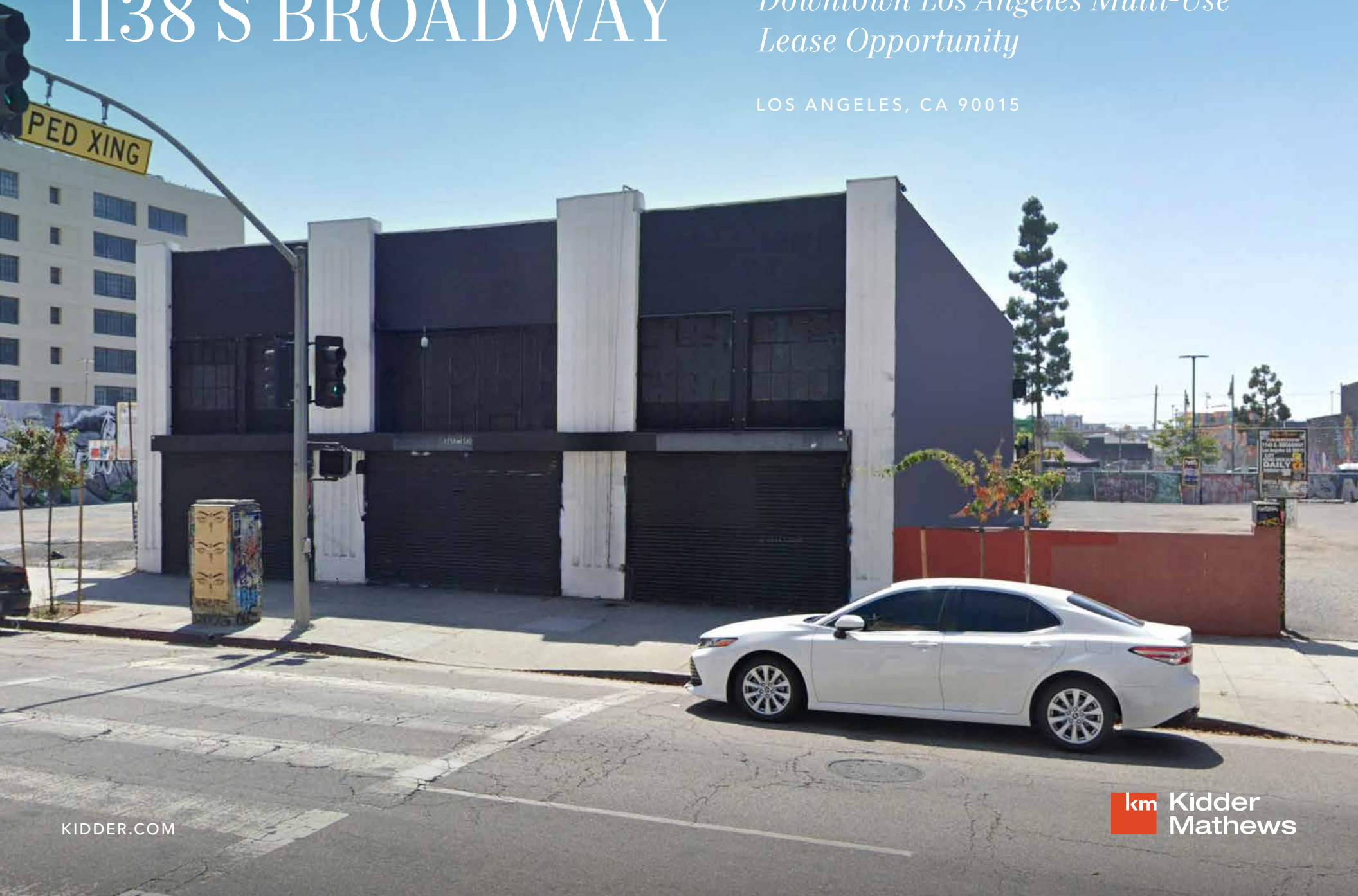


FOR LEASE

1138 S BROADWAY

*Downtown Los Angeles Multi-Use
Lease Opportunity*

LOS ANGELES, CA 90015



KIDDER.COM

km Kidder
Mathews



Property Highlights

Located on the historic Broadway corridor, part of the National Register Broadway Theater and Commercial District – the epicenter of DTLA's ongoing restaurant, bar, and nightlife renaissance

4,865 SF including 1,215 SF Mezzanine, freestanding building with 20' ceiling height at the front, striking presence for a bar, lounge, or full-service restaurant buildout

Zoned C2, which supports restaurant use. Prospective tenants should independently verify permitting, licensing (including any alcohol service approvals), and suitability for their specific concept

Ground-level 10x12 loading door. Practical kitchen/delivery access, a rare find on this corridor

Gated rear parking for ±5 vehicles, with additional parking available

Steps from LA Live and Crypto.com Arena. Positioned to capture pre/post-event dining and nightlife traffic

Located directly across from the historic Herald Examiner building, in the heart of DTLA's most active hospitality and entertainment corridor

Mezzanine level with 3 offices and kitchen/break room. Reinforced concrete construction

