon, Artisan House, Pupper Club and others.

## PROPERTY HIGHLIGHTS

- Spaces are ideal for a small cafes, general retail, fitness and professional services.
- 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
- High ceilings
- Property is one of the most historic buildings in Los Angeles
- 6th Street between Main and Los Angeles is one of the most active blocks in Downtown

## OFFERING SUMMARY

SPACE TYPE: **RETAIL | OFFICE**

AVAILABLE: **750 - 1,268 SF**

LEASE RATE: **NEGOTIABLE**

LEASE TYPE: **NNN**

610 S FLOWER STREET | DOWNTOWN LA, CA 90014

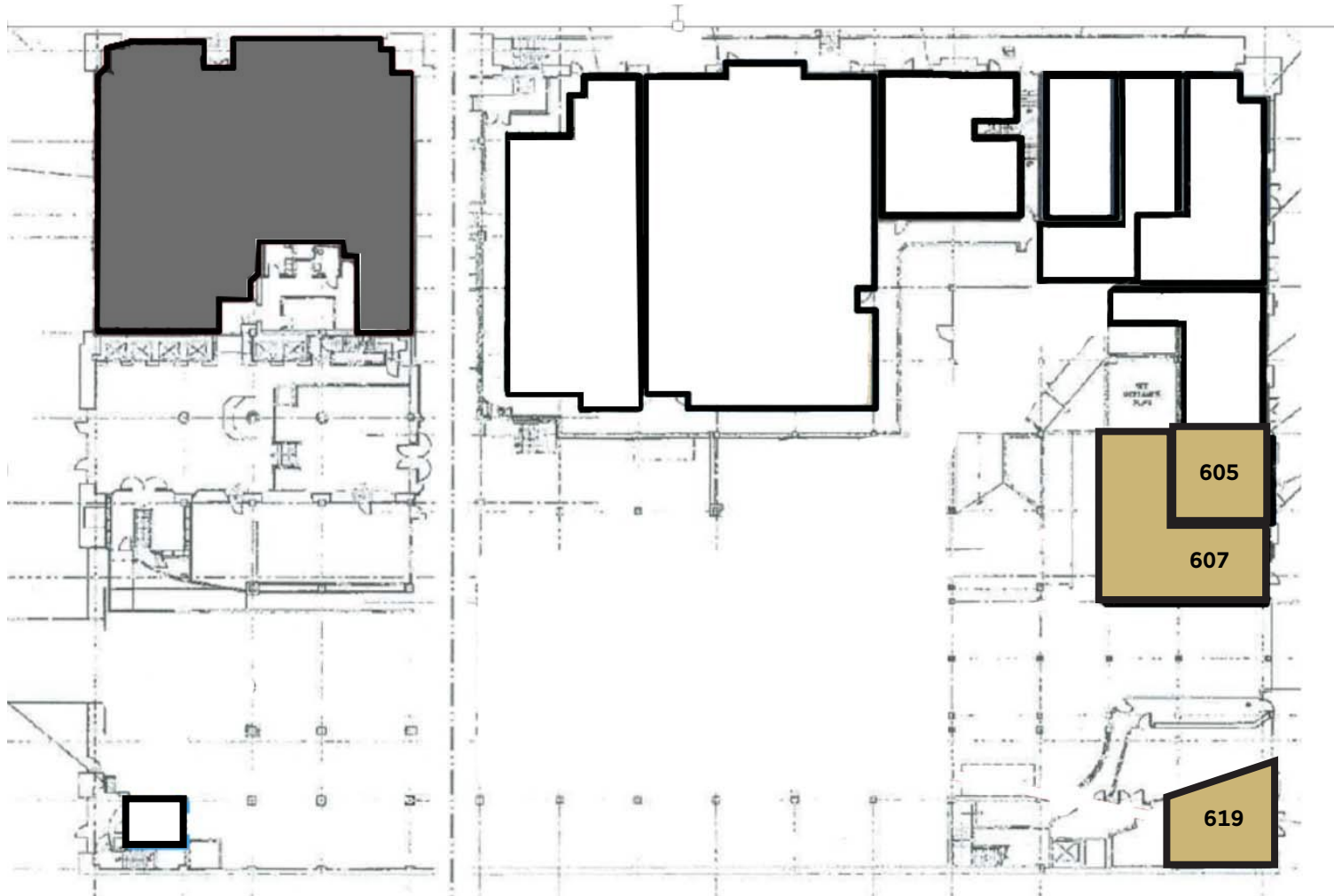






# EXTERIOR PHOTOS

S MAIN ST

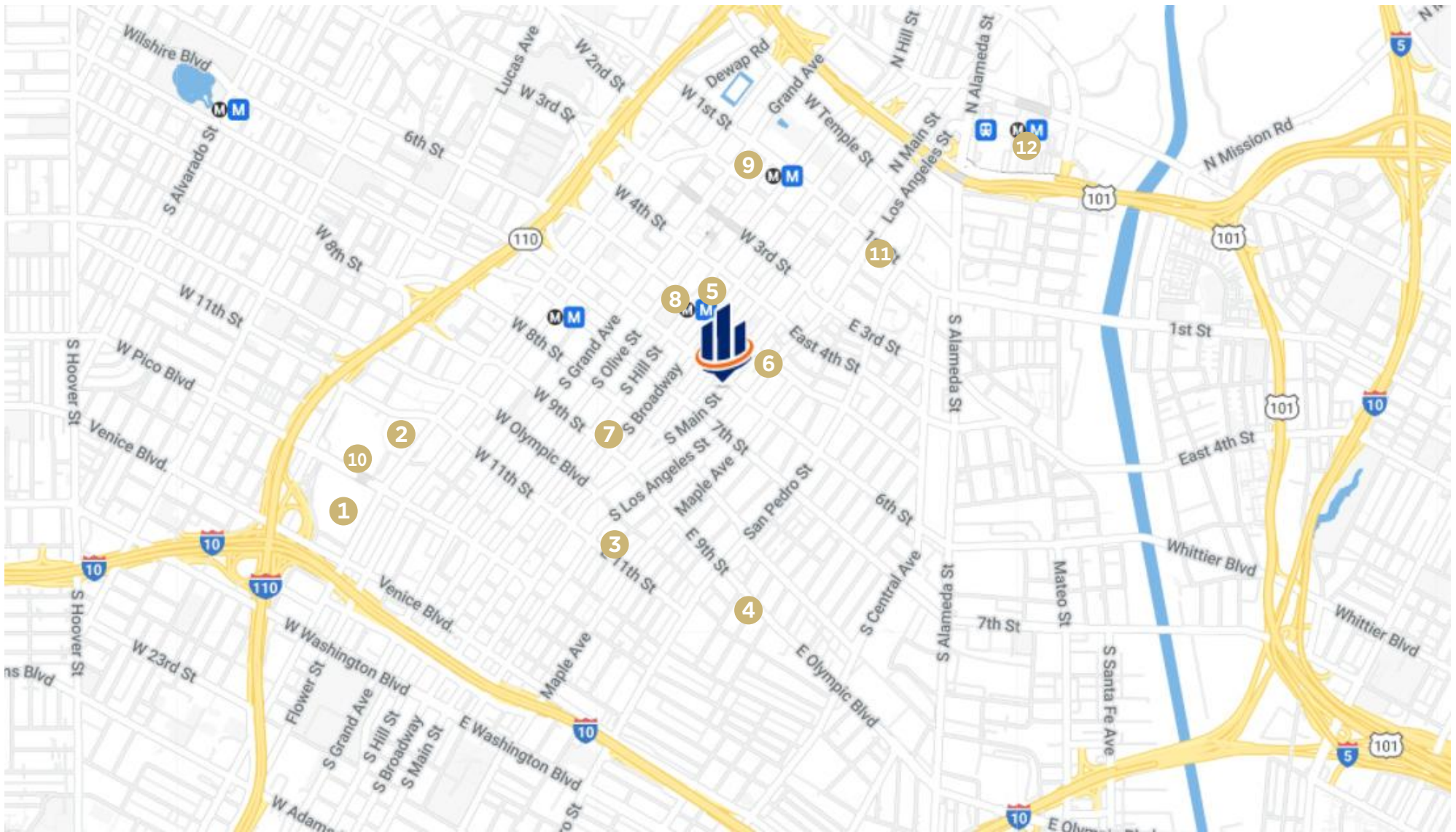


E 6TH ST

SUITE	STATUS	SIZE	TYPE
605	Available	1,192 SF	NNN
607	Available	1,268 SF	NNN
619	Available	750 SF	NNN

# FLOOR PLAN





- 1 LA Live Ent. District
- 2 Crypto.com Arena
- 3 FIDM
- 4 Santee Alley
- 5 Perch
- 6 Watergrill Downtown
- 7 Ace Hotel
- 8 Pershing Square
- 9 Walt Disney Concert Hall
- 10 Convention Center
- 11 City Hall
- 12 Union Station

