

# 225 S. OLIVE



1,200 SF RETAIL SPACE FOR LEASE

Jones Lang LaSalle Brokerage, Inc. RE License #01856260



# BUILDING HIGHLIGHTS

Situated on the ground level of a 216 unit, full-service luxury residential building, the available space at 225 S. Olive St. represents an exciting opportunity for retailers to capitalize on the exponential growth of Downtown Los Angeles. The available unit features immediate availability and proximity to the building's unique outdoor area, featuring lush gardens that insulate the building from the hustle and bustle of Downtown LA. **Highlights include:**

- 216 residential units on-site
- 1/2 block from The Grand LA, a remarkable mixed-use project with a host of retail/restaurant tenants
- Strategically located on a quiet, tree-lined street





AVAILABLE SPACE

## SPACE HIGHLIGHTS

- Availability: Immediate
- Size: 1,200 SF
- End Cap Space
- Rent: Available Upon Request
- Potential Use Includes: QSR, Necessity Use, Accessory Store, Health/Wellness Concept, Beauty Concept, Sundry Store, or Personal Services



GRAND CENTRAL MARKET

## DOWNTOWN LA






### IN THE CENTER OF IT ALL

Bustling, up and coming, and accessible, Downtown Los Angeles offers a taste of NYC in LA. The unique convenience and walkability of the neighborhood has fueled a renaissance of the area and the construction of countless new residential and commercial developments. With over 2,000 apartment units within a two-mile radius and innumerable neighboring office tenants, Downtown is extremely well aligned with the needs of retailers looking to occupy revitalized and fashionable urban setting in LA.



WALT DISNEY CONCERT HALL

# DEMOGRAPHICS

MILE RADIUS	2 MILES	5 MILES	10 MILES
 POPULATION	3,508,693	1,263,013	271,900
 MEDIAN AGE	34.9	34.8	36.2
 AVERAGE HHI	\$67,642	\$69,629	\$86,606
 MEDIAN HOME VALUE	\$719,050	\$686,338	\$724,674
 TOTAL CONSUMER SPENDING	\$2.3 BILLION	\$10.8 BILLION	\$36.8 BILLION



225 S Olive St.

# NEIGHBORING BUILDINGS



## DTLA Nearby Multi-Family – Existing

- 1. Circa LA
- 2. Hope + Flower
- 3. Aven
- 4. 888 at Grand Hope Park
- 5. 825 South Hill
- 6. Broadway Palace
- 7. Alina
- 8. Sentral DTLA 732
- 9. Sentral DTLA 755
- 10. 1133 Hope

