



ZACUTO GROUP
COMMERCIAL REAL ESTATE



LA LIVE LEASING OPPORTUNITIES



L.A. LIVE HAS IT ALL!

- Globally recognized entertainment and hospitality district
- Sports, music, and media hub in the center of LA
- Anchored by world-class venues
- Surrounded by hotels, dining, and office
- L.A. Live offers unmatched visibility, foot traffic, and connectivity in the heart of DTLA



Downtown's most
dynamic stage for brands
seeking scale + exposure

Home to Crypto.com
Arena, Peacock Theater, The
Novo and Peacock Place

One of the few
districts in L.A. offering
true pedestrian-driven
foot traffic

Surrounded by lux
hotels including The
Ritz-Carlton, Marriott,
and Hotel Figueroa

Directly adjacent to Los
Angeles Convention Center
- *currently undergoing a \$2.6B
Expansion and Modernization*

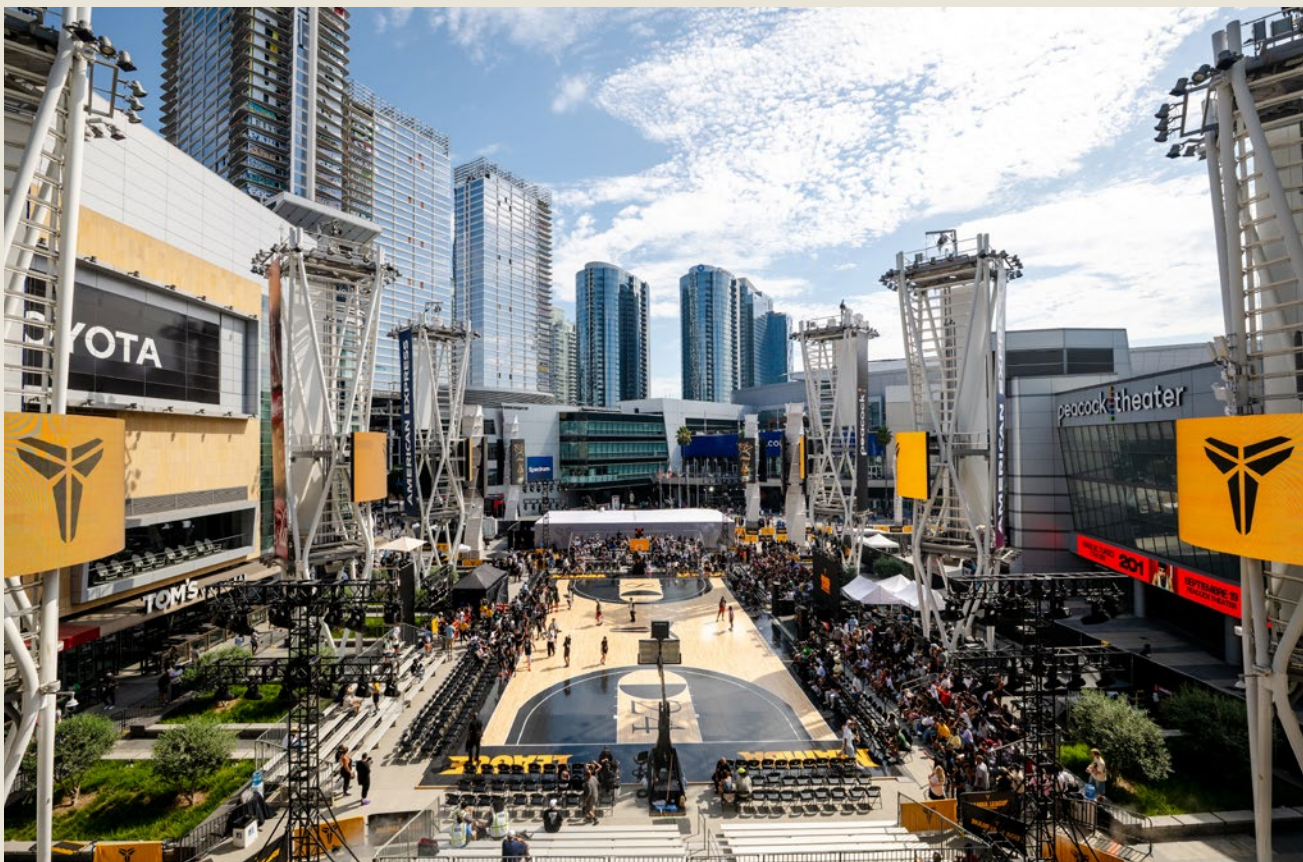
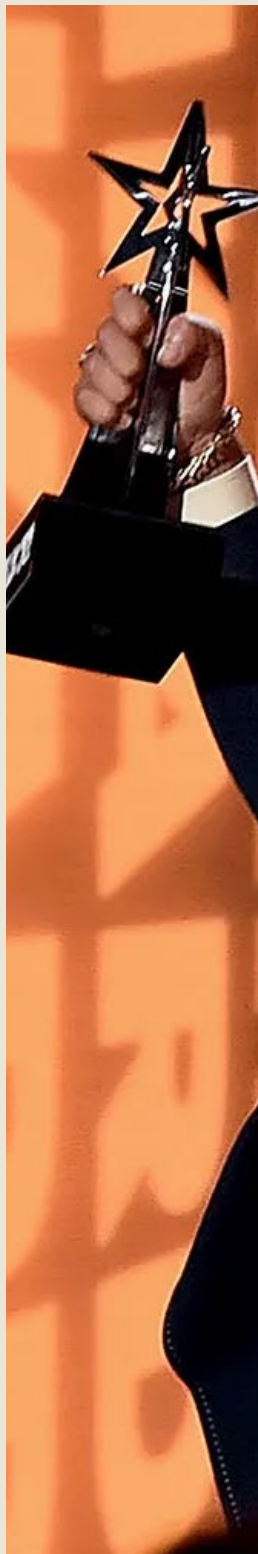
1,500+
Annual
Events

