

MAYAN THEATER

An Iconic Entertainment
Venue For Lease in the
Heart of Downtown
Los Angeles

1038 S HILL ST, LOS ANGELES, CA

 Kidder
Mathews



AN ICONIC EVENT SPACE

Kidder Mathews is pleased to present a rare opportunity to lease the historic Mayan Theater, a landmark entertainment venue in the heart of Downtown LA.

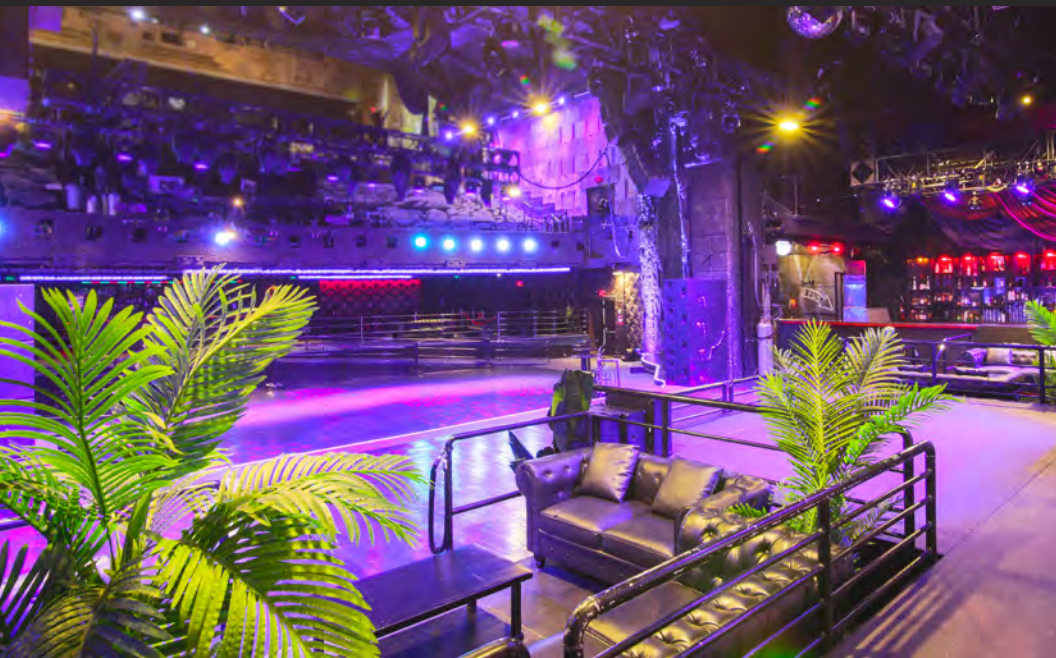
This ±20,741 SF property sits on a ±14,400 SF lot (0.33 acres) and stands as an extraordinary example of Mayan Revival architecture. Originally built in 1927 and designated LA Historic-Cultural Monument No. 460, the venue is zoned for restaurant, bar, and food service use. The Mayan Theater is a fully operational nightclub and live event space with professional-grade infrastructure, including a 40' x 13' stage, dance floor, balcony seating, and dressing rooms.

A Type 48 ABC license (on-sale general for bars and nightclubs) may be available for purchase. This grandfathered full liquor license allows alcohol sales without a food service requirement. Due to geographic restrictions and limited supply under current ABC guidelines, this license represents a unique opportunity for qualified operators.

Located within walking distance of Crypto.com Arena, LA Live, and the Convention Center—with a Walk Score of 98—the property is ideally positioned to benefit from high foot traffic, excellent transit access, and proximity to major entertainment destinations.

\$45,000/MO

Asking Rate, NNN



Situated in the historic Broadway Theater District, just blocks from LA Live, Crypto.com Arena, and the Los Angeles Convention Center, with a Walk Score of 98, the property is ideally positioned to benefit from high foot traffic.

