



FIGat7TH

7th St & Figueroa Blvd
Downtown Los Angeles

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- **Open-Air Retail Destination** — 330,784 SF across Plaza, Street, Middle, and Lower levels, delivering a vertically integrated retail experience.
- **National Anchor Tenant Mix** — Home to Target, flagship Zara, H&M, Nordstrom Rack, Sephora, and EOS Fitness.
- **Dedicated Parking Infrastructure** — 2,397 total parking stalls in an attached structure, including 500 dedicated exclusive retail stalls (1.51/1,000 SF ratio).
- **Unrivaled Downtown Location** — Situated in the heart of Los Angeles' Financial District — DTLA's most concentrated employment corridor and steps from CryptoArena, L.A. Live, the LA Convention Center, and Union Station. FIGat7th has a 98 Walk Score | 100 Transit Score. Positioned at the center of every major Los Angeles event corridor — including FIFA World Cup 2026, Super Bowl LXI 2027, and the LA28 Olympics.
- **High-Spending, Loyalty-Driven Shopper Base** — Average household income of \$149,785 within 0.25 miles (~40% above the L.A. average). Millennial-skewing, 65% Hispanic, 58% female, with 2.5M loyal visitors (3+ annual visits).

Anchor Tenants



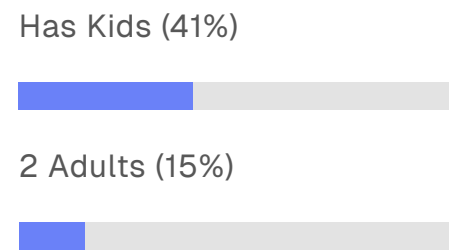
Consumer Demographic Profile

Customers
1,171,870

Ethnicity
shopper composition

- **65%** Hispanic
- **22%** Caucasian
- **7%** Asian
- **6%** African American

Household Composition
multi-generation or group
