



**FOR LEASE**

**PRIME DTLA RETAIL,  
RESTAURANT, OR  
OFFICE SPACE**

**Ground Floor of the Marriott  
Residence Inn and Courtyard**

***Directly Across From LA LIVE***

**901 W OLYMPIC BOULEVARD  
LOS ANGELES, CA 90015**



- Heavy Traffic Corner Location
- Outstanding Street Exposure
- 6 Hotels in a 1/4-Mile Radius
- Across From LA LIVE
- Adjacent to Staples Center and the LA Convention Center



Exclusively offered by

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901 W OLYMPIC BLVD, LOS ANGELES, CA 90015

## Property Details

Total Available Area	6,979± SF
Retail, Restaurant or Office Area	5,797± SF
Ceiling Heights	Slab to Slab 20'-6" Clear 16'-6" Kitchen 12'-0"
Exclusive Outdoor Seating Area	1,182± SF
Width	10'-6"
Parking	Valet for Customers
CUP Approval	
On-site Alcohol Sales	10 AM to 2 AM   7 Days a Week
Seat Count	331
Power	600 Amps/480-277 Volts
HVAC	Chilled Water Fan Coil 30.7 Tons Total Load for Kitchen 36.4 Tons Total Load for Restaurant or Retail
Residence Inn and Courtyard by Marriott:	
Total Rooms	393
Residence Inn by Marriott Rooms	218
Suite-designed rooms with separate living and sleeping areas designed for stays of 5 days plus	
Courtyard by Marriott Rooms	175
Rooms feature upscale furnishings and expansive work areas with ergonomic chairs	

## Property Highlights

- Heavy traffic signalized corner location
- 43,243 vehicles per day traffic count (2018)
- Fantastic visibility, signage and exposure
- Over 100' frontage on Olympic Boulevard
- Ground floor of Residence Inn and Courtyard by Marriott — Hotels share 4,447± SF of meeting spaces, fitness center, business center and pool
- Directly across from LA LIVE and JW Marriott Hotel and Ritz-Carlton Hotel (over 1,000 rooms)
- Primary customers include business travelers, tourists and families
- Just a few minutes walk to Staples Center, the Microsoft Theater, Grammy Museum and the Los Angeles Convention Center
- Highly visible from surrounding roadways and Harbor (110) Freeway

