



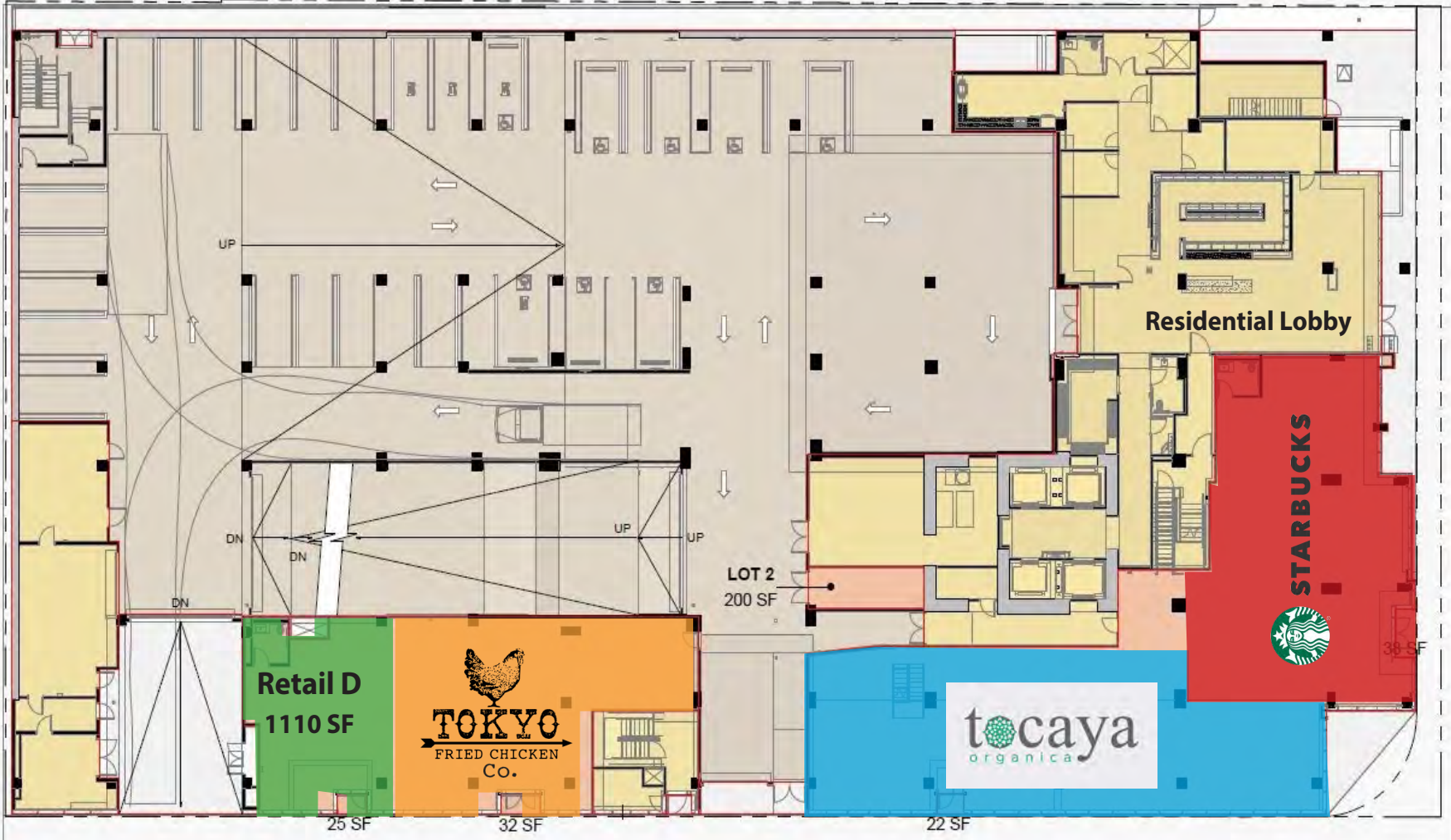
ATELIER

801 S. OLIVE STREET  
GROUND FLOOR RETAIL

CBRE



SITE PLAN  
RETAIL SPACE | ± 1,110 SF  
\*RATE NEGOTIABLE



→ OLIVE STREET →

↑ 8TH STREET ↑

## THE SITE

- Join **Tocaya Organica & Starbucks Reserve**
- $\pm$  1,110 SF of ground floor retail space below 363 luxury residential units
- Store front signage/blade signage available (subject to Landlord's approval)
- Asking rent: Negotiable

## THE LOCATION

- Centrally located between the Financial, South Park, and Historic Core districts
- 8th Street is developing into one of DTLA's hottest retail corridors
- Near 5, 10 and 110 Freeways
- Walking distance to the 7th Street Metro Station
- Adjacent to the L.A. Streetcar route







TOCAYA ORGANICA



# L.A. STREETCAR HIGHLIGHTS

- Streetcar and road diet development approved
- The streetcar will run from L.A. Live to the Civic Center with spines on Broadway and Hill Street. Streetcar officials hope to open the project by 2024.
- The increased connectivity and access provided by the streetcar will generate approximately \$24.5 million in new spending on retail, food, beverage, entertainment and hospitality services per year.
- A dependable streetcar system would assure investors that their investments have permanent access to public transit and a steady flow of patrons and tenants. This will lead to an estimated \$1.1 billion in new Downtown residential construction, housing units, and office spaces.





