

ARTS DISTRICT

KENNEDY WILSON



AMP LOFTS DOWNTOWN LOS ANGELES

RETAIL • RESTAURANT • FITNESS SPACES FOR LEASE

695 Santa Fe Ave., Los Angeles, CA 90021 • NWC of 7th Street & Santa Fe Ave.

Restaurant, Retail & Fitness Spaces for Lease

AMP LOFTS • 695 S. SANTA FE AVENUE, LOS ANGELES, CA 90021



PROPERTY DESCRIPTION

- Location:** 695 S. Santa Fe Ave., Los Angeles 90021
Just off the NWC Santa Fe Ave. and 7th St.
- Available:** ±1,205 - 7,750 SF
- Rent:** \$5.50 - \$7.50 PSF/Month, NNN (±\$1.00 PSF/Mo.)
- Parking:** Over 75 on-site visitor spaces

NEIGHBORING TENANTS



HIGHLIGHTS

- Directly across from **Warner Music's** future 250,000 SF headquarters
- Below ±320 luxury apartments
- Just off the hard corner of 7th and Santa Fe, one of the most sought after **"Main & Main"** corners in the Arts District
- Within two blocks of the hottest amenities in the Arts District, including: **Bestia**, ER Bar, American Tea Room, Church & State, Urban Radish Market, the Daily Dose and Stumptown Coffee
- A short walk from the future Soho House
- Located adjacent to the 7th Street Bridge and on-ramps to the I-5 Freeway, the "back door" to the Arts District
- Completion scheduled for mid-2019

Prospective tenants are hereby advised that all uses are subject to City approval.

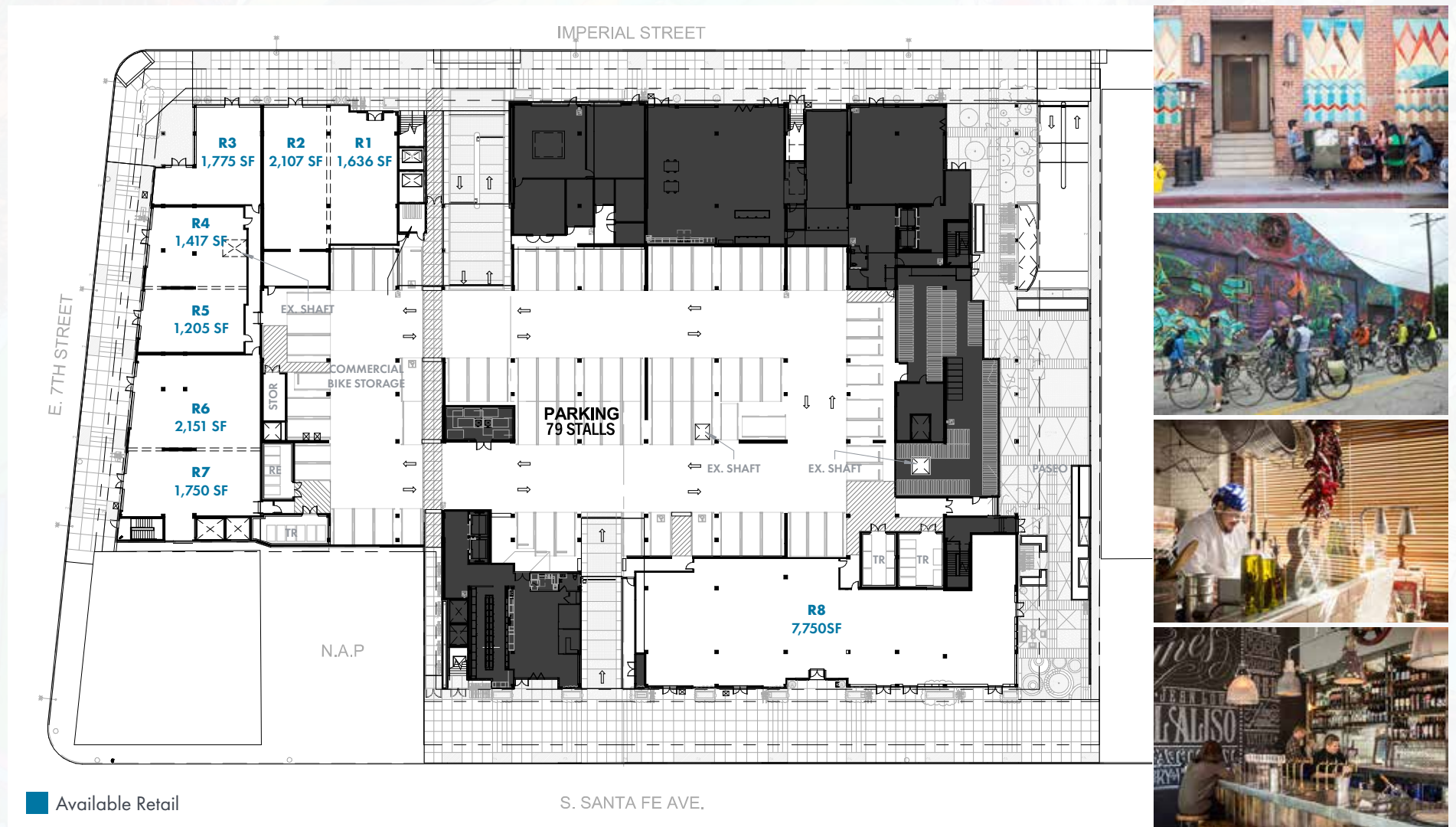
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THE ARTS DISTRICT of Downtown Los Angeles is a vibrant and close-knit neighborhood filled with spacious artist lofts, trendy restaurants and bars, eclectic retail shops, art galleries, and live entertainment venues.

