



717 OLYMPIC BLVD  
LOS ANGELES, CA

PRIME DOWNTOWN LOS  
ANGELES RETAIL SPACE AT THE  
INTERSECTION OF SOUTH PARK AND  
THE FINANCIAL DISTRICT

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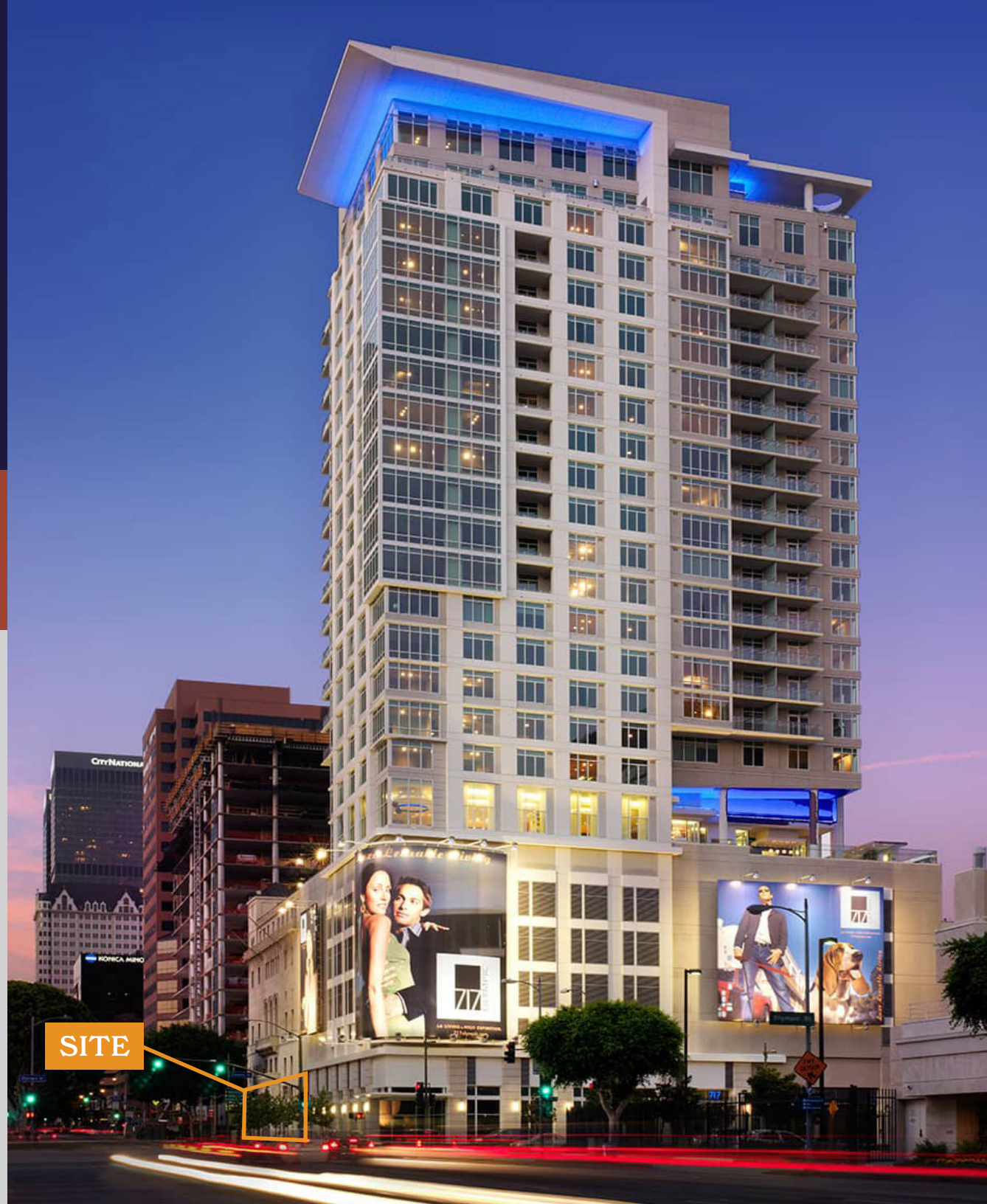
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**CBRE**





# THE OFFERING

CBRE



## THE OFFERING

- 2,956 SF (Divisible)
- Rate: \$3.50 SF + NNN
- Ideal for: Café, Bakery, Dessert, Coffee, Juice Bar, Small Eats, Quick Serve Restaurants, Fitness
- Prominent Figueroa Corridor Branding Opportunity