TYPE 48 ABC LICENSE



Grandfathered full liquor license (no food requirement) available for separate purchase; a rare opportunity in the current LA market

VERSATILE VENUE USE



Ideal for nightlife, concerts, private events, film and TV production, corporate functions, and product launches with flexible space and iconic ambiance

COMMUNITY & NEIGHBORHOOD MOMENTUM



Located in the revitalized Broadway Theater District with ongoing investments in residential development, public spaces, and pedestrian improvements

WALKABLE & CONNECTED



Surrounded by restaurants, hotels, offices, and residences with strong pedestrian and transit access

HIGH BARRIERS TO ENTRY



Extremely limited supply of licensed nightlife venues in Downtown Los Angeles

SUSTAINABILITY & MODERNIZATION POTENTIAL



Opportunities exist to incorporate upgrades and modern enhancements to improve operational efficiency and appeal to eco-conscious clientele

ROBUST INFRASTRUCTURE

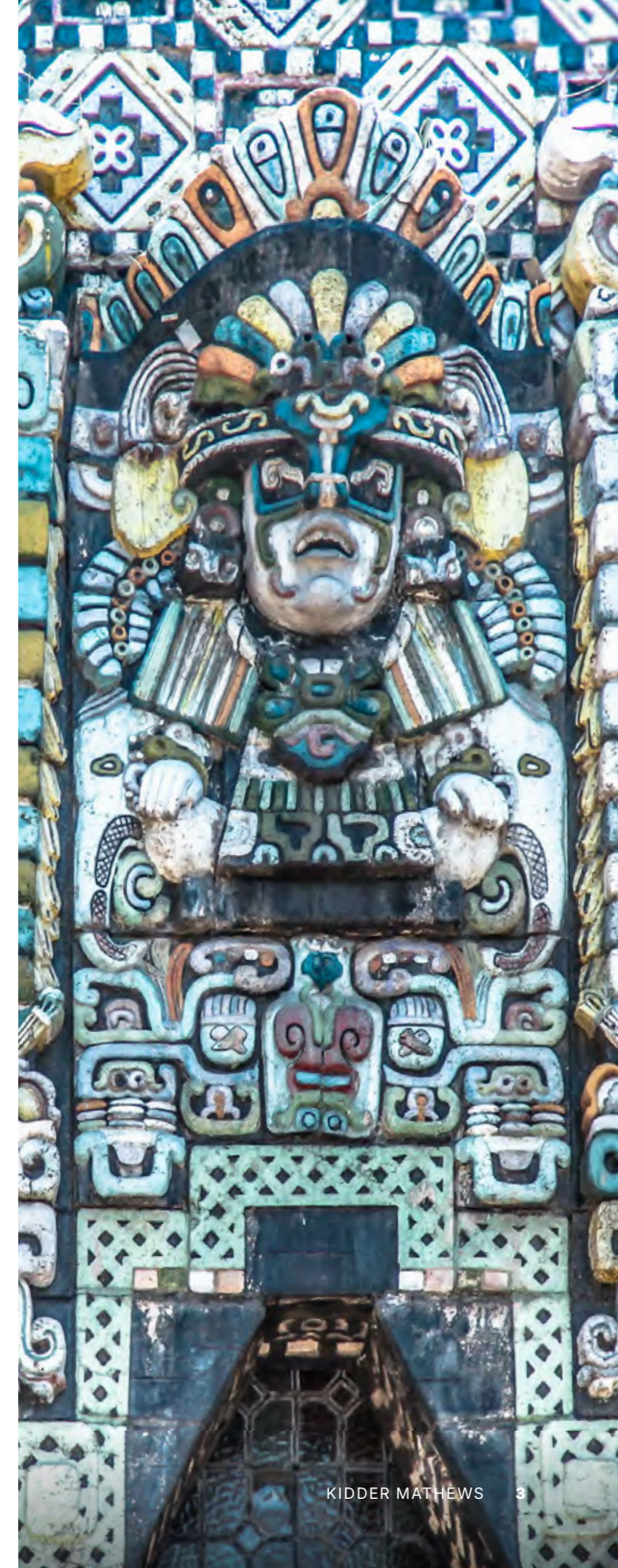


Equipped with professional-grade sound and lighting systems, one drive-in loading dock with an electric roll-up door for efficient event logistics and includes backstage support, high ceilings, reinforced rigging, and advanced electrical capacity

STRONG DEMOGRAPHICS



Approx. 85,000+ residents within a 3-mile radius with an average household income of \$122,181.





