

107 | HEWITT



JOIN WORLD RENOWN **CHEF LIWEI LIAO** OF
THE JOINT AND **UOICHIBA** AT 107|HEWITT

RETAIL FOR LEASE
ARTS DISTRICT

jayluchs.com
For Lease
310 407 6585
Jay Luchs
Los Angeles

NEWMARK

BR
BRIDGE
REAL ESTATE

JAY LUCHS
Vice Chairman
310-407-6585
jay.luchs@nmrk.com
CA RE Lic. #01260345
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 ±8,865 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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TENANT HIGHLIGHTS



JOIN THE JOINT SEAFOOD AND UOICHIBA

うおいちば
UOICHIBA
TEMAKI + CHIRASHI

UOICHIBA is a 10-seat counter serving temaki handrolls, chirashi bowls, and sashimi using dry-aged fish from the chef's fish market Joint Seafood.



THE JOINT

coffee+tea | seafood market

The Joint is a seafood market and cafe joining 107 Hewitt. The Joint specializes in dry aging seafood which minimizes waste while maximizing its quality.



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ASKING RENT

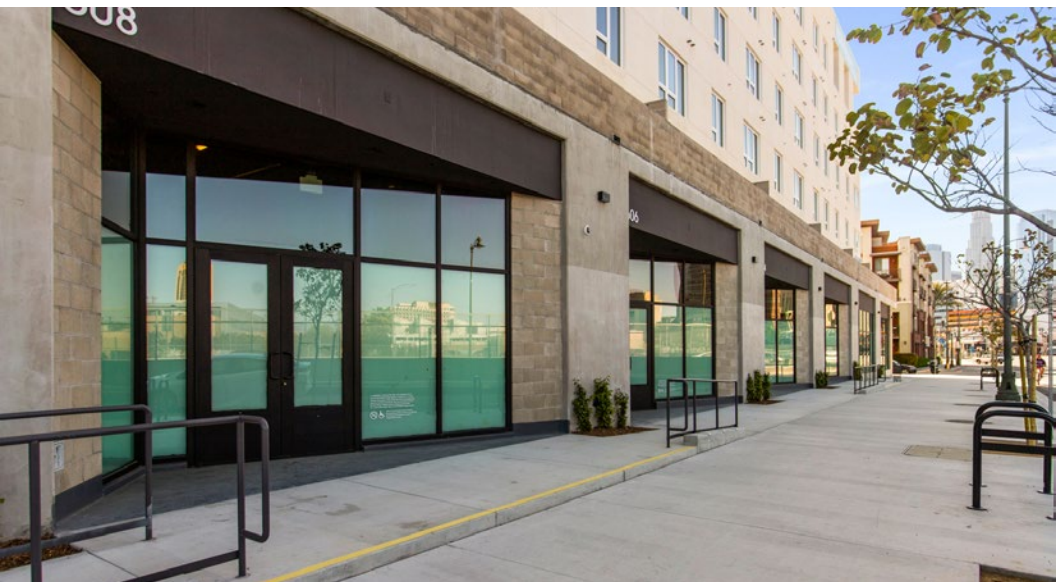
AVAILABLE UPON REQUEST

AVAILABLE SPACES INFO

| | | |
|------------------------|----------------|------------------|
| RETAIL 1 | LEASED | |
| 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 | | ±8,865 SF |