## BUILDING DESCRIPTION:

- 5 Star Hi-Rise Apartments (Class A)
- 22 Stories
- 152 Apartment Units
- Located at a High Profile Signalized Corner



# AMENITIES MAP



## RESIDENTIAL DEVELOPMENT

2	Intercontinental Hotel   900 Wilshire Blvd	Hotel
3	JW Marriot / Ritz Carlton   900 W. Olympic Blvd	Hotel
4	LEVEL   888 S. Olive St	Apartments
5	Atelier Apartments   801 S. Olive St	Apartments
6	Met Lofts   1050 S. Flower St	Apartments
7	Packard Lofts   1000 S. Hope St	Apartments
8	Olympic by Windsor   936 S. Olive St	Apartments
9	Elleven South   1111 S. Grand Ave	Condominiums
10	OceanWide Plaza   844 S. Figueroa	Condominiums & Hotel (UC)
11	Apex / Alina   900 S. Figueroa	Apartments (UC)
12	Hotel Figueroa   939 S. Figueroa	Hotel

## AMENITY / RETAIL

13	Staples Center   1111 S. Figueroa St	Sports Stadium
14	LA Live   800 W. Olympic Blvd	Entertainment Center
15	Whole Foods   788 S. Grand	Grocery Store
16	Philz Coffee   801 S. Hope St	Coffee Shop
17	Figat7th   735 S. Figueroa	Retail Center / Food Hall
18	Sugar Fish   600 W. 7th St	Notable Restaurant
19	Bottega Louie   700 S. Grand	Notable Restaurant
20	The Palm LA   1101 S. Flower St	Notable Restaurant
21	Broken Spanish   1050 S. Flower St	Notable Restaurant
22	FIDM     919 S. Grand Ave	Fashion & Design School
23	Regal Cinemas   1000 W. Olympic Blvd	Movie Theater

## AMENITY / RETAIL

24	U.S. Bank   710 W. Olympic	Bank
25	Original Pantry Café   877 S. Figueroa St	Café
26	Fogo de Chao   800 S. Figueroa St	Notable Restaurant
27	Ralphs   645 W. 9th	Grocery Store
28	Macys   750 W. 7th	Department Store
29	Faith & Flower   705 W. 9th	Notable Restaurant
30	85 Degree Bakery   700 Wilshire Blvd	Bakery
31	LA Convention Center   1201 S. Figueroa	Convention Center
32	Pico Train Station   1250 S. Flower	Train Station



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# JOIN LOCAL RETAILERS

CBRE



- |                                      |                            |                                   |                    |
|--------------------------------------|----------------------------|-----------------------------------|--------------------|
| 1. Faith & Flower                    | 10. Caña Rum Bar           | 19. Los Angeles Convention Center | 28. Ralph's Market |
| 2. The Capital Grill                 | 11. The Palm Los Angeles   | 20. American Contemporary Ballet  | 29. Petco          |
| 3. Simply Salad                      | 12. Bottega Louie          | 21. Hotel Figueroa                | 30. Philz Coffee   |
| 4. Starbucks                         | 13. Giulia Italian Kitchen | 22. Residence Inn                 | 31. Simply Salad   |
| 5. The Original Pantry Cafe          | 14. Variety Arts Building  | 23. InterContinental              | 32. FIDM           |
| 6. Brevia Restaurant                 | 15. Microsoft Theater      | 24. Hotel Indigo                  | 33. Panini Grill   |
| 7. Fleming's Prime Steakhouse        | 16. STAPLES Center         | 25. Luxe City Center Hotel        | 34. Sugarfish      |
| 8. Fogo de Chão Brazilian Steakhouse | 17. Conga Room             | 26. Level Hotel                   |                    |
| 9. Broken Spanish                    | 18. L.A. Live              | 27. Qwench Juice                  |                    |