Mayan Theater offers exceptional infrastructure, a high-profile location, & consistent foot traffic—all key ingredients for a successful nightlife, production operation, or live event.

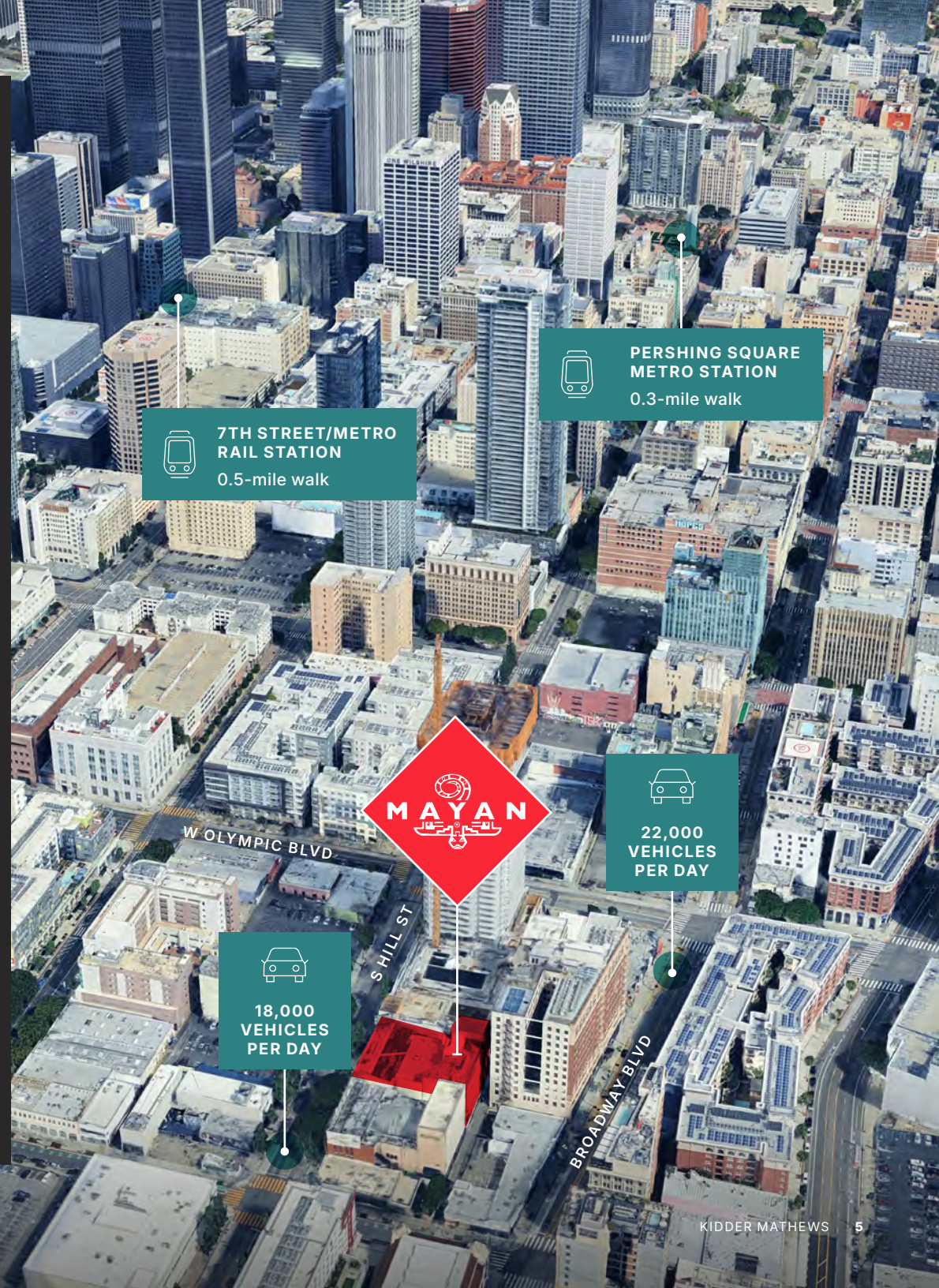
SITUATED IN A DENSE URBAN LOCATION WITH CONVENIENT ACCESSIBILITY

Ideally positioned in the heart of Downtown LA, the Mayan Theater offers excellent accessibility to residents, workers, visitors, and tourists alike. Downtown LA is a major cultural and entertainment hub with significant foot traffic and strong demand for nightlife and event venues. The city ranks above national averages for food, beverage, and entertainment expenditures

VENUE WITH A HISTORIC DESIGNATION & OPERATOR BENEFITS

The Mayan Theater is a designated Los Angeles Historic-Cultural Monument No. 460, celebrated for its iconic Mayan Revival architecture and rich cultural history.

