

JIA APARTMENTS

639 N Broadway | Los Angeles, California

RESTAURANT - READY SPACE AVAILABLE



For more information, please contact::

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PROJECT OVERVIEW

Colliers International is pleased to present approximately 10,600 square feet of restaurant retail space at Jia, a luxury apartment community of 280 residential units in the booming Chinatown district of Downtown Los Angeles. Situated on the northwest corner of Broadway and Cesar Chavez, the newly constructed project was completed in 2014 and is currently home to retailers that include Starbucks, HSBC and ramen restaurant Okiboru.

Originally conceived as a food hall concept, the available space is readily divisible and has already had millions of improvement dollars poured into its development, making it an ideal base for local and innovative community-serving restaurant concepts.

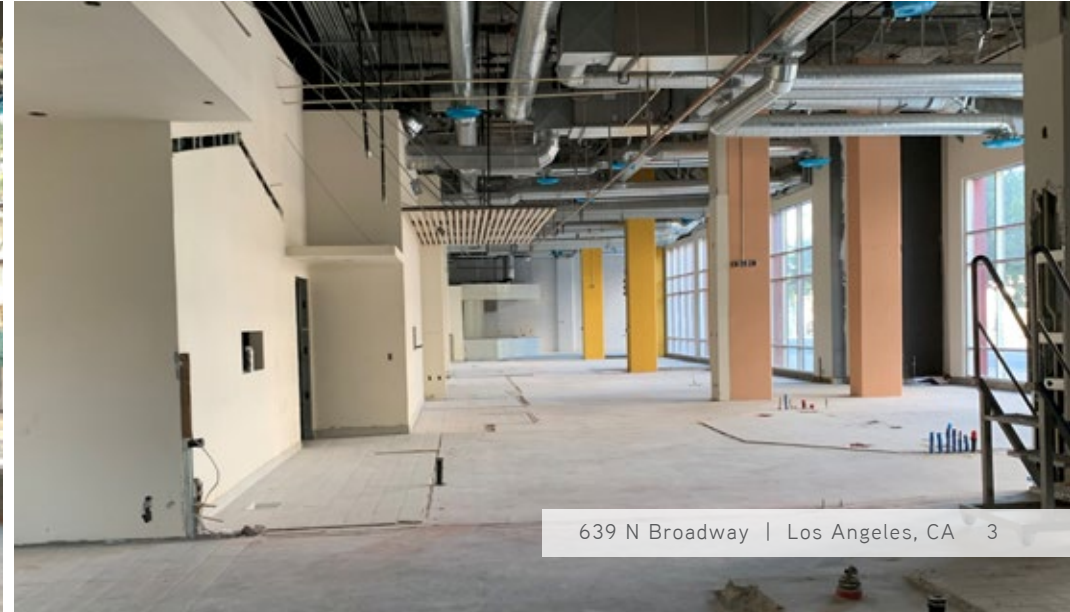


PROJECT HIGHLIGHTS

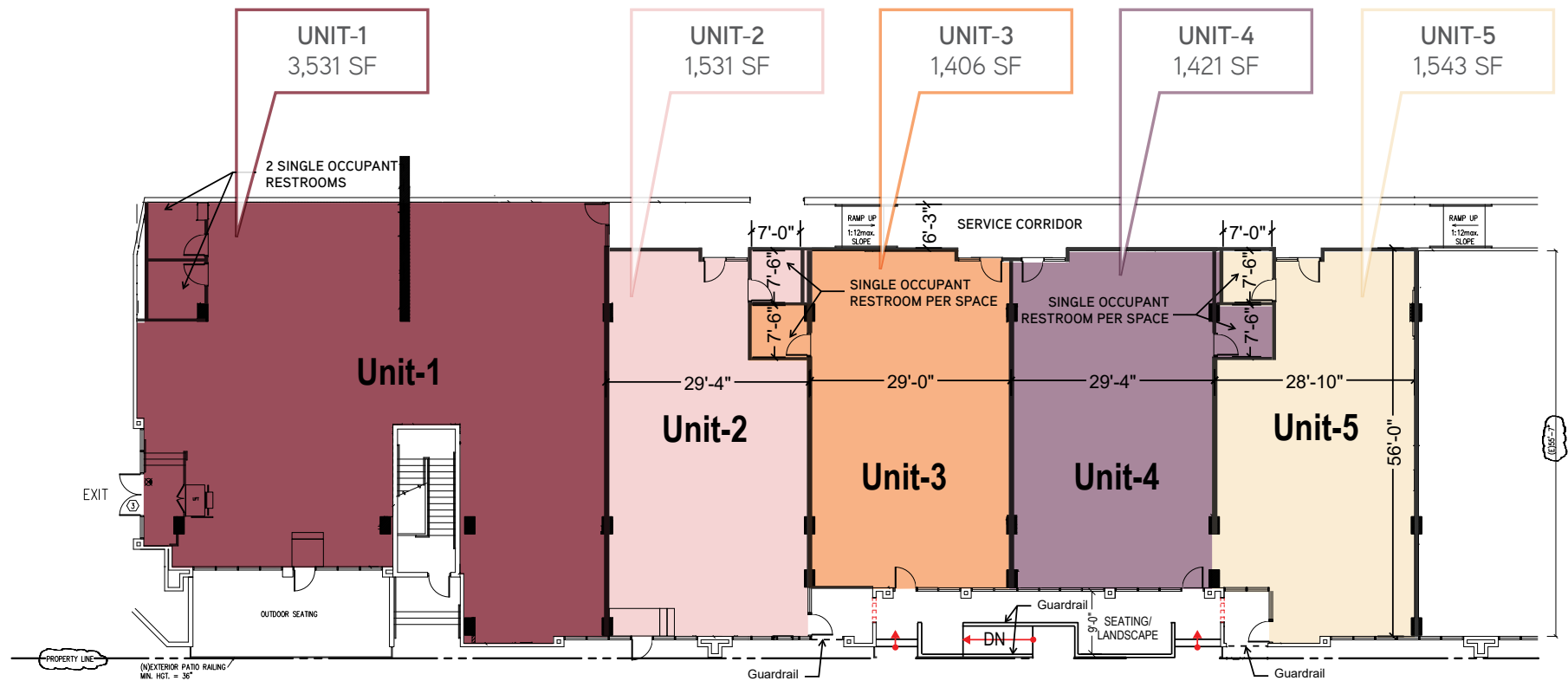
- Join the Gateway to Chinatown with unique restaurant spaces
- Up to five restaurant spaces available
- Significant restaurant improvements already in place
- Grease interceptor
- Multiple venting shafts
- At-grade dedicated retail parking spaces with tenant validation

SPACE AVAILABLE

UNIT	SIZE	USE	AVAILABILITY	PRICE
1	3,531 SF	Restaurant - Retail	Now	\$4.50 NNN
