



PRIME DTLA RETAIL OR RESTAURANT SPACE FOR LEASE

**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 or Restaurant 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 Restaurant 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 Rental: \$34,895 Per Month (\$5.00 Per SF NNN)

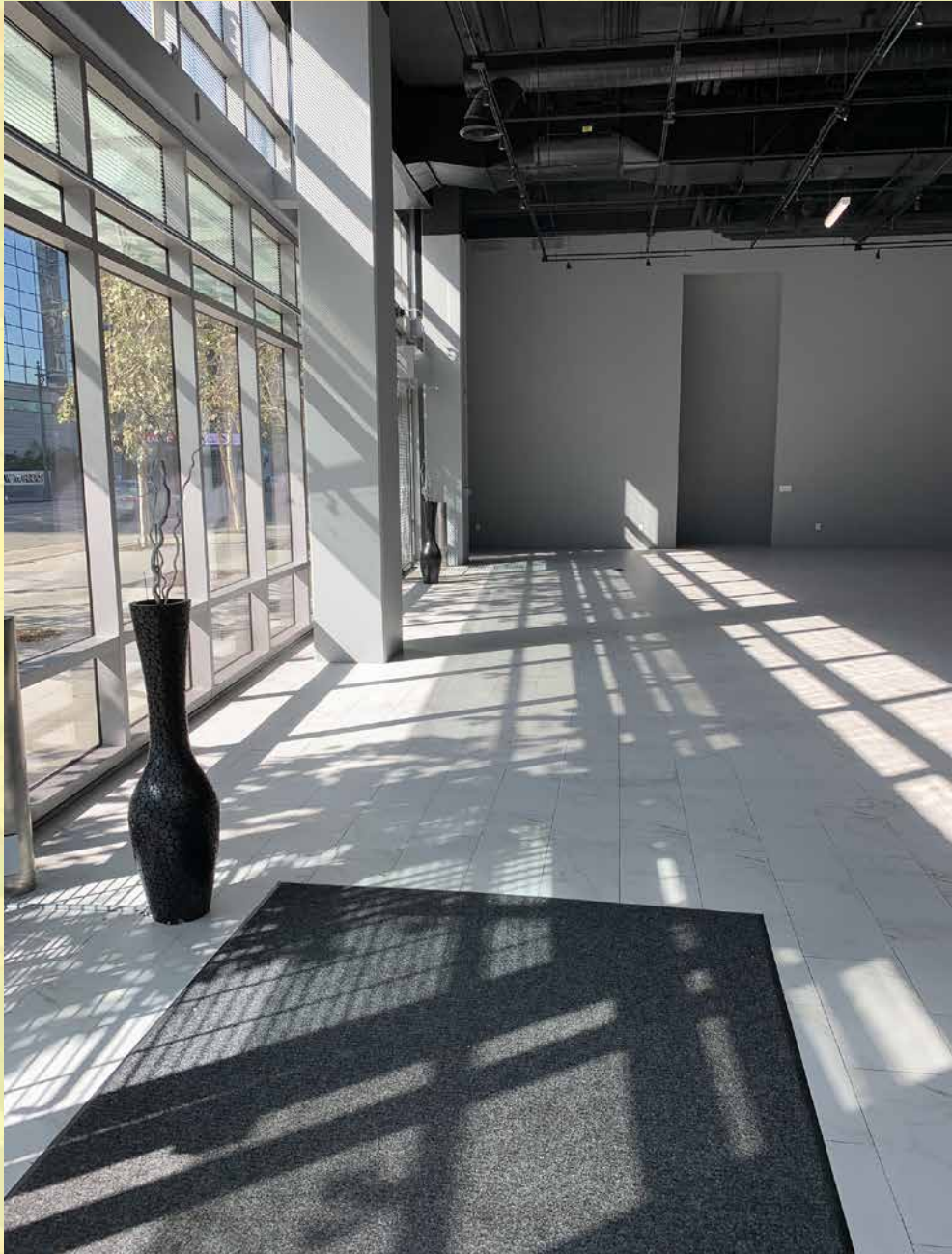


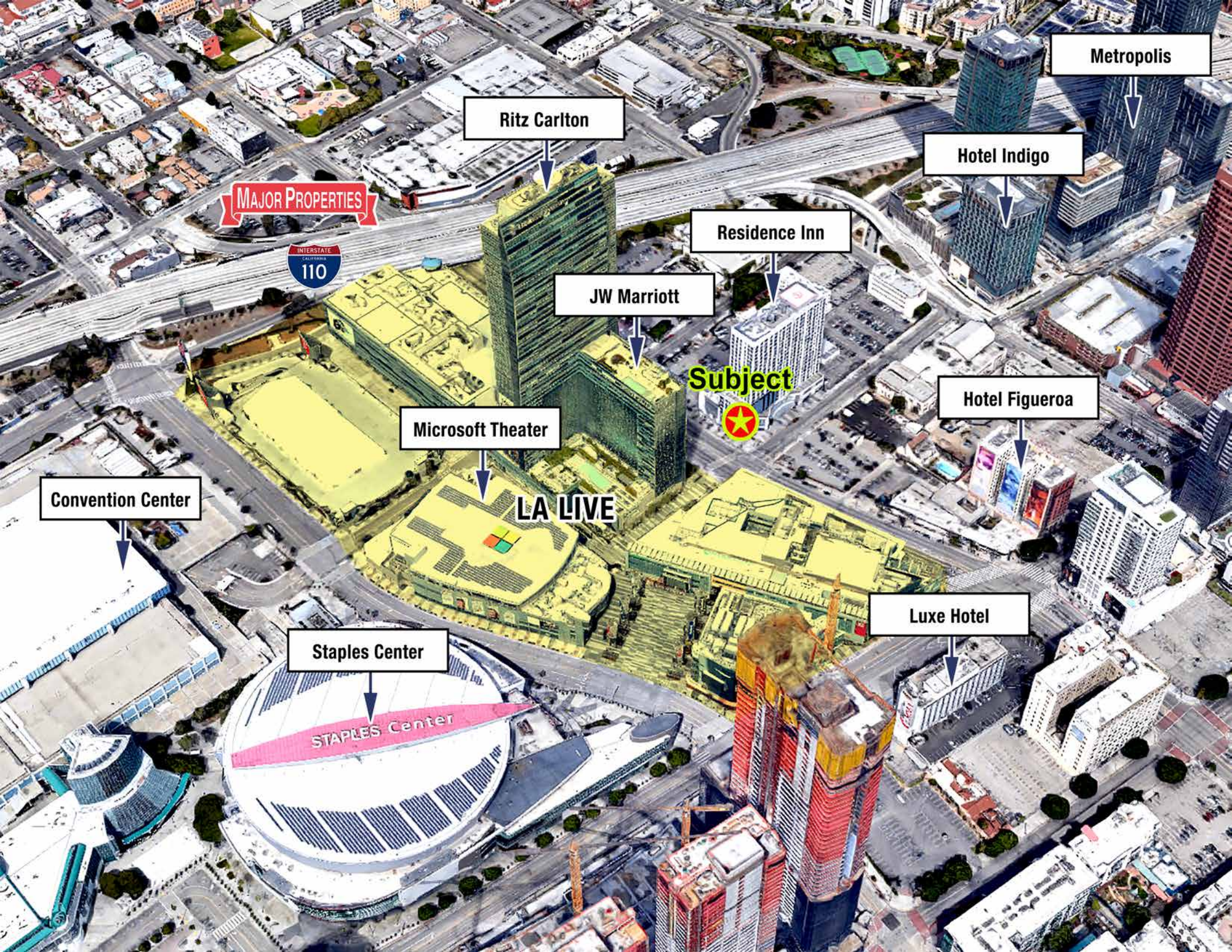
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(213) **747-4151**

ASK FOR **SAMUEL P. LUSTER**



Subject Photos





MAJOR PROPERTIES

INTERSTATE CALIFORNIA
110

Ritz Carlton

Hotel Indigo

Metropolis

Residence Inn

JW Marriott

Subject

Hotel Figueroa

Microsoft Theater

Convention Center

LA LIVE

Luxe Hotel

Staples Center

STAPLES Center



Campus Map

www.lalive.com

- EAT**
 - Boca at the Conga Room
 - Fleming's
 - Ford's Filling Station
 - gLance Lobby Bar
 - Illy Espresso
 - Katsuya
 - Shaquille's
 - Live Basil Pizza
 - Nest at WP24
 - Red Mango
 - Rock 'N Fish
 - Rosa Mexicano
 - Smashburger
 - Starbucks Coffee
 - The Farm of Beverly Hills
 - The Mixing Room
 - Tom's Urban
 - 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
- Wolfgang Puck Bar & Grill
WP24
Yard House

