

\$100/SF TENANT IMPROVEMENT ALLOWANCE & A FULL OUTSIDE BROKER COMMISSION

THE
FOREMAN
&
CLARK
BUILDING

RETAIL ON DOWNTOWN'S FAMED 7th STREET

CBRE

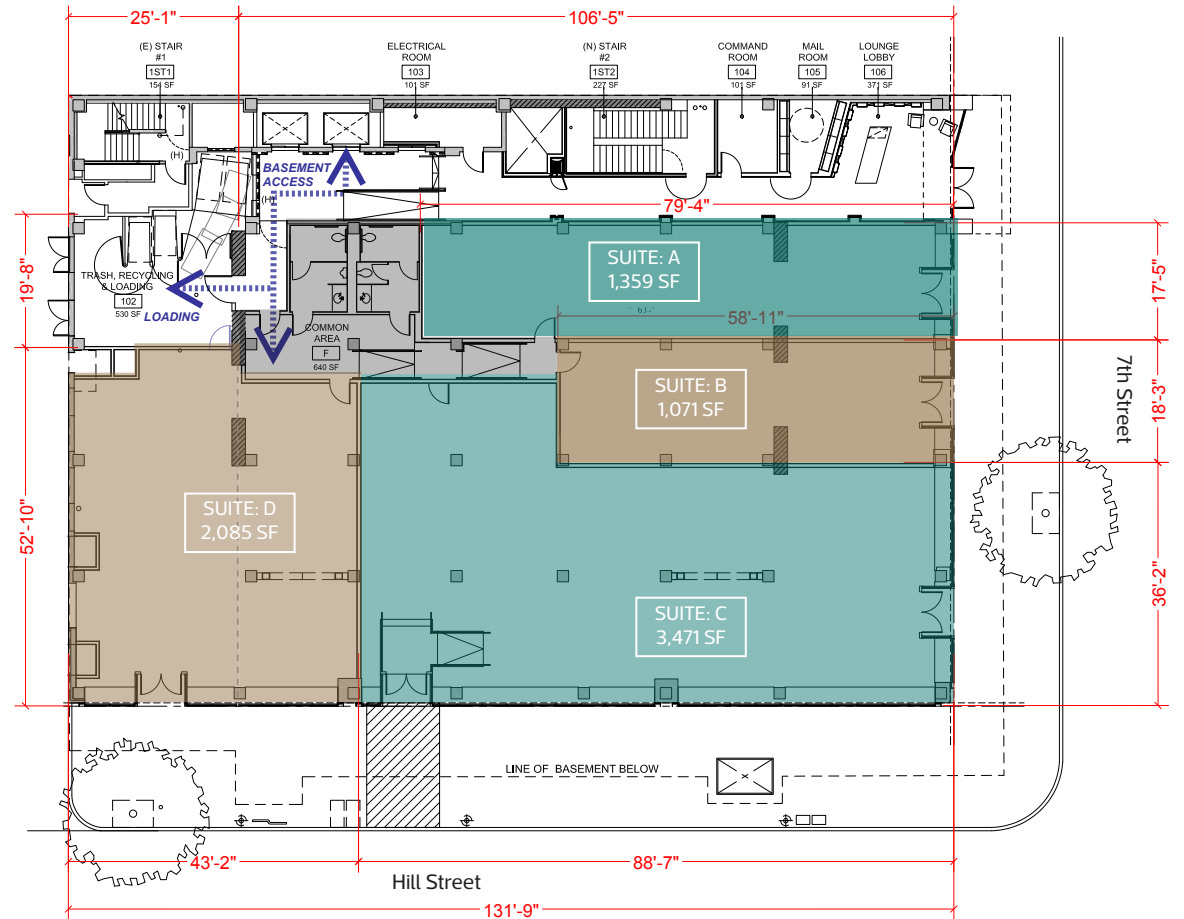
RETAIL SITE PLAN

GROUND FLOOR

- Suite A: 1,359 SF - \$6.50 PSF
- Suite B: 1,071 SF - \$6.50 PSF
- Suite C: 3,471 SF - \$6.50 PSF
- Suite D: 2,085 SF - \$6.50 PSF

±7,986 SF

**\$100/SF in Tenant
Improvement Allowance
& a full outside broker
commission**



AREA RETAIL AMENITY MAP



Nearby Brands:



PROJECT OVERVIEW

The historic Foreman & Clark Building features prominent retail space at the corner of 7th/Hill, on one of Downtown's main retail corridors. Vancouver-based real estate firm Bonnis Properties is currently restoring the building's original façade, creating a beautiful landmark for Downtown LA. When complete, the building will feature approximately 124 hotel rooms above the ground level retail space. 7th Street has historically been known as one of Downtown's premier retail streets, and users such as Bottega Louie and Uniqlo are helping usher in the next phase.



HIGHLIGHTS

Corner retail space
on 7th Street

Down the street from the
BLOC, Figat7th, & 1 block
from the Nomad Hotel

±7,986 SF of retail space on
the ground floor (divisible)

Approximately 72' of
frontage on 7th Street,
approx. 132' on Hill Street

Building built in 1928/
Renovated by 2022

AREA DEVELOPMENT

The Foreman & Clark Building is situated in the heart of Downtown LA, nestled in between the ever-growing South Park neighborhood and the bustling Financial District, and adjacent to the Historic Broadway Theater District. Thousands of new residential units have recently opened in the area, creating the perfect blend of daytime and evening traffic. In recent years, 7th Street has transformed into one of Downtown's hottest corridors, with many new retailers, restaurants, businesses, and hotels opening.

- Nearby restaurants and retailers include Bottega Louie, Whole Foods, Uniqlo, Nordstrom Local, and more
- Down the street from the shops at The BLOC and Figat7th
- Walk Score – 99 (Walker's Paradise)



DTLA VISUAL OVERVIEW



AREA DEMOGRAPHICS

EMPLOYEES

Number of Employees
±500,000

Median Income
\$99,600

Median Age
45

69%
Female

31%
Male

47%
Own Housing

47%
Rent

46%
Married or Partnered

73%
Completed 4 Years Of College

50%
Own pets

RESIDENTS

Number of Residents
±83,238

Median Income
\$96,600

Median Age
38

57%
Female

43%
Male

31%
Own Housing

68%
Rent

32%
Married or Partnered

76%
Completed 4 Years of College

43%
Own pets

ACTIVITIES ATTENDANCE



Sporting Events
1.8X / YEAR



Music, Theater, Dance
2.4X / YEAR



Art Museums, Galleries
2.2X / YEAR

ACTIVITIES ATTENDANCE



Sporting Events
2X / YEAR



Music, Theater, Dance
3X / YEAR



Art Museums, Galleries
3X / YEAR



Median grocery spend
per Week:
\$107.00



Per person median spend
on lunch in Downtown:
\$14.54



Per person median spend
on dinner in Downtown:
\$31.35



Median grocery spend
per Week:
\$103.00



Per person median spend
on lunch in Downtown:
\$16.42



Per person median spend
on dinner in Downtown:
\$30.06

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&
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