# DOWNTOWN LA

POINTS OF INTEREST

## POPULATION

1 MILE 3 MILES 5 MILES

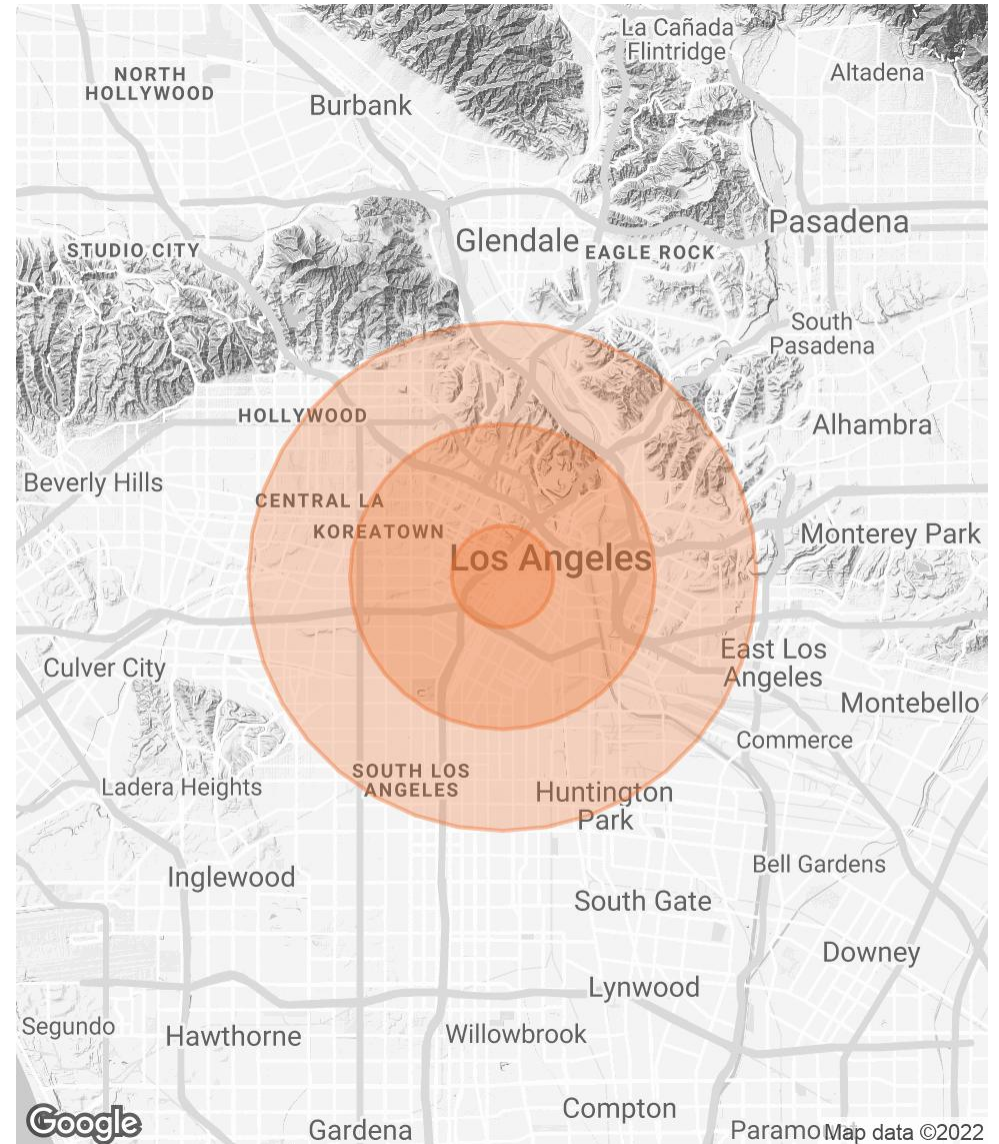
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	10,552	30,236	76,495
<b>AVERAGE AGE</b>	45.0	42.4	35.9
<b>AVERAGE AGE (MALE)</b>	45.4	42.6	36.4
<b>AVERAGE AGE (FEMALE)</b>	44.2	43.0	35.7

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,557	16,219	31,623
<b># OF PERSONS PER HH</b>	1.6	1.9	2.4
<b>AVERAGE HH INCOME</b>	\$36,494	\$44,582	\$40,264
<b>AVERAGE HOUSE VALUE</b>	\$380,363	\$379,577	\$405,830

\* Demographic data derived from 2010 US Census



# DEMOGRAPHICS



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