

537 BROADWAY

Retail For Lease



KING'S ARCH

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COVID SAFETY UPDATE

You will be hard pressed to find a building in the entire region that is more suitable for the times we are in. Covid safety features include operable windows (fresh air!), single tenant floors, private restrooms, outdoor work and lounge space, individual tenant controlled air conditioning and air ionizer for the suite, and easy access to stair cases and elevators.

Additionally, all air conditioning units and ducting are exclusive to each tenant (not shared) and have been outfitted with state of the art bipolar ionization generators that have been shown to kill viruses and other pathogens.

For more information on bipolar ionization technology: <https://link.kingsarch.com/bpi>

Ownership has implemented multiple measures to improve safety including enhanced cleaning, directional signage, hands free plumbing devices and door foot pulls in strategic areas, and supplying tenants with certain safety materials.

BUILDING DETAILS

ELECTRICAL

Brand new on-site 2,000 amp 3-phase transformer, service equipment, and distribution

FIRE/LIFE SAFETY

All new sprinkler system including high end fire pump and fire alarm system

FACADE

Careful extensive restoration of the gold leaf and other distinctive details. Operable windows rehabbed and all glass replaced. Before and after pictures available upon request

STRUCTURAL

Steel reinforced from inception with a half-a-million dollar voluntary seismic upgrade including three massive concrete moment frames.

ELEVATOR

Brand new oversized 7 stop traction elevator with restricted card access

PLUMBING

All-new/overhaul of restrooms/plumbing/waste vents/water distribution, fixtures installed in 2017 integrating the newest water-saving technologies, State-of-the-art sewage injection system, new 6" main sewer connection installed in conjunction with Public Works



CREATIVE TENANCY

HIGH CEILINGS (20'+)

