

# FOR LEASE > RETAIL SPACE BROADWAY PALACE

PHASE I - 1026 BROADWAY LOS ANGELES, CA 90015  
PHASE II - 938 BROADWAY, LOS ANGELES, CA 90015



PHASE II  
938 BROADWAY  
2017 DELIVERY

PHASE I  
1026 BROADWAY  
2016 DELIVERY

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COLLIERS INTERNATIONAL  
865 S FIGUEROA STREET  
SUITE 3500  
LOS ANGELES, CA 90017

RP REALTY PARTNERS  
550 SOUTH HOPE STREET  
SUITE 2200  
LOS ANGELES, CA 90071

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PHASE II  
938 BROADWAY  
2017 DELIVERY

## SITE INFORMATION

SIZE:	
PHASE 1:	APPROX. 15,900 SF
PHASE 2:	APPROX. 20,100 SF
LOCATION:	ON BROADWAY, BETWEEN 9TH ST AND 11TH ST
RATE:	UPON REQUEST
TERM:	10 YEARS
OCCUPANCY:	
PHASE I:	Q1 2016
PHASE II:	Q1 2017

- NEW, MIXED-USED DEVELOPMENT CONSISTING OF 300+ RESIDENTIAL UNITS ABOVE GROUND-FLOOR RETAIL
- CLOSE PROXIMITY TO NEW ACE HOTEL, URBAN OUTFITTERS & ACNE STUDIOS
- LANDLORD WILL CONSIDER MULTIPLE CONFIGURATIONS UP TO 13,600 SF

PHASE I  
1026 BROADWAY  
2016 DELIVERY



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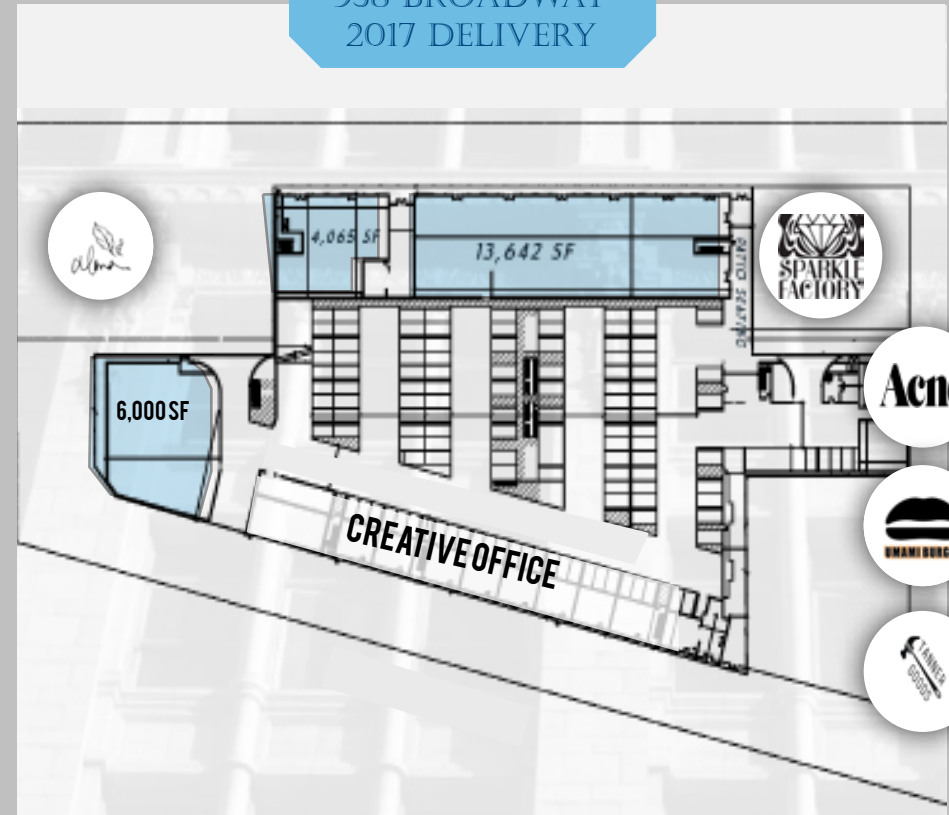
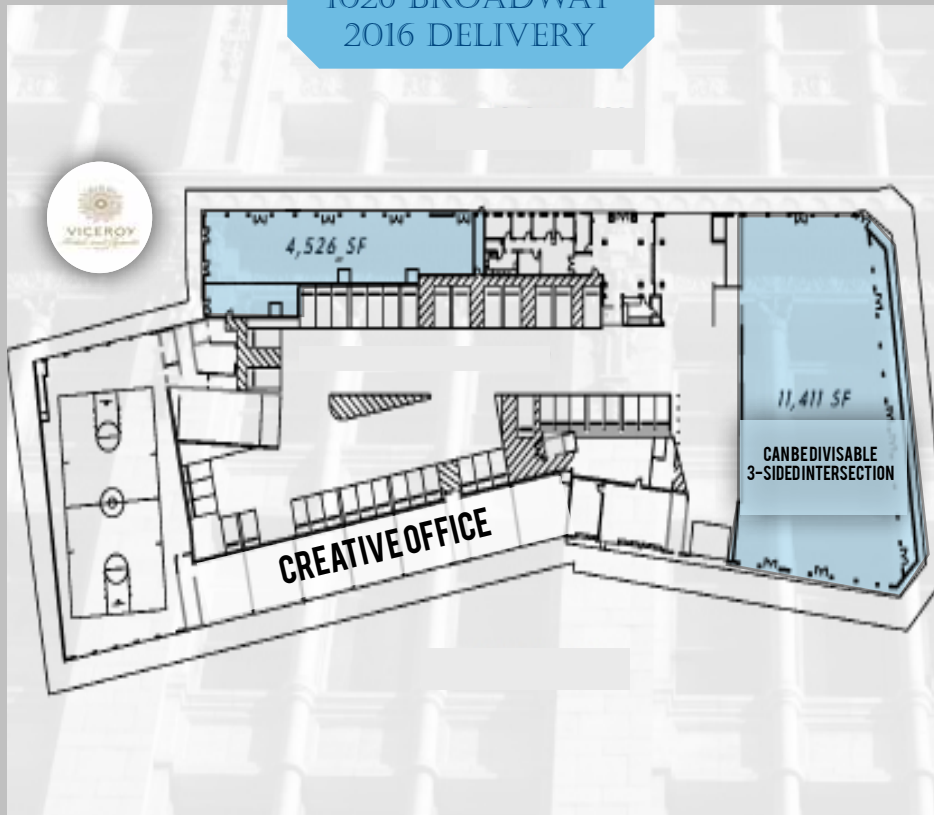
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PHASE I  
1026 BROADWAY  
2016 DELIVERY