A popular film location, the area is home to thousands of artists, creative firms, and prominent nonprofits such as SCI-Arc — all residing in one-of-a-kind industrial buildings surrounded by a

major railyard, cold storage facilities, warehouses, breweries, manufacturing factories, and production companies.

Bounded on the east by the Los Angeles River, the west on Alameda St., north by the 101 Freeway, and south at 7th St., the 52-block neighborhood is a unique place to live, work, and visit, and represents the one of the most diverse neighborhoods in Los Angeles.

Residential Developments:

- | | |
|--|-------------------------|
| 1. AMP Lofts - 320 units | 24. Guerilla Atelier |
| 2. Artisan on Second - 118 units | 25. Hammer And Spear |
| 3. Barker Block - 242 units | 26. Hennessey & Ingalls |
| 4. Biscuit Co. Lofts - 105 units | 27. Hughes Estate Sales |
| 5. Industrial - 240 units | 28. Malin + Goetz |
| 6. Molino St. Lofts - 91 units | 29. Nail Box |
| 7. One Santa Fe - 438 units | 30. Poketo |
| 8. Seven & Bridge - 78 units | 31. Shinola |
| 9. Toy Factory Lofts - 109 units | 32. The Voyager Shop |
| 10. The Mura - 190 units | 33. Wheelhouse |
| 11. The Savoy - 303 units | 34. Wittmore |
| 12. 950 E. Third St. - 472 units (Q4 2017) | |

Retailers:

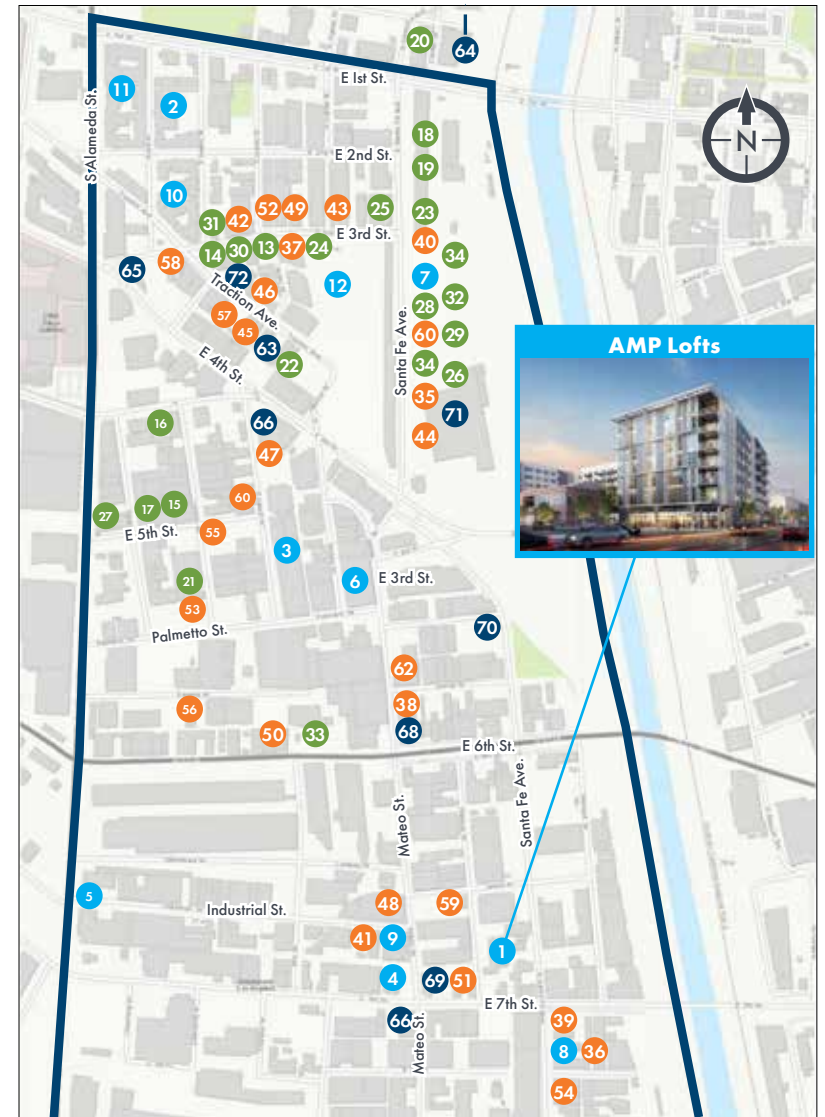
13. Alchemy Works
14. Apolis: Common Gallery
15. Arts District Co-Op
16. As of Now
17. As We Dwell
18. Benjamin Salon - AD
19. Bulletproof Coffee
20. Cleveland Art
21. Dejavit HQ
22. The Giving Keys
23. Grow