2	1,531 SF	Restaurant - Retail	Now	\$4.50 NNN
3	1,406 SF	Restaurant - Retail	Now	\$4.50 NNN
4	1,421 SF	Restaurant - Retail	Now	\$4.50 NNN
5	1,543 SF	Restaurant - Retail	Now	\$4.50 NNN
A	857 SF	Non-Food Retail	Now	\$4.00 NNN



FOOD SPACE AVAILABILITY



SITE PLAN



AREA OVERVIEW

CHINATOWN

Just a stone's throw away from Downtown Los Angeles, the Arts District and popular destinations such as Dodger Stadium, Chinatown is quickly becoming one of Los Angeles' more coveted eastside neighborhoods. Trendy new wine bars and art galleries have lately popped up in the concentrated 0.91-square-mile area, even world-renowned chef, David Chang, chose Chinatown as the spot for his new restaurant, Majordōmo. Nearby, the newly renovated Los Angeles State Historic Park allows residents to easily step away from the hustle and bustle of the city, and proximity to Union Station makes public transportation to and from Chinatown especially convenient.

Recent years have shown a market trend toward young professionals who want to live, work and play in smaller, more localized areas. This trend has become especially decisive for Angelenos, who have made it a priority to minimize time spent stuck in traffic during their daily commutes. Fortunately, as a downtown-adjacent community that is currently experiencing rapid growth and development, Chinatown is poised to attract this affluent demographic.