SOUTH BROADWAY

PHASE II  
938 BROADWAY  
2017 DELIVERY



OLYMPIC BLVD  
MAIN STREET  
9TH STREET

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- Ace Hotel
- Acne Studios
- Aesop
- Alma
- Big Wangs
- Blackstone Apartments
- Bottega Louie
- Broadway Bar
- Coffee Bean & Tea Leaf
- FIDM
- The Mayan
- National City Lofts
- OAK
- Pacific Electric Lofts
- Pattern Bar
- Ralph's
- Reserve Lofts
- Rennanec Tower
- Starbuck's
- Umami Burger
- Urban Outfitters
- Verve Coffee
- Viceroy Hotel
- Whole Foods



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Downtown LA has flourished with new residential, retail, and office projects, offering attractive opportunities to capitalize during this development boom. As of January 2015, the number of new development projects totaled ninety-four.

A new generation of adventurous chefs, bartenders, loft dwellers, artists, and developers are reviving Downtown as a dynamic and trendy neighborhood. Major corporations work here, leading retailers have opened here, and hip restaurateurs are establishing new locations here.

Broadway Palace boasts coveted retail space street frontage, which provides excellent visibility in a high-density foot traffic area and vibrant pedestrian shopping corridor. Further, as employment gains strengthen, the conversion of historic buildings to creative

office space will continue to bring smaller, non-traditional tenants Downtown.

The property is located in one of Downtown LA's most dynamic areas. Situated in the Broadway Theater District, Broadway Palace is directly across from the trendy Ace Hotel and near hip amenities including Acne Studios, Unami Burger, and Alma. The site is also within close proximity to many historic theaters and nightlife options, including the United Artist theater and Broadway Bar. These factors strategically position Broadway Palace to attract business from residents, employees, shoppers, and event goers alike.

Its desirable location within a pedestrian-oriented area increases the potential for attractive retail sales profitability.

## DOWNTOWN DEMOGRAPHIC OVERVIEW: SMART PEOPLE WITH RESOURCES



In 2004, 23,894 people resided in DTLA. Five years ago, it was 39,537. Today, it is 52,400. The population has more than doubled in the last 10 years.



The average age of DTLA residents is 34.



80% have completed four year degrees or higher.



The daily working population is 500,000+ employees. With median incomes over \$98,700, they are affluent Millennials.



There is pent up demand for quality housing where absorption exceeds supply and the outlook for rent growth is positive.

Source: DCIBD 2013 Demographic Study



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