



**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
- Future hosts to the Academy Awards  
(2029 Oscars to be held at Peacock Theatre)
- L.A. Live offers unmatched visibility, foot traffic, and connectivity in the heart of DTLA



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

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

1,500+  
Annual  
Events

20M  
Annual  
Visitors

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

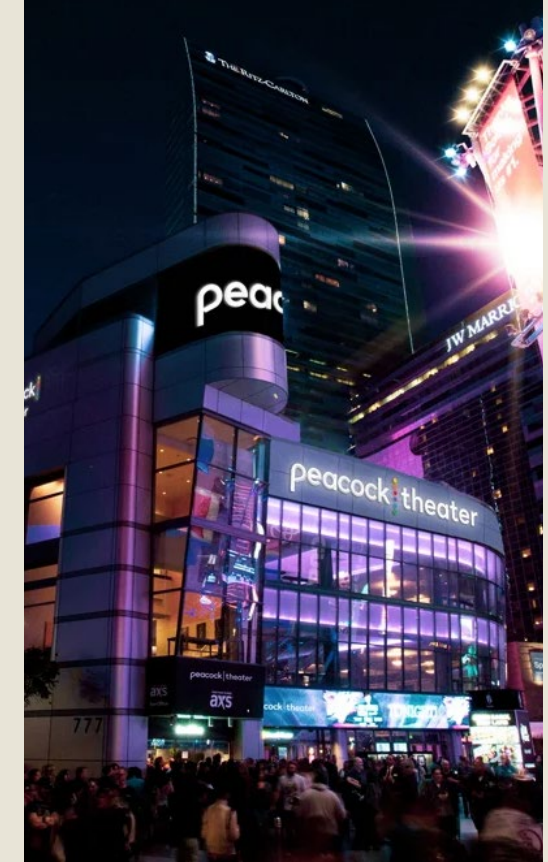
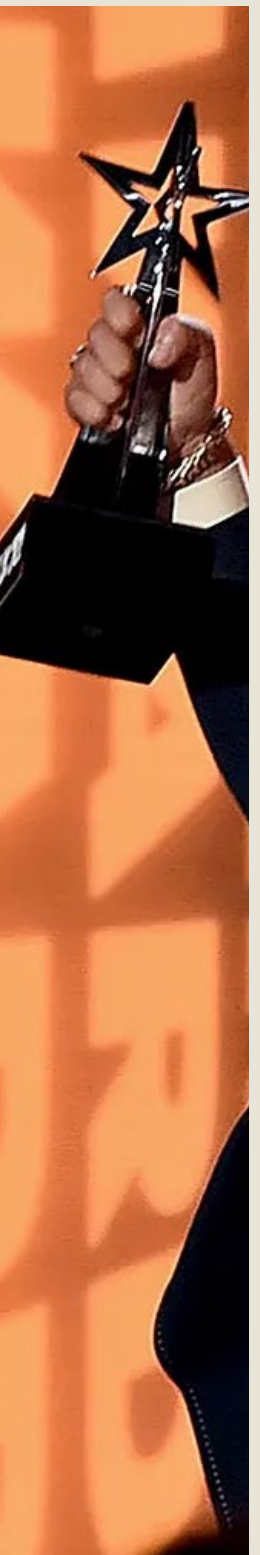
Surrounded by lux  
hotels including The  
Ritz-Carlton, Marriott,  
and Hotel Figueroa

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

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

LAKERS. OSCARS. GRAMMYS. 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.







BEGINNING IN 2029, L.A. LIVE + THE PEACOCK THEATRE  
WILL BECOME THE NEW HOME OF *THE ACADEMY AWARDS*.

THE GLOBAL EVENT WILL BRING A SIGNIFICANT UPTICK  
IN ACTIVITY AND ENERGY ACROSS THE ENTIRE COMPLEX  
AND SURROUNDING AREA.