**Lease: \$34,895 Per Month (\$5.00 Per SF NNN)**



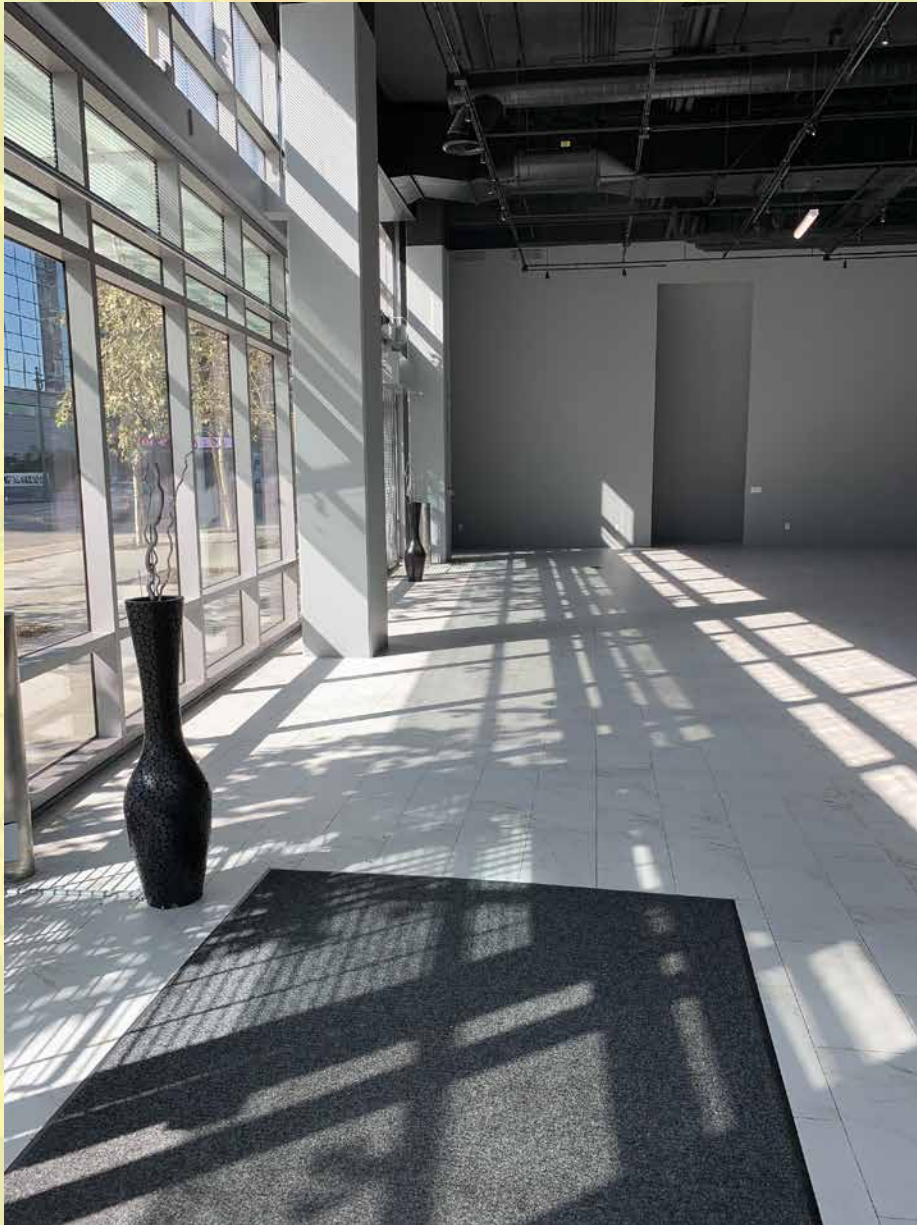


**FOR LEASE**  
**MAJOR PROPERTIES**  
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**(213) 747-4151**  
ASK FOR **SAMUEL P. LUSTER**