EXTERIOR PHOTOS



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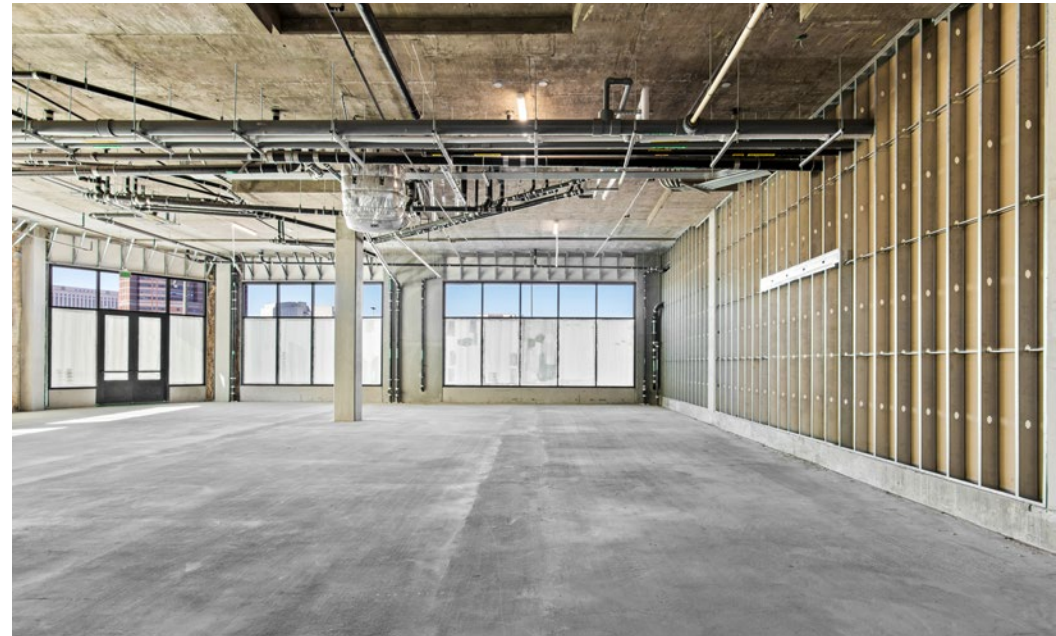
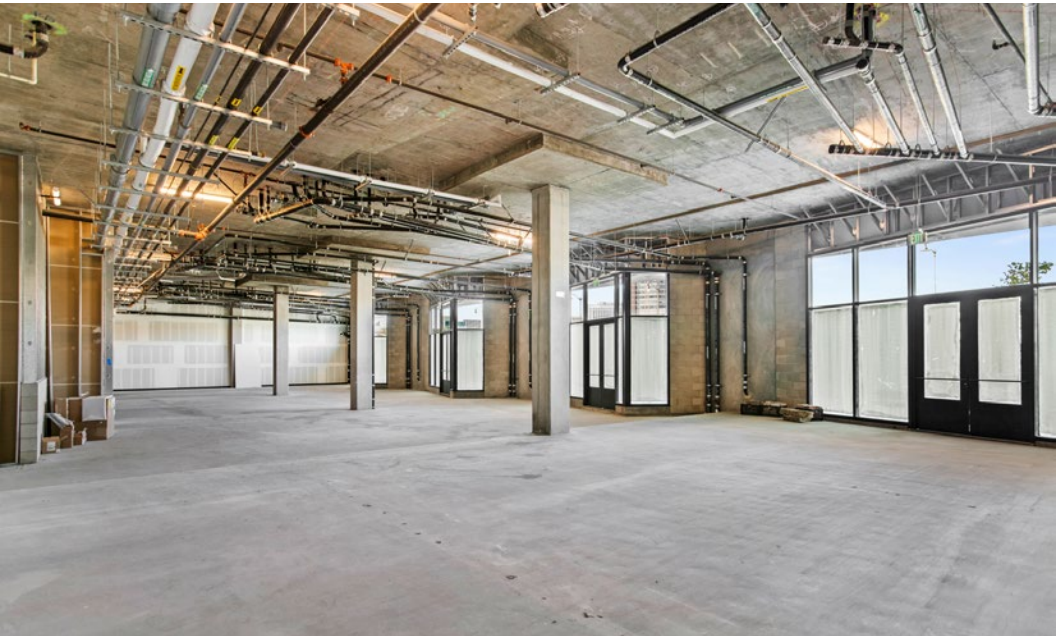
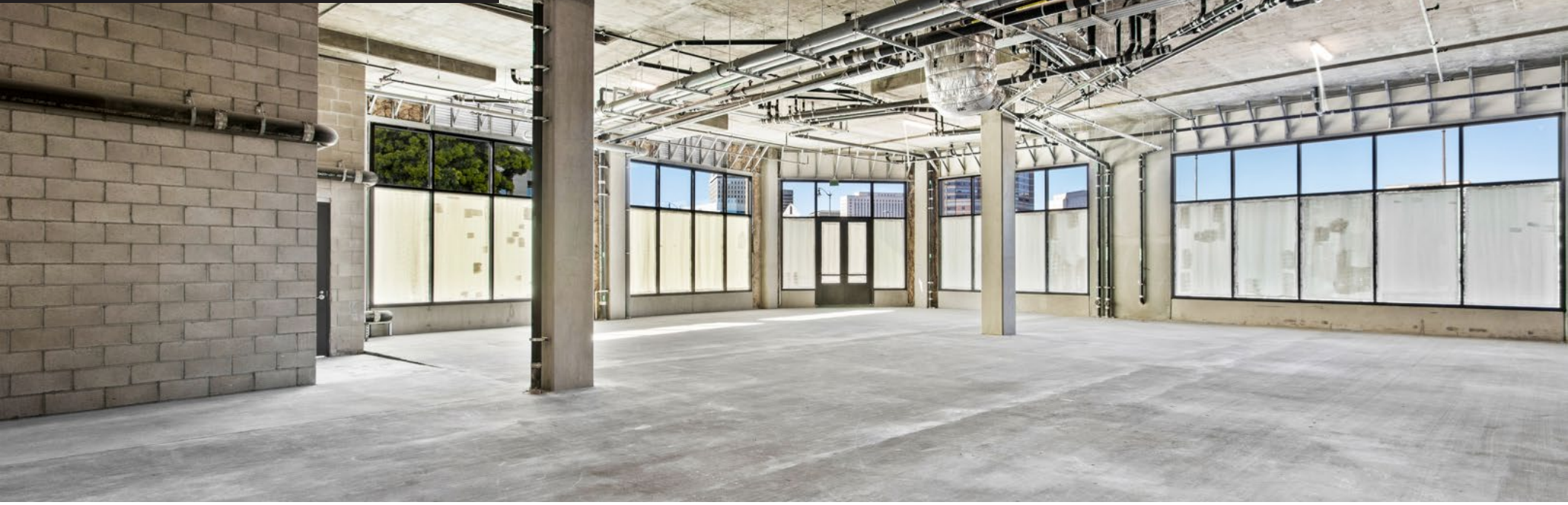
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INTERIOR PHOTOS



