

107 | HEWITT

RETAIL FOR LEASE
ARTS DISTRICT



GROUND FLOOR

RETAIL | RESTAURANT | GALLERY | FITNESS

JAY LUCHS

Vice Chairman
310-407-6585
jay.luchs@nmrk.com
CA RE Lic. #01260345

NEWMARK

jayluchs.com

BRIAN ABDI

Director
310-275-9222
ba@bridgerealestate.com
CA RE Lic. #01879399



107 | HEWITT is a collection of premier luxury apartment and Ground Floor Retail located in the vibrant neighborhood of Downtown Los Angeles with stunning views of the city.

WHERE THE ARTS DISTRICT MEETS LITTLE TOKYO

GROUND FLOOR RETAIL

SPACES FROM ±1,330 SF UP
TO ±12,805 SF AVAILABLE

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BUILDING HIGHLIGHTS

- Ground floor retail available below luxury apartments
- Just a few blocks away from the Arts District, known for its thriving art scene and being one of the most vibrant neighborhoods in the city
- Walking distance from The Geffen Contemporary at MOCA, Japanese American National Museum, and Hauser & Wirth Galleries
- Convenient to award-winning restaurants including Camphor, Father's Office, Sushi Gen, and many others
- Nearby employers include Spotify and Warner Music
- A short drive away from iconic neighborhoods like Hollywood, Beverly Hills, and Santa Monica
- Retail parking available in underground garage
- Various uses for spaces
- Spaces feature large windows, concrete flooring, and high-exposed ceilings



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AVAILABLE

ASKING RENT

AVAILABLE UPON REQUEST

AVAILABLE SPACES

RETAIL 1	RETAIL/RESTAURANT	±3,940 SF
RETAIL 2	RETAIL/FITNESS	±3,042 SF
RETAIL 3	RETAIL	±1,396 SF
RETAIL 4	RETAIL	±1,330 SF
RETAIL 5	RETAIL	±1,409 SF
RETAIL 6	RETAIL/GALLERY	±1,688 SF
TOTAL AVAILABLE		±12,805 SF



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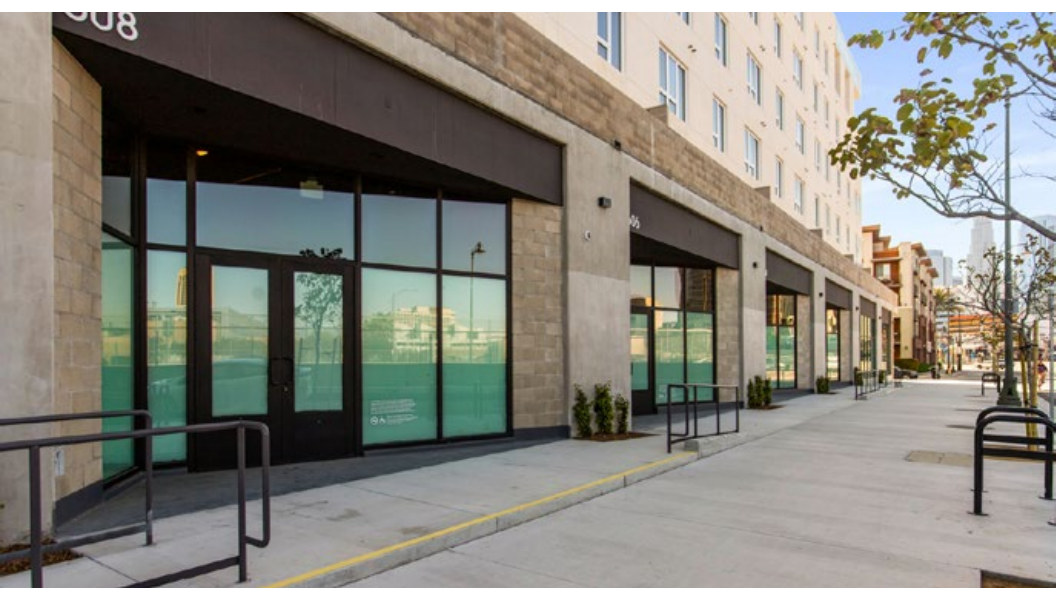
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EXTERIOR PHOTOS