shopper households common



Income
high income shopper



- **\$151k+ (21%)**
- **<\$20k (17%)**
- **\$101-\$150k (16%)**
- **Other**

Wealth
shoppers tend to have limited savings

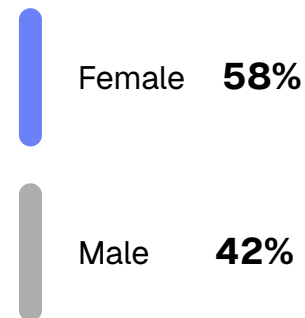


- **<\$49k (41%)**
- **\$500k+ (35%)**
- **\$50k-\$499k (24%)**

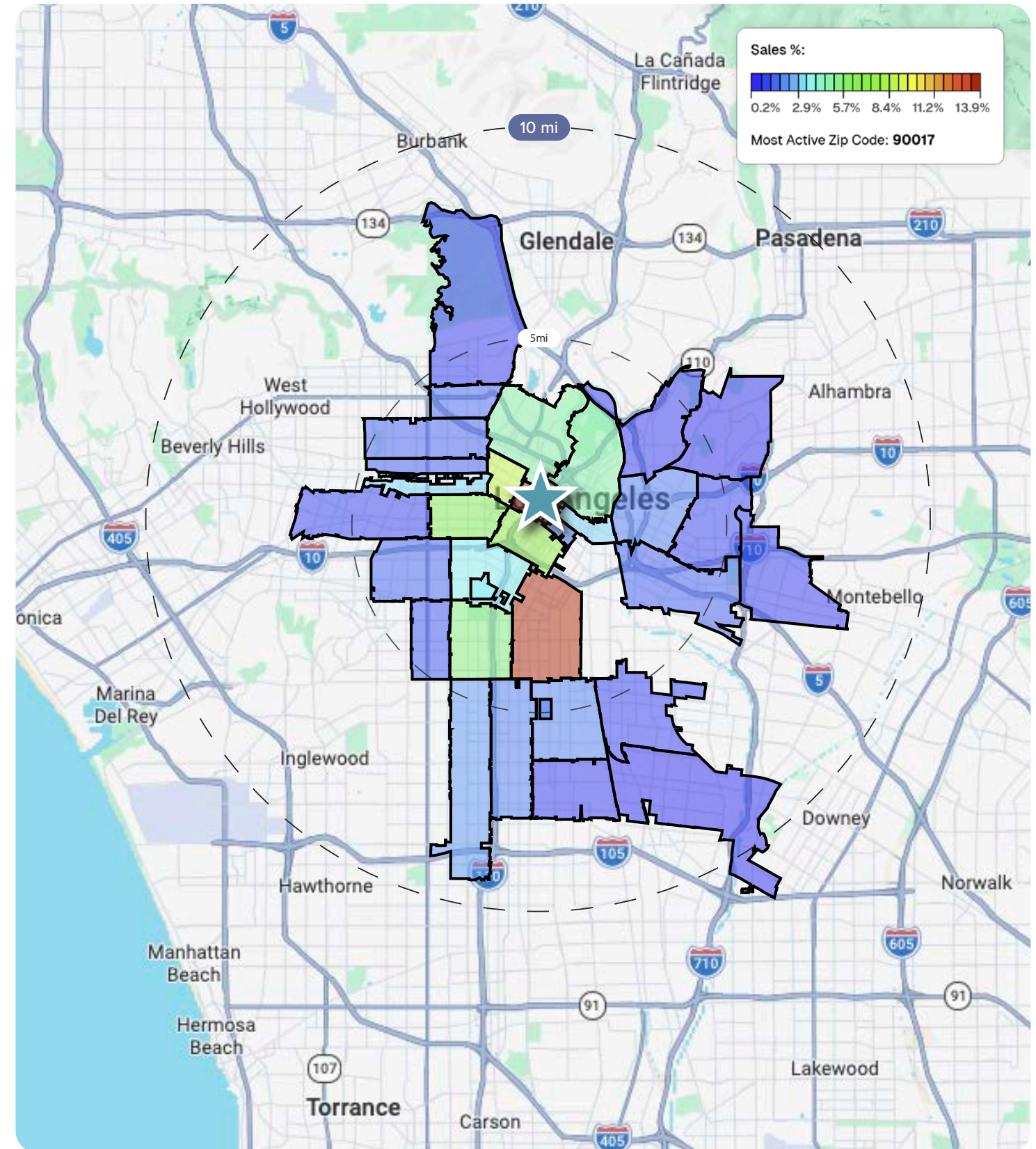
Age
millennial shoppers

- **30%** 25-34 yrs
- **20%** 35-44 yrs
- **18%** 18-24 yrs
- **15%** 45-54 yrs

Gender
balanced gender mix



SOURCE:
 CENTER CHECK



DTLA Snapshot

Demographics

1.24M

Trade area
(resident population)

42,612

Daytime population
within four blocks

49%

Shoppers between
the ages of 25-44

\$384/m

Average spent per shopper
(vs. \$255.89 U.S. benchmark)

Source: Downtown Center Business Improvement District & Alexander Babbage Shopper Intercept Study

Highest Traffic Destinations

Crypto Arena

4M Visits/
Year

L.A. Live

20M Visits/
Year

Convention Center

2M Visits/
Year

Union Station

36M Travelers/
Year

1

Grand Central Market

- Ana Maria
- Bastion Bakery
- Bento Ya Japanese Cuisine
- Berlin Currywurst
- Broad Street Oyster Co.
- China Café
- Donut Man
- Eggslut
- Fat & Flour
- For The Win
- G&B Coffee
- Ghost Sando
- Golden Road
- Grand Central Jewelry
- Jose Chiquito
- The Juice
- Knead & Co. Pasta
- La Fruteria
- La Huerta Candy
- La Tostaderia
- Lucky Bird
- Maple Block
- McConnell's Fine Ice Cream
- Moon Rabbit
- Olio GCM Wood Fired Pizzeria
- The Oyster Gourmet
- Ramen Hood

