



A DIVISION OF
LEE & ASSOCIATES



DOWNTOWN LA RETAIL/SHOWROOM W/ OFFICE
± 3,700 SF | **FOR LEASE**

914 S. OLIVE STREET

Retail / Showroom Opportunity with Office Space in Downtown LA's *Olive Street Corridor*

914 Olive Street offers a versatile retail and showroom opportunity with integrated office space in the heart of Downtown Los Angeles' active Olive Street corridor. The property features an efficient layout ideal for retail, creative showroom, studio, gallery, or hybrid office uses, providing flexibility for a variety of modern business operations. Surrounded by dense residential developments, hospitality destinations, restaurants, and entertainment venues, the location benefits from consistent pedestrian activity and strong visibility within one of Downtown LA's most energetic districts. Convenient access to major freeways, public transit, and nearby lifestyle amenities further enhances accessibility for employees, clients, and visitors alike.

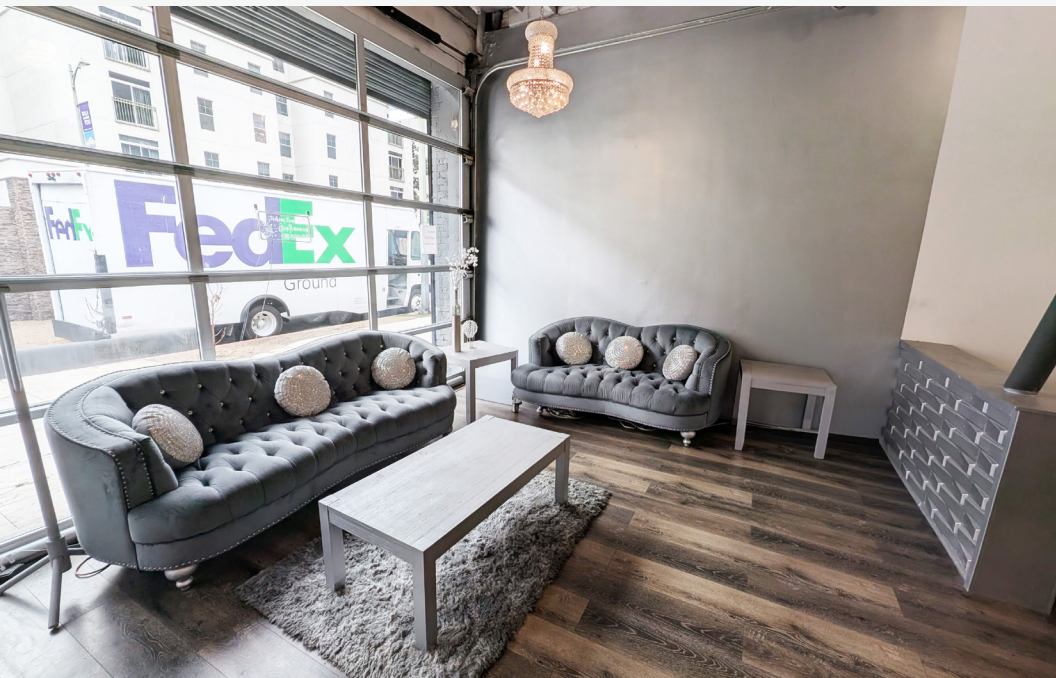


PROPERTY OVERVIEW

Address:	914 S. Olive Street Los Angeles, CA 90015
Premises:	± 3,700 SF
Rent:	\$2.25 per SF, Modified Gross
Occupancy:	Immediate
Term:	3 - 5 Years
Parking:	4 Tandem Spaces in Gated Yard
Feature:	<ul style="list-style-type: none">- Full service salon- Secure access: buzzer entrance / security cameras- Roll-up Door
Equipment Available:	<ul style="list-style-type: none">- 7 manicure workstations, 7 pedicure spa chairs- 4 hair chairs, 2 shampoo sinks, 2 upright dryers- Laundry onsite- 700 SF Mezzanine space includes 3 offices, 4 cubicles, 1 kitchen, 1 conference room, and open workspace- Ample storage space



INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



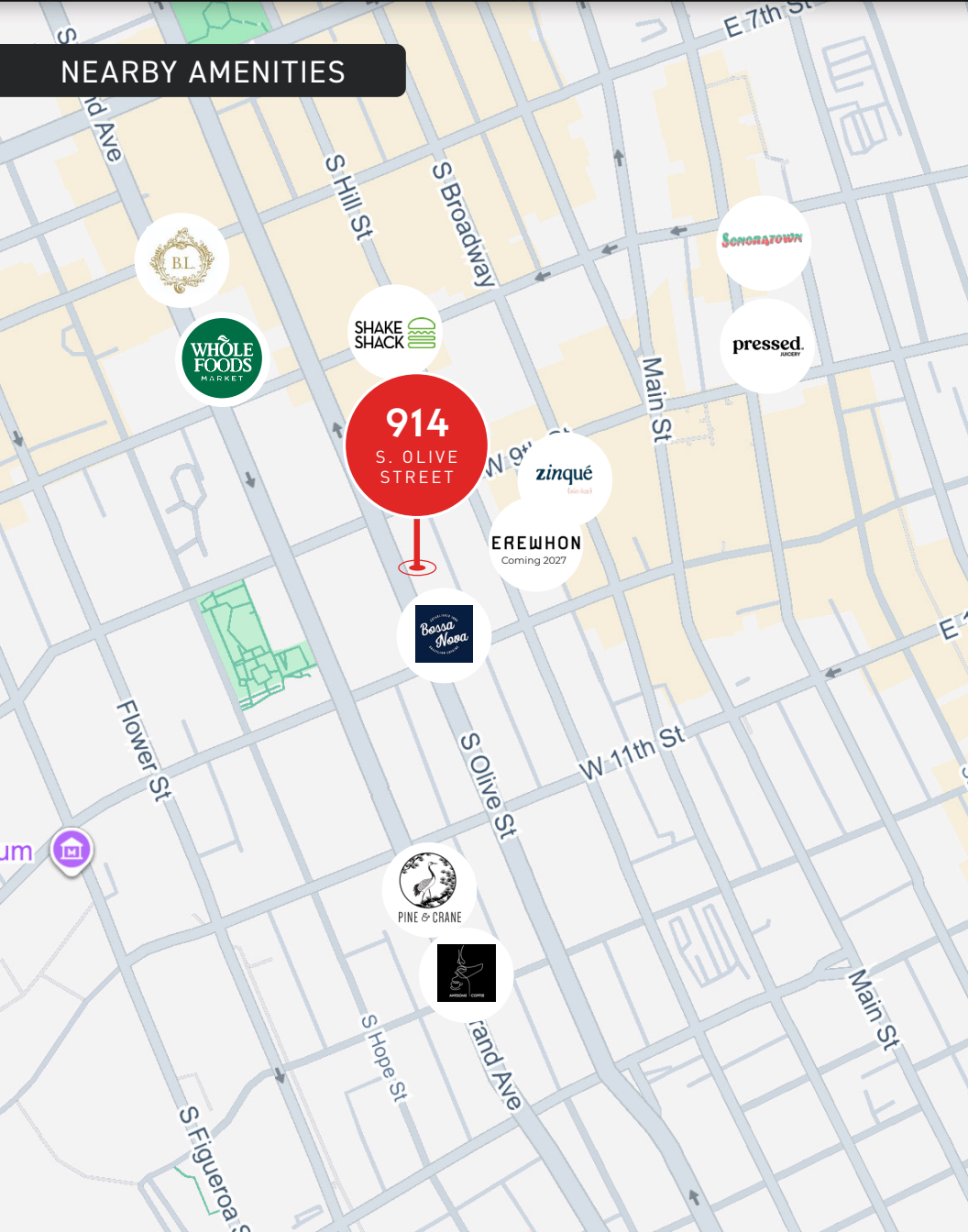


Steps from Downtown LA's Best Amenities

Positioned along Olive Street in the heart of Downtown Los Angeles, 914 Olive Street offers a central location with convenient access to the city's premier business, hospitality, retail, and entertainment destinations. Situated within the vibrant South Park district, the property benefits from close proximity to major transportation corridors, Metro transit lines, and nearby freeway access, providing efficient connectivity throughout Greater Los Angeles. Surrounded by a dynamic mix of restaurants, hotels, residential towers, and creative office environments, the location combines urban energy with everyday convenience in one of Downtown LA's most active and evolving neighborhoods.



NEARBY AMENITIES



BLUE BOTTLE COFFEE





MICHAEL MA

PRINCIPAL

310-899-2732 | mma@leewestla.com

AGT DRE 01700980

1508 17TH ST, SANTA MONICA CA 90404 | LEEWESTLA.COM

310.899.2700 | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sales or lease are subject to change or withdrawal without notice.
*Certain images contained herein are conceptual renderings or representative photographs provided for illustrative purposes only. They do not depict the actual premises and are subject to change without notice.