

717 Olympic Ave

LOS ANGELES | CA

RETAIL FOR LEASE



South Park retail gem, steps away from LA LIVE and Crypto Arena

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CBRE

A HIP RETAIL DESTINATION

Nestled in the vibrant heart of South Park, home to the iconic Crypto Arena, LA Live, and the LA Convention Center, this bustling hub offers an array of retail hotspots. From fine dining to event centers and concert venues, **717 Olympic** is at the center of it all.



717
Olympic
Ave

VIDEO
BROCHURE



717 Olympic Ave

THE OFFERING



6,841 SF of ground floor retail space available for lease



Prime corner location with prominent frontage on Olympic Blvd and Figueroa St.



Proximity to the renowned LA Live and Crypto Arena.



Perfect for fitness centers, wellness studios, restaurants, juice bars, cafés, banks, and more.



FLOOR PLAN

6,841 SF AVAILABLE





THE ULTIMATE LIFESTYLE DESTINATION



Situated in the South Park District of Downtown Los Angeles (DTLA)



Adjacent to the forthcoming L.A. Streetcar project



Close proximity to Crypto Arena, Peacock Theater, and the LA Convention Center, which collectively host over 670 events annually



Walking distance to L.A. LIVE, a premier 5.6 million square foot entertainment complex



Convenient access to the 110, 10, 101, and 5 Freeways

STYLISH HIGH-RISE LIVING

At 717 Olympic, modern apartments await with gourmet kitchens, open layouts, and breathtaking Hollywood Hills views. Spanning 22 stories and 152 units, this downtown LA gem redefines sophistication with sleek finishes and thoughtful design, offering a stylish retreat in the heart of the city.

VIBRANT SOUTH PARK LOCATION

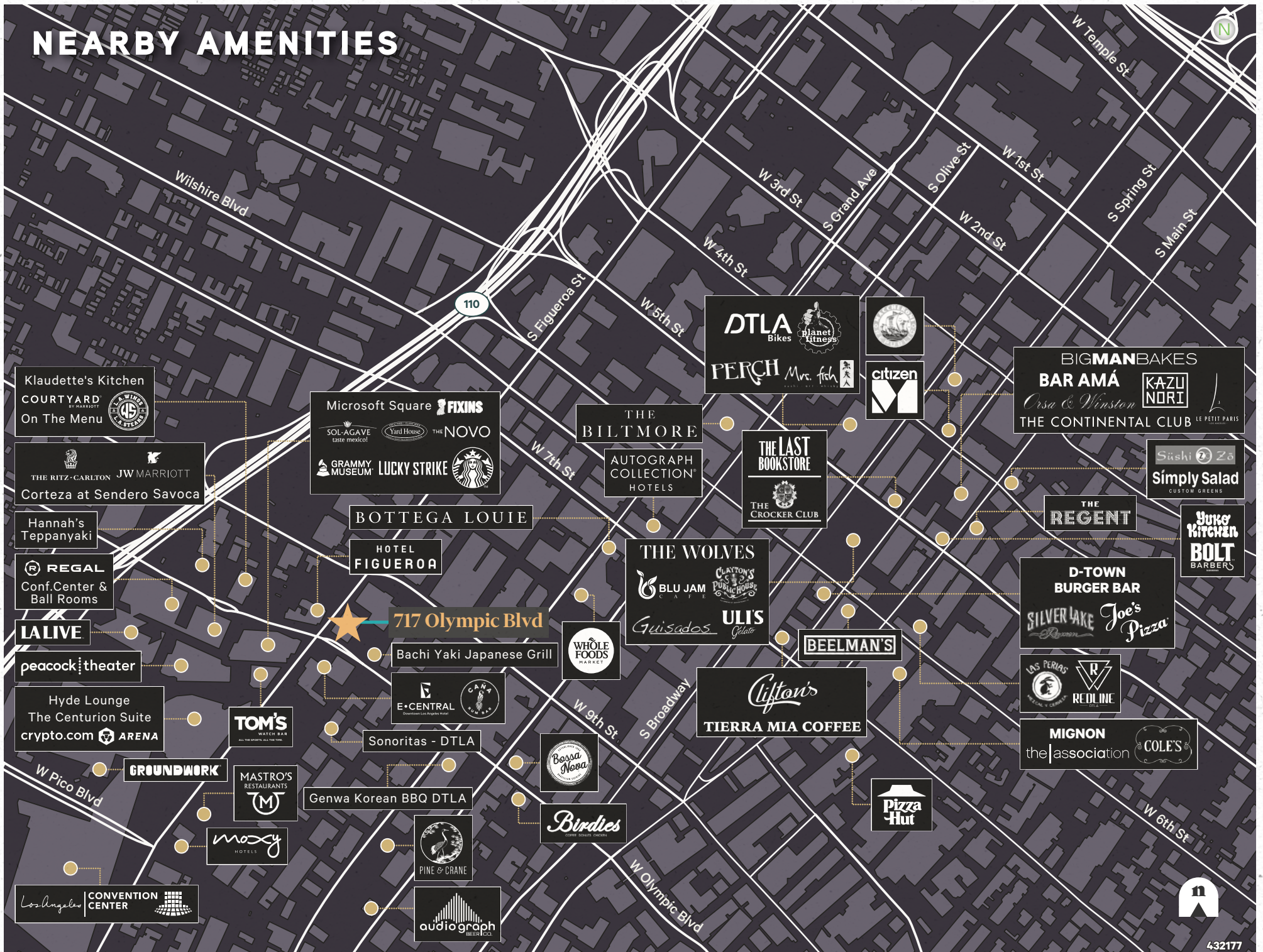
Situated in trendy South Park, 717 Olympic places you steps from Crypto.com Arena, the Fashion District's 2,000+ shops, and iconic spots like the Orpheum Theater. Immerse yourself in a dynamic neighborhood buzzing with boutiques, eateries, and LA's vibrant culture.