20M
Annual
Visitors

A proven destination
for flagship retail,
experiential concepts,
and hospitality users

LAKERS. GRAMMY AWARDS. LA KINGS. EMMY
AWARDS. BET AWARDS. ALL STAR GAMES.
RED CARPET. LA SPARKS. HOLIDAY SHOWS.
CONCERTS. MUSEUMS. ACTIVATIONS. PREMIERES.
CONFERENCES. BARS. ENTERTAINMENT. HOTELS.
RESTAURANTS. THEATRES. SHOPPING. L.A. LIVE.





BY THE NUMBERS

1,500+
ANNUAL EVENTS

20M
ANNUAL VISITORS

510 ANNUAL
L.A. LIVE
HOTEL GUESTS

6 LIVE
ENTERTAINMENT
VENUES

78,000
RESIDENTS WITHIN THE
DOWNTOWN AREA

14 ON-SITE
CINEMA
SCREENS

20
UNIQUE DINING
EXPERIENCES

3,000
ON CAMPUS EMPLOYEES

20,000
FAN CAPACITY AT
CRYPTO.COM ARENA

EAT

ILLY CAFFÉ

SAVOCA

THE MIXING ROOM

GLANCE LOBBY BAR

YARD HOUSE

Sol Agave Taste Mexico!