Restaurants:

35. Amazebowls
36. Bestia
37. Blacktop Coffee
38. Blue Bottle Coffee
39. Bread Lounge
40. Cafe Gratitude
41. Church & State
42. The Smile's di Alba
43. Eat.Drink.American
44. ediBOL
45. Fritzi
46. Groundworks
47. KTCHN DTLA
48. Little Bear

Bars & Nightlife:

49. Manuela
50. Officine Brera
51. Pizzanista!
52. Salt & Straw
53. Shreebs Coffee
54. Stumptown Coffee Roasters
55. The Chairman
56. The Factory Kitchen
57. The Pie Hole
58. Umami Burger
59. Urban Radish
60. Urth Caffé
61. Van Leeuwen Ice Cream
62. Zinc Café & Market
63. Arts District Brewing Co.
64. Boomtown Brewery
65. Eightytwo
66. Everson Royce Bar
67. Resident
68. The Spirit Guild Distillery
69. Tonys Saloon
70. Villains Tavern
71. Westbound
72. Wurstkuche



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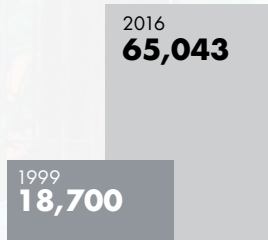
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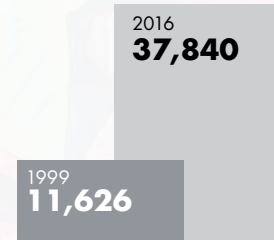
DEMOGRAPHICS



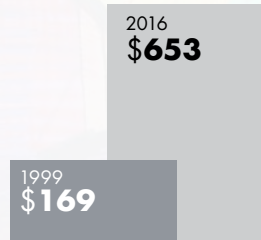
POPULATION GROWTH



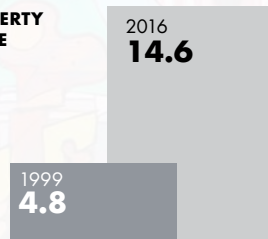
RESIDENTIAL UNITS



AVERAGE CONDO PRICE PER SQ. FT.



PROPERTY VALUE



A VIBRANT COMMUNITY

\$98,000 AVERAGE MEDIAN HOUSEHOLD INCOME OF RESIDENTS

66% OF RESIDENTS ARE BETWEEN AGES OF 23-44

79% OF RESIDENTS HAVE EARNED COLLEGE DEGREE OR HIGHER

500,000+ WEEKLY POPULATION

19 MILLION ANNUAL VISITORS

OPEN FOR BUSINESS

800+

NEW RESTAURANTS, BARS, RETAIL, NIGHTLIFE, AND AMENITIES 2008-2015

CONTINUED GROWTH

HOTEL ROOMS

8,177 CURRENT INVENTORY

2,756 UNDER CONSTRUCTION

4,515 PIPELINE

RESIDENTIAL UNITS

37,840 CURRENT INVENTORY

11,467 UNDER CONSTRUCTION

26,907 PIPELINE

SOURCE: DOWNTOWN CENTER BID ANNUAL REPORT - 2016



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