2

L.A. LIVE

- The Agave Library at Sendero
- Conga Room
- Corteza at Sendero
- Crypto.com Arena
- Fixins Soul Kitchen
- Fleming's Prime Steakhouse
- Glance Lobby Bar
- Grammy Museum
- Illy Caffè
- Katsuya
- Lazy Dog Restaurant & Bar
- Leña at Sendero
- LA Convention Center
- Lucky Strike Lanes
- The Mixing Room
- The Novo
- Peacock Theater
- Regal Cinemas L.A. LIVE
- Ritz-Carlton Spa
- Savoca
- Smashburger
- Sol Agave
- Starbucks
- TEAM LA Store
- Tom's Watch Bar
- Yard House

3

Broadway Retail Corridor

- A.P.C.
- Acne Studios
- Adidas (coming soon)
- Aesop
- Apple Store
- Foot Locker
- Gentle Monster
- Katsuya
- Jordan Brand / Jumpman
- Mykita
- PacSun
- Paul Smith
- Ross Dress for Less
- Timothy Oulton
- Urban Outfitters
- Vans
- West Elm

4

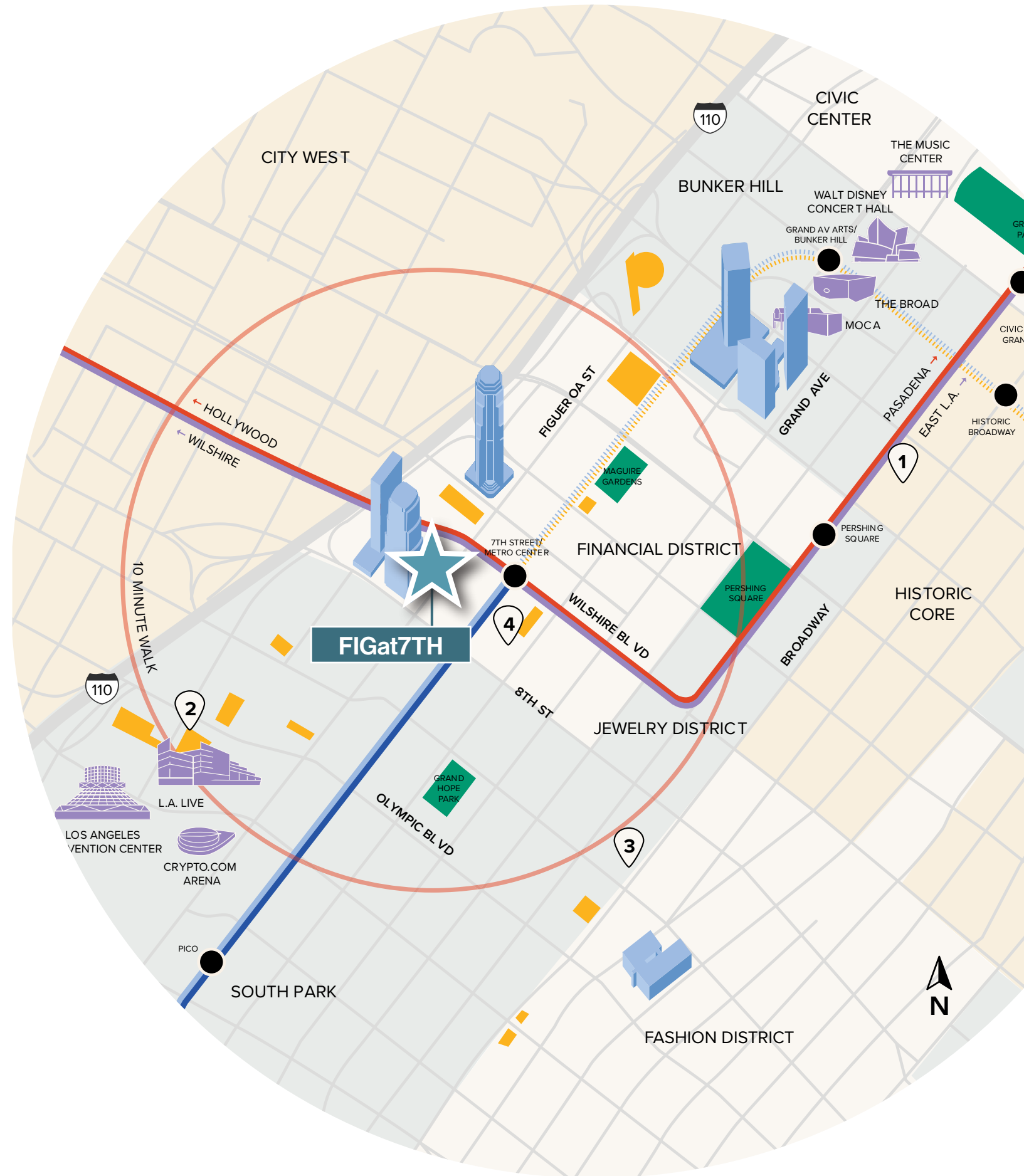
THE BLOC

- Alamo Drafthouse Cinema
- Bellalina Gelato
- Bring Something to the Party
- Café Balzac
- District Bar/Kitchen
- DRNK Coffee + Tea
- Drybar
- DTLA Proud A+R=T Community Center
- Eyes on The Bloc
- Farmer's Fridge
- GNC Live Well
- Hatch Yakitori + Bar
- Jewelry Pavilion
- Joey Restaurants
- LA Fitness
- LAN Auto Detailing
- Marco Valentino
- Marugame Udon
- Paper Source
- Qwench Juice Bar
- Sculpt
- Starbucks
- T-Mobile
- UCLA Health
- Uniqlo
- USPS
- Video Vortex
- Volvo Studio DTLA

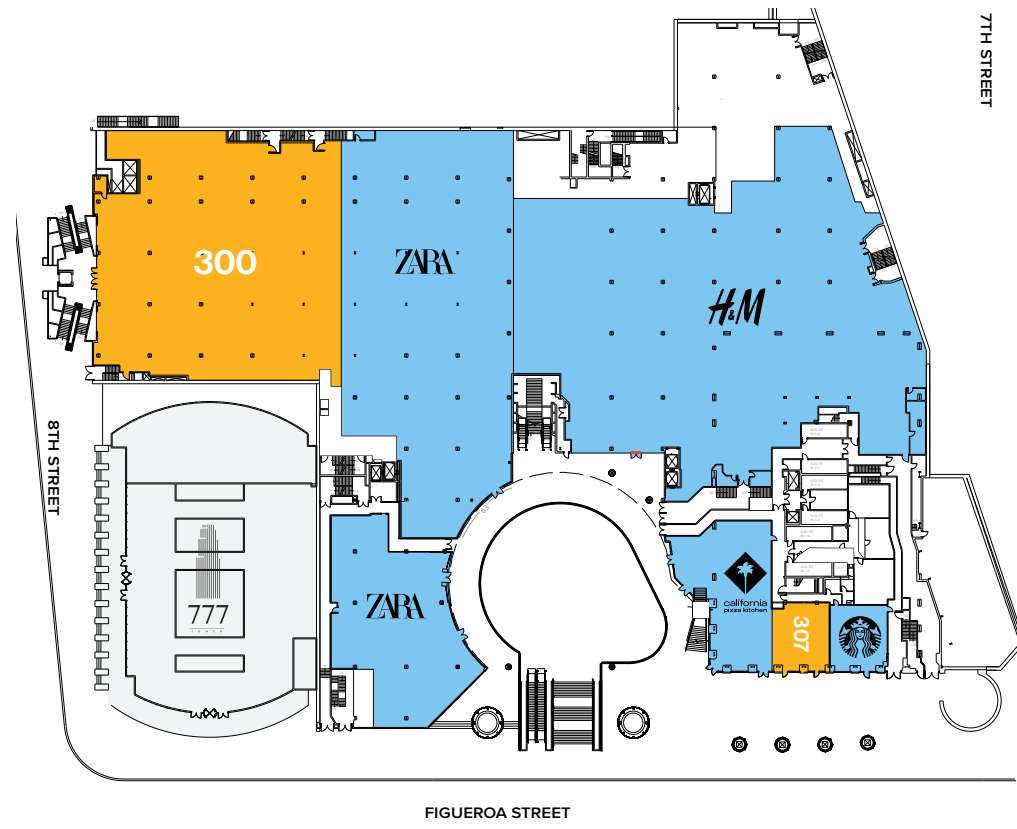
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Notable Hotels