FLEMING'S

FIXINS SOUL KITCHEN

KATSUYA L.A. LIVE

STARBUCKS

SMASHBURGER

TOM'S WATCH BAR

PLAY

REGAL L.A. LIVE

THE RITZ-CARLTON SPA

LUCKY STRIKE

THE NOVO

THE GRAMMY MUSEUM®

THE RAY CHARLES TERRACE

PEACOCK PLACE

PEACOCK THEATER

EVENT DECK

TEAM LA STORE

CRYPTO.COM ARENA

STAY

THE RITZ-CARLTON

JW MARRIOTT

COURTYARD MARRIOTT

RESIDENCE INN MARRIOTT



LEASING INQUIRIES 310.469.9012



THE RITZ CARLTON

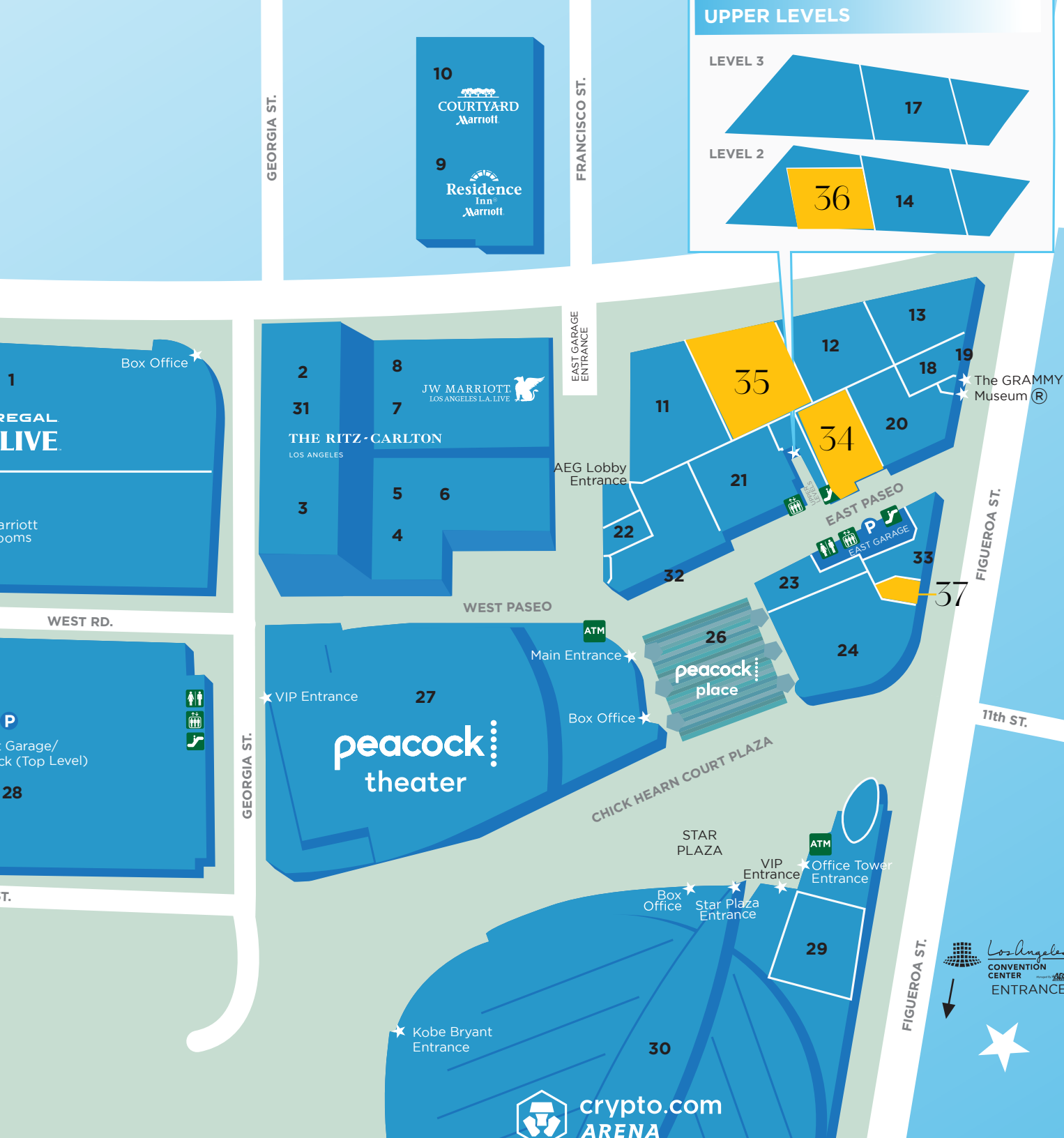
RAL

TOYOTA

peacock
theater

crypto.com
ARENA

ON-SITE AVAILABILITIES



Suite 34

800 W. Olympic Boulevard

SIZE: 6,567 SF

HIGHLIGHTS:

Exceptional visibility with immediate recognition upon entering plaza. Former chef driven restaurant. Multi-level space with large front patio.

Suite 35

800 W. Olympic Boulevard

SIZE: 8,497 SF

HIGHLIGHTS:

Former Asian dumpling restaurant. Unique sliding glass windows allow for indoor/outdoor experience. Open kitchen + full bar in-place

Suite 36

800 W. Olympic Boulevard

SIZE: 16,073 SF

HIGHLIGHTS:

Former nightclub/live music venue. Ability to create a unique entertainment destination with multiple configurations + access to outdoor space

Suite 37

1101 S. Figueroa Street

SIZE: 645 SF

HIGHLIGHTS:

Quick service restaurant with back room food prep (no kitchen but sink and drains in-place) Counter style set up + front patio.

Negotiable Tenant Improvement Allowances Available

Suite 34



SIZE: 6,567 SF

- FF&E in place
- Full kitchen + large bar
- Multi-level space
- Excellent pedestrian visibility
- Expansive outdoor patio

Suite 34



Suite 35



SIZE: 8,497 SF

- High visibility
- Hotel facing position
(Located diagonally across
from Courtyard Marriott and
Residence Inn Hotel)