As an operator tenant, you have the rare opportunity to lease a historic, landmark venue in one of Downtown Los Angeles' most competitive and supply-constrained entertainment districts.



DEMOGRAPHICS

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
Total Businesses	6,620	14,580	28,530
Total Employees	74,663	191,983	346,639

POPULATION

	1 Mile	3 Miles	5 Miles
2023 Total Population	50,708	174,335	455,164
2028 Projected Population	56,842	180,525	463,846
2023 Total Daytime Population	92,820	296,650	580,780
Daytime Workers	73,478	226,560	381,229
Daytime Residents	19,342	70,090	199,551

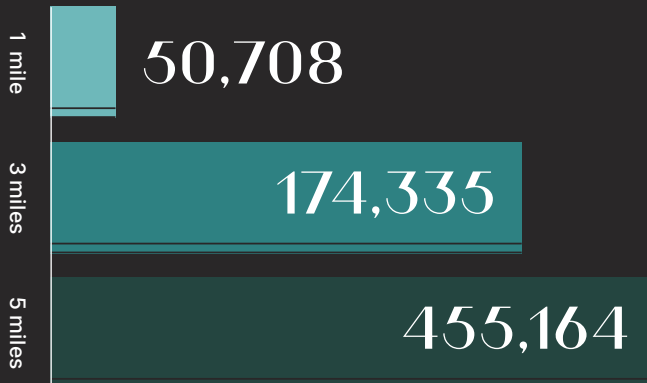
HOUSING

	1 Mile	3 Miles	5 Miles
2023 Total Households	27,586	79,950	183,973
2028 Projected Households	31,790	84,549	190,263
2023 Avg Value Owner-Occupied	\$1,001,916	\$1,103,091	\$976,360
2028 Est Housing Units	32,551	90,541	201,604

HOUSEHOLD INCOME

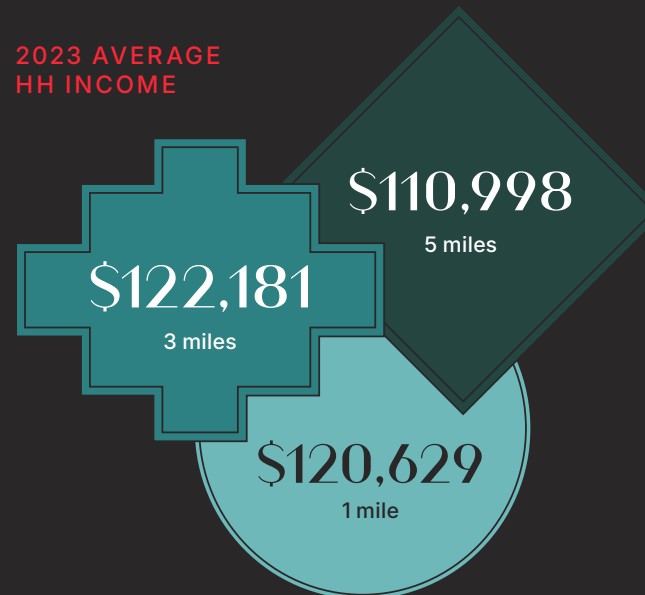
	1 Mile	3 Miles	5 Miles
2023 Average HH Income	\$120,629	\$122,181	\$110,998
2028 Projected HH Income	\$135,495	\$139,894	\$127,901

