

DTLA SOUTH PARK OFFICE & RETAIL LEASE OPPORTUNITY



18,914± SF 2-Story Building Plus Basement
Heavy Traffic Exposure With Excellent Signage
1060 S OLIVE STREET, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

**1060 S OLIVE STREET
LOS ANGELES, CA 90015**

Property Details

Total Building Area	18,914± SF
Basement Area	6,316± SF
Ground Floor Area	6,299± SF
Second Floor Area	6,299± SF
Land Area	6,325± SF
Year Built	1911/1933
Construction	Block/Stucco
Elevator	Passenger
Parking	Contract Parking Available
Zoning	LA R5
APN	5139-011-009
Frontage	55' on Olive Street & 115' on 11th Street
Traffic Count (2022)	9,366 Vehicles Per Day

Property Highlights

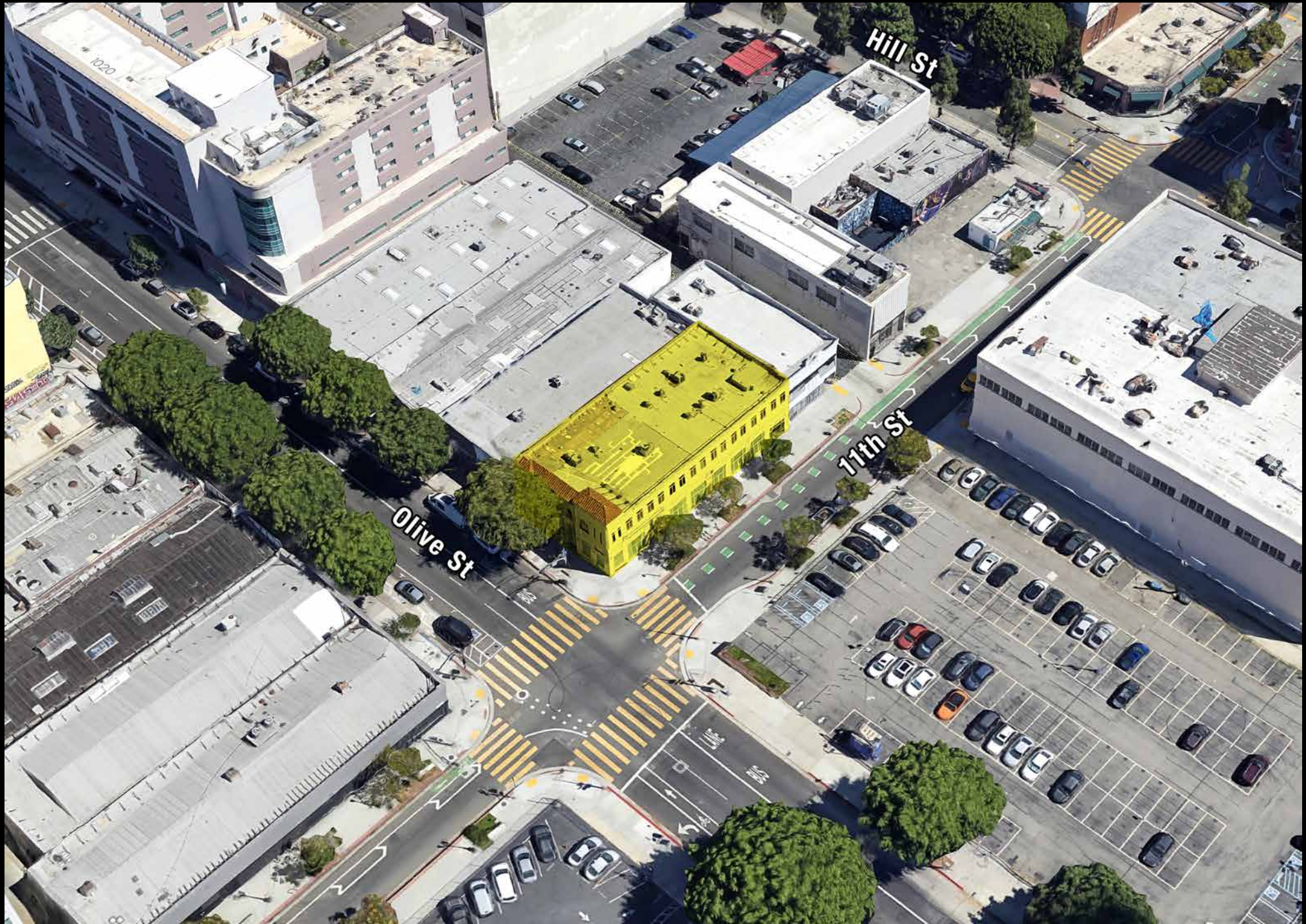
- 2-story commercial building with full usable basement
- Ideal for creative or professional office use
- Potential for various ground floor retail applications
- Open floor plans — Make it your own!
- Building has full HVAC
- Passenger elevator to all floors
- Great natural light from floor to ceiling windows
- Abundant nearby street and contract parking
- Northeast corner of Olive Street and 11th Street
- Heavy traffic South Park location with great exposure and signage
- 4 blocks east of Crypto.com Arena and LA LIVE
- Easy access to all Downtown freeways

