

GROUND FLOOR RETAIL & RESTAURANT FOR LEASE

606 S OLIVE ST, LOS ANGELES, CA

Opportunity for an expanded patio space and exclusive building-top signage opportunity

22'7" ceiling heights

Flexible floor plans

Potential to add mezzanine

Valet parking available

24 hour building security

291,000 SF office space above ground floor retail

The existing exterior planter on 6th Street facing Pershing Square can be converted into a large patio area



SUITE AVAILABILITY

Suite #	Total SF	Asking Rent	Space Details
SUITE 100	±9,594	Negotiable	Large open hard corner retail space
SUITE 101	±725	Negotiable	Former quick serve restaurant space

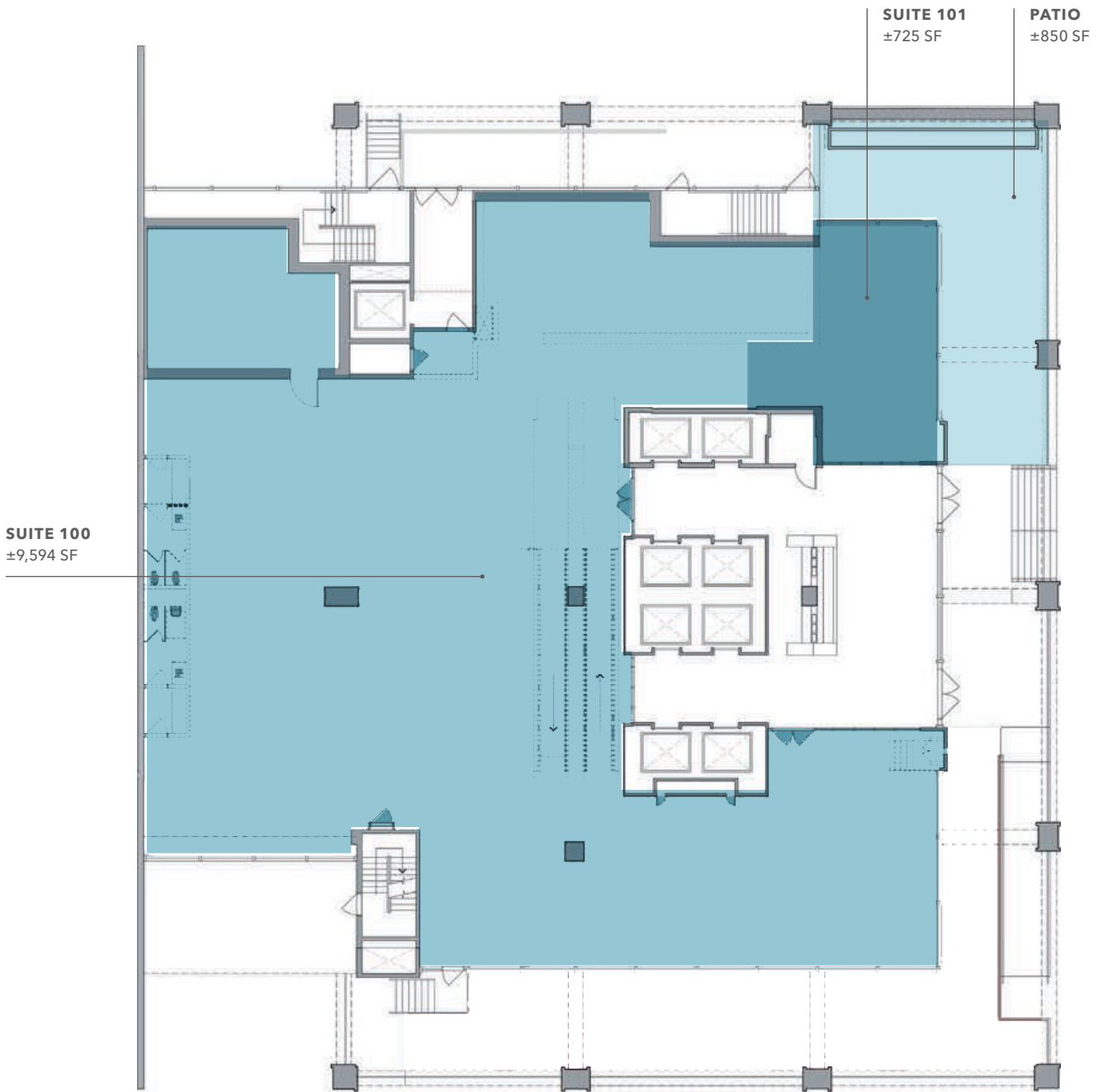
JOHN ANTHONY, SIOR
213.225.7218
john.anthony@kidder.com
LIC N° 01226464

CHRISTOPHER STECK, CCIM
213.225.7231
christopher.steck@kidder.com
LIC N° 01841338

ANTHONYSTECKTEAM.COM
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





JOHN ANTHONY, SIOR
213.225.7218
john.anthony@kidder.com
LIC N° 01226464

CHRISTOPHER STECK, CCIM
213.225.7231
christopher.steck@kidder.com
LIC N° 01841338

KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Demographics

TOTAL RESIDENTIAL UNITS	48,677	SF OF RETAIL SPACE UNDER CONSTRUCTION	1,996,100
RESIDENTIAL UNITS UNDER CONSTRUCTION	4,442	HOTEL ROOMS UNDER CONSTRUCTION	2,406
UNITS IN THE PIPELINE	31,382	MEDIAN AGE	35
SF OD OFFICE SPACE	68+ million	ESTIMATED 2019 RESIDENTIAL POPULATION	84,793
SF OF OFFICE SPACE UNDER CONSTRUCTION	3,238,000	AVERAGE HH INCOME	\$98,020



RENEWAL OF PERSHING SQUARE

Due to the revitalization of several of its neighborhoods, downtown Los Angeles thrives with a vibrancy never seen in its history. Areas like the Old Bank District and the Historic Core were once filled with vacant buildings; now they're teeming with brand-new apartment buildings, high-end retail shops and restaurants. As a result, businesses are relocating downtown. Population has increased 150% since 2000, and continues to grow at a rapid pace. New downtown destinations like the BLOC, Grand Central Market and FIGat7th draw tourists and locals alike, both day and night.

Pershing Square Park is the heart of DTLA. It's also one of the few remaining areas to not receive a facelift. That's about to change. Earlier this year, an international design-team led by the Paris-based Agence Ter were selected to redesign the five-acre park using what they call a "radical flatness" to open up the space, connecting one part of the city to another, offering visitors both entertainment with concert events and relaxation with its great lawn and reflecting pool. Think of it as Central Park on the West Coast.

Other popular venues nearby include Staples Center, Dodger Stadium, Expo Park/USC, The Music Center, and Microsoft Theater.

5-Mile Demographics

67,369
ESTIMATED POPULATION

190,200
DAYTIME EMPLOYMENT

\$35,025
AVERAGE HH INCOME)

500,000
DAYTIME POPULATION



JOHN ANTHONY, SIOR
213.225.7218
john.anthony@kidder.com
LIC N° 01226464

CHRISTOPHER STECK, CCIM
213.225.7231
christopher.steck@kidder.com
LIC N° 01841338

KIDDER.COM | ANTHONYSTECKTEAM.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

