



# ONE CALIFORNIA PLAZA

## DOWNTOWN LOS ANGELES

For more information contact:

**DERRICK MOORE**

Principal- Urban Retail Properties and Emerging Markets

CA License: #01029938

T (213) 935-7430

[derrick.moore@avisonyoung.com](mailto:derrick.moore@avisonyoung.com)

# PROPERTY HIGHLIGHTS

One California Plaza is a Class A building in the Bunker Hill/Civic Center district of Downtown Los Angeles. It consists of 42 stories of reflective glass situated on approximately three acres. The property's unique vertical profile, consisting of curving glass walls, and a signature neon halo encircling the top of the tower accentuate its individual character.

- Downtown Los Angeles boasts a weekday office population of over 500,000 people, 46,000 of whom work in the direct vicinity in the Bunker Hill/Civic Center neighborhood
- Over 50,000 people reside in Downtown and in close proximity to the plaza
- The site is located within walking distance of a number of cultural and entertainment venues
- 24-Hour security exists at entrances
- Mild temperatures allow full use of the outdoor seating facilities year round
- Manicured and landscaped grounds are featured throughout the base of One California Plaza



# LOCATION

One California Plaza is strategically centered in the heart of Bunker Hill near numerous office towers, cultural entertainment venues, and the Los Angeles Civic Center. This tower is also conveniently located near major freeways and within walking distance of a number of public transportation hubs. Many dining options exist within close proximity.

- Easy access to the 110 (Harbor) freeway, as well as the 5, 10, and 101 freeways
- Adjacent to the Metro Red and Purple Line subway station
- The Metro, DASH, and Commuter Express busses conveniently serve Grand Avenue and Hope Street



- Walking distance from the Walt Disney Concert Hall, the Museum of Contemporary Art, and the Music Center
- Adjacent to the Omni Hotel and in close proximity to other Downtown hotels
- Adjacent to the Court at the Wells Fargo Center which features additional high-quality amenities



One California Plaza

# PROPERTY AMENITIES

One California Plaza features a unique water court that provides spectacular public spaces with water features and relaxing outdoor seating. A host of cultural amenities, dining choices, residential options, hotels and retail venues are also within walking distance of the property:

- The Spiral Court, an inviting, multi-level landscaped plaza has become a popular noontime gathering spot for the area's office workers, residents and visitors
- One of the most comprehensive arrays of tenant amenities surrounding a water feature and stunning fountains designed by WET Design
- Multiple dining options as highlighted by Blue Cow Kitchen & Bar, Mendocino Farms, Panda Express, and Starbucks
- The retail area also includes a post office, a copy center, a florist, an optometrist, hair and nail salon, and other retail shops
- Grand Performances features unique entertainment on its stage through weekly concerts and events at the Water Court



---

# ONE CALIFORNIA PLAZA

---

DOWNTOWN LOS ANGELES

For more information contact:

**DERRICK MOORE**

Principal- Urban Retail Properties and Emerging Markets

CA License: #01029938

T (213) 935-7430

[derrick.moore@avisonyoung.com](mailto:derrick.moore@avisonyoung.com)



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.