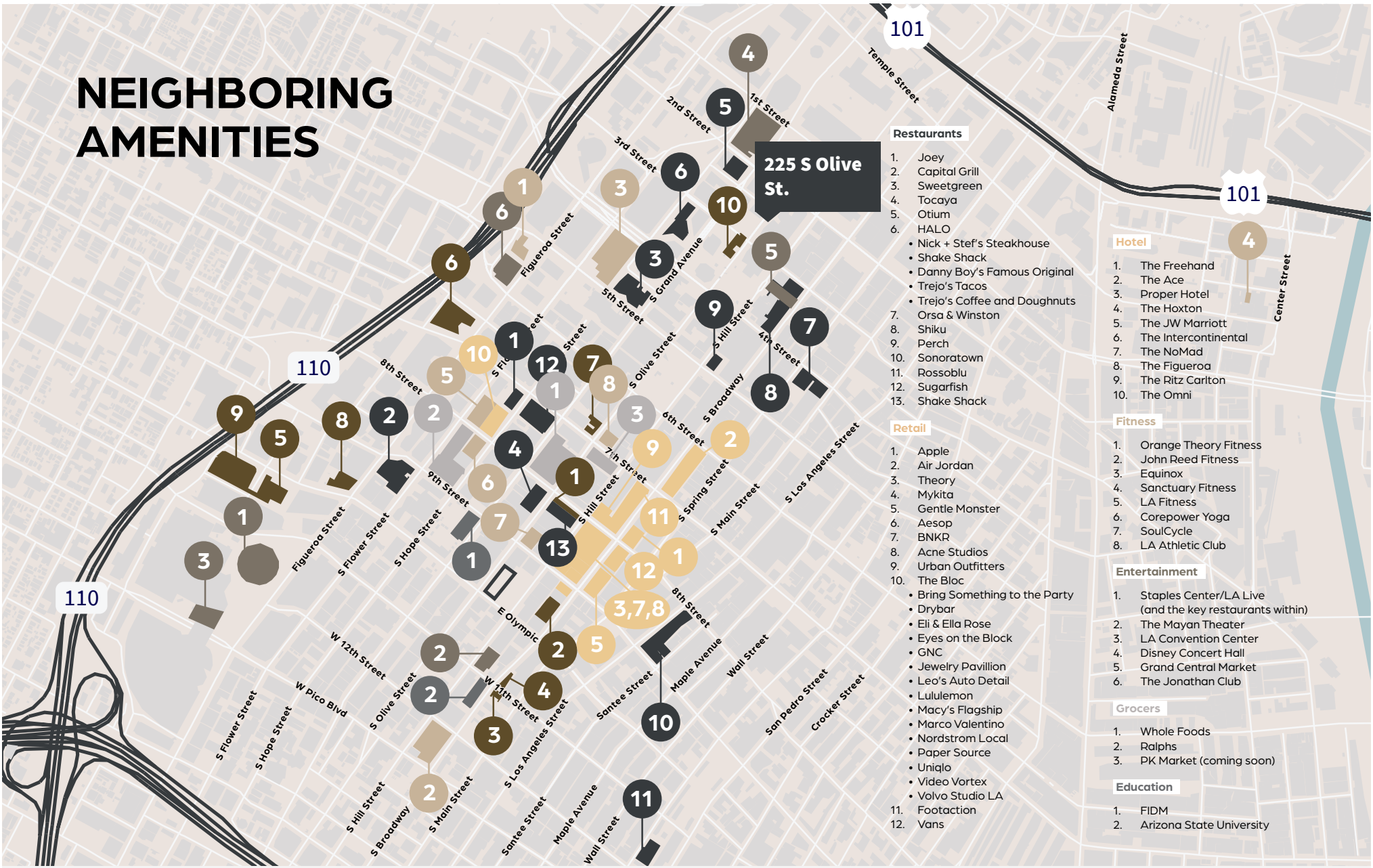
## DTLA Nearby Multi-Family – Under Construction

- 1. FLOR 401 Lofts
- 2. Emerald
- 3. Foreman & Clark
- 4. 1317 S Hope St
- 5. Brooks Building

## DTLA Nearby Offices

- 1. USC Tower
- 2. 1149 Hill
- 3. The Petroleum Building
- 4. 801 South Grand
- 5. 800 West Olympic
- 6. Standard Oil Building
- 7. The Herald Examiner Building

# NEIGHBORING AMENITIES



**225 S Olive St.**

### Restaurants

1. Joey
2. Capital Grill
3. Sweetgreen
4. Tocaya
5. Otium
6. HALO
- Nick + Stef's Steakhouse
- Shake Shack
- Danny Boy's Famous Original
- Trejo's Tacos
- Trejo's Coffee and Doughnuts
8. Orsa & Winston
9. Perch
10. Sonoratown
11. Rossoblu
12. Sugarfish
13. Shake Shack

### Retail

1. Apple
2. Air Jordan
3. Theory
4. Mykita
5. Gentle Monster
6. Aesop
7. BNKR
8. Acne Studios
9. Urban Outfitters
10. The Bloc
- Bring Something to the Party
- Drybar
- Eli & Ella Rose
- Eyes on the Block
- GNC
- Jewelry Pavillion
- Leo's Auto Detail
- Lululemon
- Macy's Flagship
- Marco Valentino
- Nordstrom Local
- Paper Source
- Uniqlo
- Video Vortex
- Volvo Studio LA
11. Footaction
12. Vans

### Hotel

1. The Freehand
2. The Ace
3. Proper Hotel
4. The Hoxton
5. The JW Marriott
6. The Intercontinental
7. The NoMad
8. The Figueroa
9. The Ritz Carlton
10. The Omni

### Fitness

1. Orange Theory Fitness
2. John Reed Fitness
3. Equinox
4. Sanctuary Fitness
5. LA Fitness
6. Corepower Yoga
7. SoulCycle
8. LA Athletic Club

### Entertainment

1. Staples Center/LA Live (and the key restaurants within)
2. The Mayan Theater
3. LA Convention Center
4. Disney Concert Hall
5. Grand Central Market
6. The Jonathan Club

### Grocers

1. Whole Foods
2. Ralphs
3. PK Market (coming soon)

### Education

1. FIDM
2. Arizona State University

**13** Restaurants

**12** Retail

**10** Hotels

**8** Fitness

**6** Entertainment

**3** Grocers

**2** Education



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