Lease Rental: \$21,850 Per Month (\$1.15 Per SF MG)

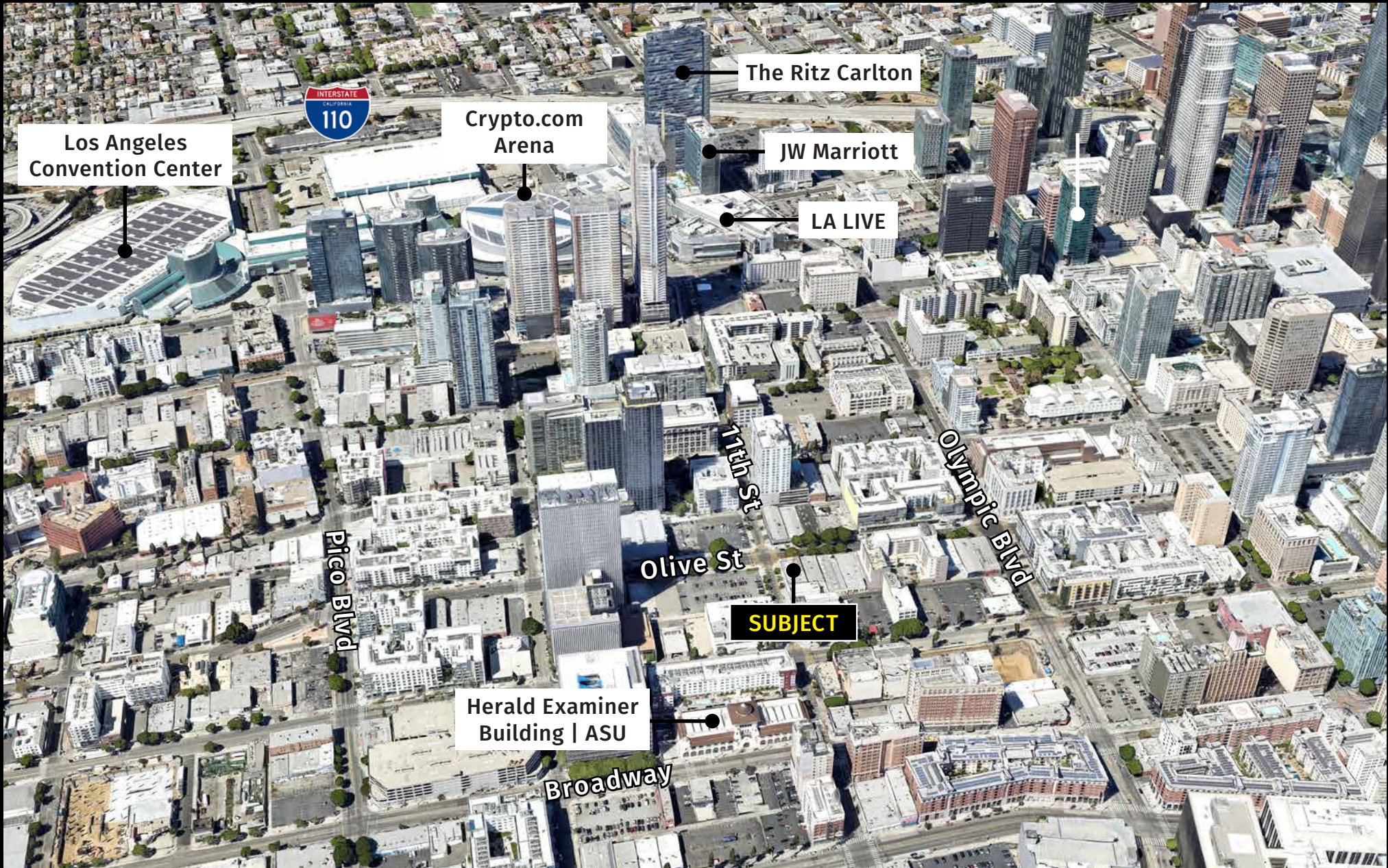
Term: 3-10 Years



Property Aerial



Downtown Los Angeles Amenities



Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93% Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses per Square Mile



157

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average



53%
25 - 49 Years Old

60% Postsecondary Education

37% Population Growth 2010 - 2019

94% Residential Occupancy

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



1060 S Olive Street
Los Angeles, CA 90015

18,914± SF Building
6,316± SF Basement
6,299± SF Ground Floor
6,299± SF Second Floor

Close to Crypto.com Arena & LA LIVE

Office and Retail Applications

Exclusively Listed By



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MAJOR PROPERTIES

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