

mixed-use  
retail/creative  
office space available

# GLO

670 S. BIXEL ST.  
LOS ANGELES, CA 90017



*For more information, please contact:*

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## about the property



### PROPERTY HIGHLIGHTS

GLO is a mixed-use residential community located in Downtown's Mid City West neighborhood. Located at the core of a vibrant pedestrian corridor in the heart of Los Angeles at an incredible intersection of work, home and play. The mixed-use community features 1,200 square feet of ground-floor retail below 200 stylish apartment units, just blocks from premier DTLA restaurants and shopping. The surrounding retail, lofts districts and proximity to Downtown Los Angeles and City West gives it a distinctly urban and hip feeling.

### Space Highlights:

- 1200 Square Feet
- High ceilings and ADA restrooms
- Over 95K residents within 1-mile radius
- Easy access to schools like FIDM, USC and Loyola Law
- Adjacent to several major employers: L.A. Healthcare Plan, The Passport office, Kinetic Agency, Los Angeles County Bar Association & more
- Neighboring tenants:



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apartment - photos



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## apartment - photos



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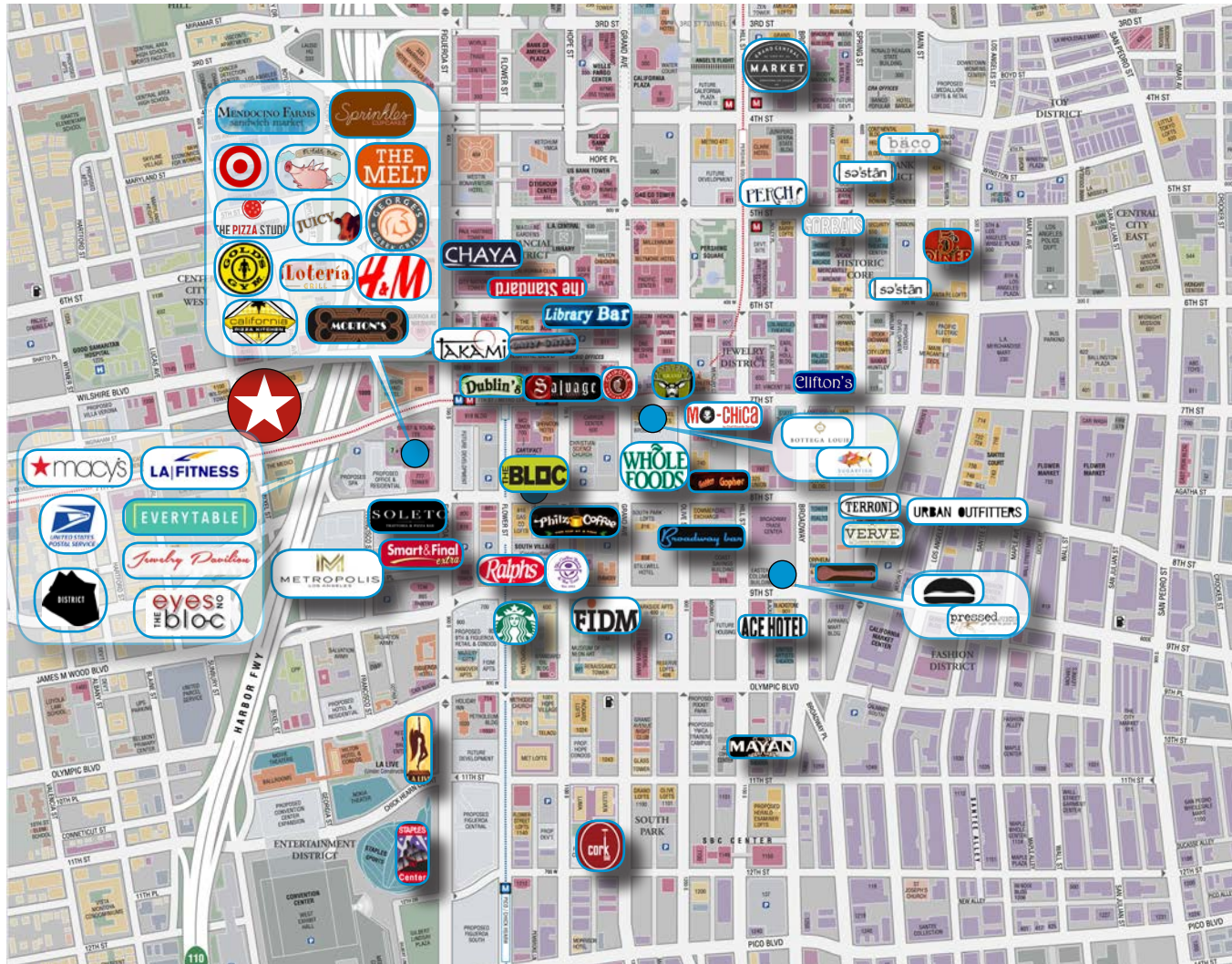
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## current market overview



## Trade Area Demographics

### 2020 Estimated Demographics

1-Mile	
Est. Population	114,749
Est. Avg. Household Income	\$68,494
Est. Daytime Employee Population	143,552
3-Mile	
Est. Population	595,782
Est. Avg. Household Income	\$56,655
Est. Daytime Employee Population	381,406
5-Mile	
Est. Population	1,326,086
Est. Avg. Household Income	\$61,804
Est. Daytime Employee Population	594,155

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## city west

City West is located in the City West neighborhood, just west of Downtown LA, south of Hollywood, and east of Koreatown. City West is immediately adjacent to the South Park neighborhood and is continuing to develop and grow.

The area is within reach of employment, entertainment options, transportation, where residents benefit from the various amenities. The submarket is ideally suited to the needs of the area's tenant base looking for housing near cultural activities in Downtown, Hollywood, Mid-City and beyond.

### Area Developments

City West is surrounded by over \$23 billion of developments recently completed and currently planned developments. The City of Los Angeles, the CRA, and numerous private investors have poured time and energy into the development and resurgence of three key areas. Wilshire Center, which includes the nearby areas of Koreatown and Mid-Wilshire is benefiting from approximately \$2.7 billion of recent development. A half billion dollars alone of planned improvements and growth is concentrated within the two mile section of Wilshire Center. Over \$12.5 billion is being placed into the Downtown Los Angeles market and another \$5.8 billion is planned to revitalize Hollywood.

The communities surrounding these sites will benefit from the resulting population growth, improved employment options, better schools for families and students. Key development projects are bringing new retail, entertainment, public transportation, housing, educational facilities, government and community buildings to a five mile radius of the property.



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