LUXURY AMENITIES THAT IMPRESS

717 Olympic blends intuitive design with standout features, from built-in desks and bookcases for seamless work-from-home setups to floor-to-ceiling windows and fireplaces that create cozy, light-filled spaces. Gourmet kitchens boast stainless-steel appliances, granite countertops, and tile backsplashes, while spa-inspired bathrooms with soaking tubs offer relaxation. Add in the sky lounge, 24-hour fitness center, theater room, and observation deck, and you've got a lifestyle that's both luxurious and effortlessly convenient.



NEARBY AMENITIES



LOCAL TRANSPORT



TRAFFIC REPORT

STUDY REPORT MARCH 2024- MARCH 2025

MASSIVE MOBILE DATA

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

TRADE AREA



Trade Area Demographics

2.9M Population	1.2M Employees	\$70K Median HH Income	36.4 Median Age
\$3.8K Avg. Restaurant Spending/HH	3.6K% Avg. Entertainment Spending/HH	72% Housing Units Renter-Occupied	\$1.8K Median Rent

Trade area demographics use 2024 ESRI provided data by enriching the predefined trade area provided by Azura.

Visitor Tapestry Segmentation

13B

Family Extensions

A family-oriented market distinguished by multigenerational households. Consumer choices focus in the latest trends and fashions. Brand loyalty and environmentally safe products also guide purchasing choices.

3C

Trendsetter

Residents are educated young singles dressed head to toe in the most current fashions. They tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

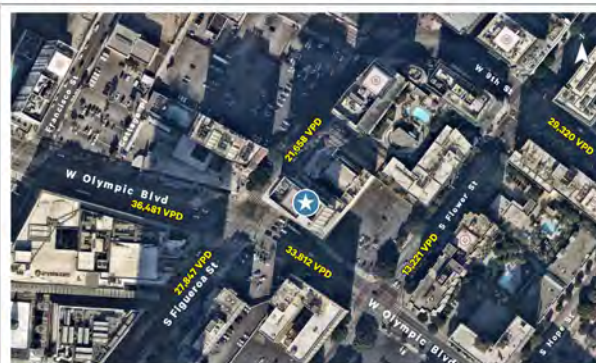
13A

Diverse Convergence

Found in densely populated urban and suburban areas, almost 40% of residents are foreign-born. Young families renting apartments in older buildings dominate this market. Purchases tend to reflect their youth and children.

Tapestry Segmentation is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.

VEHICLE TRAFFIC



Top Visitor Locations

THE BLOC GLORIA MOLINA GRAND PARK UPS CUSTOMER CENTER - BLAINE ST TARGET - FIGAT7TH ARTHUR J GALLAGHER & CO. FELIX CHEVROLET	FIGAT7TH CALIFORNIA MARKET CENTER HOTEL INDOO SHELL MACY'S - FIGAT7TH BONAVENTURE HOTEL & SUITES	HUB INTERNATIONAL AUDI - DTLA INTERCONTINENTAL HOTEL TOYOTA OF DTLA LOS ANGELES TRADE TECHNICAL COLLEGE PARK 'N FLY
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Distance Decay
% of Visitors
Distance of Residence



Other retailers or centers where visitors to the geofence were seen before or after visiting the geofence.