2023 TOTAL POPULATION

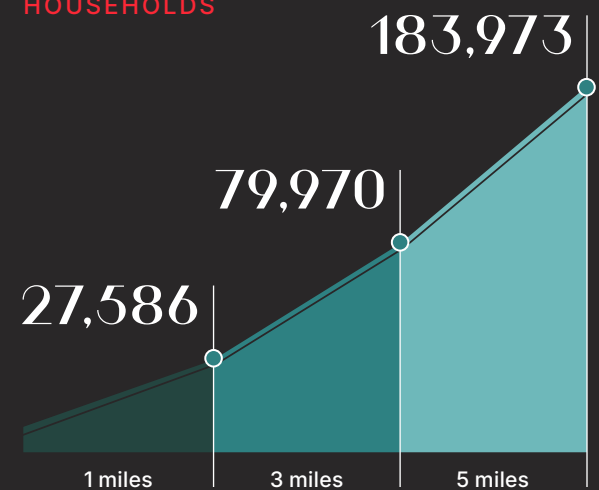


Data Source: ©2023, Sites USA

2023 AVERAGE HH INCOME



2023 TOTAL HOUSEHOLDS



A HISTORIC GEM IN LA'S VIBRANT URBAN PLAYGROUND

20K+

ACCOMMODATIONS IN DTLA

50M+

DTLA VISITORS IN 2023

VIBRANT URBAN CULTURAL HUB

The Mayan Theater is located in Downtown Los Angeles' Broadway Theater District, a vibrant area known for its rich concentration of historic theaters, live music venues, and nightlife spots. This designated Historic Cultural Monument district features stunning early 20th-century architecture and contributes to LA's dynamic arts and entertainment scene, making the Mayan a true cultural and architectural gem in the city's urban fabric.

ENTERTAINMENT & NIGHTLIFE EPICENTER

Surrounded by a dense mix of over 100+ bars, restaurants, theaters, and cultural venues within a one-mile radius, Downtown LA offers an unparalleled

entertainment ecosystem. The Mayan Theater benefits from proximity to iconic venues such as the Belasco Theatre, the Orpheum, and LA's emerging rooftop and lounge scenes, drawing locals and tourists alike.

CONVENTION & TOURISM POWERHOUSE

Downtown LA is home to the Los Angeles Convention Center, which hosts over 700 events annually and attracts millions of visitors. The nearby Crypto.com Arena (formerly Staples Center) hosts major sports teams including the LA Lakers, Clippers, and Kings, as well as top-tier concerts and events with average attendances in the tens of thousands. This proximity provides a continuous flow of foot traffic and event-driven patronage.