# DEMOGRAPHICS & NUMBERS



## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2020 POPULATION - CURRENT YEAR ESTIMATE	87,677	573,215	1,291,936
2010-2020 ANNUAL POPULATION GROWTH RATE	2.72%	0.82%	0.51%
2020-2025 ANNUAL POPULATION GROWTH RATE	2.36%	1.12%	0.60%
2020 HOUSEHOLDS - CURRENT YEAR ESTIMATE	41,730	196,686	419,267
2025 HOUSEHOLDS - FIVE YEAR PROJECTION	47,817	211,964	435,845
2010-2020 ANNUAL HOUSEHOLD GROWTH RATE	3.30%	1.11%	0.61%
2020-2025 ANNUAL HOUSEHOLD GROWTH RATE	2.76%	1.51%	0.78%
2020 AVERAGE HOUSEHOLD INCOME	\$72,517	\$59,782	\$66,506
2025 AVERAGE HOUSEHOLD INCOME	\$84,430	\$68,781	\$75,270
2020 AVERAGE VALUE OF OWNER OCC. HOUSING UNITS	\$1,004,080	\$756,834	\$764,547

## TRAFFIC COUNTS



Flower and 9th Street

**37,490**



Olympic and Flower

**38,347**



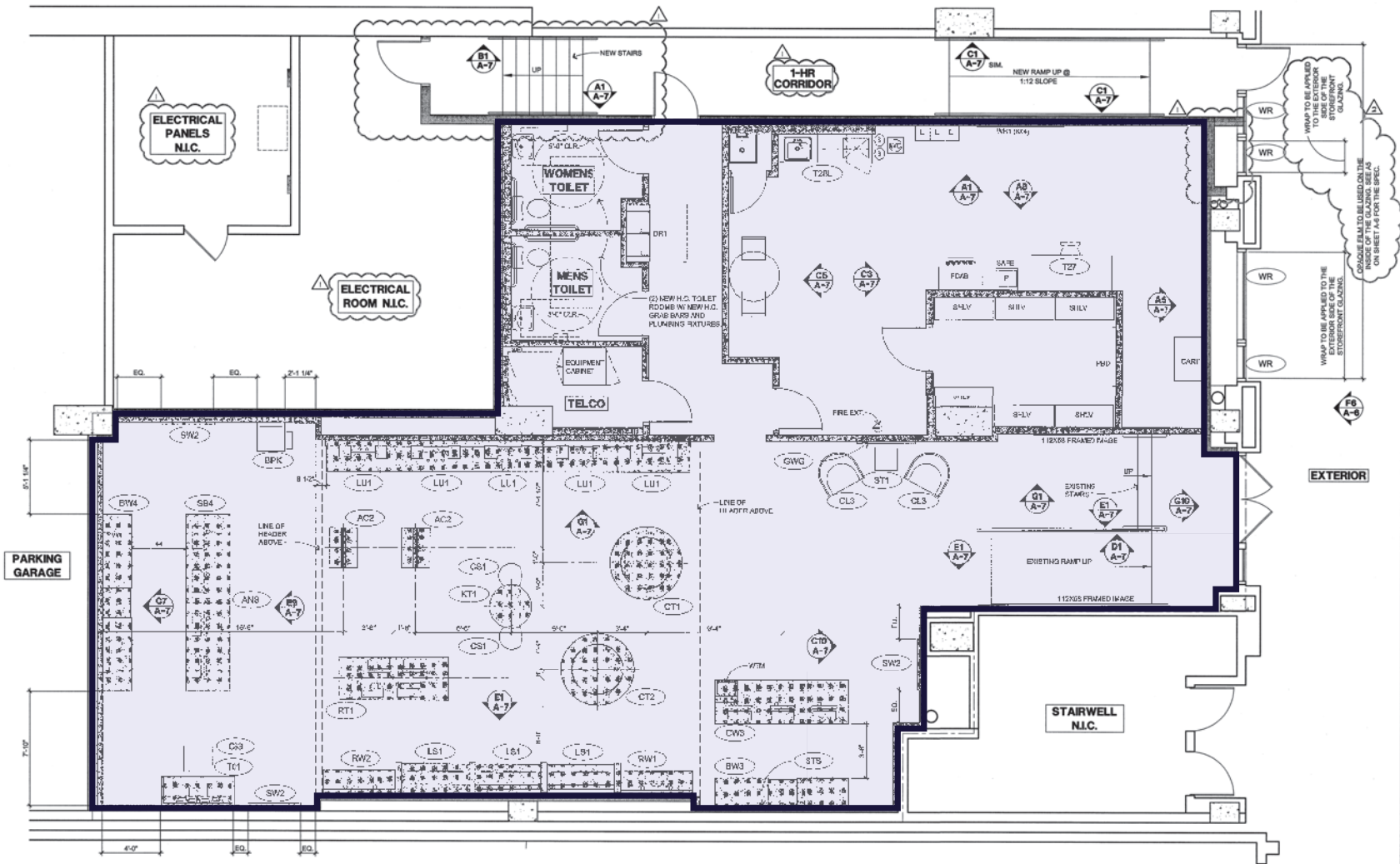
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# SITE PLAN

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OPTION 1

±2,956 SF



FIGUEROA ST.