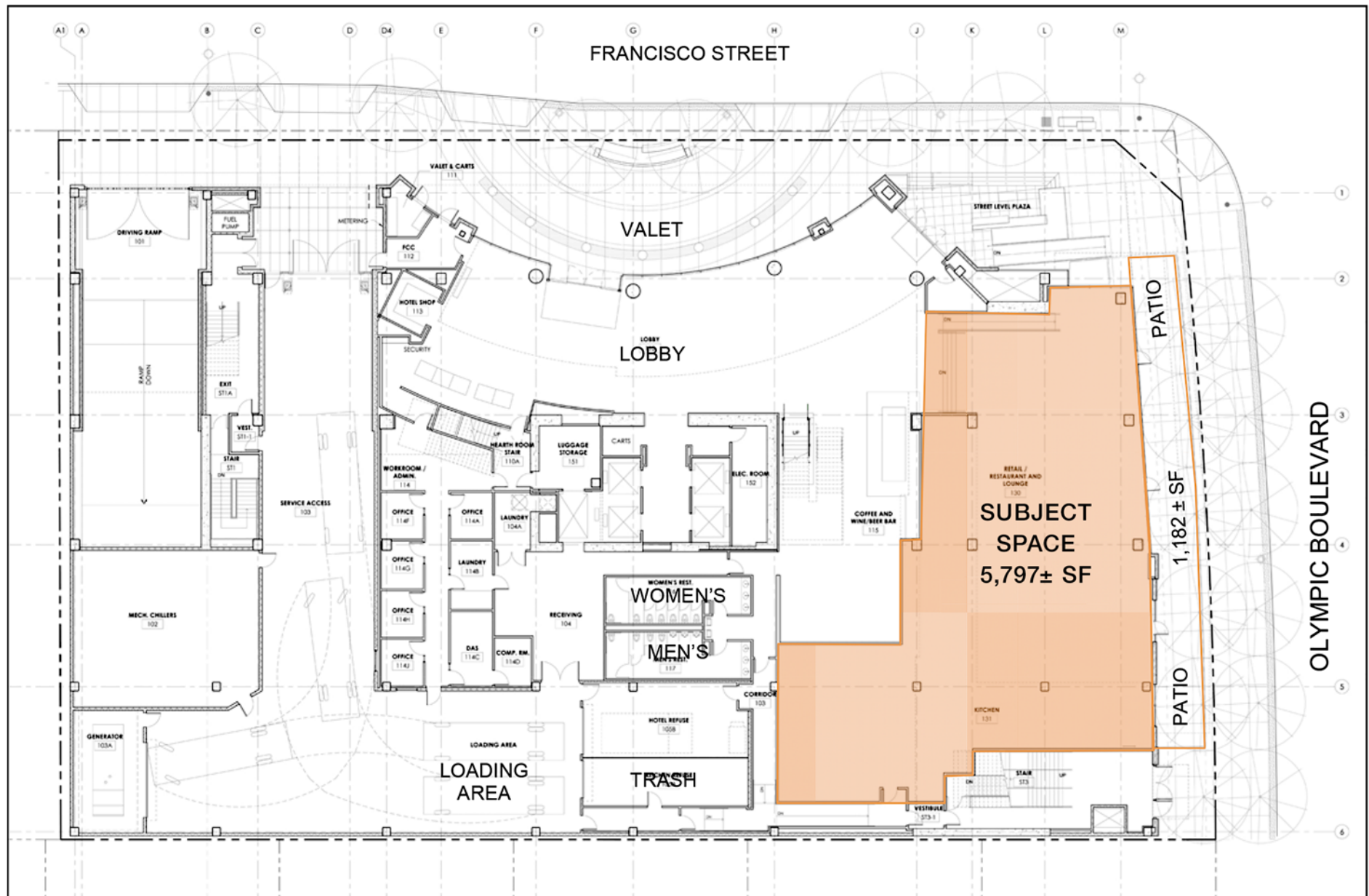


## Subject Photos

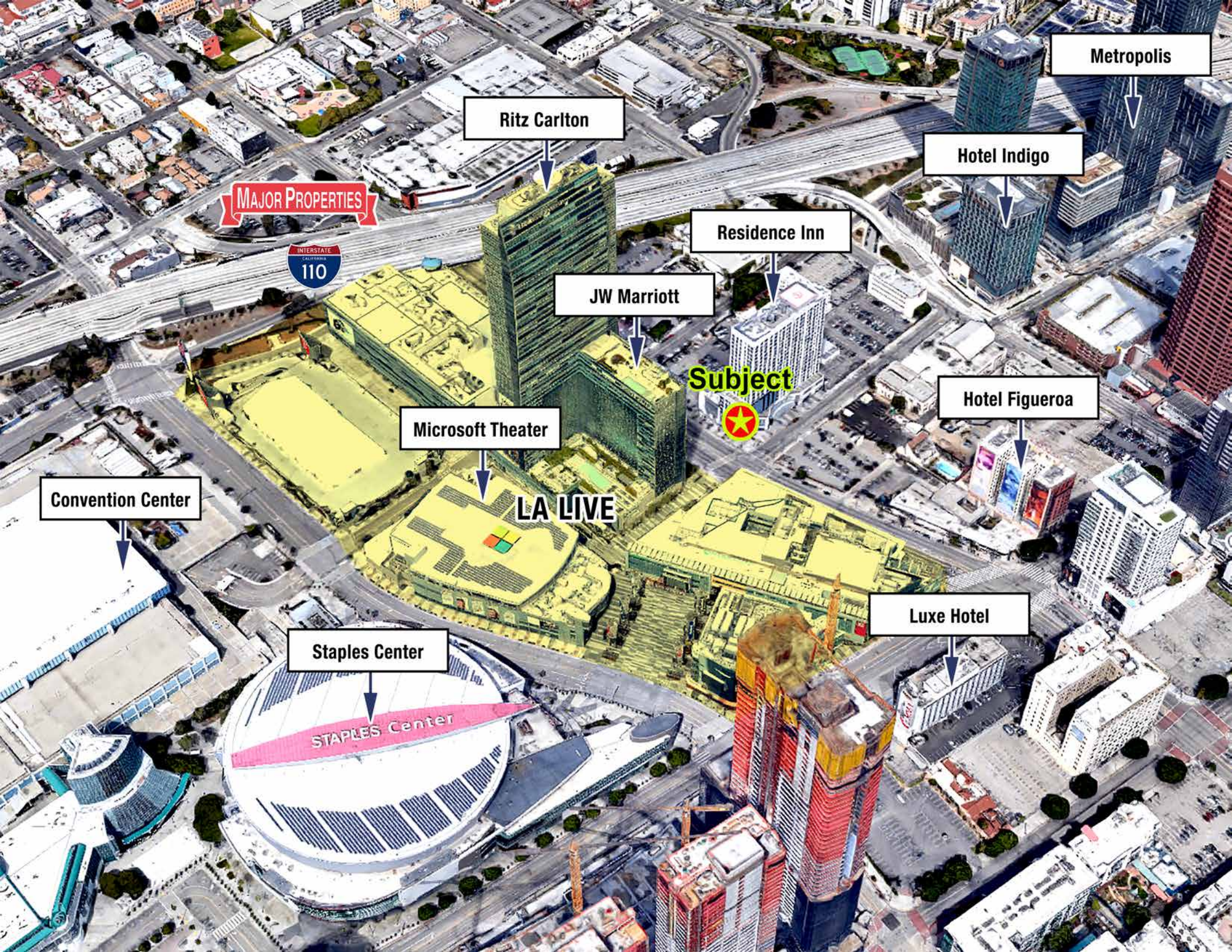




# Subject Floor Plan







Metropolis

Hotel Indigo

Residence Inn

JW Marriott

Microsoft Theater

Hotel Figueroa

Luxe Hotel

Staples Center

Convention Center

Ritz Carlton

Subject

LA LIVE

MAJOR PROPERTIES

INTERSTATE  
110

STAPLES Center





## Campus Map

www.lalive.com



### EAT

Boca at the Conga Room  
Fleming's  
Ford's Filling Station  
gLance Lobby Bar  
Illy Espressamente  
Katsuya  
Shaquille's  
Live Basil Pizzeria  
Nest at WP24  
Red Mango  
Rock 'N Fish  
Rosa Mexicano  
Smashburger  
Starbucks Coffee  
The Farm of Beverly Hills  
The Mixing Room  
Tom's Urban

Wolfgang Puck Bar & Grill  
WP24  
Yard House

### PLAY

The Novo  
Conga Room  
The GRAMMY Museum®  
Lucky Strike Lanes  
Microsoft Theatre L.A. LIVE  
Regal Cinemas L.A. LIVE  
The Ritz-Carlton Spa  
STAPLES Center

