

3RD +
TRACTION



±1,200 SF RETAIL SPACE AVAILABLE
ARTS DISTRICT | DOWNTOWN LA

JAY LUCHS
Executive Vice Chairman
T 310-407-6585
jay.luchs@nrmk.com
CA RE Lic. #01260345
JAYLUCHS.COM

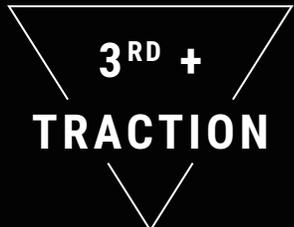
BRIAN ABDI
Director
T 310-275-9222
ba@bridgerealestate.com
CA RE Lic. #01879399

NEWMARK
PACIFIC

BR
BRIDGE
REAL ESTATE



ADDRESS	USE	SIZE	AVAILABLE	RATE
702 TRACTION AVENUE	RETAIL	±1,200 SF	APRIL 1, 2027	AVAILABLE UPON REQUEST



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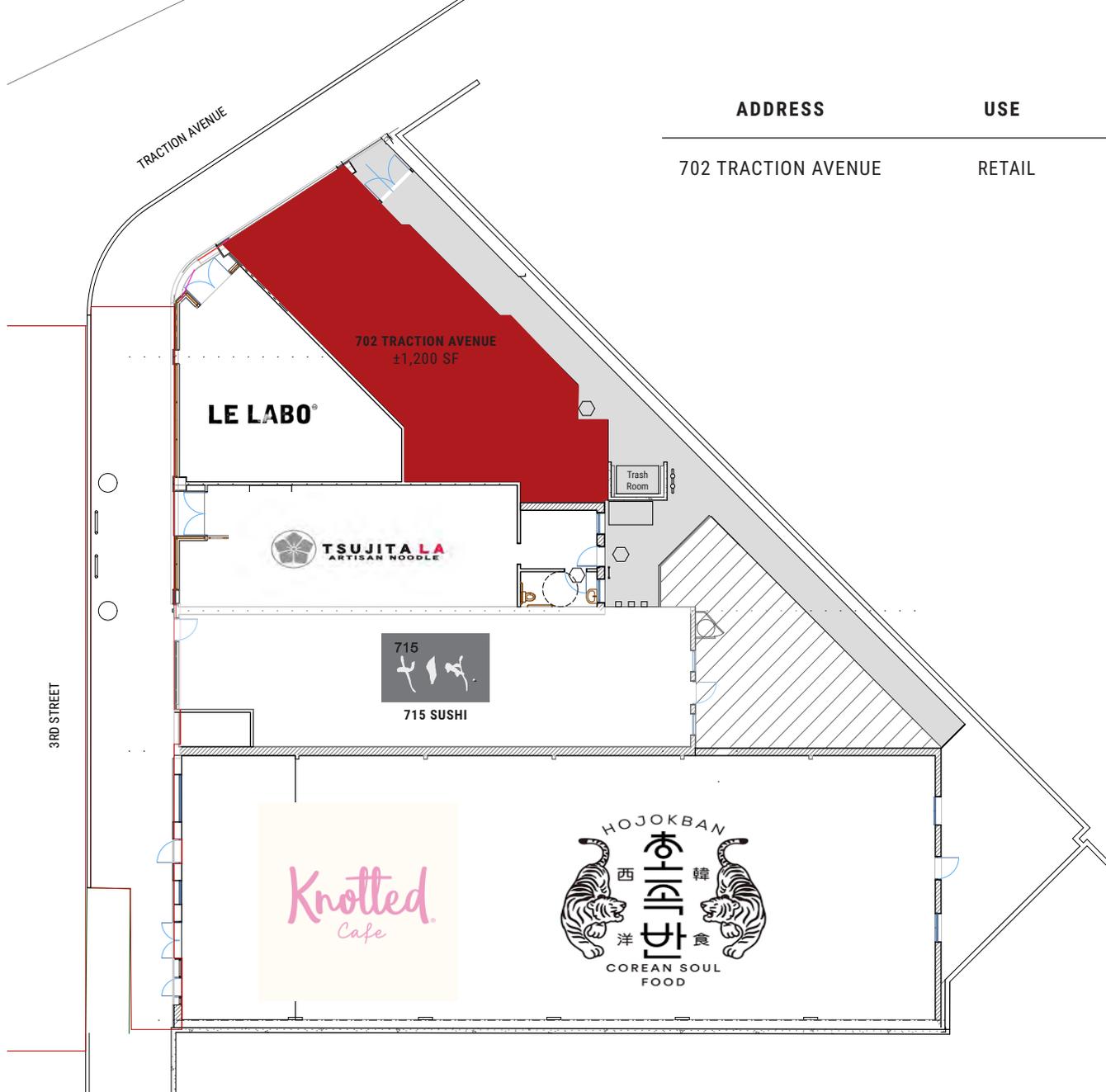
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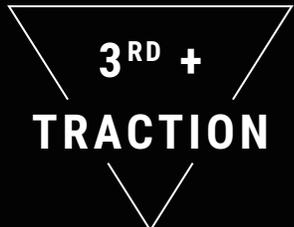
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ADDRESS	USE	SIZE
702 TRACTION AVENUE	RETAIL	±1,200 SF*



