

# 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



Commercial • Industrial • Residential

Offering Memorandum

- Heavy Traffic Corner Location
- Outstanding Street Exposure
- 6 Hotels in a 1/4-Mile Radius
- Across From LA LIVE
- Adjacent to Crypto.com Arena 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

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### 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+

Courtyard by Marriott Rooms: 175

Rooms feature upscale furnishings and expansive work areas with ergonomic chairs

## Property Highlights

- Heavy traffic signalized corner location
- 35,679 vehicles per day traffic count (2022)
- 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 the Yardhouse, Crypto.com Arena, the Peacock Theater, Grammy Museum and the Los Angeles Convention Center
- Highly visible from surrounding roadways and the Harbor (110) Freeway

Lease Rental: \$20,289 Per Month (\$3.50 Per SF)

*Based on 5,797 SF Interior Area*

**Bonus Offer: Half Rent for the First 3 Months!**

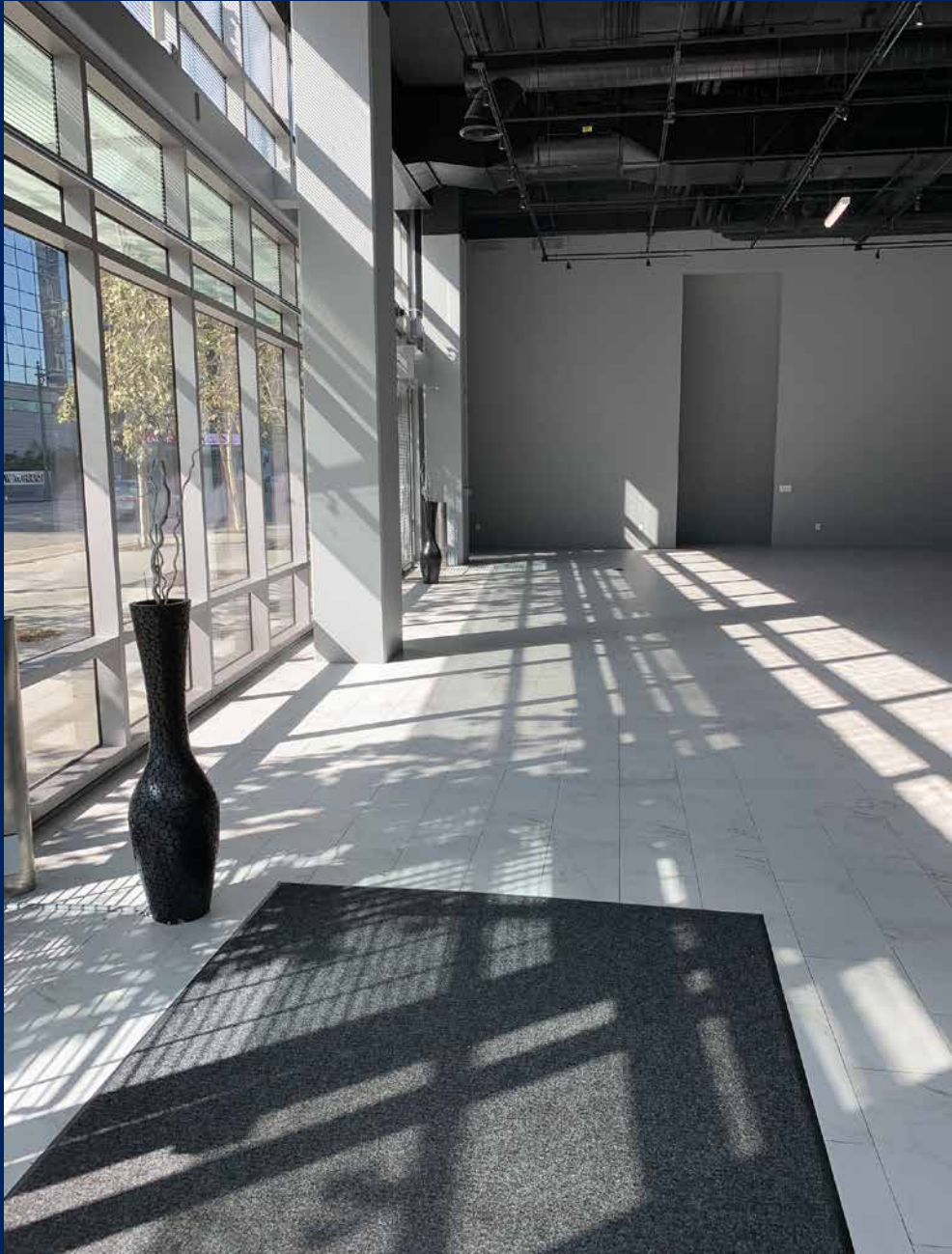


**FOR LEASE**  
**MAJOR PROPERTIES**  
COMMERCIAL • RESIDENTIAL  
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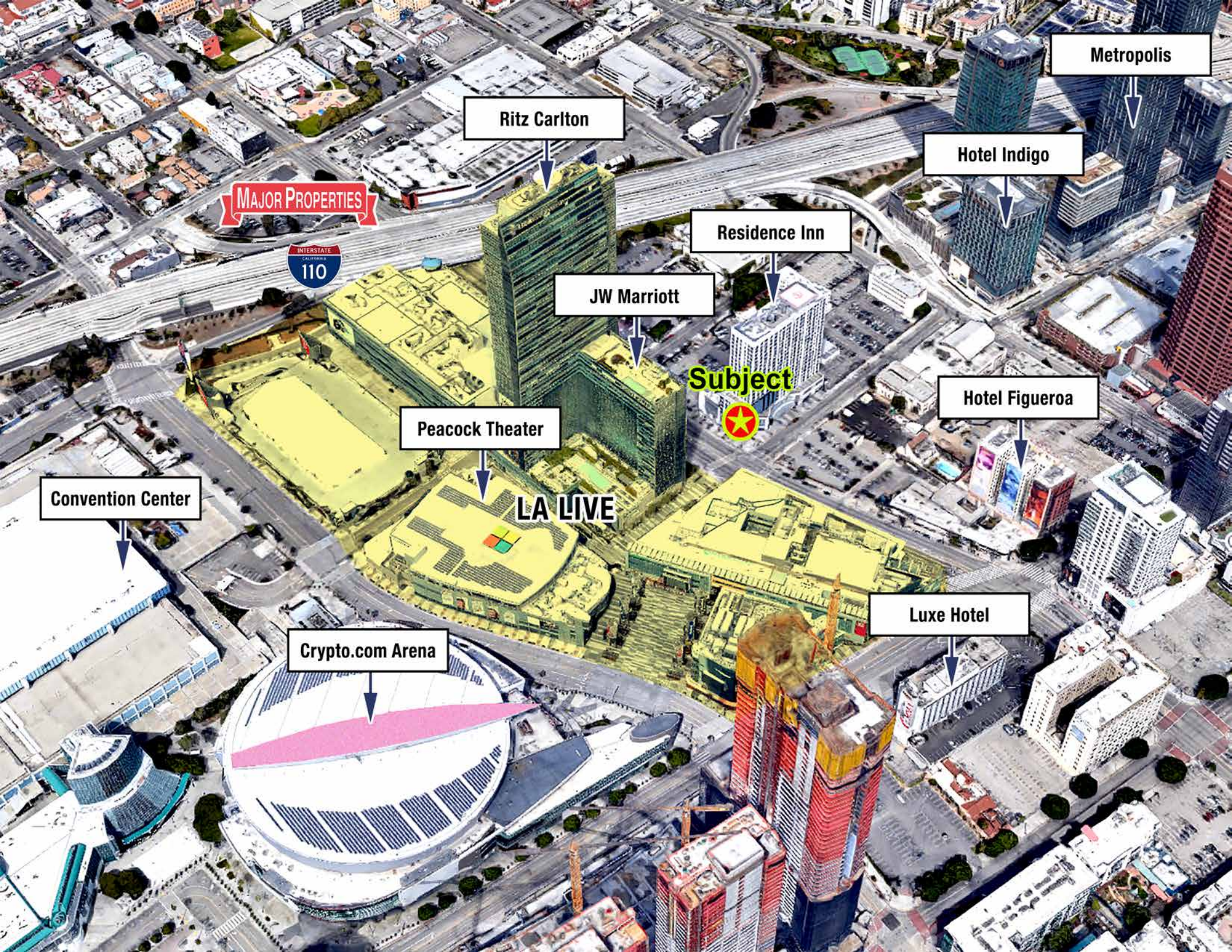
ASK FOR **SAMUEL P. LUSTER**