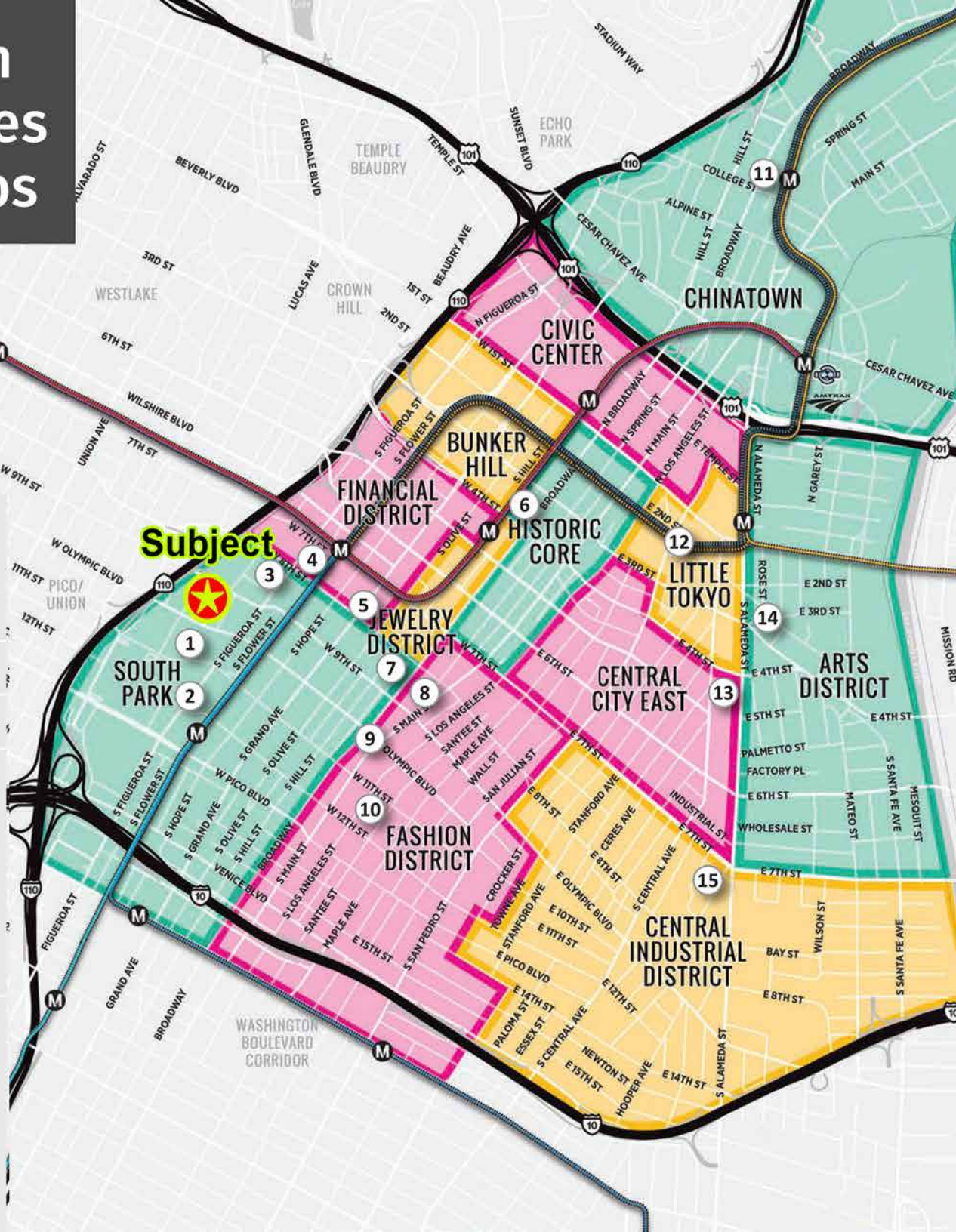
### STAY

Courtyard Marriott  
JW Marriott Los Angeles L.A. LIVE  
Residence Inn Marriott  
The Ritz-Carlton, Los Angeles



# Downtown Los Angeles Retail Hubs

- 1 LA LIVE**
  - Lucky Strike Lanes
  - Regal Cinemas
  - Ritz-Carlton Spa
- 2 Oceanwide Plaza (UC)**
- 3 Metropolis (UC)**
- 4 FiGat7th**
  - Bath & Body Works
  - City Target
  - H&M
  - Lenscrafters
  - MAC Cosmetics
  - Nordstrom Rack
  - Victoria's Secret
  - Zara
- 5 The Bloc**
  - Alamo Drafthouse Cinema
  - GNC
  - JOEY DTLA
  - LA Fitness
  - Macy's
  - Nordstrom Local
  - Uniqlo