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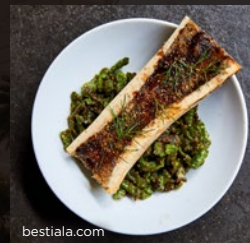
THE ARTS DISTRICT

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, Pie Hole, and the Arts District Brewery have not only become local favorites, but popular attractions for visitors and tourists.



bestiala.com

Bestia



wurstkuche.com

Wurstkuche



hauserwirth.com/locations

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

- BOXX
- HAUSER & WIRTH
- SALT & STRAW
- ZINC CAFE & MARKET
- PRINCE STREET PIZZA
- Wurstküche
- Luth Cafe
- AMERICANO
- Arts District Brewing Company
- PIE HOLE
- LE LABO GRASSE - NEW YORK
- Camphor
- FATHER'S OFFICE

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DEMOGRAPHICS



TOTAL POPULATION

53,779 **436,104** **1,167,228**

1 Mile 3 Miles 5 Miles

DAYTIME POPULATION

112,545 **573,606** **1,237,226**

1 Mile 3 Miles 5 Miles

MEDIAN AGE

41.0 **33.7** **33.5**

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)

Demographics: Esri 2023, Downtown LA: DCBID 2019-2022




WALK SCORE
95

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HONDA PLAZA
ALOHA CAFE, BBQ CHICKEN, MEN OH TOKUSHIMA RAMEN, PASTA E PASTA BY ALLEGRO, SUSHI GEN, KINJIRO, THE MERMAID, TOUS LES JOURS

TENNO SUSHI

IT'S BOBA TIME

HAKATA IKKOUSHA TONKOTSU RAMEN

WOLF & CRANE

PRIME PIZZA

DAVE'S HOT CHICKEN

STARBUCKS

CHAMPION'S CURRY

SUNRIGHT TEA STUDIO

ZENSHUJI SOTO MISSION

SOMI SOMI

SHOE PALACE

GRAND CENTRAL MARKET

BRADBURY BUILDING

MARUKAI MARKET

JAPANESE VILLAGE PLAZA
CAFE DULCE, CHINCHIKURIN, HAMA SUSHI, HONEYMEE, JASON MARKK, HONEYMEE, MOKUYOBI, OOMASA, NIJIYA MARKET, KURA REVOLVING SUSHI BAR, YAMAZAKI BAKERY AND MORE

