

CIM



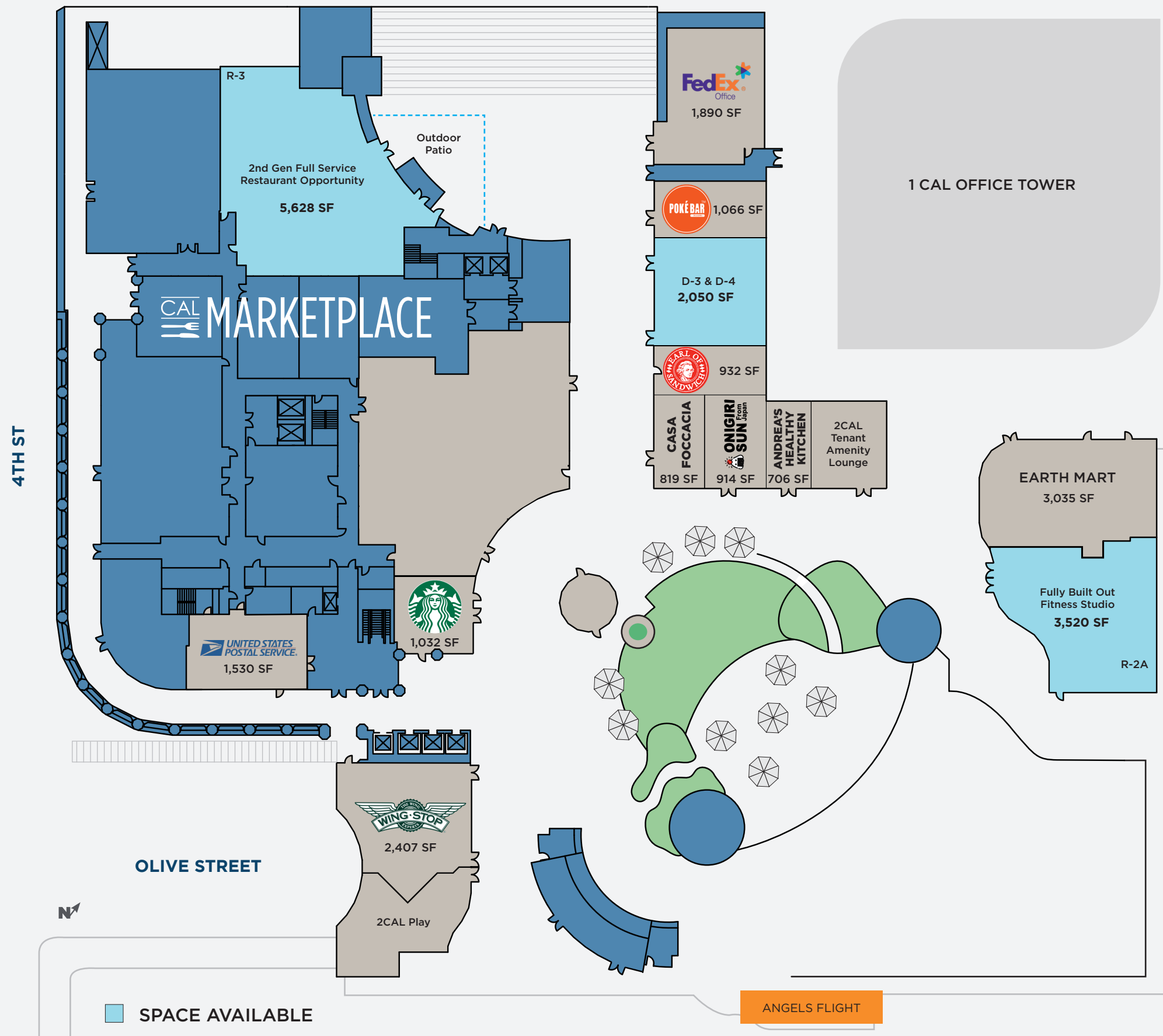
350 SOUTH GRAND AVENUE
CAL MARKETPLACE

Restaurant & Fitness Space Available in Los Angeles



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UPPER GRAND AVE



KEY AMENITIES

- The Yard: 1.5-acre landscaped plaza with seating and performance space
- Grand Performances: Free concert series driving evening/weekend traffic
- Angels Flight Railway: Direct connection to Grand Central Market
- Convenient valet parking and 8 EV charging stations
- 24/7 security and property management
- Direct access to Metro stations and major highways