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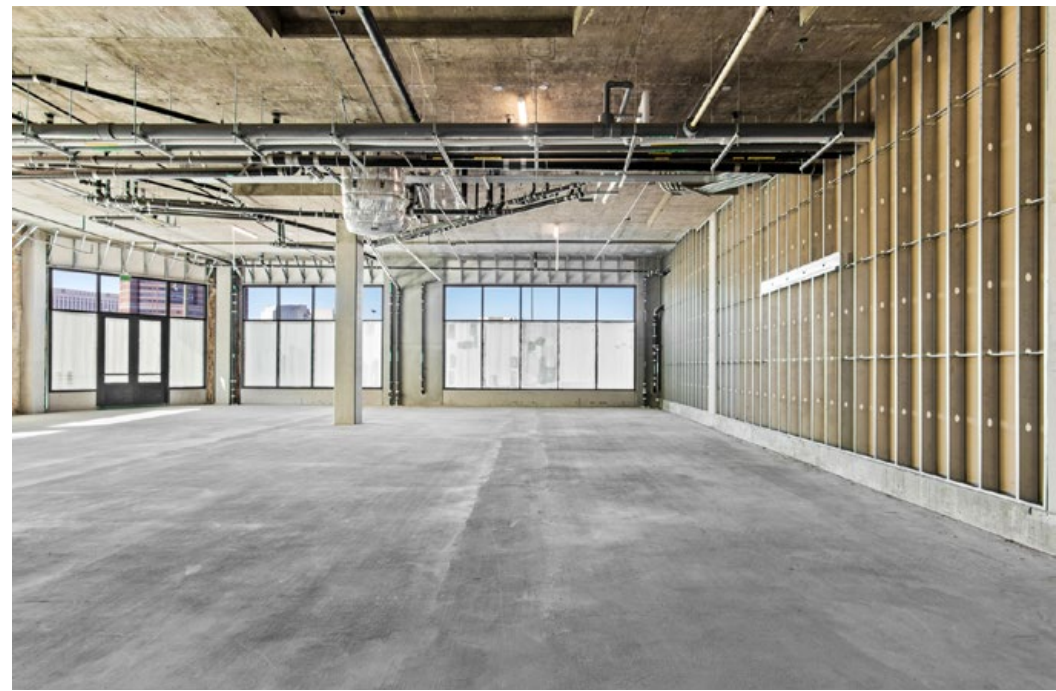
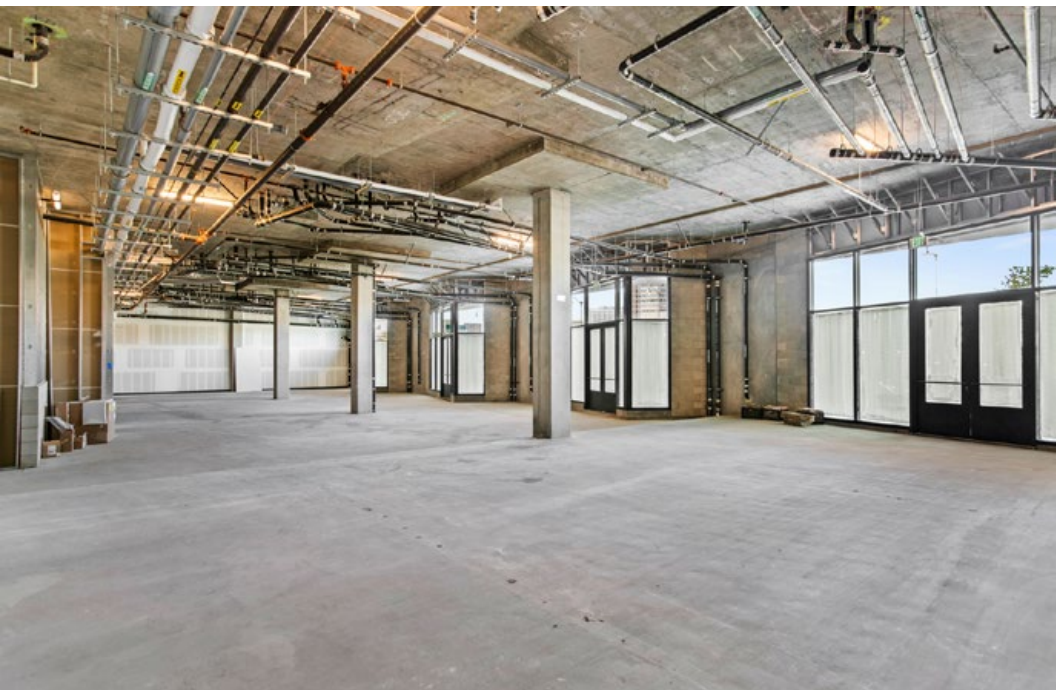
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INTERIOR PHOTOS



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THE ARTS DISTRICT

*ONE OF THE HOTTEST
NEIGHBORHOODS IN DOWNTOWN
LOS ANGELES*

Located just east of Little Tokyo and west of the L.A. River, the Arts District is at the height of Downtown L.A.'s renaissance.

