

FIGat7TH

7th St & Figueroa St
Financial District

DOWNTOWN LOS ANGELES

Jake Gordon | Lic. 02225974
c 424-293-3572 **e** Jake.Gordon@betaagency.com

Randi Cohen | Lic. 02135211
c 310-439-8000 **e** Randi.Cohen@betaagency.com

Richard Rizika | Lic. 01044064
o 310 430 7790 x101 **e** Richard.Rizika@betaagency.com

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10
60
5
5
10
101
10
101
UNION STATION LOS ANGELES
THE BROAD
THE GRAND LA
WALT DISNEY CONCERT HALL
WESTIN HOTELS & RESORTS
Arts District
ROW DTLA
PIZZERIA BIANCO
gget
SMORGASBURG
PIKUNICO
The BLOC
JOEY
LA FITNESS
drybar
UNIQLO
MARUGAME UDON
UCLA Health
Bunker Hill
Wilshire Grand
INTERCONTINENTAL HOTELS & RESORTS
spire73
La Boucherie
NIKU X
Financial District
WHOLE FOODS MARKET
Hotel Indigo
Ralphs fresh fare
LA Live
ESPN
KATSUYA
Yard House
REGAL
LAZY DOG
Fleming's
GRAMMY MUSEUM
peacock theater
Hotel Figueroa
crypto.com ARENA
South Park
Los Angeles CONVENTION CENTER
5 min walk
10 min walk
15 min walk
FIGat7TH
NORDSTROM Rack
ZARA
H&M
EoSFITNESS
Mendocino Farms
SEPHORA
110
110

DTLA Snapshot

Demographics

3.1M
Trade area
(resident population)

94,508
Daytime population
(0.5 mile radius)

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, Placer.ai, Sites USA

Highest Traffic Destinations

Crypto Arena
4M Visits/ Year

L.A. Live
20M Visits/ Year

Convention Center
2M Visits/ Year

Union Station
36M Travelers/ Year



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DOWNTOWN LA | FINANCIAL DISTRICT

Project Overview

FIGat7th delivers a dynamic mix of nationally recognized retailers, popular dining concepts, daily-needs providers, and wellness services — anchoring the only true mixed-use campus in Downtown Los Angeles. Positioned within the Financial District and adjacent to major office, residential, and transit developments, the center benefits from exceptional visibility, strong foot traffic, and a robust daytime and evening population.