Suite 35



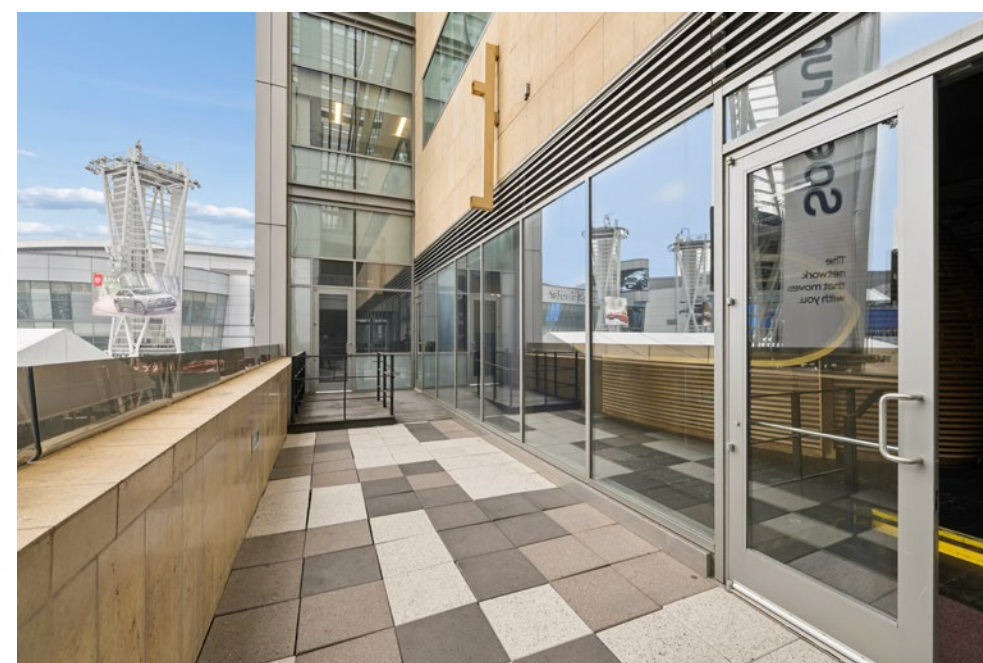
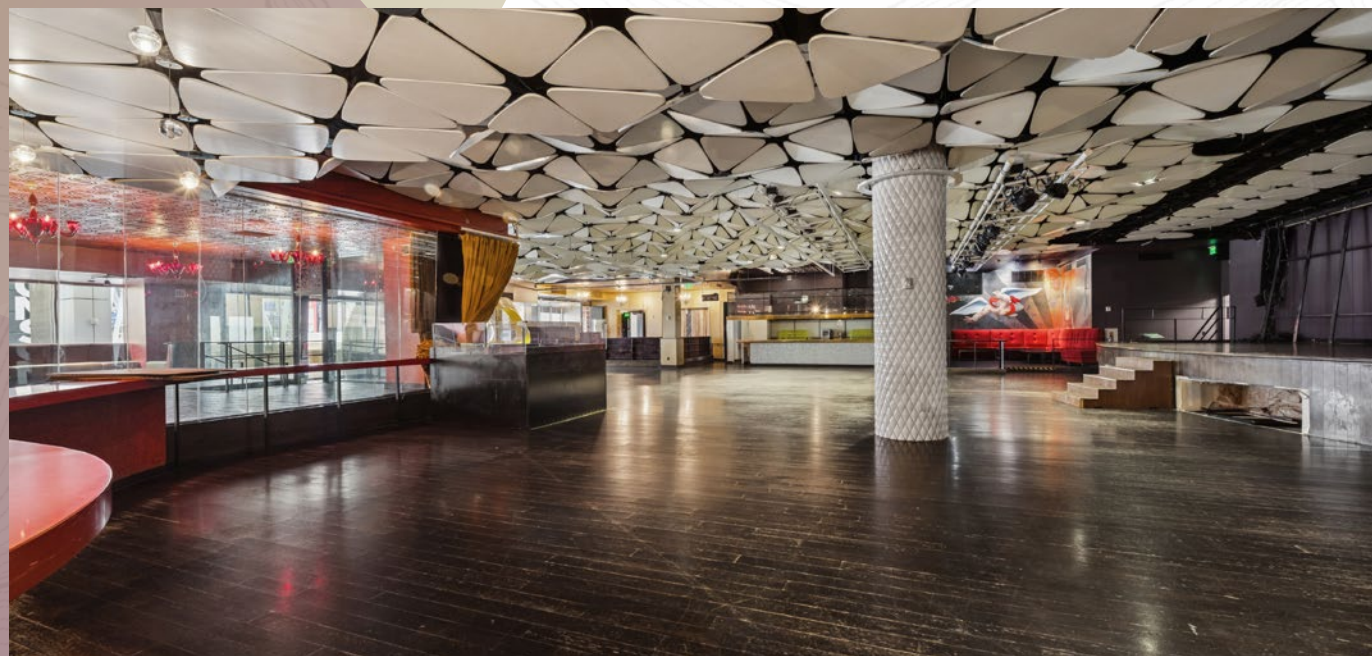
Suite 36



SIZE: 16,073 SF

- Ability to create nightlife destination
- Bi-level space (with ADA accessibility)
- Multiple configurations possible
- Club/Cabaret possible
- Former Conga Room (live music venue)

Suite 36



Suite 37

SIZE: 645 SF

- QSR | Grab & go concept
- Front patio
- Counter seating
- Back room prep with sinks



Suite 37





LISTING TEAM

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