LOCATION & MARKET

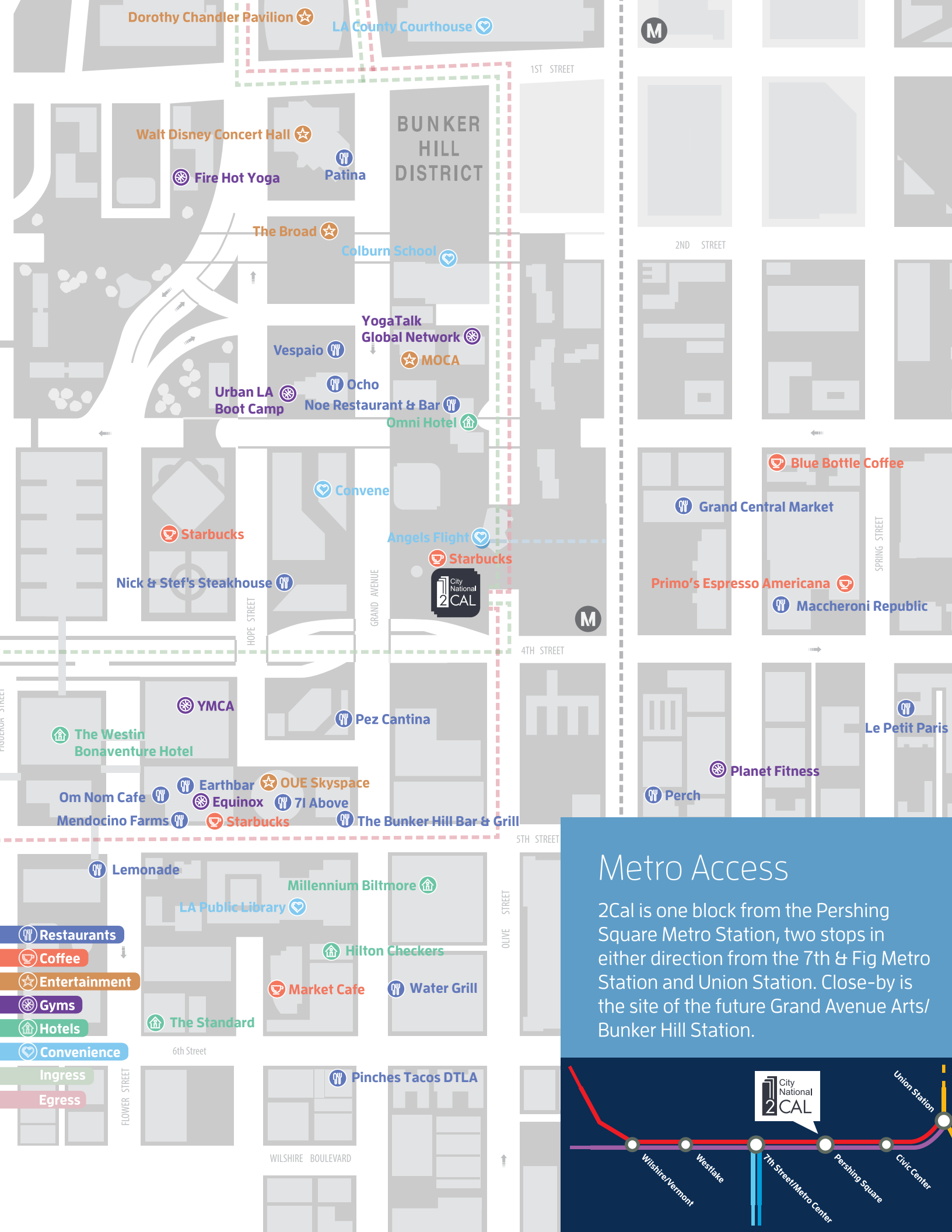
Bunker Hill combines historic prestige with modern energy as DTLA's premier business and cultural district.

MARKETPLACE

* Rendering for illustrative purposes



- 98 Walk Score - one of DTLA's most walkable locations
- Home to multinational corporations, law firms, and financial institutions
- Cultural anchors include The Broad, Walt Disney Concert Hall, and MOCA
- \$3B+ in recent development and infrastructure
- Centrally located with multiple transit options
- 1.2M square feet of Class A office space
- 4,000+ daily office workers with 92% building occupancy
- Premium demographics: average office tenant salary exceeds \$120,000
- Consistent 7AM-7PM traffic patterns
- Multiple customer sources: office tenants, visitors, and neighborhood foot traffic



5 min walk

to Cal Marketplace, Omni Hotel, Halo DTLA, and Grand Central Marketplace



10 min walk

to The Broad, MOCA, and Walt Disney Concert Hall



15 min walk

to Little Tokyo and the Arts District, Grand Park, and FIGat7th



5 min walk

to I-110 and US-101 Freeways



15 min walk

to Union Station by shuttle-service



350 SOUTH GRAND AVENUE



BUNKER HILL | DTLA



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CIM Creating Value.
Enhancing Communities.

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Retail Leasing
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