What started as an urban artist's colony in the 1970's has recently become a hotbed for creators from all arenas, making it one of the city's most exciting neighborhoods to visit.

The Arts District has become the epicenter of dining and shopping for Downtown L.A. Prominent galleries such as Hauser and Wirth, and eateries like Wurstkuche, Cafe Gratitude, Pie Hole, and the Arts District Brewery have not only become local favorites, but popular attractions for visitors and tourists.



Bestia



Wurstkuche



Hauser & Wirth Gallery



LITTLE TOKYO

WHERE TRADITIONAL MEETS MODERN

Little Tokyo became a hub for Japanese immigrants at the turn of the 20th century and is a major cultural and civic center for Japanese Americans. Little Tokyo is approximately five city blocks, bounded on the west by Los Angeles Street, on the east by Alameda Street, on the south by 3rd Street, and on the north by 1st Street.

Little Tokyo is one of Downtown's most walkable areas featuring museums, restaurants, and bars. Little Tokyo is known for a lively retail scene that embraces both traditional and popular cultural institutions including the Japanese American National Museum and Geffen Contemporary.

A recent wave of residential and commercial developments buildings are drawing more and more to this revitalized district.



Cafe Dulce



Daikokuya



The Geffen Contemporary at MOCA



ARTS DISTRICT

Here & Now

Café Gratitude

Camphor

BOXX

AMERICANO

HAUSER & WIRTH

SALT & STRAW

BAVEL

ZINC
Café & Market

PRINCE STREET
PIZZA

Wurstküche

Arts District
Brewing Company

PIE HOLE

Urban Caffe

LE LABO
GRASSE - NEW YORK

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DEMOGRAPHICS



TOTAL POPULATION

50,926 430,386 1,165,956

1 Mile

3 Miles

5 Miles

DAYTIME POPULATION

102,217 547,470 1,206,777

1 Mile

3 Miles

5 Miles

MEDIAN AGE

41.0 33.5 33.2

1 Mile

3 Miles

5 Miles

DOWNTOWN LA



20,222

New residential
units since 2010

37%

Residential population
growth from 2010 to 2022

90,000+

Residents

93%

Residential occupancy



315,000+

Jobs

47,299

Downtown employees
per square mile



17.4

Million visitors in
DTLA (2022)

\$4.8

Billion in sales
(2019)