Top Visitor CBSAs

Los Angeles	78%
Riverside	6.1%
San Diego	1.5%
Oxnard	1.5%
Las Vegas	1.0%

68%
Weekday

32%
Weekend

Visitor Origin

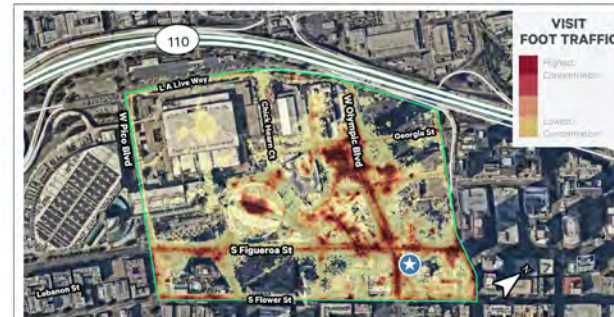
69% Local	15% Regional	16% Tourist
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58%
Repeat Visitors

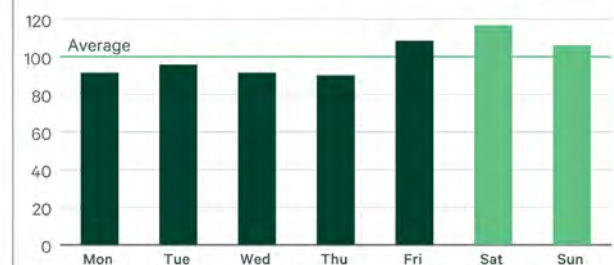
45%
Of Visits are Between 6pm and 12am

28
Avg. Dwell Time

FOOT TRAFFIC

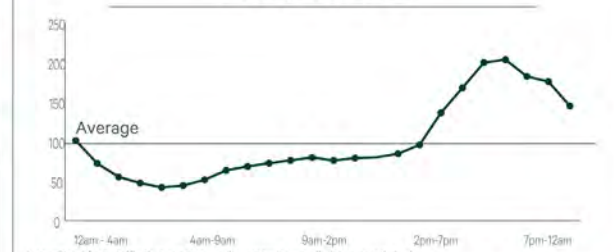


Daily Foot Traffic



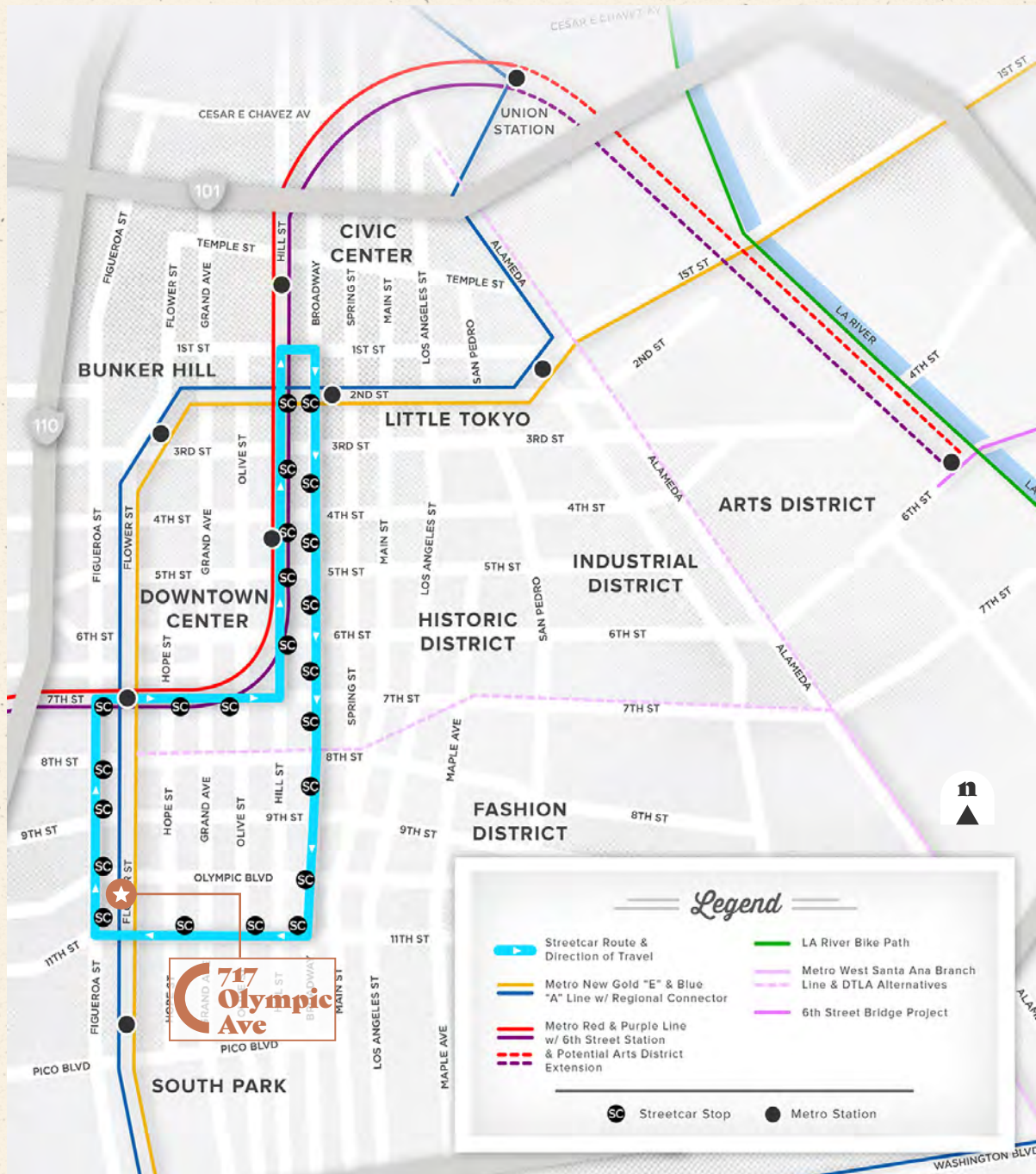
The sum of all devices seen within the geofenced area broken down by specific days of the week. Unique devices may be counted on different days but not twice in the same day.

Hourly Foot Traffic



Normalized foot traffic that represents the center's overall visitor trends by hour

LOCAL TRANSPORT



- × The LA Streetcar will enhance retail spaces by connecting downtown neighborhoods and transit options, providing frequent access to key areas like South Park, the Financial District, and LA Live.
- × Expected to spur \$1.4 billion in economic development, further revitalizing Downtown LA.
- × Supported by a diverse coalition, the LA Streetcar will make Downtown LA more connected, active, fun, and sustainable, benefiting businesses and the community.



L.A. LIVE THE PREMIER DESTINATION FOR LIVE ENTERTAINMENT AND DINING IN DOWNTOWN LOS ANGELES



EAT

4. ILLY ESPRESSAMENTE
5. SAVOCA
6. THE MIXING ROOM
7. GLANCE LOBBY BAR
11. YARD HOUSE
12. SOL AGAVE
13. FLEMING'S
15. BOCA AT THE CONGA ROOM
20. FIXINS SOUL KITCHEN
21. KATSUYA L.A. LIVE
22. STARBUCKS
23. SMASHBURGER
24. TOM'S WATCH BAR