MIYAKO HOTEL

FAR BAR
MR. RAMEN
SUSHI ENYA
RAKKAN RAMEN

DAIKOKUYA

FUGETSU-DO BAKERY

JIST CAFE

MARUGAME MONZO

JAPANESE AMERICAN NATIONAL MUSEUM

EAST WEST PLAYERS

THE GEFKEN CONTEMPORARY AT MOCA

THE MUSEUM OF CONTEMPORARY ART, LOS ANGELES

THE BROAD

WALT DISNEY CONCERT HALL

DOROTHY CHANDLER PAVILION

GRAND PARK

AHMANSON THEATRE

LOS ANGELES CITY HALL

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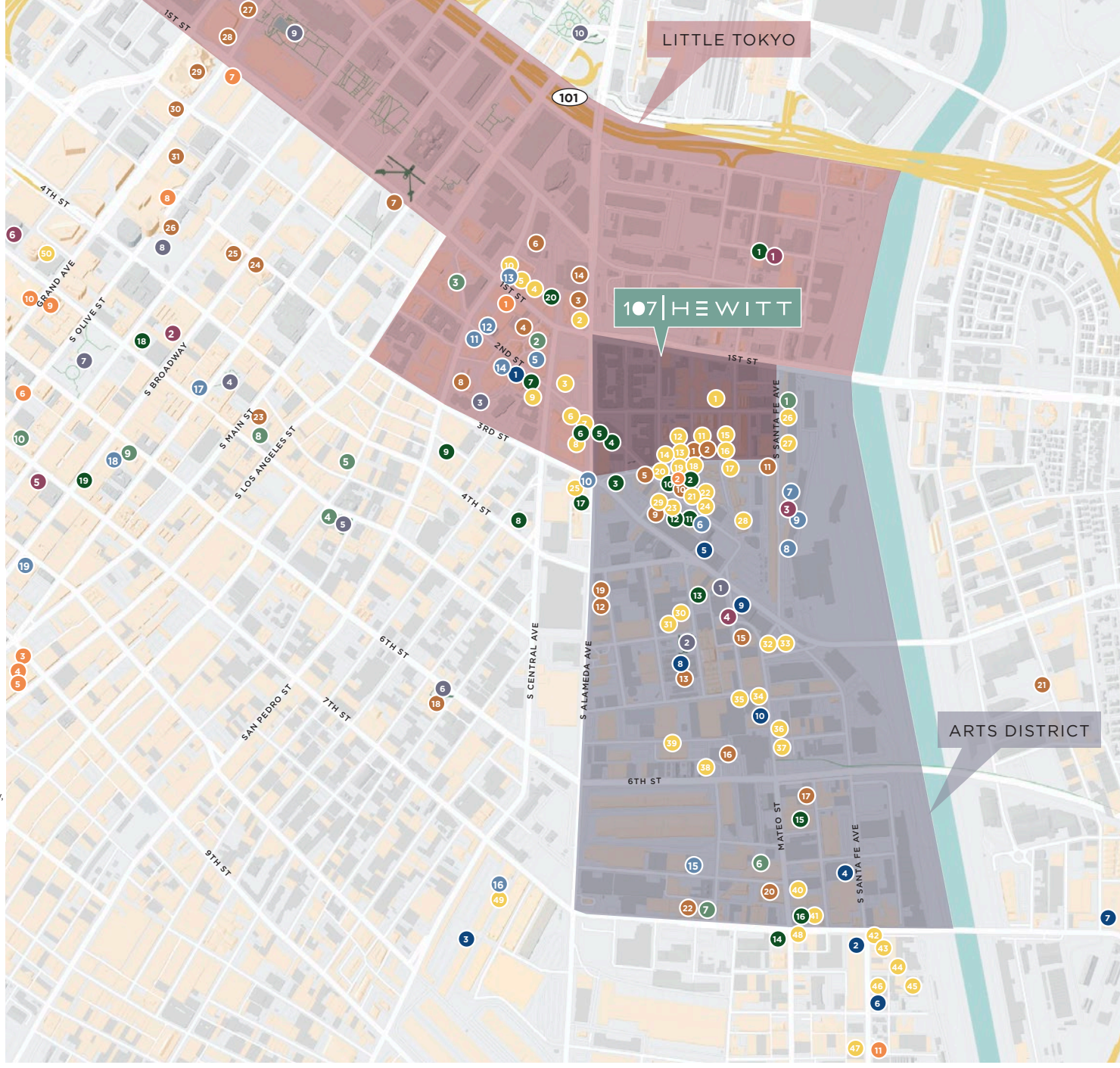
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- RESTAURANTS**
- 1 Father's Office
 - 2 Chado Tea Room
 - 3 Shin-Sen-Gumi Hakata Ramen
 - 4 Marugame Monzo
 - 5 Daikokuya Little Tokyo
 - 6 Sushi Gen
 - 7 Men Oh Tokushima Ramen
 - 8 Pasta e Pasta by Allegro
 - 9 Tenno Sushi
 - 10 JIST cafe
 - 11 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 Chá
 - 19 Yunomi Handroll
 - 20 Würstküche
 - 21 Kreation Juicery & Avoholic Bar
 - 22 Loqui
 - 23 The Pie Hole
 - 24 Groundwork Coffee Co
 - 25 Shojin
 - 26 Van Læuwen Ice Cream
 - 27 Kombu Sushi
 - 28 Smoke City Char Bar
 - 29 Tsujita Artisan Noodle
 - 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, Mokuoyobi, Monkey Pants, Sanrio, Tokyo Lifestyle, and more
 - 6 Lovestitch
 - 7 WITTMORE
 - 8 Hennessey + Ingalls
 - 9 The Benjamin Scholastic Salon
 - 10 Daiso
 - 11 RIF LA
 - 12 Popkiller Second
 - 13 BOWLS
 - 14 Shoe Palace
 - 15 Artist & Craftsman Supply
 - 16 **ROW DTLA:** Arcade, ARJ, Bodega, Cafe Dulce, Coast by Coast, Dublab & In Sheep's Clothing HIFI, KINTO, JOYBIRD, Le Vin, LVIR, OMAMimini, Shades of Grey, Shopify, Smorgasburg, and more