ALLEY LOADING AREA

CREATIVE TENANCY

- 60' OF LINEAR FRONTAGE

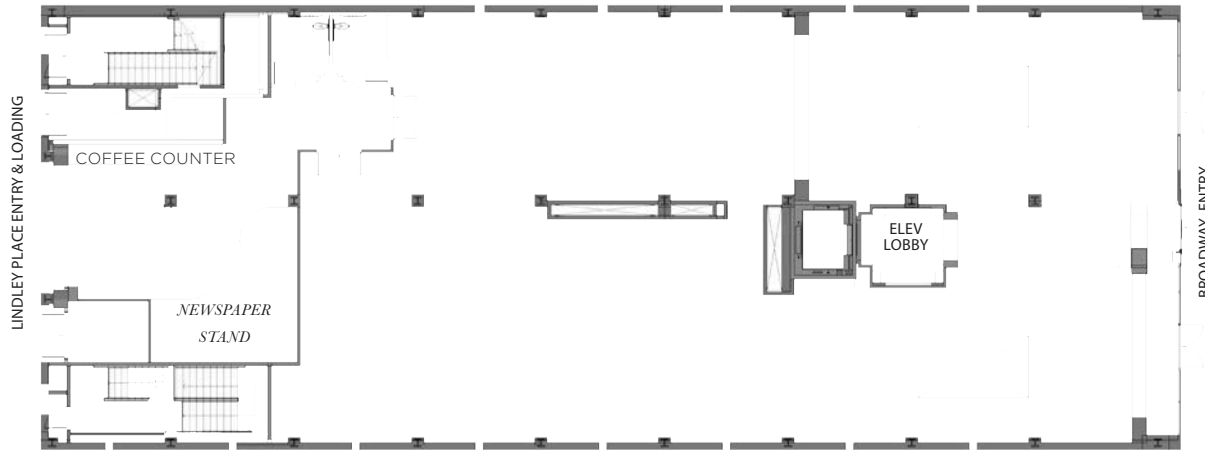
-21,390 TOTAL RETAIL SF

INCREDIBLE SIGNAGE OPPORTNITIES

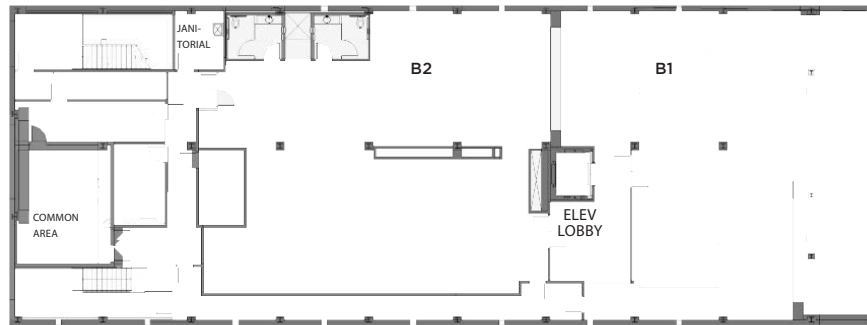
RENT AVAILABLE UPON REQUEST



» FIRST FLOOR | ~6,950 SF | DIVISIBLE TO ~3,300 SF

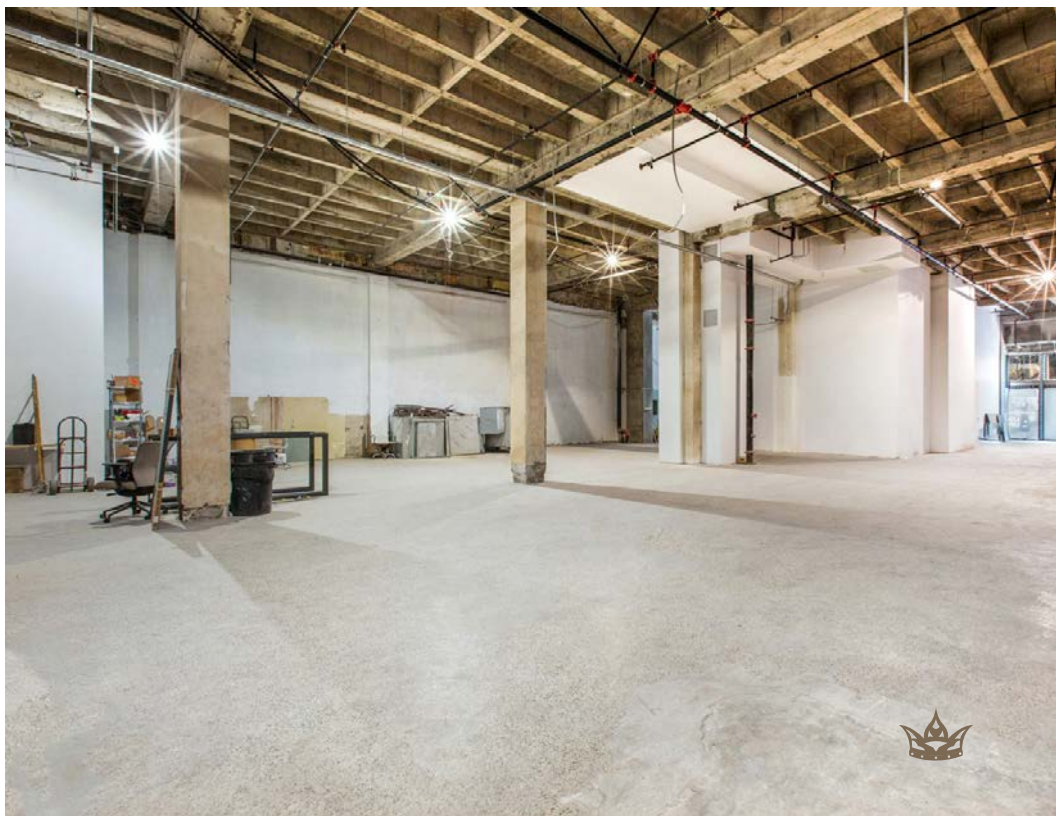


» BASEMENT | ~ 7,620 SF









PROPERTY HISTORY

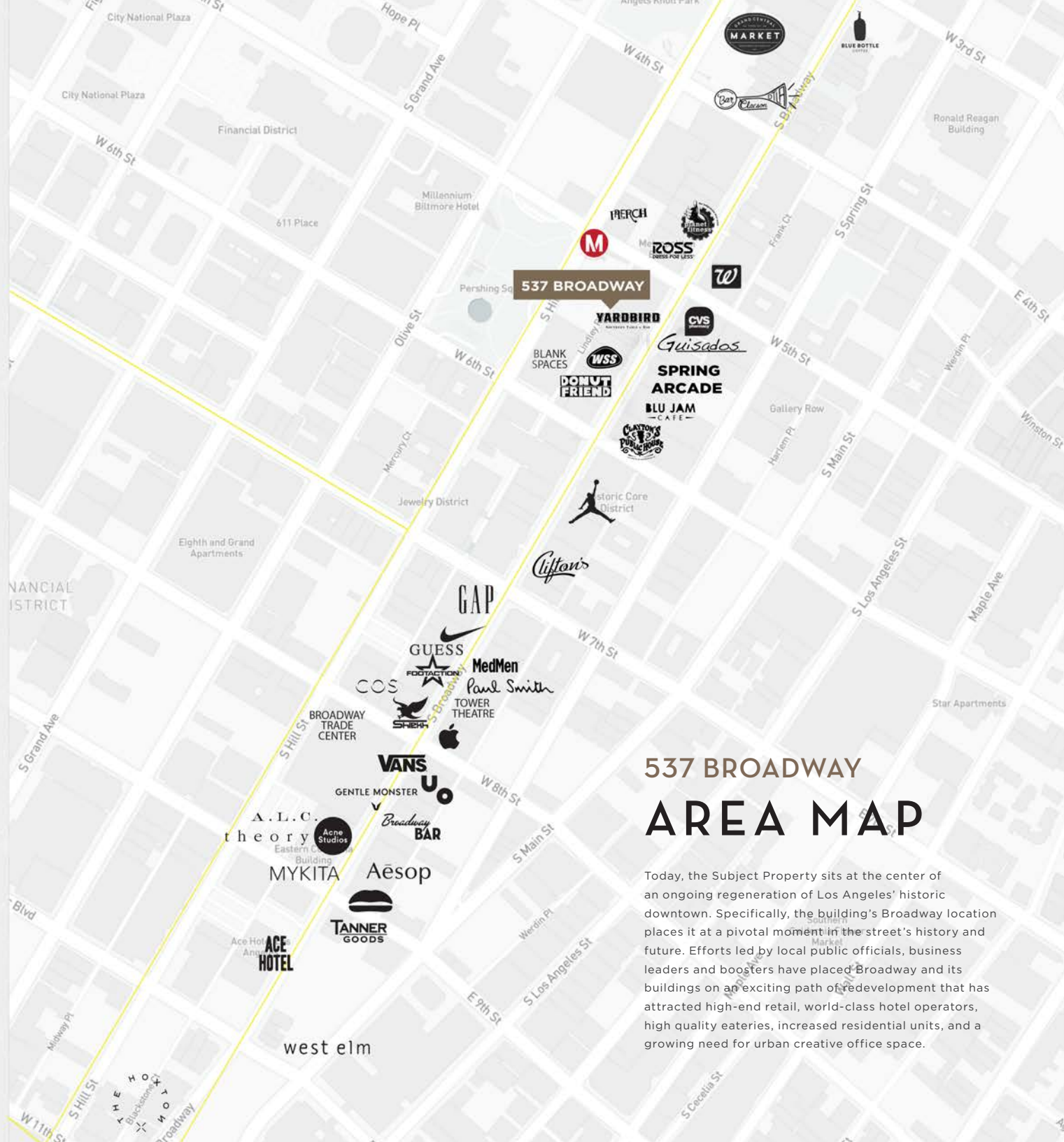
537 S. Broadway ("Subject Property") is an architecturally significant, six-story building designed by famed local architects Walker & Eisen in the Art Deco and Zigzag Moderne style in 1931. The structure is a contributing building to the historic value of the Broadway Theater and Commercial District listed in the National Register of Historic Places.

Since opening in 1931, the building has taken the name of a string of its occupants including Hartfield's Department Store, but the Subject Property is broadly referred to as the '537 Building'. Although it has experienced a long period of blight along with many other buildings throughout DTLA, the building has remarkably retained its character and original luster.

The Bringing Back Broadway initiative announced its New City of L.A. Historic Commercial Reuse Guidelines in 2013 with the intention of recreating the idolized vitality of in the twenties and thirties. The commercial real estate industry in Downtown Los Angeles is booming, with retail stores such as Apple, the Nike Jumpman Flagship store & Gap hitting the scene hard and renovating forgotten pieces of classic architecture. As Downtown becomes more alluring to L.A. locals and