STAY

2. THE RITZ-CARLTON, LOS ANGELES
8. JW MARRIOTT LOS ANGELES L.A. LIVE
9. RESIDENCE INN MARRIOTT
10. COURTYARD MARRIOTT

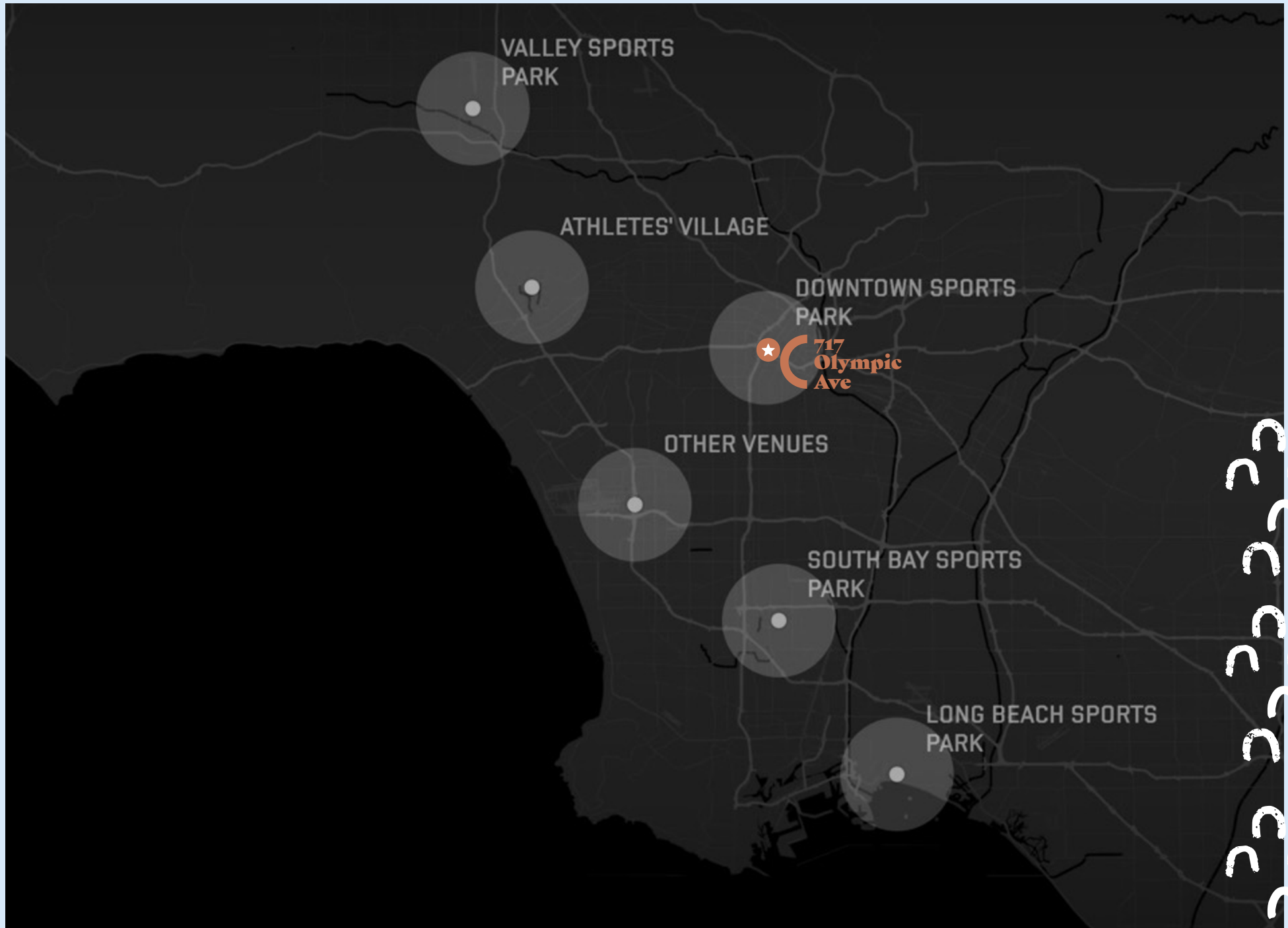
PLAY

1. REGAL L.A. LIVE
3. THE RITZ-CARLTON SPA
14. LUCKY STRIKE
16. CONGA ROOM
17. THE NOVO
18. THE GRAMMY MUSEUM*
19. THE TERRACE AT L.A. LIVE
26. XBOX PLAZA
27. MICROSOFT THEATER
28. EVENT DECK
29. TEAM LA STORE
30. CRYPTO.COM ARENA

lalive.com

Security/Lost & Found
Located in East Garage
213.765.6844

PRIME LOCATION FOR LA 28 OLYMPIC GAMES



PRIME LOCATION FOR LA 28 OLYMPIC GAMES



With millions of spectators and over 15,000 athletes descending on the city for the Games, 717 Olympic is perfectly situated next to 3 Olympic venues:

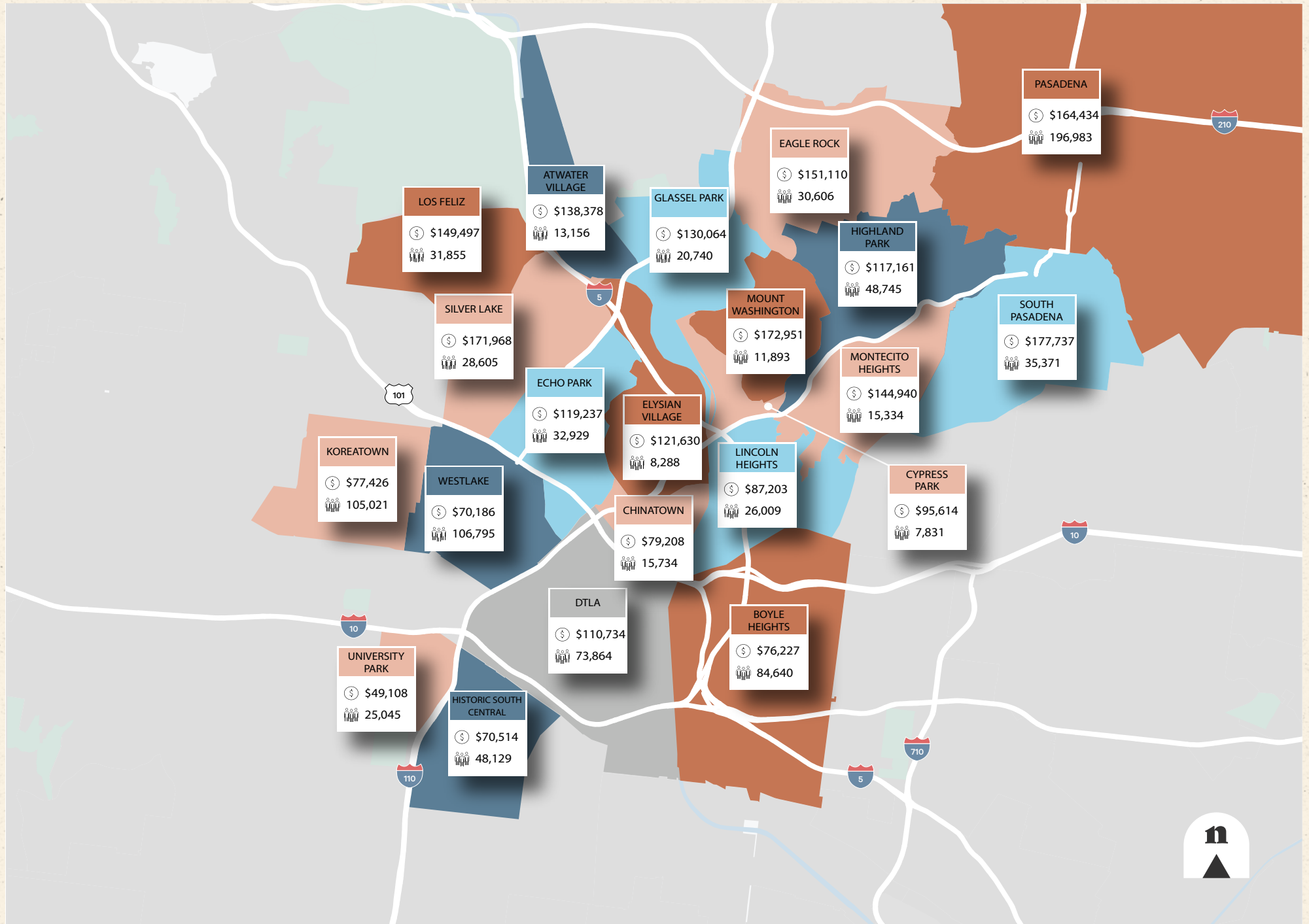
- × The Arena – which will host artistic gymnastics, rhythmic gymnastics and trampoline gymnastics
- × The Convention Center – which will host fencing, judo, table tennis, taekwondo and wrestling
- × The Theater – which will host the weightlifting



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Place of Work			
2024 Businesses	13,991	26,000	37,937
2024 Employees	136,615	249,708	364,632
Population			
2024 Population - Current Year Estimate	84,345	287,144	555,066
2029 Population - Five Year Projection	88,171	298,088	570,531
Households			
2024 Households - Current Year Estimate	43,900	118,196	214,586
Household Income			
2024 Households	43,900	118,196	214,586
2024 Average Household Income	\$95,764	\$82,892	\$83,213
Housing Value			
2024 Owner Occupied Housing Units	3,633	9,573	23,114
2024 Median Value of Owner Occ. Housing Units	\$1,000,978	\$874,399	\$873,797
2024 Average Value of Owner Occ. Housing Units	\$1,186,468	\$1,010,917	\$984,238
Daytime Population			
2024 Daytime Population	195,673	420,519	681,587
Daytime Workers	155,785	273,522	399,337
Daytime Residents	39,888	146,997	282,250

LOCAL AREA DEMOGRAPHICS



IN THE HEART OF LA



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