OSCARS®



COMING IN 2029

# BY THE NUMBERS

1,500+  
ANNUAL EVENTS

20M  
ANNUAL VISITORS

510k  
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



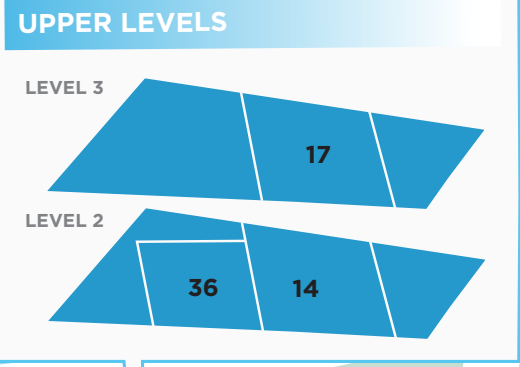
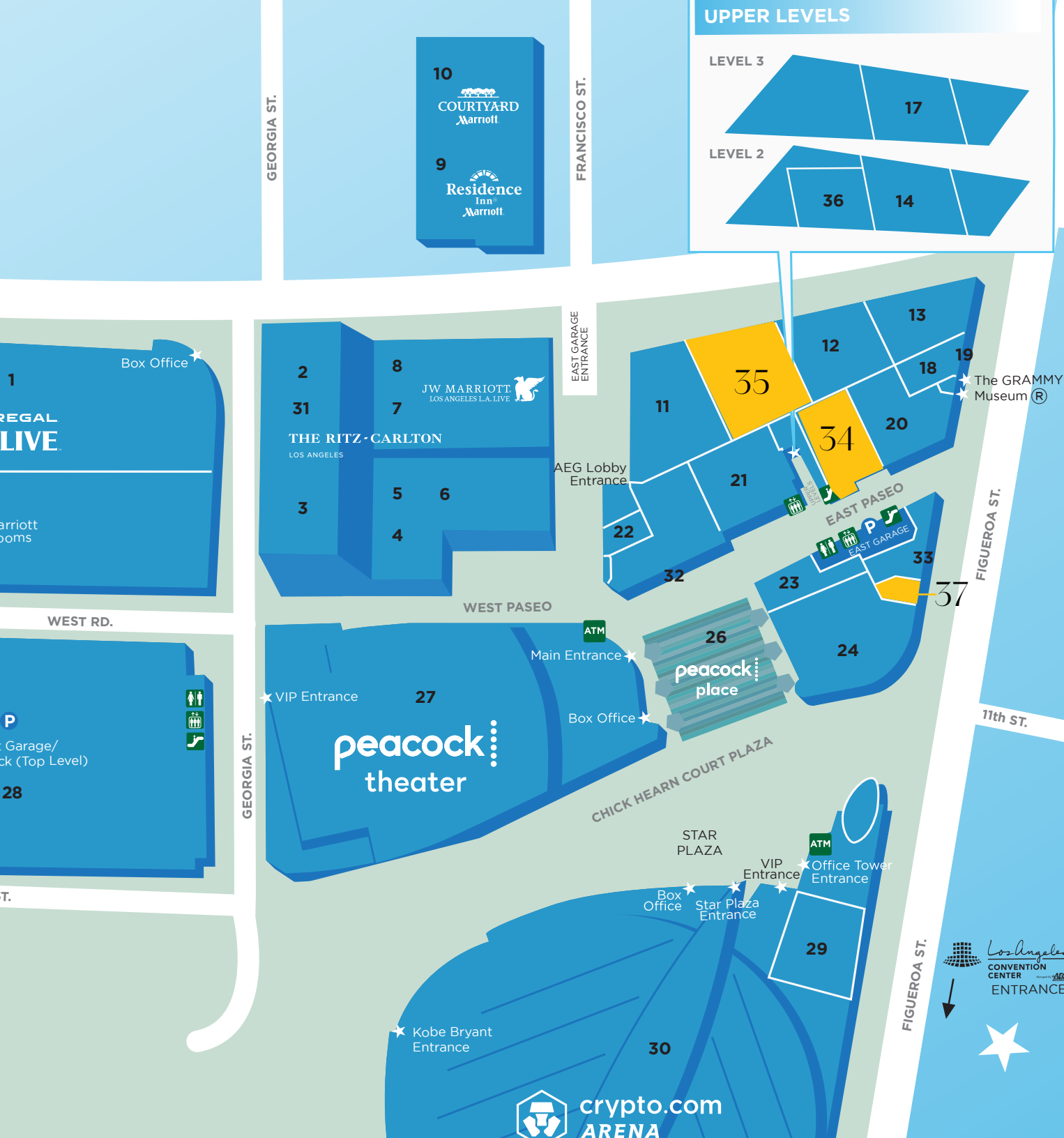
THE RITZ CARLTON

RAL

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 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



LEASING INQUIRIES 310.469.9012

# Suite 37

**SIZE:** 645 SF

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



# Suite 37





#### LISTING TEAM

---

#### **JAKE ZACUTO**

*Managing Director*

310.469.9012

jake@zacutogroup.com

BRE #01377441

#### **JACKIE LUBRANO**

*Senior Vice President*

310.469.9376

jackie@zacutogroup.com

BRE #02024601

#### **MATT AMBROSE**

*Director*

213.431.2511

matta@zacutogroup.com

DRE #02128242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. 4/2026

ZACUTOGROUP.COM | 310.469.9300