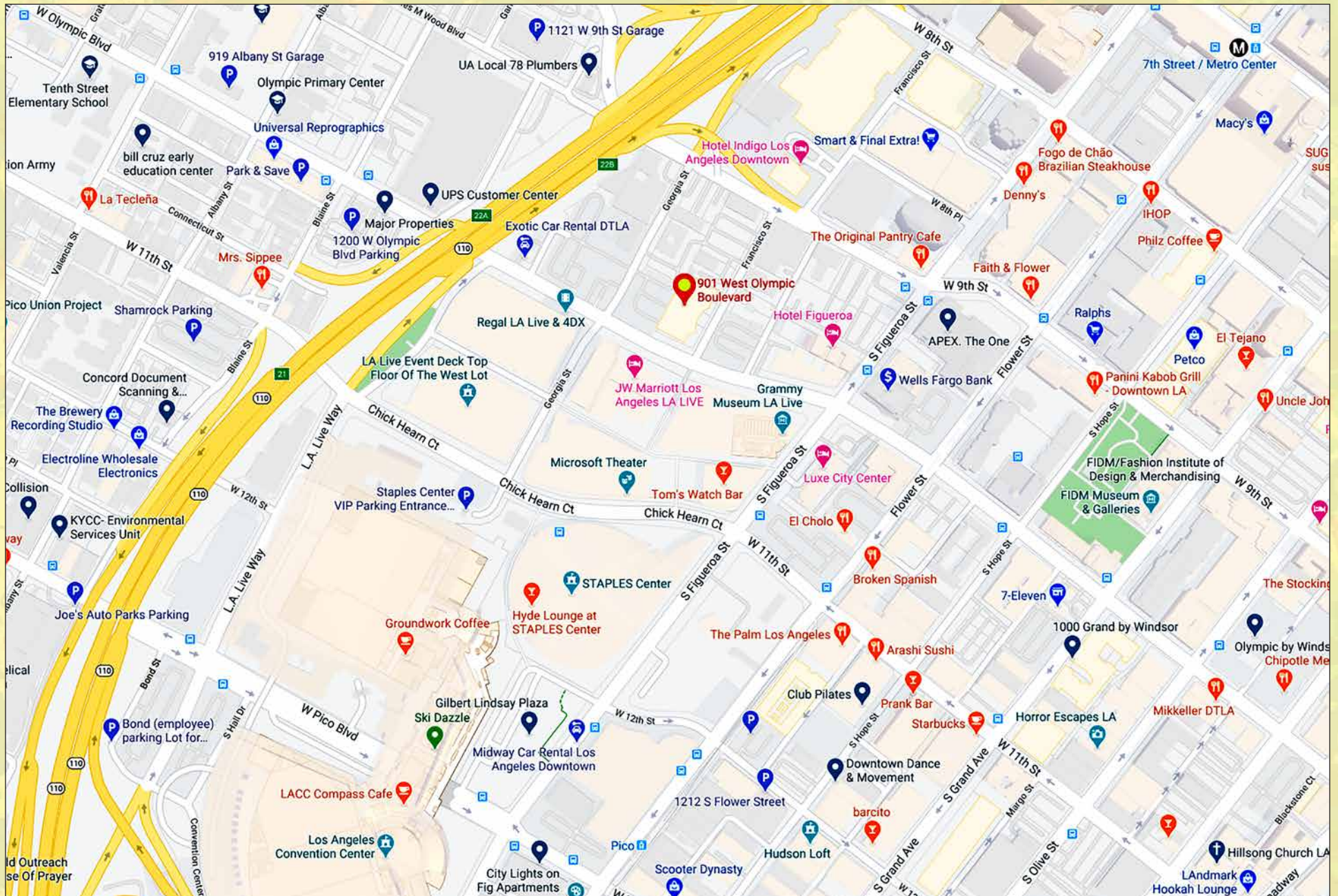


- 6 Grand Central Market**
  - Belcampo Meat Co.
  - Eggslut
  - G&B Coffee
  - Horse Thief BBQ
  - Lucky Bird
- 7 Broadway Trade Center (UC)**
- 8 Apple Store (UC)**
- 9 9th & Broadway**
  - Acne Studios
  - Aesop
  - A.P.C.
  - BNKR
  - Theory
  - West Elm
- 10 Santee Alley**
- 11 Capitol Milling building (UC)**
- 12 Japanese Village**
  - Popkiller
  - RIF
  - Sanrio
  - Shoe Palace
- 13 Little Tokyo Galleria**
- 14 3rd & Traction**
  - Hammer & Spear
  - Nightshade
  - Salt & Straw
  - Shinola
  - Voyager Shop
  - Wittmore
- 15 ROW DTLA (UC)**
  - A+R
  - Bodega
  - Hawkins New York
  - Oak NYC
  - Tartine Manufactory

(UC) = Under Construction



# Area Map





# Downtown Los Angeles Market Survey

**4,442**

RESIDENTIAL UNITS UNDER CONSTRUCTION



**1.1m** SF OF RETAIL UNDER CONSTRUCTION

**2.2m** PROPOSED

## Residential

- 2,011 new residential units opened at **Park Fifth**, **Trademark**, **THEA at Metropolis**, and **Hope + Flower**
- The City of Los Angeles approved plans for a **29-story** residential tower with 205 units at 845 S. Olive
- **Brookfield Properties** began construction on their 784-unit condo project just west of **FIGat7th**

	Q4 2019	Q4 2018
Apartment Occupancy Rate	85.7%	88.3%
Apartment Asking Rent Per Square Foot	\$3.22	\$3.22
Average Effective Rent Per Unit	\$2,686	\$2,648
Condo Sales	81	76
Condo Price Per Square Foot	\$685	\$697

Source: LA Lofts Realty, CoStar