*Esri 2022, DCBID



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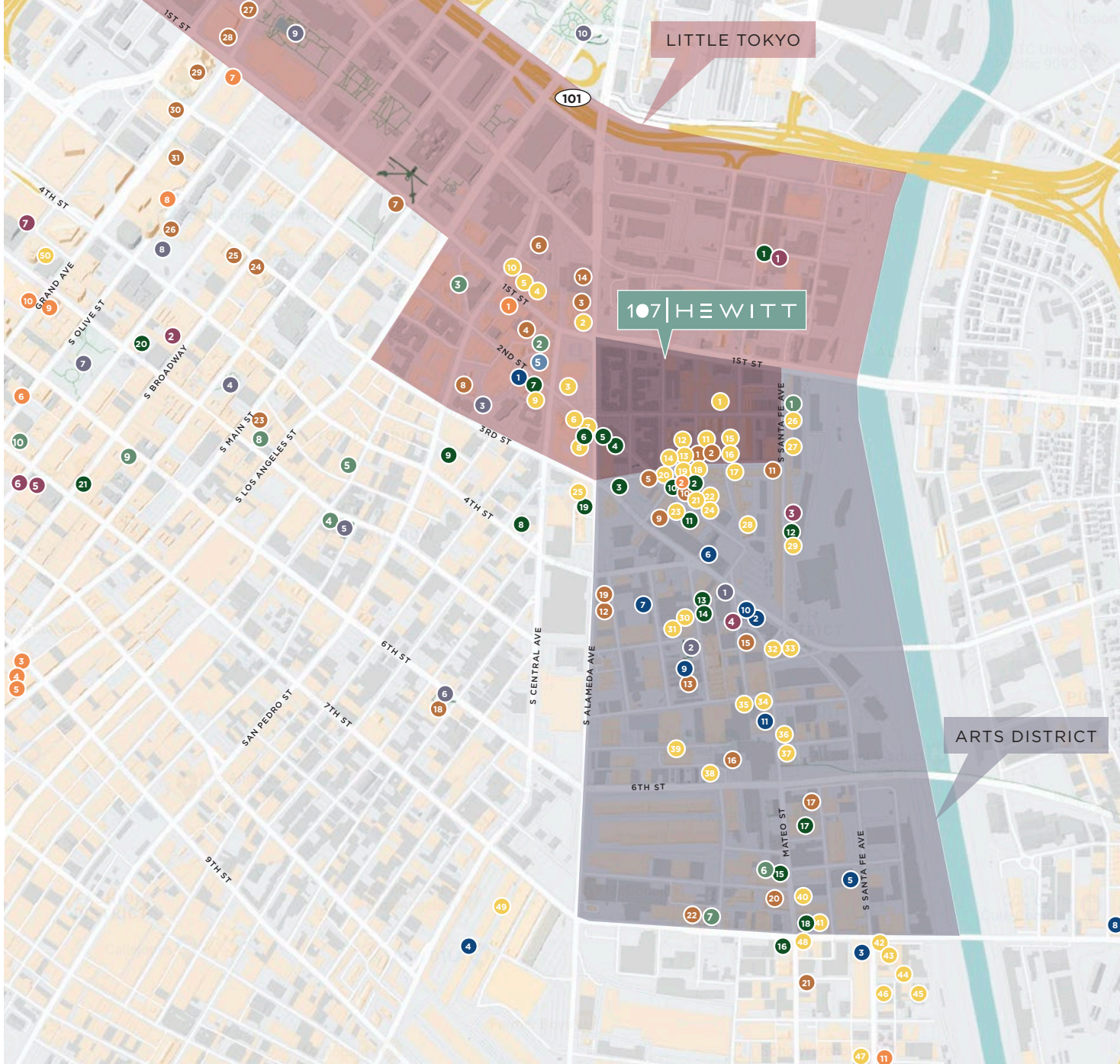
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- RESTAURANTS**
- 1 Father's Office
 - 2 Chado Tea Room
 - 3 Shin-Sen-Gumi Hakata Ramen
 - 4 Marugame Monzo
 - 5 Daikokuya Little Tokyo
 - 6 Sushi Gen
 - 7 Men Oh Tokushima Ramen
 - 8 Pasta e Pasta by Allegro
 - 9 Tenno Sushi
 - 10 JIST cafe
 - 11 Manuela
 - 12 Hearts & Flame
 - 13 Prince Street Pizza
 - 14 Salt & Straw
 - 15 Camphor
 - 16 Eat Drink Americano
 - 17 Boxx Coffee Roasters Co.
 - 18 LA Cha Cha Chà
 - 19 Yunomi Handroll
 - 20 Würstküche
 - 21 Kreation Juicery & Avoholic Bar
 - 22 Loqui
 - 23 The Pie Hole
 - 24 Groundwork Coffee Co
 - 25 Shojin
 - 26 Van Leeuwen Ice Cream
 - 27 Kombu Sushi
 - 28 Smoke City Char Bar
 - 29 Amazebowls
 - 30 KAVIAR Los Angeles
 - 31 Urth Caffè
 - 32 Bavel
 - 33 Verve Coffee Roasters
 - 34 Girl & the Goat
 - 35 Eightfold Coffee
 - 36 Zinc Cafe & Market & Bar
 - 37 Blue Bottle Coffee
 - 38 BRERA Ristorante
 - 39 The Factory Kitchen
 - 40 AFURI ramen + dumpling LA
 - 41 PIZZANISTA!
 - 42 Bread Lounge
 - 43 kodo
 - 44 Bestia
 - 45 Damian
 - 46 Stumptown Coffee Roasters
 - 47 Maru Coffee
 - 48 Guerrilla Tacos
 - 49 Go Get Em Tiger
 - 50 71Above
- RETAIL**
- 1 The House of Woo
 - 2 SCI-Arc Art & Architecture Supply Store
 - 3 Le Labo
 - 4 Daiso
 - 5 **Japanese Village Plaza:** Blooming Art, Kools, Mokuyobi, Monkey Pants, Sanrio, Tokyo Lifestyle, and more
 - 6 Lovestitch
 - 7 Voyager Shop
 - 8 WITTMORE
 - 9 Hennessey + Ingalls
 - 10 The Benjamin Scholastic Salon
 - 11 Daiso
 - 12 RIF LA
 - 13 Popkiller
 - 14 BOWLS
 - 15 Shoe Palace
 - 16 Commonwealth
 - 17 Artist & Craftsman Supply
 - 18 **ROW DTLA:** Arcade, Bodega, Cafe Dulce, Coast by Coast, Dylan Lex, KINTO, JOYBIRD, Le Vin, LVIR, OMAMimini, Pantora, Pantora Bridal, Shades of Grey, Shopify, Smorgasburg, and more
 - 19 The Last Bookstore
 - 20 Jumpman by Foot Locker
 - 21 Apple Tower Theatre
- NIGHTLIFE**
- 1 Boomtown Brewery
 - 2 Death & Co.
 - 3 Eightytwo
 - 4 Truly LA
 - 5 Angel City Brewery
 - 6 The Mermaid
 - 7 Wolf & Crane Bar
 - 8 High Tide
 - 9 The Escondite
 - 10 Pali Wine Co
 - 11 Arts District Brewing Co.
 - 12 Here & Now
 - 13 Resident
 - 14 KITCHN DTLA
 - 15 Little Bear Bar
 - 16 Everson Royce Bar
 - 17 Two Bit Circus
 - 18 Tony's Saloon
 - 19 X Lanes
 - 20 Perch
 - 21 Clifton's Republic