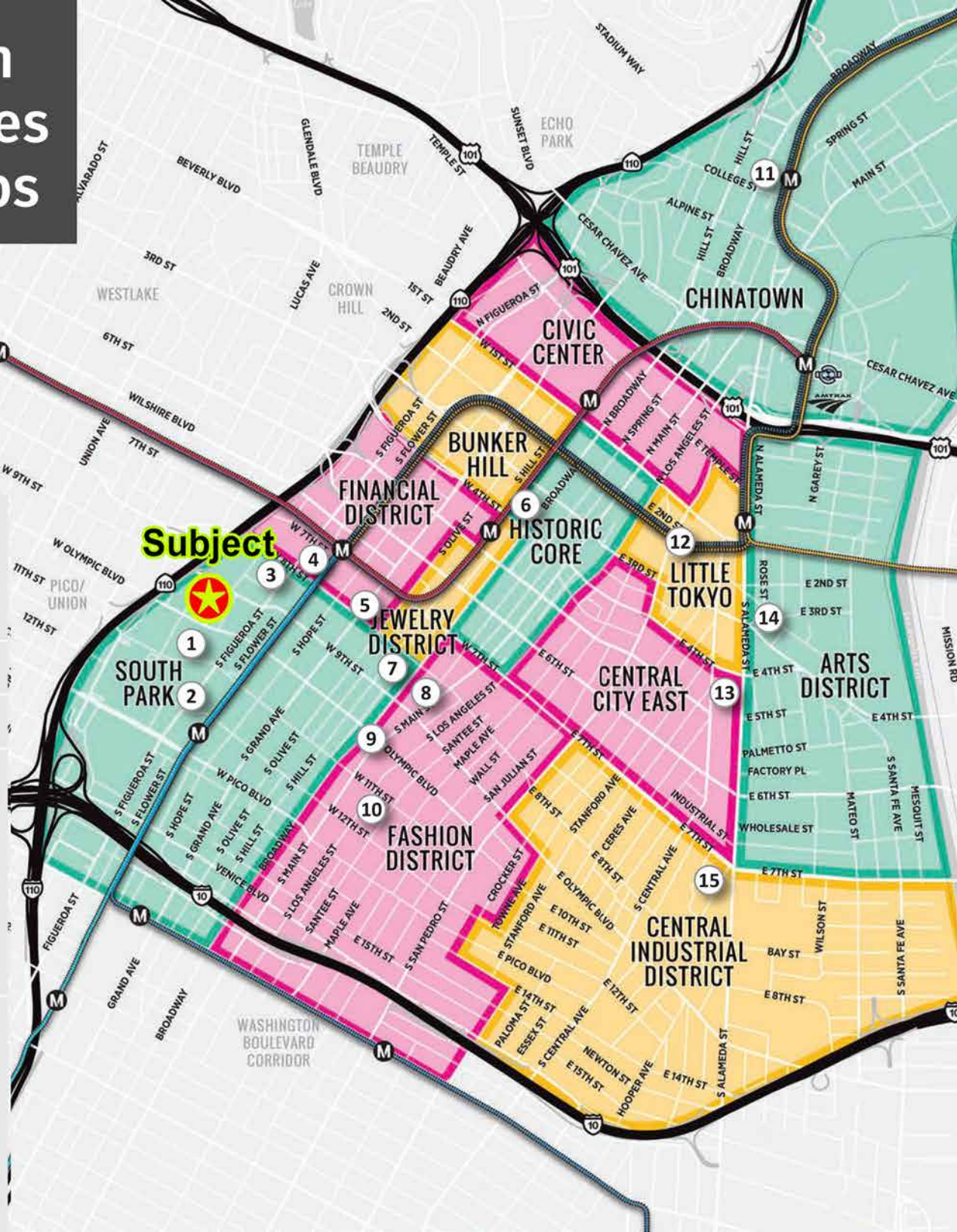


to/from LACC/JW Marriott

Los Angeles Convention Center ENTRANCE

Downtown Los Angeles Retail Hubs

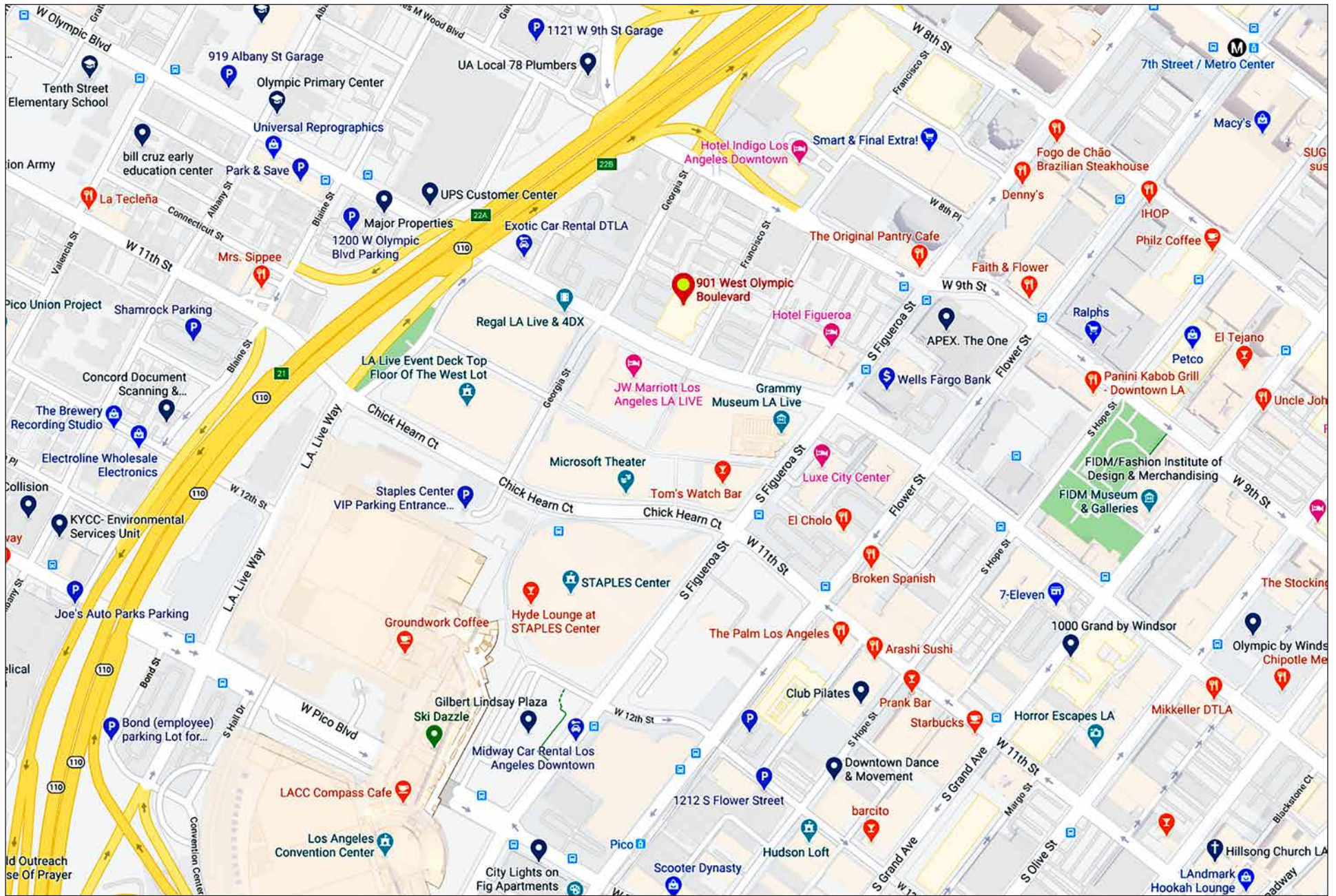
- 1 LA LIVE**
 - Lucky Strike Lanes
 - Regal Cinemas
 - Ritz-Carlton Spa
- 2 Oceanwide Plaza (UC)**
- 3 Metropolis (UC)**
- 4 FIGat7th**
 - Bath & Body Works
 - City Target
 - H&M
 - Lenscrafters
 - MAC Cosmetics
 - Nordstrom Rack
 - Victoria's Secret
 - Zara
- 5 The Bloc**
 - Alamo Drafthouse Cinema
 - 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 Demographics

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.

I LIVE in DTLA



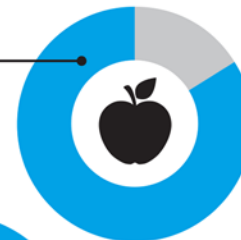
\$123K

Average Household Income



84%

want more
supermarkets



38

Median
Age



81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years

80% are passionate about DTLA



55%

walk to
work in
DTLA

I WORK in DTLA



\$122K

Average Household Income



33%

regularly use
Metro Rail to
commute



41

Median
Age

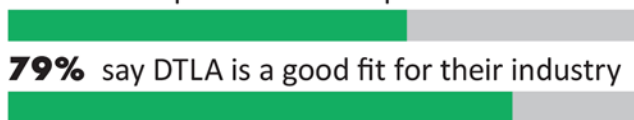


81%

Earned a BA or Higher

63% are top executives or professionals

79% say DTLA is a good fit for their industry



44%

would
consider
moving
to DTLA

I VISIT DTLA



Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*





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