 - 17 The Last Bookstore
 - 18 Jumpman by Foot Locker
 - 19 Apple Tower Theatre
- NIGHTLIFE**
- 1 Boomtown Brewery
 - 2 Death & Co.
 - 3 Eightytwo
 - 4 Trully LA
 - 5 Angel City Brewery
 - 6 The Mermaid
 - 7 Wolf & Crane Bar
 - 8 High Tide
 - 9 The Escondite
 - 10 Neighborhood Winery
 - 11 Arts District Brewing Co.
 - 12 The Study
 - 13 Resident
 - 14 Everson Royce Bar
 - 15 Two Bit Circus
 - 16 Tony's Saloon
 - 17 X Lanes
 - 18 Perch
 - 19 Clifton's Republic
 - 20 Far Bar



- OFFICE**
- 1 CENTRL Office Downtown Los Angeles
 - 2 Warner Music Group
 - 3 **The Row:** Adidas, Virgin Hyperloop, J Brand, Soylent, SPACES, Fashionphile, UBTECH Robotics, WC+A, HopSkipDrive, Gardiner & Theobald, and more
 - 4 3BlackDot
 - 5 Honey
 - 6 Skunk Films
 - 7 Madhappy
 - 8 LACI
 - 9 Califa Farms
 - 10 Spotify, Gimlet, USC Roski Graduate Programs
- LODGING**
- 1 Miyako Hotel
 - 2 American Hotel
 - 3 STILE Downtown LA
 - 4 The Hoxton
 - 5 The Proper Hotel
 - 6 Hotel Per La
 - 7 Conrad Los Angeles
 - 8 Omni Los Angeles Hotel at California Plaza
 - 9 Blinnore 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 Corey Helford 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 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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Corporate RE Lic. #01355491

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Corporate RE Lic. #01937197

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