PROJECT AT A GLANCE

330,784 SF
Rentable area

Open-Air
Urban retail center

3
Levels of retail

500
Parking stalls

±360 FT
Frontage on Figueroa St

ANCHOR & FLAGSHIP TENANCY

Target · Nordstrom Rack · H&M · ZARA · EōSFITNESS

LOCATION & DEMAND DRIVERS

152,963
Employees within 1-mile

7.2M
SF occupied office 0.25-mile

$149K
Avg. HH income 0.25-mile

3.9M
Annual visits +20.8% / Yr

98
Walkscore Top 10% center

THE INTEGRATED CAMPUS

The Beaudry
785 UNITS

777 Tower
1.0M SF OFFICE

EY Plaza
970K SF OFFICE

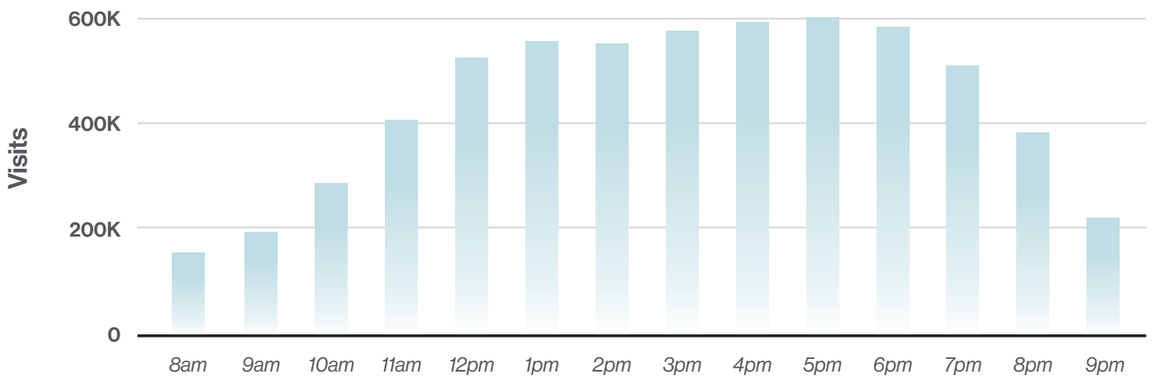
Figueroa Eight
438 UNITS 42 FL





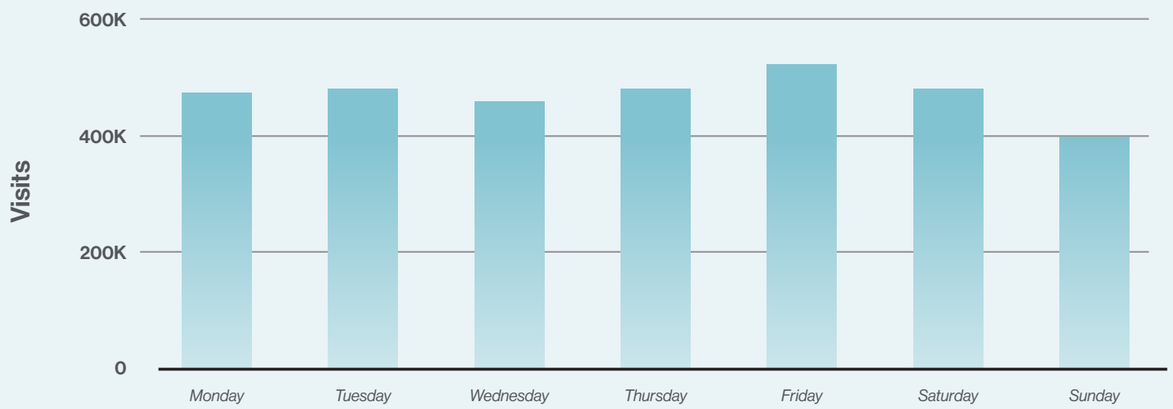
Hourly Visits

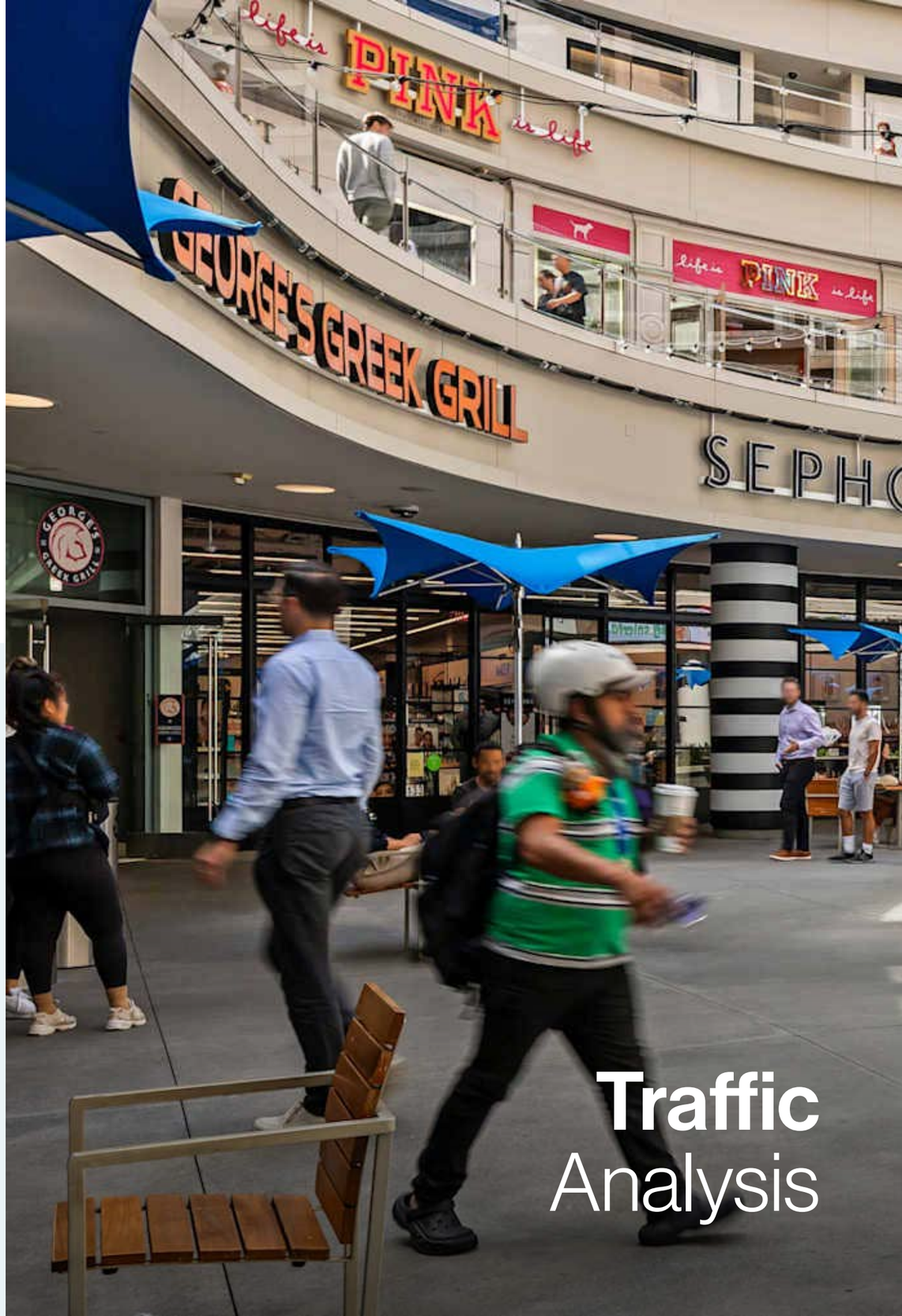
CONSISTENT VISITATION
THROUGH 7:00 PM



Daily Visits

STEADY FOOT TRAFFIC CONSISTENCY
SEVEN DAYS A WEEK





Traffic Analysis

Conceptual Renderings

Before



After

Before



After

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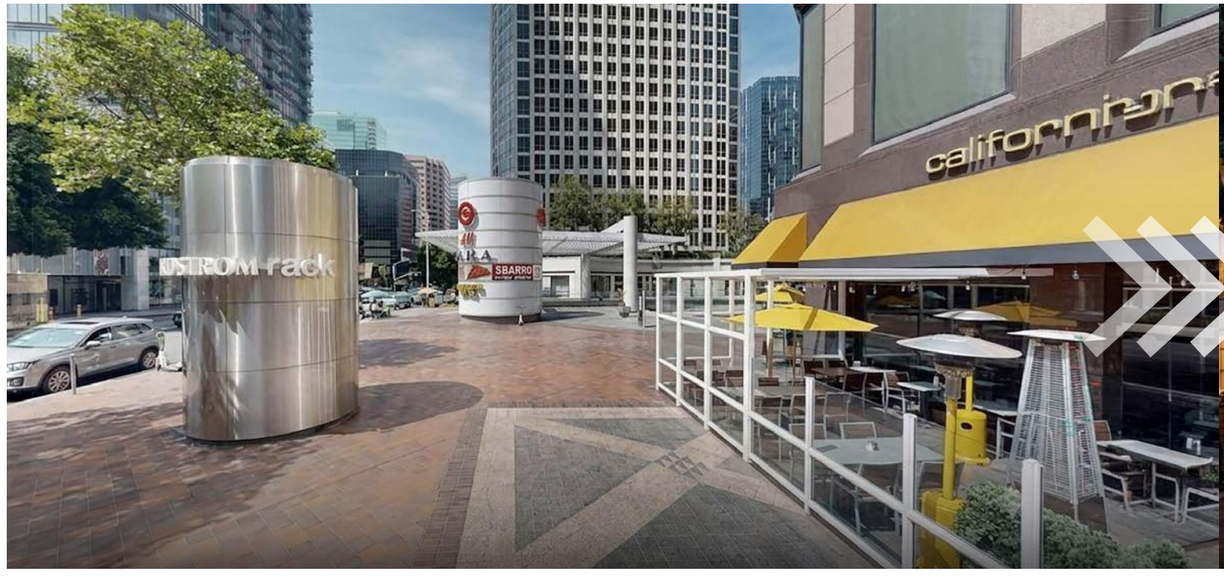
Conceptual Renderings

