

CIM



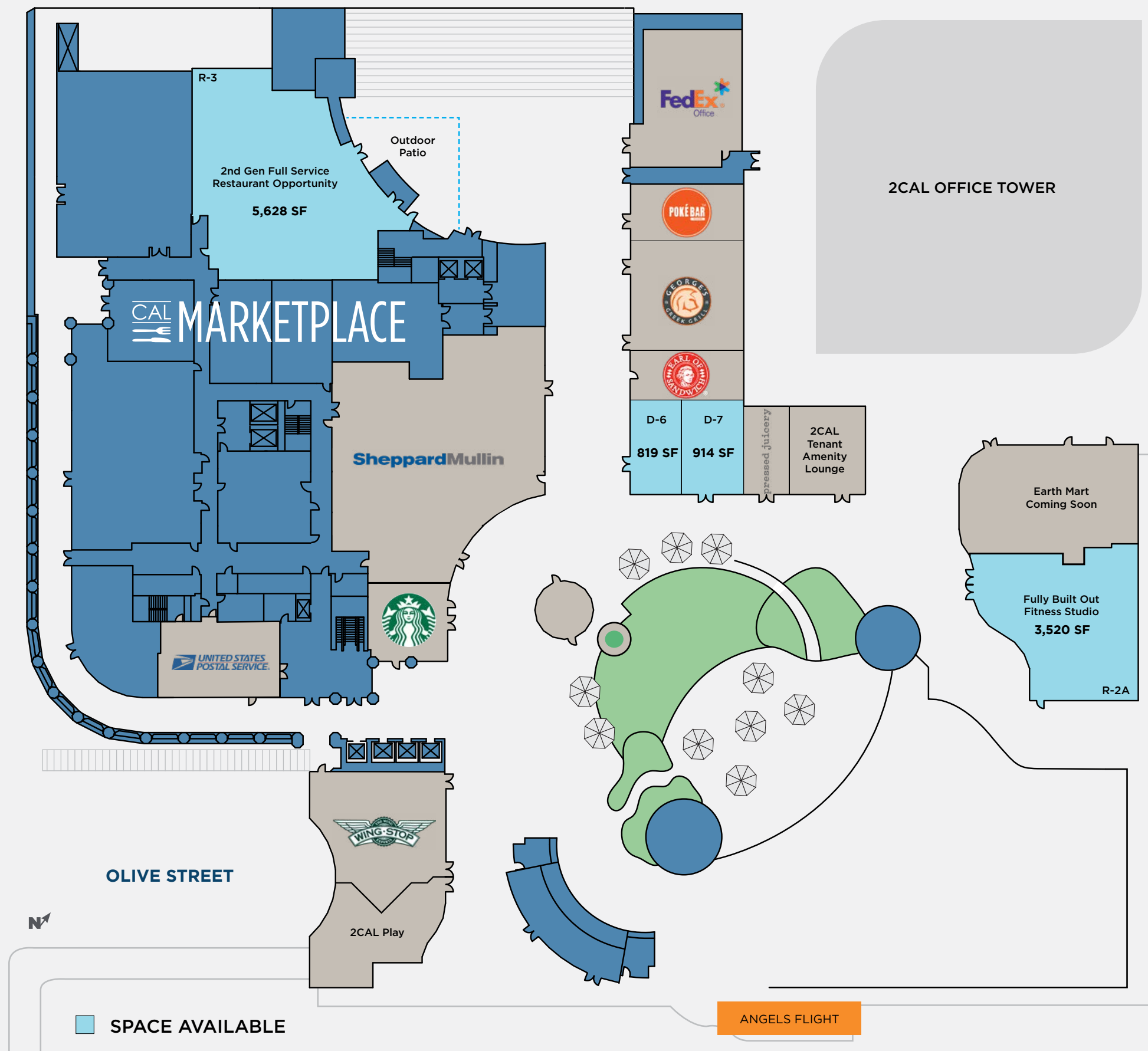
350 SOUTH GRAND AVENUE

**CAL MARKETPLACE**

Restaurant & Fitness Space Available in Los Angeles

UPPER GRAND AVE

4TH ST



# KEY AMENITIES

- The Yard: 1.5-acre landscaped plaza with seating and performance space
- Grand Performances: Free concert series driving evening/weekend traffic
- Angels Flight Railway: Direct connection to Grand Central Market
- Convenient valet parking and 8 EV charging stations
- 24/7 security and property management
- Direct access to Metro stations and major highways