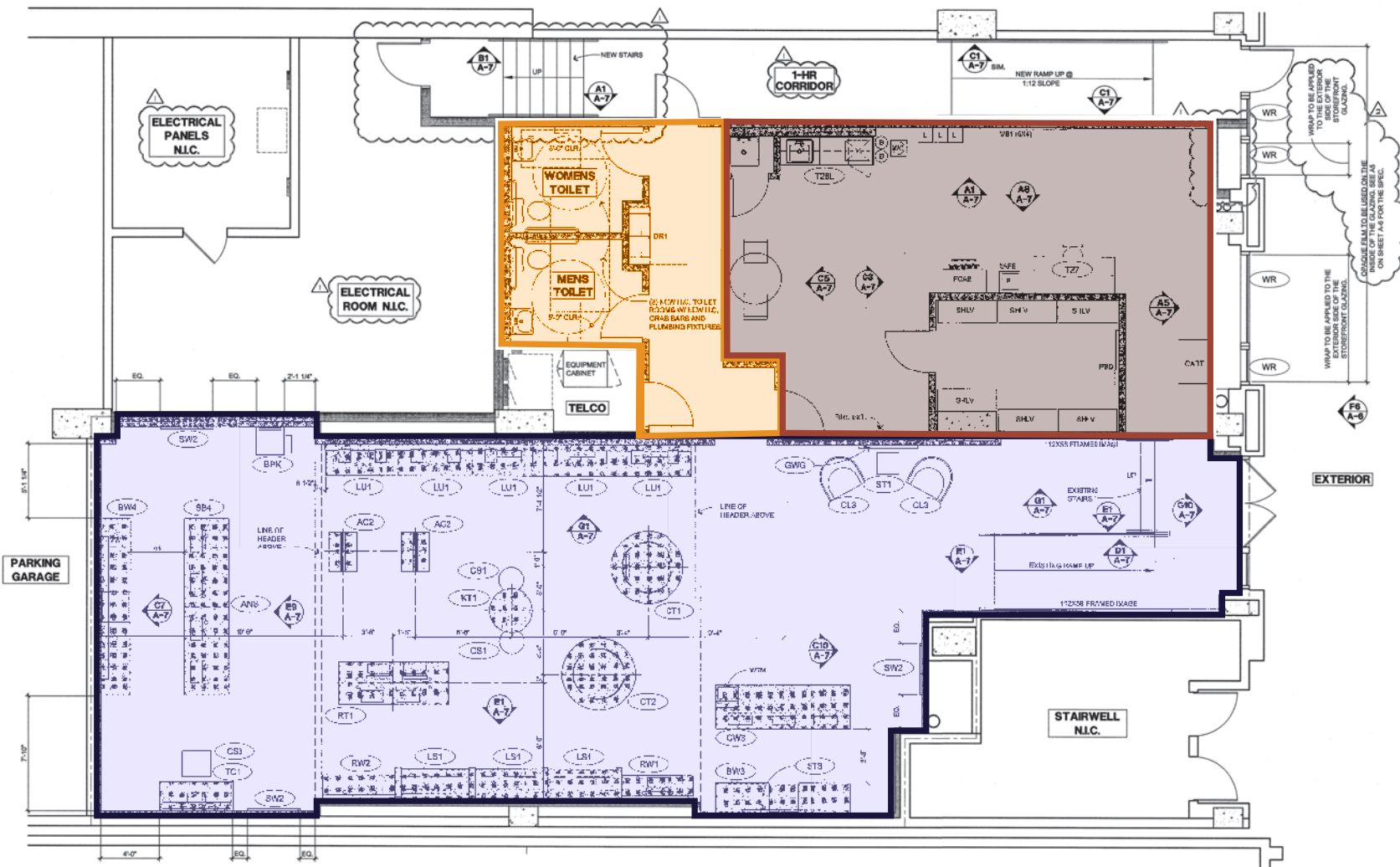
## SITE PLAN

### OPTION 2

**±279 SF**  
Shared Restrooms

**±771 SF**  
Space 1

**±1,828 SF**  
Space 2



FIGUEROA ST.



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