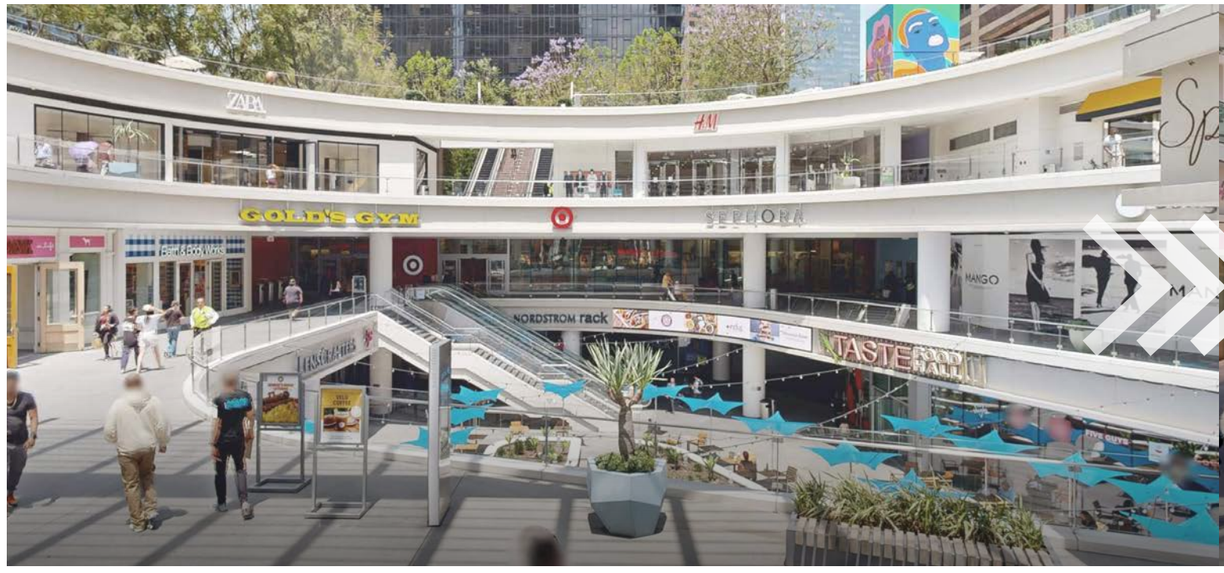
Before



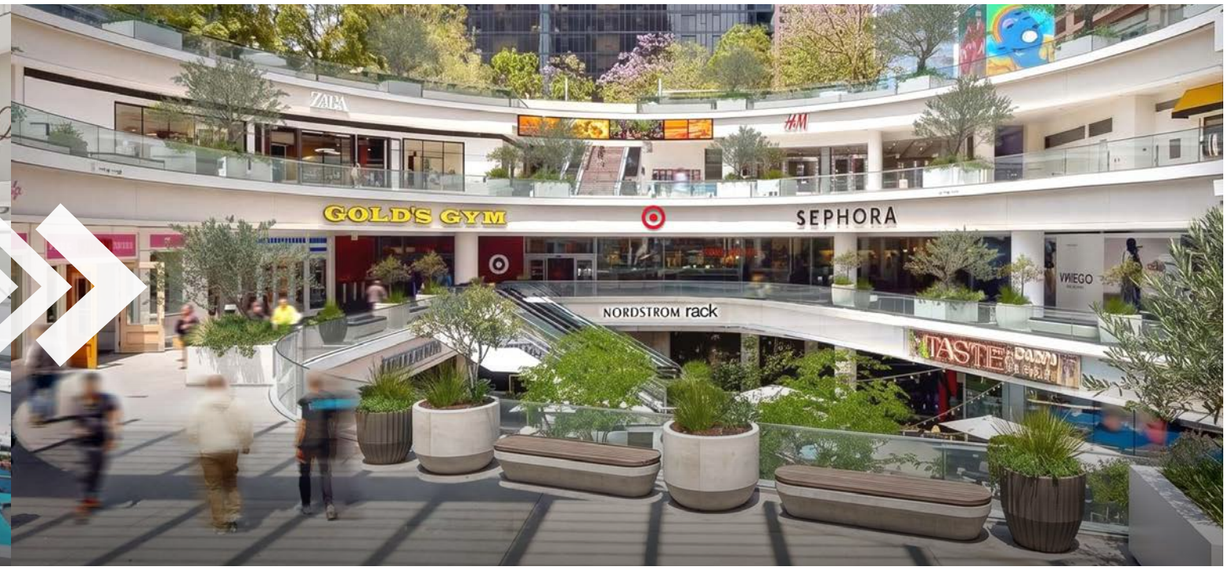
After



Before



After



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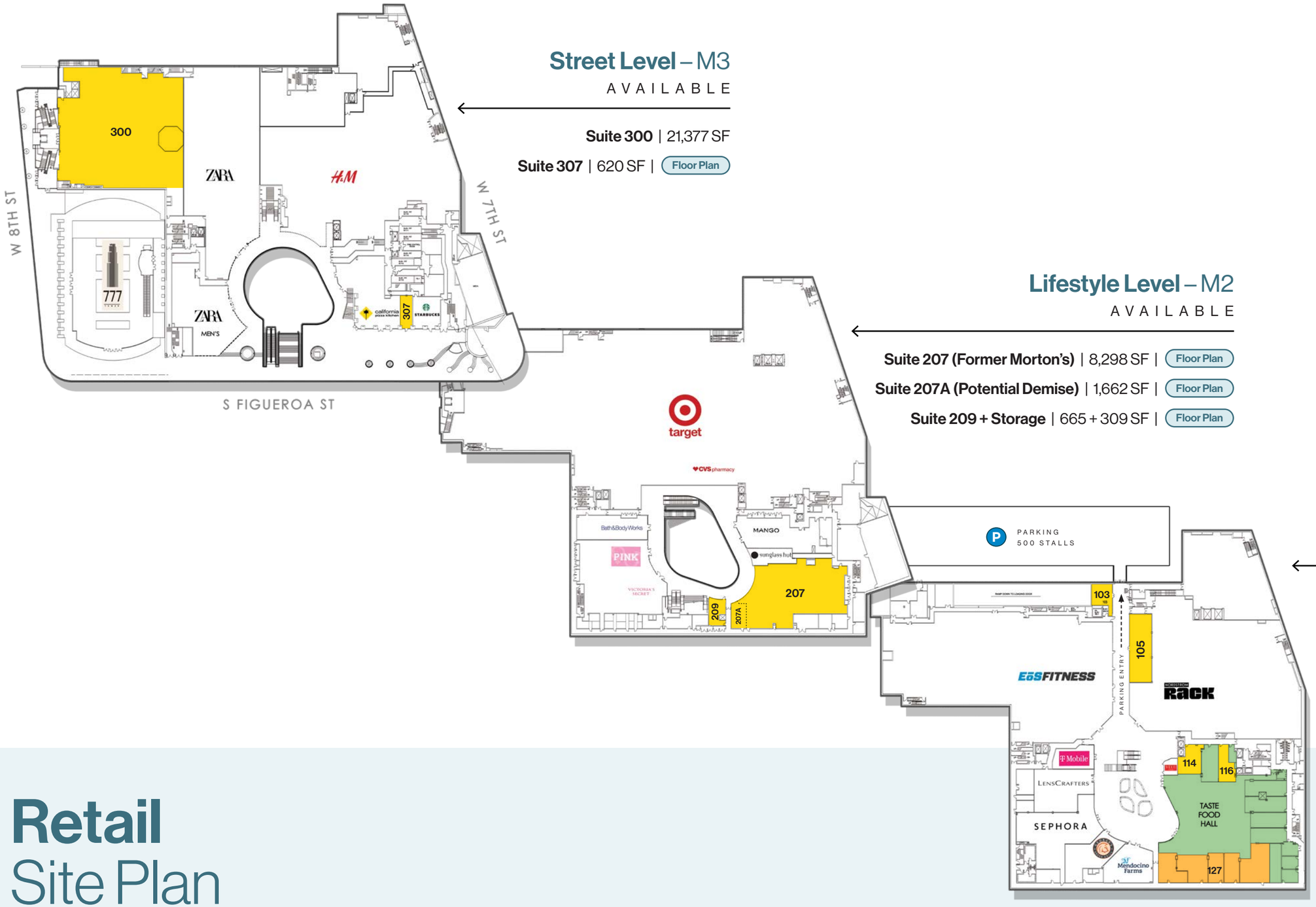

Street Level – M3

AVAILABLE

Suite 300 | 21,377 SF

Suite 307 | 620 SF | Floor Plan

Lifestyle Level – M2

AVAILABLE

Suite 207 (Former Morton's) | 8,298 SF | Floor Plan

Suite 207A (Potential Demise) | 1,662 SF | Floor Plan

Suite 209 + Storage | 665 + 309 SF | Floor Plan

Parking Level – M1

AVAILABLE

Suite 103 | 818 SF | Floor Plan

Suite 105 | 2,294 SF | Floor Plan

Suite 114 | 924 SF | Floor Plan

Suite 116 | 757 SF | Floor Plan

Suite 127 | 4,968 SF | Floor Plan

Retail
Site Plan

FIGAT7TH | FINANCIAL DISTRICT

For Lease | Food Hall | Future Food Hall Anchor | P Parking

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Plaza Level



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Source: Los Angeles Convention Center Expansion Plan 2027 Rendering

For leasing, please contact:

Jake Gordon | Lic. 02225974
c 424-293-3572 **e** Jake.Gordon@betaagency.com

Randi Cohen | Lic. 02135211
c 424-499-0018 **e** Randi.Cohen@betaagency.com

Richard Rizika | Lic. 01044064
o 310 430 7790 x101 **e** Richard.Rizika@betaagency.com

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