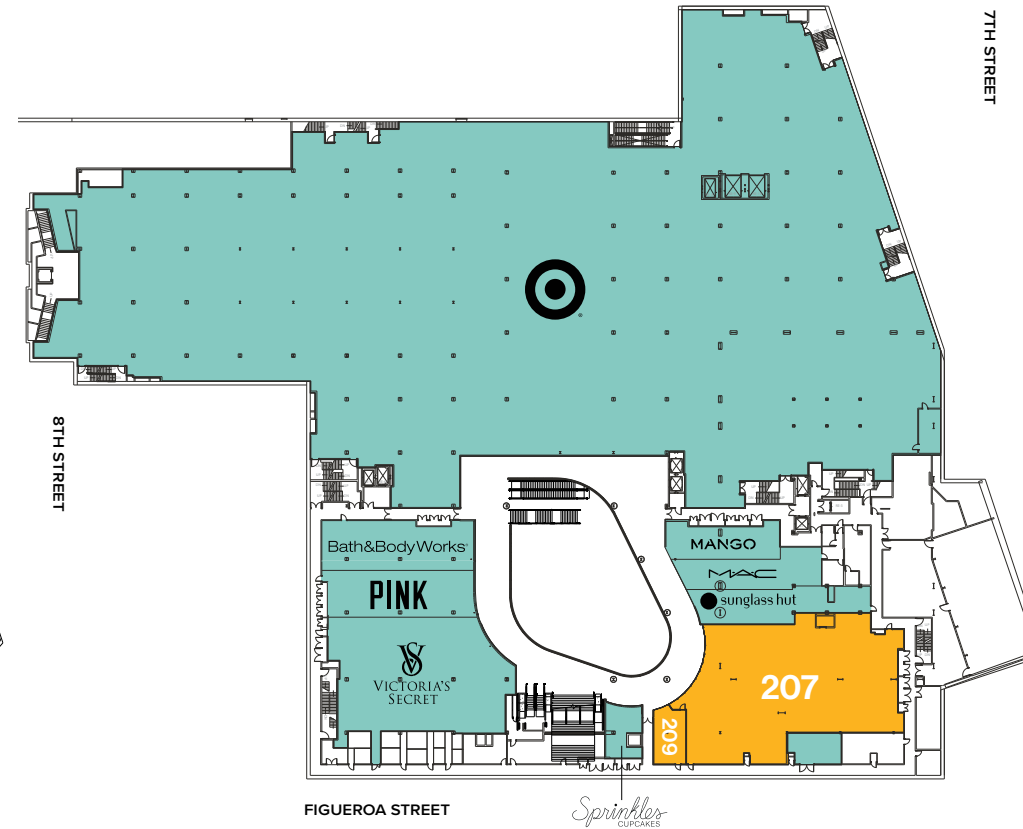
- Ace Hotel
- The AC Hotel
- citizenM Hotel
- Conrad Los Angeles
- Courtyard Los Angeles L.A. Live
- The Delphi Hotel
- Downtown LA Proper Hotel
- Freehand Los Angeles
- Hilton Checkers Hotel
- Hotel Figueroa
- Hotel Indigo
- Hotel Per La
- Hoxton Hotel
- InterContinental Hotel
- JW Marriott
- Mayfair Hotel
- Millennium Biltmore Hotel
- The Moxie
- O Hotel
- The Ritz-Carlton Los Angeles
- Sheraton Grand
- Soho Warehouse
- The Wayfarer
- Westin Bonaventure