# Subject Photos







Metropolis

Ritz Carlton

Hotel Indigo

MAJOR PROPERTIES

INTERSTATE CALIFORNIA 110

Residence Inn

JW Marriott

Subject

Peacock Theater

Hotel Figueroa

Convention Center

LA LIVE

Luxe Hotel

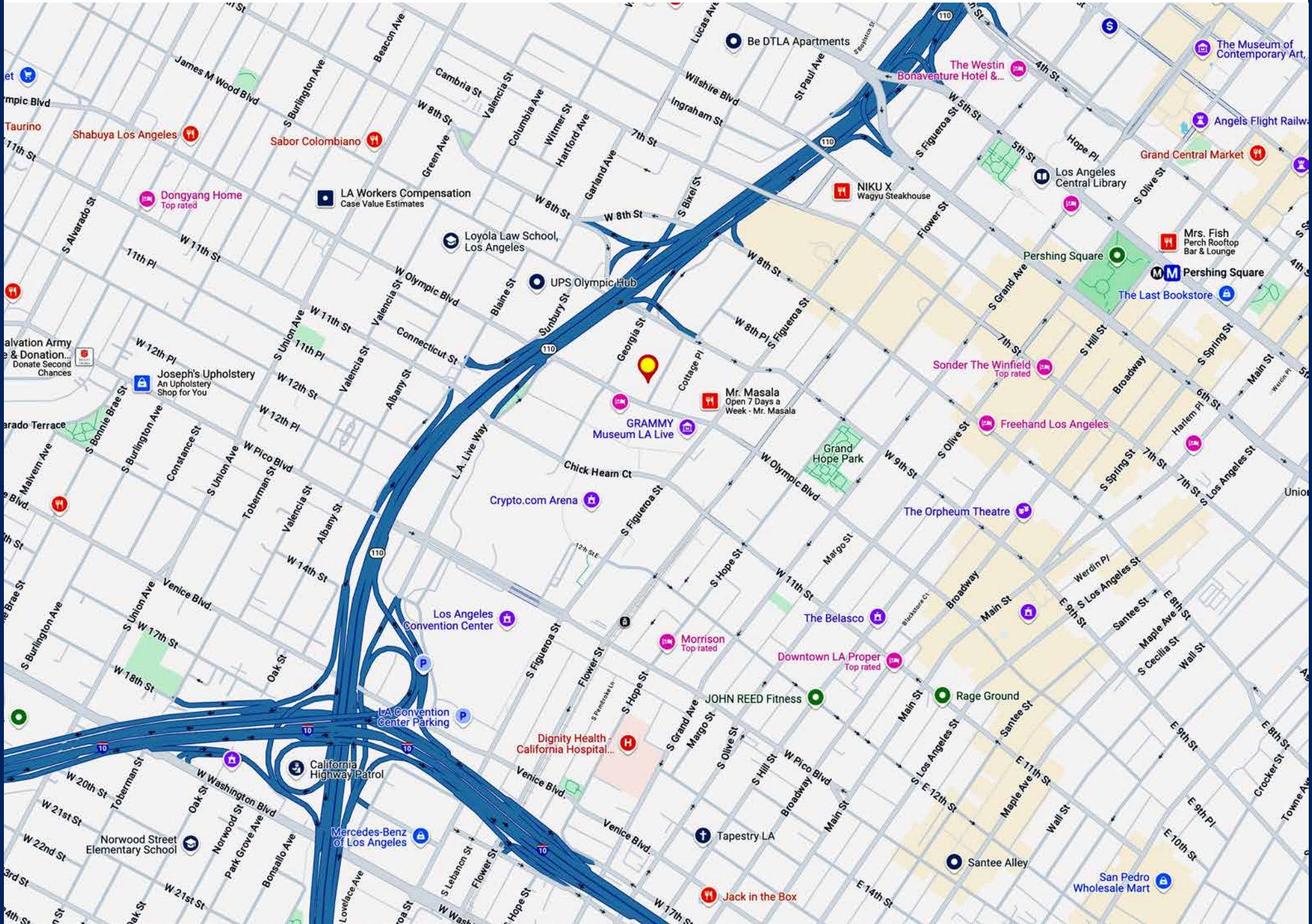
Crypto.com Arena



# Downtown Los Angeles Districts



# Area Map



# Downtown Los Angeles Demographics

## A PLACE TO WORK

**288,000+** JOBS

**\$95,000**

Average Household Income



**61%**

30 - 54 Years Old

**57%** Postsecondary Education



**65%**

Currently work 3-5 days in DTLA



**79%**

Expect to be in the office at least half the time

## A PLACE TO VISIT, SHOP, & DINE

**17+ million** VISITORS  
per year



**\$4.5+ billion** retail sales per year

**745**

Retail+F&B Businesses per Square Mile



**171**

Food/Beverage Businesses per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**90,000+** RESIDENTS

**\$93,000**

Average Household Income



**26%** All new residential in the City of LA since 2010



**24%** Less Income Spent on Housing + Transportation than LA Average

**61%**

25 - 54 Years Old



**67%**

Postsecondary Education

**41%** Population Growth 2010 - 2022



**90%**

Residential Occupancy

**46%**

Walk/Bike/Transit or Work from Home



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