PRIME ACCOMMODATION ACCESS

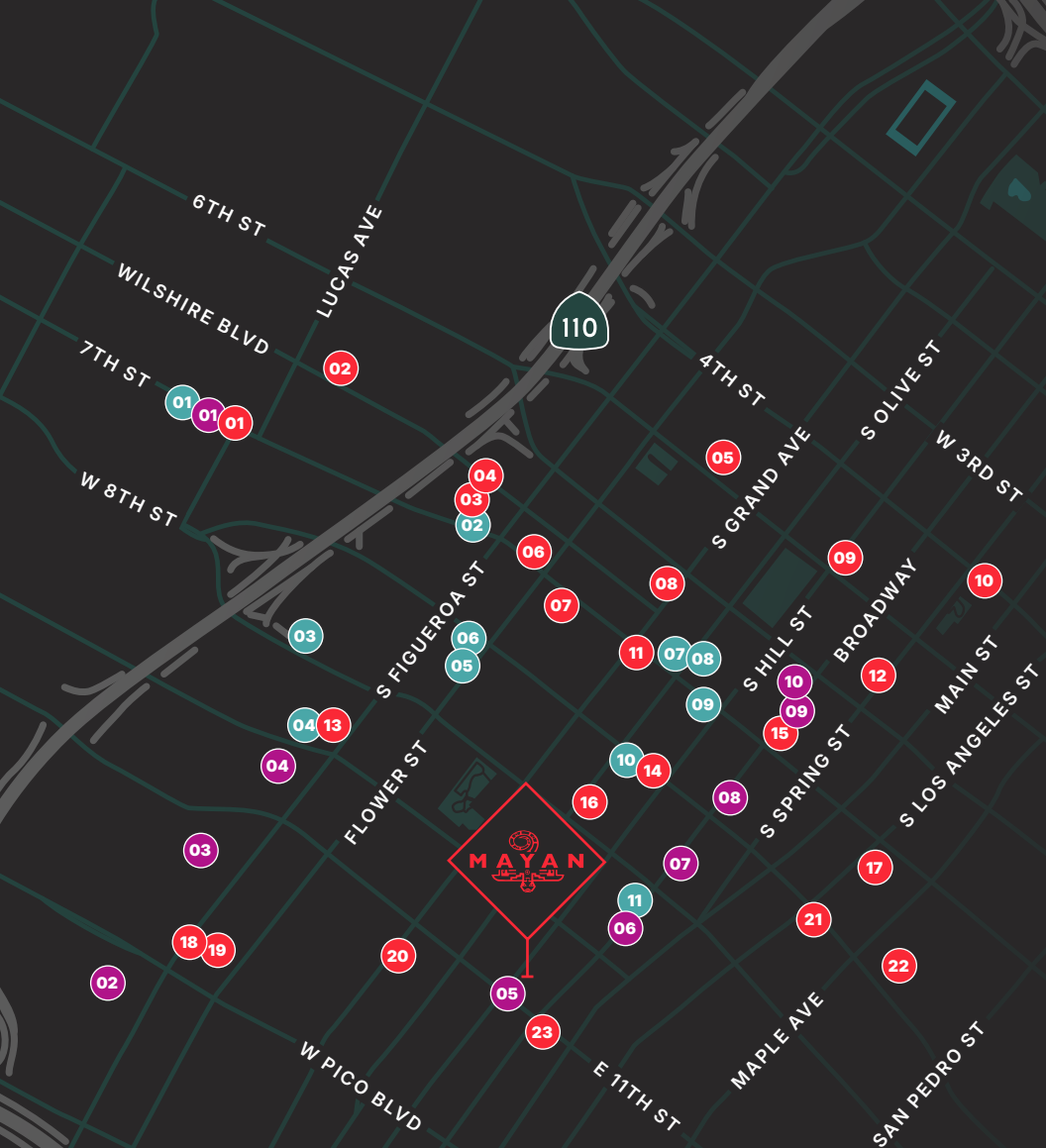
With over 20,000 hotel rooms in the Downtown LA area—including luxury brands and boutique hotels—visitors and business travelers enjoy easy access to the Mayan Theater and its vibrant surroundings.

A GLOBAL DESTINATION

Los Angeles welcomed approximately 50 million visitors in 2023, making it one of the world's top tourist destinations. Leisure travelers account for the majority, drawn to LA's beaches, entertainment industry attractions, cultural institutions, and year-round mild climate. The Mayan Theater's location provides seamless connectivity to these attractions via extensive public transit options and walkable streets.