worldwide visitors, excitement in the community is palpably increasing. The metro and streetcar are expanding and providing more accessible and convenient transportation options. Restaurants and nightlife are once again buzzing with an energy that causes patrons to tap their toes to the beat before they even realize it is happening. King's Arch is filling its ideal Art Deco building on central Broadway with impressive retailers to match the quality of its structure & the rapidly emerging scene that is drawing affluent & creative consumers be a part of this iconic restoration.



- A.L.C.
- Acne Studios
- Aesop
- Apple
- Bar Clacson
- Blue Bottle Coffee
- Broadway Bar
- Broadway Trade Center
- COS
- CVS
- Donut Friend
- Foot Action
- Gap
- Gentle Monster
- Grand Central Market
- Guess
- Hoxton Hotel
- LA Streetcar
- Metro
- Mykita
- Nike Jumpman Flagship
- Pershing Square Metro Stop
- Sheikh Shoes
- Tanner Goods
- The Ace Hotel
- Theory
- Umami Burger
- Urban Outfitters
- Vans
- Walgreens
- WSS



537 BROADWAY AREA MAP

Today, the Subject Property sits at the center of an ongoing regeneration of Los Angeles' historic downtown. Specifically, the building's Broadway location places it at a pivotal moment in the street's history and future. Efforts led by local public officials, business leaders and boosters have placed Broadway and its buildings on an exciting path of redevelopment that has attracted high-end retail, world-class hotel operators, high quality eateries, increased residential units, and a growing need for urban creative office space.

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