# LOCATION & MARKET

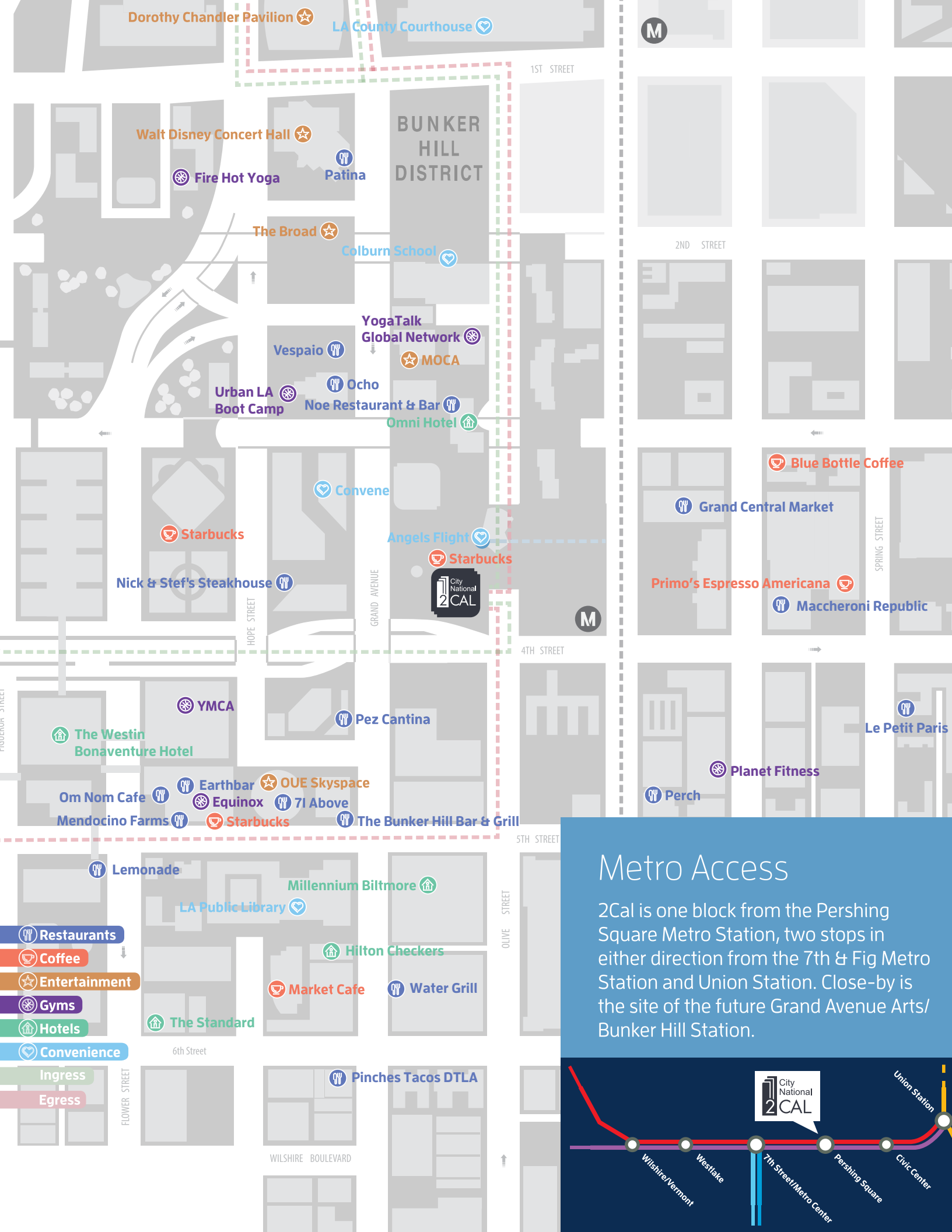
Bunker Hill combines historic prestige with modern energy as DTLA's premier business and cultural district.

MARKETPLACE

\* Rendering for illustrative purposes



- 98 Walk Score - one of DTLA's most walkable locations
- Home to multinational corporations, law firms, and financial institutions
- Cultural anchors include The Broad, Walt Disney Concert Hall, and MOCA
- \$3B+ in recent development and infrastructure
- Centrally located with multiple transit options
- 1.2M square feet of Class A office space
- 4,000+ daily office workers with 92% building occupancy
- Premium demographics: average office tenant salary exceeds \$120,000
- Consistent 7AM-7PM traffic patterns
- Multiple customer sources: office tenants, visitors, and neighborhood foot traffic



### Metro Access

2Cal is one block from the Pershing Square Metro Station, two stops in either direction from the 7th & Fig Metro Station and Union Station. Close-by is the site of the future Grand Avenue Arts/ Bunker Hill Station.



**5 min walk**  
to Cal Marketplace, Omni Hotel, Halo DTLA, and Grand Central Marketplace



**10 min walk**  
to The Broad, MOCA, and Walt Disney Concert Hall



**15 min walk**  
to Little Tokyo and the Arts District, Grand Park, and FIGat7th



**5 min walk**  
to I-110 and US-101 Freeways



**15 min walk**  
to Union Station by shuttle-service

350 SOUTH GRAND AVENUE

# City National 2 CAL

BUNKER HILL | DTLA



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Enhancing Communities.

Retail Leasing  
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