The area contains over 6,600 businesses and nearly 75,000 employees within 1 mile of Mayan Theater, ensuring steady local economic activity.

AMENITIES



100+

Bars, Restaurants,
Theaters, & Entertainment
Venues within 1 mile

230k+

Daytime Population
within 3 miles, including
Workers and Visitors

700+

Nearby Events
Held Annually in
Downtown LA

RESTAURANTS & BARS

- 01 Monty Bar
- 02 The Liberties
- 03 NIKU X
- 04 Spire 73
- 05 71Above
- 06 Dublin's Irish Whisky Pub
- 07 District
- 08 Casey's Irish Pub
- 09 Perch
- 10 Orsa & Winston
- 11 Bottega Louie
- 12 Guisados
- 13 La Casita
- 14 The Exchange Restaurant
- 15 Clifton's Republic
- 16 Good Clean Fun
- 17 BROKEN MOUTH
- 18 Que Babaro
- 19 Maison Kasai
- 20 Pine and Crane
- 21 Sonoratown
- 22 Poppy + Rose
- 23 Cara Cara

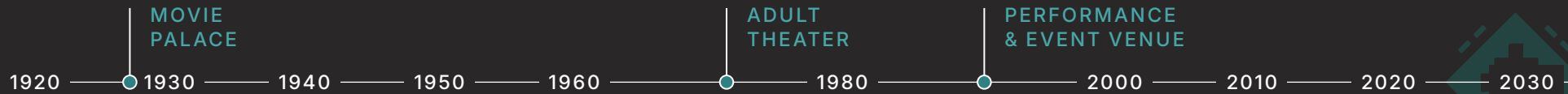
ENTERTAINMENT

- 01 The Teragram Ballroom
- 02 LA Convention Center
- 03 Crypto.com Arena
- 04 L.A. Live
- 05 The Belasco
- 06 The United Theater
- 07 The Orpheum Theatre
- 08 Globe Theatre
- 09 Palace Theatre
- 10 Los Angeles Theatre

HOTELS

- 01 The Mayfair Hotel
- 02 InterContinental
- 03 Hotel Indigo
- 04 Hotel Figueroa
- 05 The O Hotel
- 06 The Wayfarer
- 07 Hotel Per La
- 08 Los Angeles Athletic Club
- 09 Sonder The Winfield
- 10 Freehand
- 11 STILE

CELEBRATING 100 YEARS OF THE ICONIC MAYAN THEATER



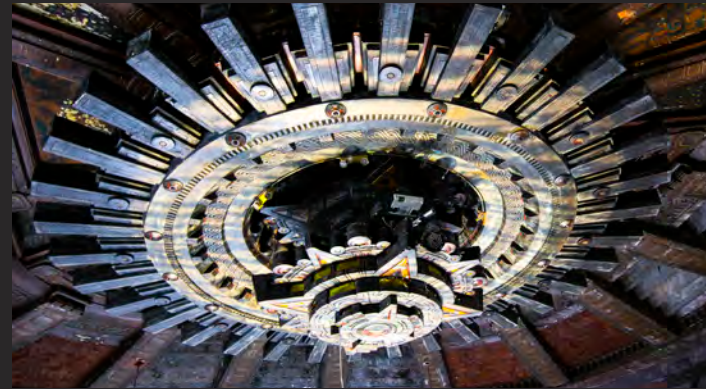
As we approach the centennial anniversary of the Mayan Theater, we invite Los Angeles to celebrate 100 years of culture, creativity, and community within one of the city's most iconic architectural landmarks.

Since opening its doors in 1927, the Mayan has stood as a symbol of artistic expression and historic preservation. Now, under new visionary leadership, we will be honoring its rich past and stepping boldly into the future.

Join us in 2027 for a year-long celebration of the Mayan Theater's legacy as we pay tribute to its century-long journey through cinema, music, nightlife, and beyond.

A century behind us. A new era ahead.

The Mayan 100. A Legacy Reimagined.





MAYAN THEATER

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