

GRILL

ASIAN BOX

GEORGE

GREEK CAFE

LA SALSA

445 S Figueroa St

LOS ANGELES.CA | 90071

property description

- 2nd Generation Restaurant Space
- Square Footage: 2,529 RSF
- Iconic High Rise Office Tower undergoing 24M in Renovation
- Situated in close proximity to 25 MSF of Class A office and 1500+ Hotel Rooms
- NNN: \$20.64 psf, per annum
- Parking: 1.5/1000 ratio



neighborhood description

	.25 mile	1 mile	3 mile
daytime population	14,590	81,738	535,379
total population	110,081	224,412	737,050
median age	36.0	34.8	33.5
% of college educated	50.8%	31.5%	25.0%

largest employers

universities

- USC
- Sci-Arc
- ASU – Walter Cronkite School of Journalism

legal

- Lewis Brisbois Bisgaard Smith
- O'Melveny & Myers
- Sheppard, Mullin, Richter & Hampton
- Paul Hastings
- Munger Tolles
- Sidley Austin

architecture

- Gensler
- Skidmore, Owings & Merrill
- ARUP Engineering
- Steinberg
- Unispace

interior design

- Haworth
- Humanscale
- OFS Brands
- Steelcase
- Tangram Interiors

real estate

- Brookfield
- CBRE
- Cushman & Wakefield
- Rising Realty
- The Sydell Group

financial institutions

- Union Bank
- City National Bank
- Manufacturers Bank
- HSBC
- CAPITAL Group
- Deloitte
- Ernst & Young
- Wells Fargo

consumer goods

- Califia Farms
- Ergo Baby
- Petnet
- Repurpose
- Soylent

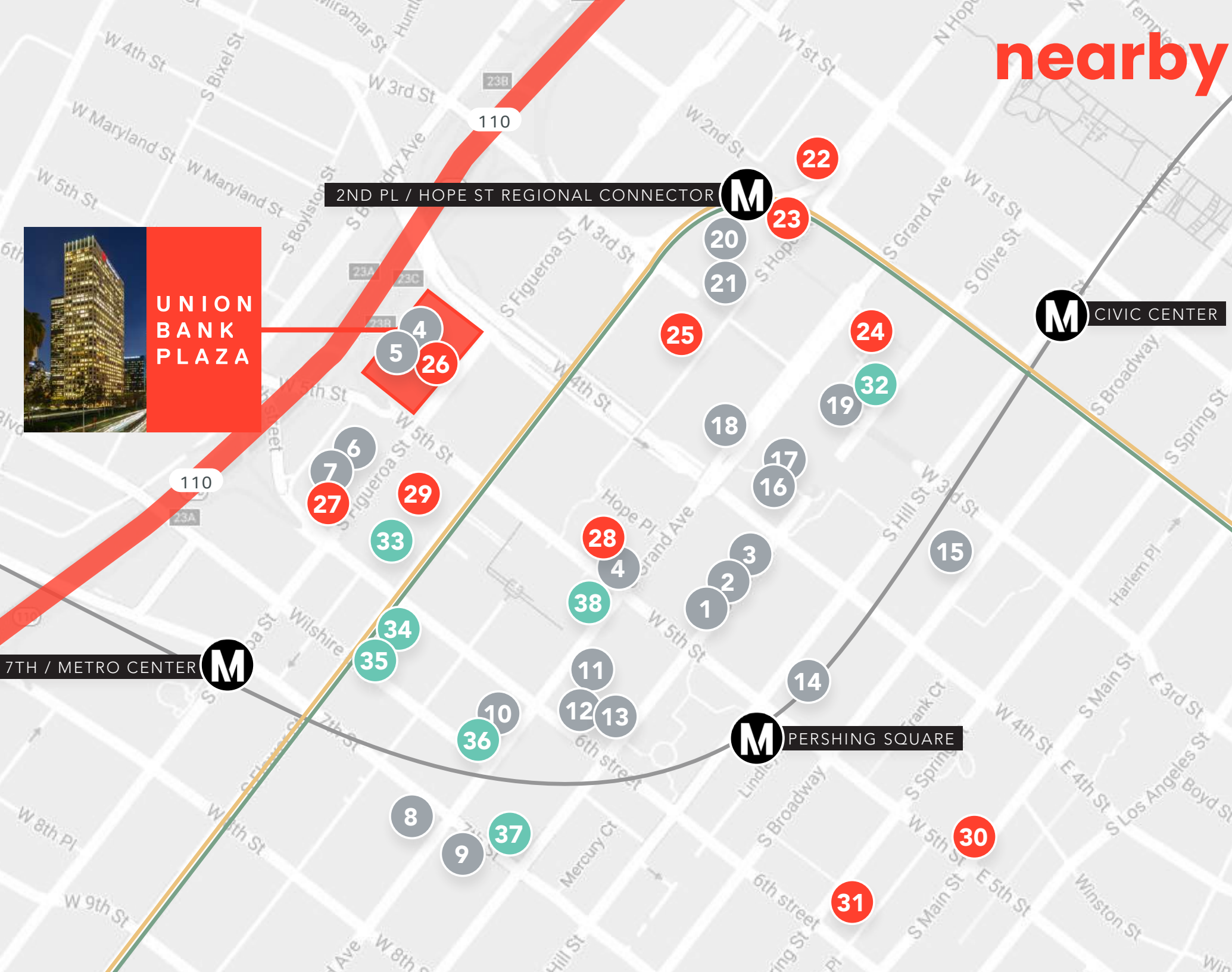
co-working

- Wework
- Industrious
- Convene
- NeueHouse

plaza transformation



nearby amenities



FOOD + DRINK

1. Nossa Familia Coffee
2. Bunker Hill Bar & Grill
3. Sweetgreen
4. Starbucks
5. Mendocino Farms
6. DRAGO Centro
7. Chaya Downtown
8. Sugarfish
9. Bottega Louie
10. Industriel
11. Water Grill
12. Earthbar
13. Tender Greens
14. Perch
15. Grand Central Market
16. Blue Cow Kitchen Bar
17. George's Greek Grill
18. Pez Cantina
19. Salata
20. Otium
21. Vespio

ACTIVITIES

22. Walt Disney Concert Hall
23. The Broad
24. MOCA Grand Ave
25. Wells Fargo Museum
26. Equinox
27. 24 Hour Fitness
28. SkySpace LA
29. Maguire Gardens
30. The Last Book Store
31. The Los Angeles Theatre

BARS + NIGHTLIFE

32. Omni Los Angeles Hotel
33. The Rooftop at The Standard
34. Library Bar
35. Sixth Street Tavern
36. Casey's Irish Pub
37. Seven Grand
38. Millennium Biltmore Hotel



UNION BANK PLAZA

445 S FIGUEROA ST | LOS ANGELES | CA

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