## DTLA DEMOGRAPHICS



MEDIAN  
INCOME

\$98,900



±79,525  
RESIDENTS

38 MEDIAN AGE



59%  
FEMALE



41%  
MALE



77% OWN



21% RENT



47% MARRIED  
PARTNERED



80%

COMPLETED 4 YEARS  
OF COLLEGE OR HIGHER



43%

OWN PETS



DESTINATIONS

86% REGULARLY VISIT FIGAT7TH  
83% REGULARLY VISIT GRAND CENTRAL MARKET  
84% HAVE VISITED STAPLES CENTER IN THE  
PAST 2 YEARS

73%

OF RESIDENTS ARE  
EMPLOYED

56%

OF THAT WORK DOWNTOWN

47%

AT TOP, SENIOR, OR  
PROFESSIONAL STAFF LEVELS

# Metro Rail & Busway

metro.net

METRO | YOUR CONNECTION



22 MILLION  
ANNUAL RIDERS

ALL LINES LEAD TO DTLA



CBRE



## PROMINENT AREA NEIGHBORS



PK MARKET



THE BLOC



BOTTEGA LOUIE



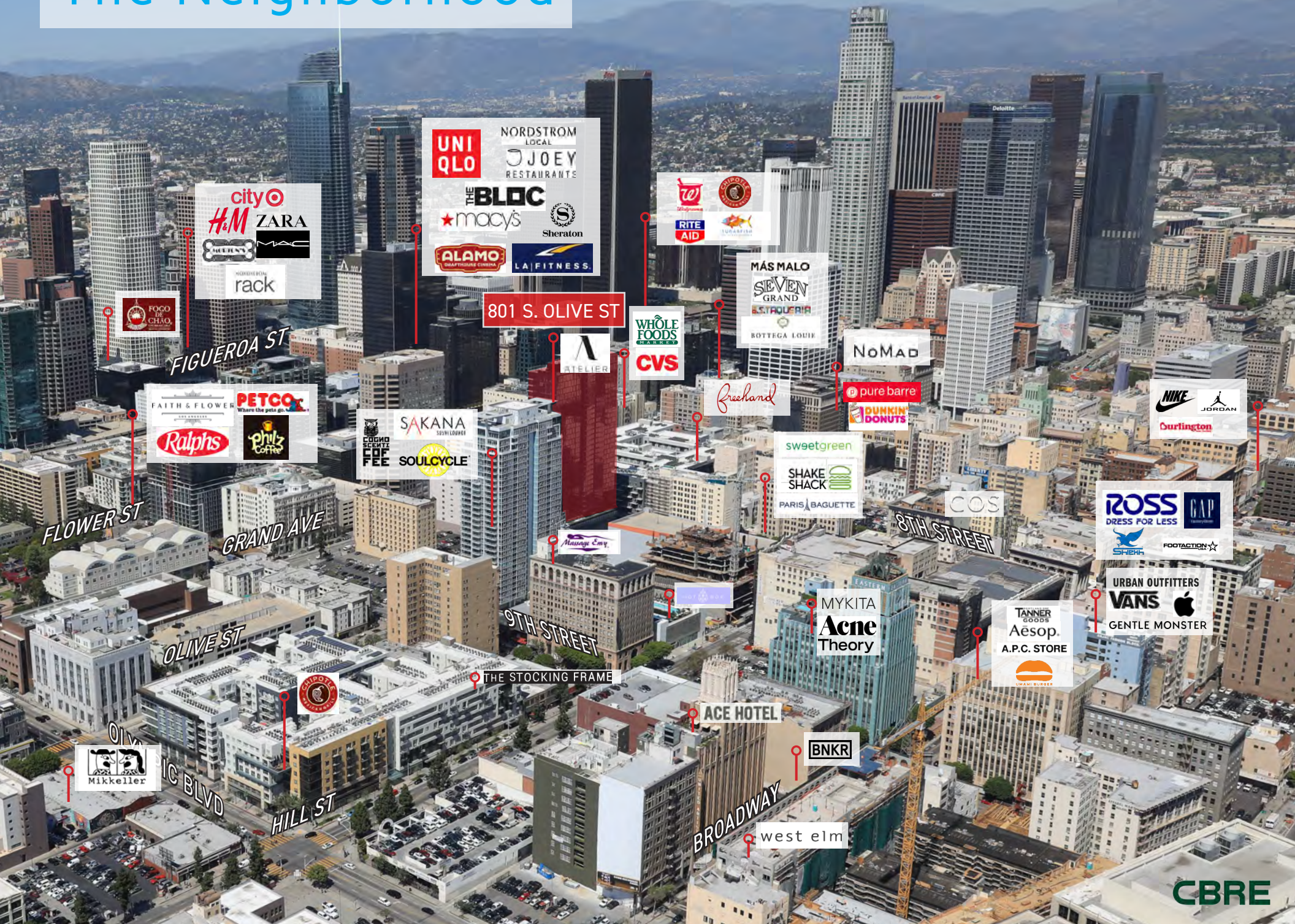
WHOLE FOODS



FIDM



# The Neighborhood







ATELIER

801 S. OLIVE STREET

FINANCIAL DISTRICT | DTLA

FOR RETAIL INQUIRIES PLEASE CONTACT  
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