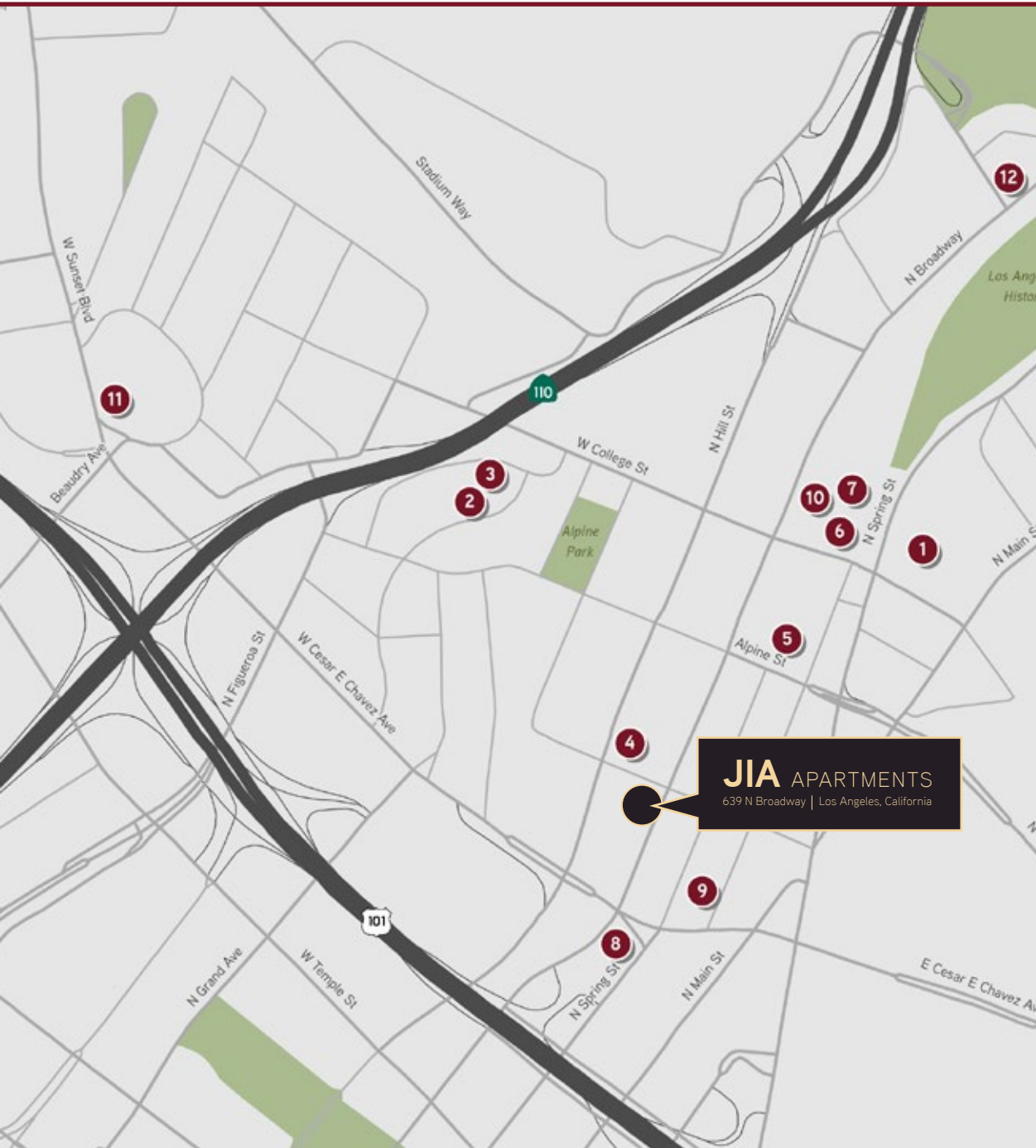
DEMOGRAPHICS (source: CoStar)

POPULATION	1-mile	3-mile	5-mile
2024 Projection	46,165	465,198	1,245,353
2019 Estimate	43,652	448,054	1,208,186
2010 Census	37,786	416,160	1,151,983
Growth 2019-2024	15.52%	7.66%	4.88%
Growth 2010-2019	5.76%	3.83%	3.08%
POPULATION BY RACE	31,811	411,380	1,165,741
White	31.89%	39.86%	40.84%
Black	12.70%	5.96%	5.91%
Asian	38.62%	17.55%	16.24%
Other	16.79%	36.63%	37.01%
HOUSEHOLDS			
2022 Projection	17,892	160,582	407,026
2019 Estimate	16,604	153,442	393,129
2010 Census	13,544	138,761	369,833
Growth 2019-2024	7.76%	4.65%	3.54%
Growth 2010-2019	22.59%	10.58%	6.30%

CHINATOWN AT A GLANCE



DEVELOPMENTS



PROPERTY	RESIDENTIAL UNITS	RETAIL SPACE
1 College Station 924 N Spring St Los Angeles, CA 90012	725	50,000 SF
2 849 N Bunker Hill Ave	37	None
3 708 S New Depot Street	33	None
4 Velvet Turtle Lot 708 N Hill St Los Angeles, CA 90012	162	5,000 SF
5 211 Alpine St	153	2,499 SF
6 Capitol Milling Building 1231 N Spring St Los Angeles, CA 90012	None	52,571 SF
7 Elysian Park Lofts 1251 N Spring St Los Angeles, CA 90012	920	21,406 SF
8 La Plaza Village 555 N Spring St Los Angeles, CA 90012	362	43,700 SF
9 643 N Spring Street	300	None
10 Harmony 942 N Broadway Los Angeles, CA 90012	176	None
11 1111 Sunset	778	None
12 1201 N Broadway	124	8,691 SF

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