NOTE: Occupancy rate adjusted due to opening of 1,698 units confirmed by DCBID but not reflected in CoStar

## Retail

- Almost 60,000 retail SF opened at **7th & Olive (PK Market)** and the adjacent 410 W. 7th
- **The Habit** opened at **888 at Grand Hope Park**
- **Sibling Rivalry** opened at **The Hoxton**
- **Red Herring** opened at **Eighth & Grand Apartments**

	Q4 2019	Q4 2018
Vacancy Rate	5.9%	5.2%
Average Rent Per Sq Ft	\$3.05	\$3.01
YTD Net Absorption	-257,262	165,444

Source: CoStar



# Downtown Los Angeles Market Survey

## LIVE

**65,000** Residents



**\$98,900**  
MEDIAN INCOME



**38**  
MEDIAN AGE



**47%**  
MARRIED/PARTNERED



**59%**  
FEMALE



**41%**  
MALE

**86%**

REGULARLY VISIT FIGAT7TH

**66%**

ARE PASSIONATE ABOUT DTLA

**60%**

HAVE LIVED IN DTLA FOR LESS THAN 5 YEARS



**80%** COMPLETED 4 YEARS  
OF COLLEGE OR HIGHER



**72%**  
WANT MORE  
SUPERMARKETS



**54%**  
WANT MORE  
CLOTHING/APPAREL

## WORK

**500,000** Weekday Population



**\$97,800**  
MEDIAN INCOME



**39**  
MEDIAN AGE



**52%**  
MARRIED/PARTNERED



**65%**  
FEMALE



**35%**  
MALE

**68%**

REGULARLY VISIT GRAND CENTRAL MARKET

**54%**

ARE AT TOP, SENIOR, OR PROFESSIONAL STAFF LEVELS

**36%**

WOULD CONSIDER LIVING IN DTLA IN THE FUTURE



**76%** COMPLETED 4 YEARS  
OF COLLEGE OR HIGHER



**64%**  
WANT MORE  
SUPERMARKETS



**52%**  
WANT MORE  
CLOTHING/APPAREL



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