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LE LABO®
GRASSE - NEW YORK

Le Labo is a luxury fragrance brand known for slow perfumery and made-to-order blends in minimalist, lab-style boutiques. Hand-blended, labeled-on-site scents—along with city exclusives and curated home/body lines—drive gifting, repeat visits, and destination traffic among design-conscious, affluent shoppers.

TSUJITA
ARTISAN NOODLE

Founded in Tokyo in 2003, Tsujita has grown to 18 locations in Japan and entered the U.S. in 2011. Celebrated for rich, slow-simmered broths and tsukemen, the brand's craft-driven preparation, approachable service, and streamlined menu deliver fast turns, consistent quality, and reliable lunch-to-dinner traffic fueled by signature items, seasonal specials, and strong word of mouth.



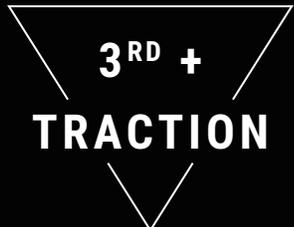
715 Sushi, led by Osaka-born Chef Seigo Tamura, is a one-Michelin-starred, eight-seat counter blending tradition and innovation—often with more cooked courses than expected. Seafood is sourced exclusively from Japan (with tuna aged in-house), nigiri rice is firm with a subtle Osaka-style sweetness.

Knotted.

Cafe Knotted, founded in Seoul in 2017, is famed for hand-crafted cream-filled donuts, fresh milk cream, and playful design. Now with 40+ locations in Korea, it has opened in Los Angeles at Westfield Century City, with an Arts District site coming soon. The menu spans fresh cream donuts, premium coffee, matcha, cookies, and cakes, brewed with Stereoscope beans and Nekohama ceremonial-grade matcha.



Hojokban delivers a modern Korean dining experience built around shareable plates, bold flavors, and convivial atmospherics suited to groups and social occasions. A curated beverage program featuring soju-inspired cocktails and craft beer extends dwell time and boosts evening performance. The blend of comfort and contemporary dishes attracts both food-savvy diners and mainstream audiences, encouraging discovery and repeat visits.



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Across from Wurstküche



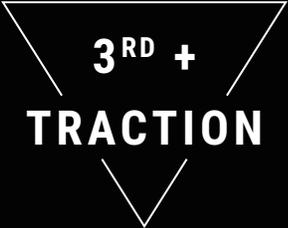
Steps from Hauser & Wirth

At the heart of DTLA's Arts District, **702 Traction Ave** offers a highly walkable mix of converted warehouses, galleries, murals, and creative offices, with daily conveniences nearby and easy access to Little Tokyo, ROW DTLA, the A/E Line at Little Tokyo Station, and major freeways.

Dining is a standout—top destinations like **Bestia, Bavel, Damian, Camphor, Kato,** and **Yangban** sit alongside casual staples such as **Wurstküche, Everson Royce Bar,** and **Arts District Brewing**; patios are common, reservations are smart, and parking is a mix of street, lots, and garages (with rideshare popular at night).



Steps to Salt & Straw



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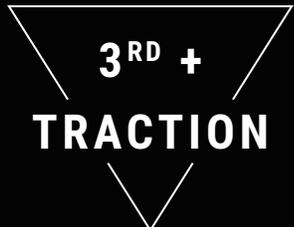


NEARBY



±32,413
CARS PER DAY

Traffic Count: Costar, TrafficMetrix 2025



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