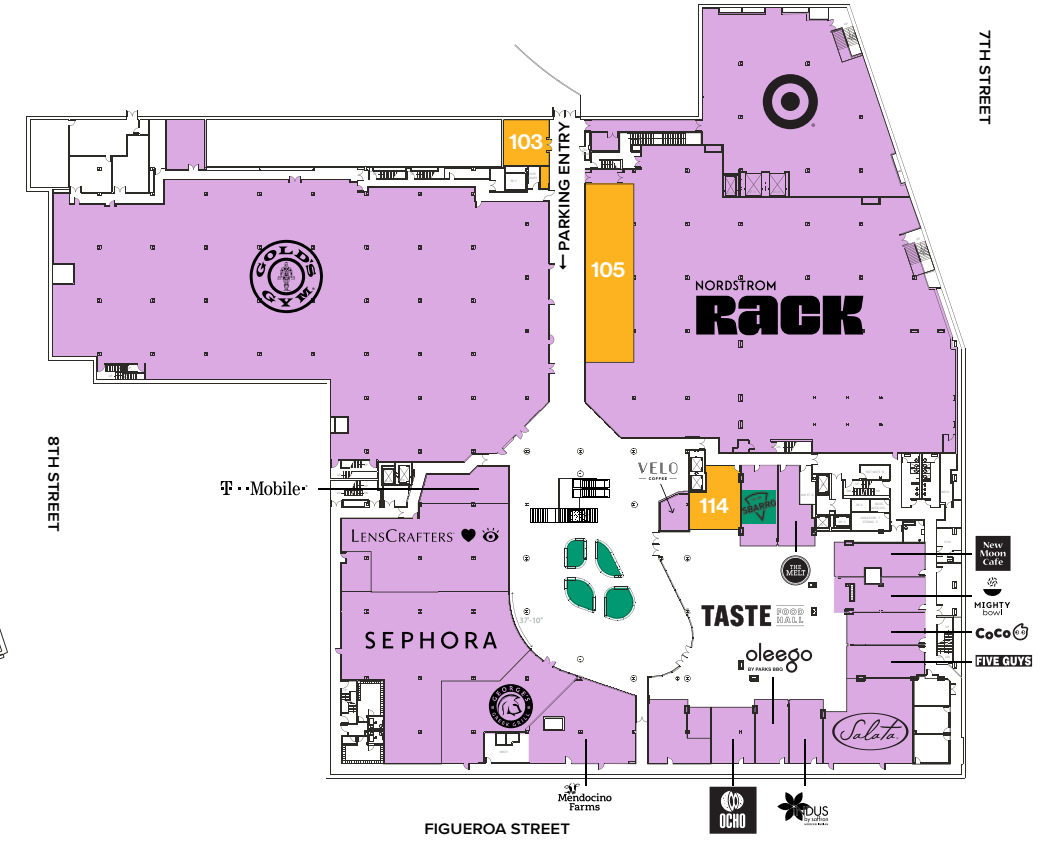
Street Level – M3



Middle Level – M2



Lower Level – M1



■ For Lease

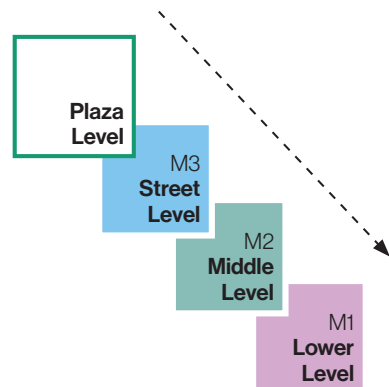
Suite 300 | 21,377 SF
Suite 307 | 621 SF