\$1.45/SF Gross

HIGHLY- ACCESSIBLE LOCATION

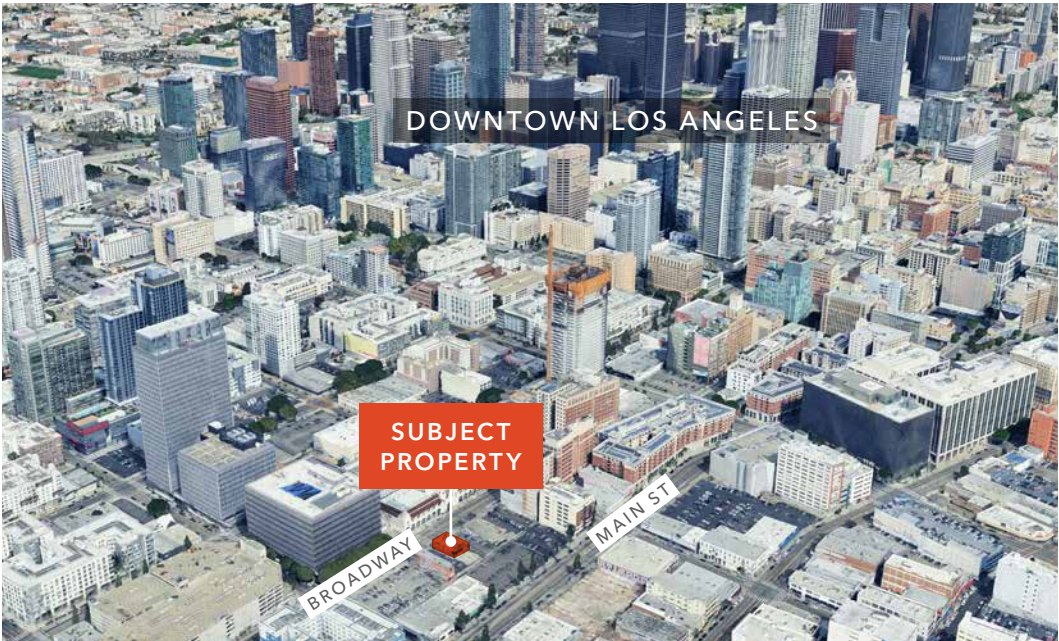
Proximity to Crypto.com, LA Live, Apple flagship store, Herald Examiner, and the two hotels in the proximity, Downtown LA Proper Hotel and Style Hotel

Easy access to multiple freeways

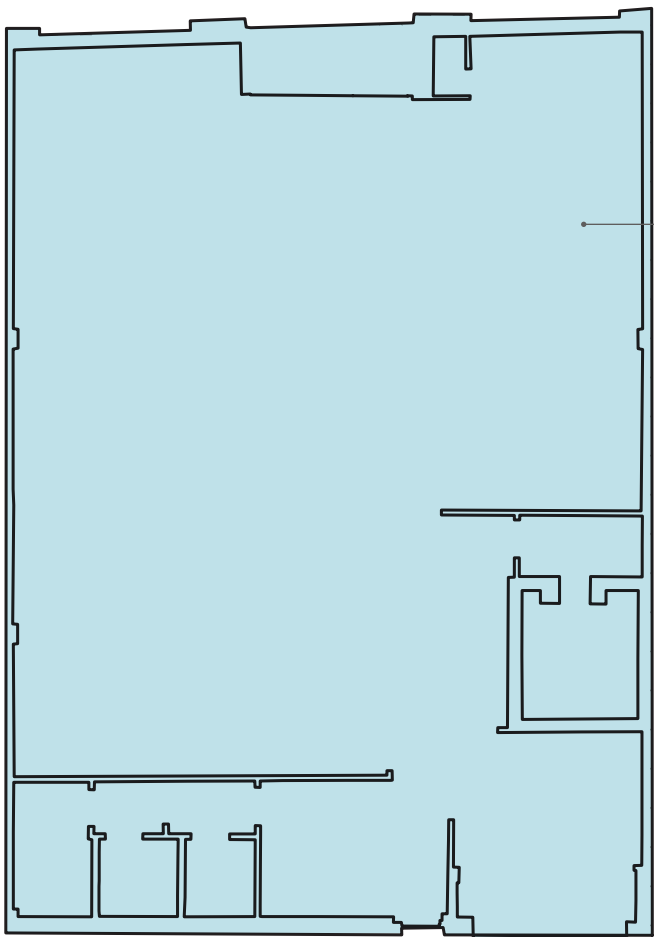
4 MIN
DRIVE TO LA LIVE

2 MIN
DRIVE TO APPLE
FLAGSHIP STORE

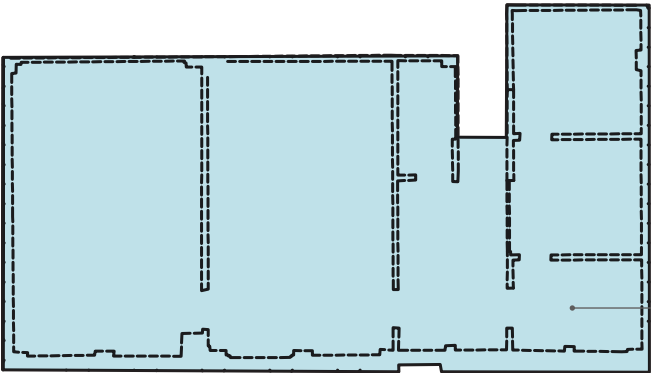




FIRST FLOOR PLAN



BUILDING
4,865 SF



MEZZANINE
1,215 SF

4,865
BUILDING SF

1,215
MEZZANINE SF

5,700
LAND AREA SF



1138 S BROADWAY

*For more information on
this property, please contact*

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