- OFFICE**
- 1 CENTRL Office Downtown Los Angeles
 - 2 WeWork
 - 3 Warner Music Group
 - 4 **The Row:** Adidas, Virgin Hyperloop, J Brand, Soylent, SPACES, Fashionphile, UBTECH Robotics, WC+A, HopSkipDrive, Gardiner & Theobald, and more
 - 5 3BlackDot
 - 6 Honey
 - 7 Skunk Films
 - 8 Madhappy
 - 9 LACI
 - 10 Califa Farms
 - 11 Spotify, Gimlet, USC Roski Graduate Programs
- LODGING**
- 1 Miyako Hotel
 - 2 American Hotel
 - 3 Ace Hotel
 - 4 The Hoxton
 - 5 The Proper Hotel
 - 6 Hotel Per La
 - 7 Conrad Los Angeles
 - 8 Omni Los Angeles Hotel at California Plaza
 - 9 Blitmore Los Angeles
 - 10 Hilton Checkers Los Angeles
 - 11 Soho Warehouse
- CULTURAL/ATTRACTIONS**
- 1 Over the Influence
 - 2 Hauser & Wirth
 - 3 Japanese American National Museum
 - 4 Japanese Village Plaza
 - 5 Lilli Lakich Studio
 - 6 East West Players
 - 7 Cornerstone Theater Company
 - 8 Aratani Theatre
 - 9 Art Share LA
 - 10 The Box Gallery
 - 11 Sci-Arc School of Architecture
 - 12 Royale Projects
 - 13 La Kretz Innovation Campus
 - 14 The Geffen Contemporary at MOCA
 - 15 Mouche Gallery
 - 16 LA Gun Club
 - 17 Lot 613
 - 18 333 Gallery
 - 19 The KNOW Contemporary
 - 20 The Art Reserve
 - 21 PDP Gallery
 - 22 Institute of Contemporary Art, Los Angeles
 - 23 Regent Theater
 - 24 Bradbury Building
 - 25 Grand Central Market
 - 26 Angel's Flight Railway
 - 27 Ahmanson Theatre
 - 28 Dorothy Chandler Pavilion
 - 29 Walt Disney Concert Hall
 - 30 The Broad
 - 31 The Museum of Contemporary Art
- COMMUNITY**
- 1 Art District Dog Park
 - 2 Arts District Park
 - 3 James Irvine Japanese Garden at JACCC
 - 4 Spring Street Park
 - 5 San Julian Park
 - 6 Gladys Park
 - 7 Pershing Square
 - 8 Angel's Knoll
 - 9 Grand Park
 - 10 Los Angeles Union Station
- FITNESS**
- 1 Sanctuary Fitness
 - 2 Planet Fitness
 - 3 F45 Training
 - 4 ESTLR Athletics
 - 5 Function Fitness Gym Inc
 - 6 Pure Barre
 - 7 Equinox
- GROCERY**
- 1 Grow the Produce Shop
 - 2 Nijiya Market
 - 3 Marukai Market
 - 4 Green Apple Market
 - 5 Brothers Market
 - 6 Joe's Downtown Market
 - 7 La Central Market
 - 8 Village Market
 - 9 6th Street Market
 - 10 Whole Foods Market

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