■ For Lease

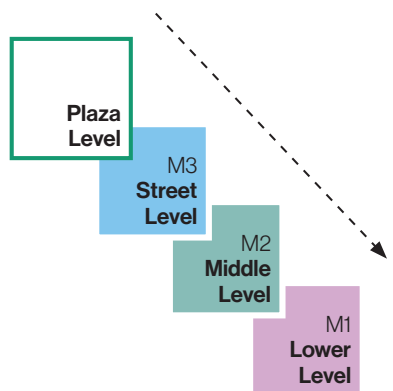
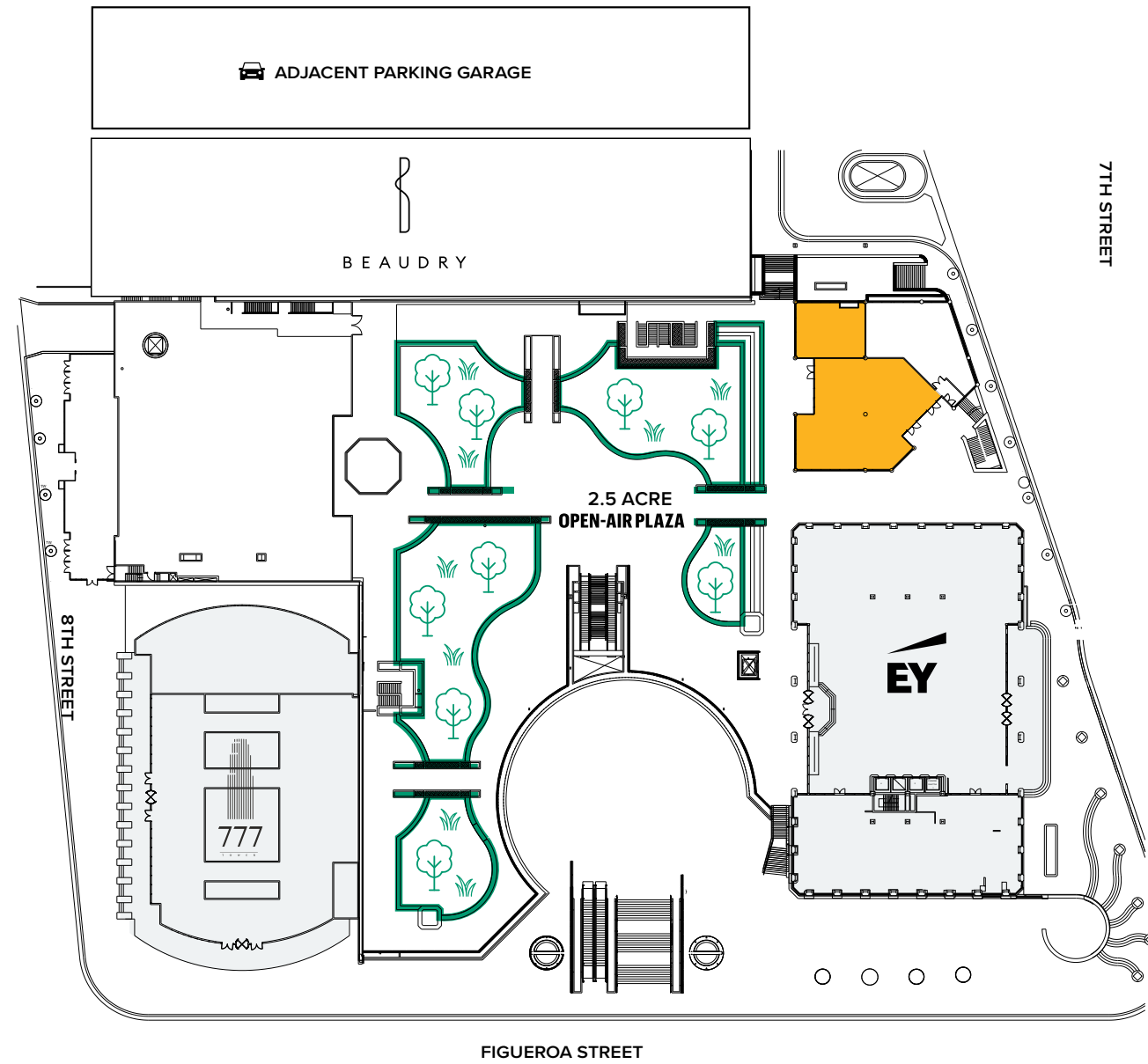
Suite 207 (Former Morton's) | 8,298 SF
Suite 209 (Former Morton's) | 590 SF

■ For Lease

Suite 103 | 744 SF
Suite 105 | 2,294 SF
Suite 114 | 924 SF



Plaza Level



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