

# GROUND FLOOR RETAIL & RESTAURANT FOR LEASE

606 S OLIVE ST, LOS ANGELES, CA

*Opportunity for an expanded  
patio space and exclusive building-top  
signage opportunity*

22'7" ceiling heights

Flexible floor plans

Potential to add mezzanine

Valet parking available

24 hour building security

291,000 SF office space above ground floor retail

The existing exterior planter on 6th Street facing Pershing  
Square can be converted into a large patio area



## SUITE AVAILABILITY

Suite #	Total SF	Asking Rent	Space Details
SUITE 100	±9,594	\$3.00 NNN	Large open hard corner retail space
SUITE 101	±725	\$3.50 NNN	Former quick serve restaurant space

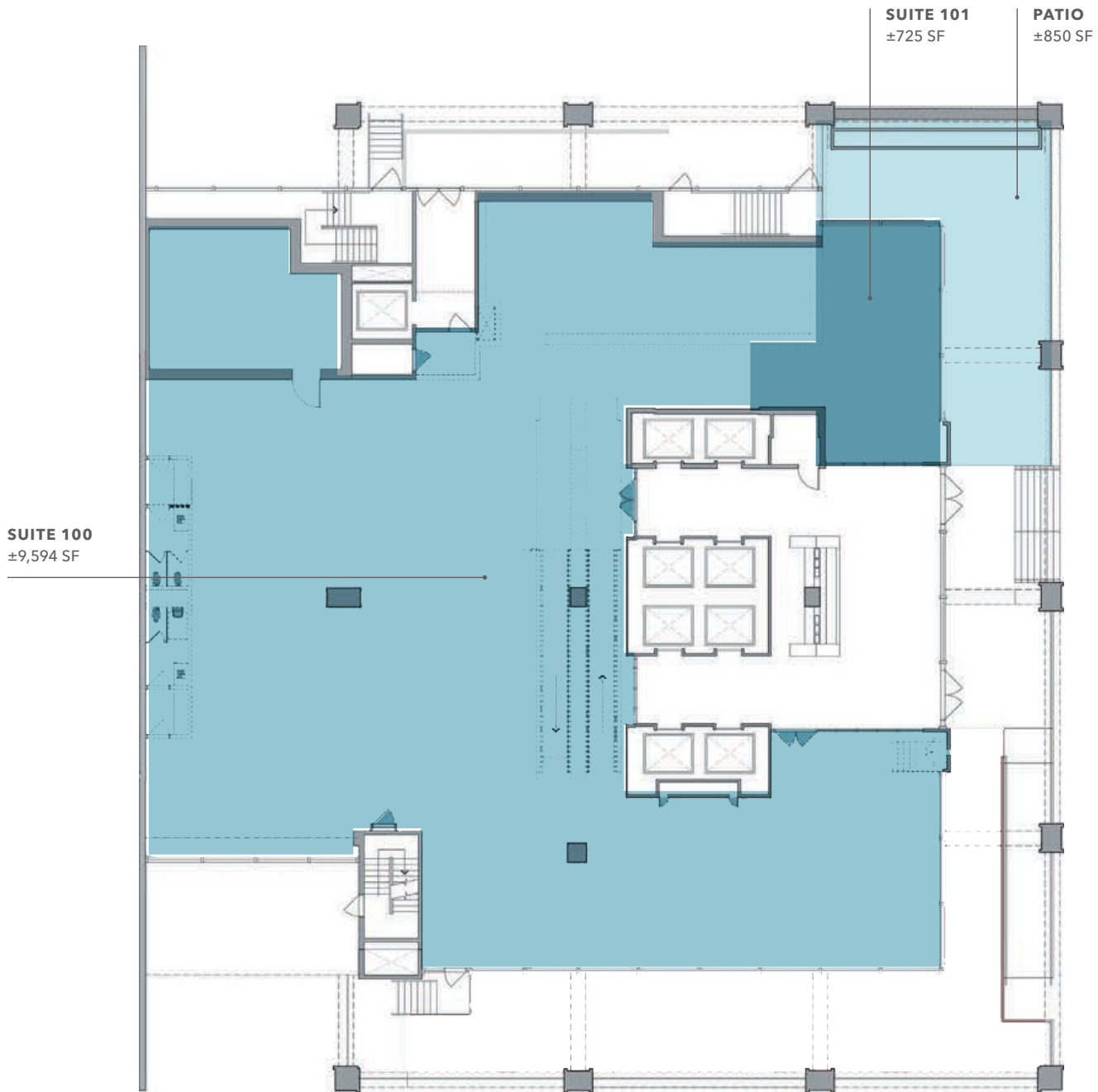
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## Demographics

TOTAL RESIDENTIAL UNITS	48,677	SF OF RETAIL SPACE UNDER CONSTRUCTION	1,996,100
RESIDENTIAL UNITS UNDER CONSTRUCTION	4,442	HOTEL ROOMS UNDER CONSTRUCTION	2,406
UNITS IN THE PIPELINE	31,382	MEDIAN AGE	35
SF OF OFFICE SPACE	68+ million	ESTIMATED 2019 RESIDENTIAL POPULATION	84,793
SF OF OFFICE SPACE UNDER CONSTRUCTION	3,238,000	AVERAGE HH INCOME	\$98,020



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# RENEWAL OF PERSHING SQUARE

Due to the revitalization of several of its neighborhoods, downtown Los Angeles thrives with a vibrancy never seen in its history. Areas like the Old Bank District and the Historic Core were once filled with vacant buildings; now they're teeming with brand-new apartment buildings, high-end retail shops and restaurants. As a result, businesses are relocating downtown. Population has increased 150% since 2000, and continues to grow at a rapid pace. New downtown destinations like the BLOC, Grand Central Market and FIGat7th draw tourists and locals alike, both day and night.

Pershing Square Park is the heart of DTLA. It's also one of the few remaining areas to not receive a facelift. That's about to change. Earlier this year, an international design-team led by the Paris-based Agence Ter were selected to redesign the five-acre park using what they call a "radical flatness" to open up the space, connecting one part of the city to another, offering visitors both entertainment with concert events and relaxation with its great lawn and reflecting pool. Think of it as Central Park on the West Coast.

Other popular venues nearby include Staples Center, Dodger Stadium, Expo Park/USC, The Music Center, and Microsoft Theater.

## 5-Mile Demographics

67,369

ESTIMATED POPULATION

190,200

DAYTIME EMPLOYMENT

\$35,025

AVERAGE HH INCOME)

500,000

DAYTIME POPULATION

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