

PRIME DTLA RETAIL OR RESTAURANT SPACE FOR LEASE

Ground Floor of the Marriott
Residence Inn and Courtyard

Directly Across From LA LIVE

901 W OLYMPIC BOULEVARD
LOS ANGELES, CA 90015



Commercial • Industrial • Residential

Offering Memorandum

- Heavy Traffic Corner Location
- Outstanding Street Exposure
- 6 Hotels in a 1/4-Mile Radius
- Across From LA LIVE
- Adjacent to Crypto.com Arena and the LA Convention Center



Exclusively offered by
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901 W OLYMPIC BLVD, LOS ANGELES, CA 90015

Property Details

Total Available Area: 6,979± SF

Retail or Restaurant Area: 5,797± SF

Ceiling Heights: Slab to Slab 20'-6"
Clear 16'-6"
Kitchen 12'-0"

Exclusive Outdoor Seating Area: 1,182± SF

Width: 10'-6"

Parking: Valet for Restaurant Customers

CUP Approval

On-site Alcohol Sales: 10 AM to 2 AM | 7 Days a Week

Seat Count: 331

Power: 600 Amps/480-277 Volts

HVAC: Chilled Water Fan Coil
30.7 Tons Total Load for Kitchen
36.4 Tons Total Load for Restaurant or Retail

RESIDENCE INN AND COURTYARD BY MARRIOTT

Total Rooms: 393

Residence Inn by Marriott Rooms: 218

Suite-designed rooms with separate living and sleeping areas designed for stays of 5 days+

Courtyard by Marriott Rooms 175

Rooms feature upscale furnishings and expansive work areas with ergonomic chairs

Property Highlights

- Heavy traffic signalized corner location
- 35,679 vehicles per day traffic count (2022)
- Fantastic visibility, signage and exposure
- Over 100' frontage on Olympic Boulevard
- Ground floor of Residence Inn and Courtyard by Marriott — Hotels share 4,447± SF of meeting spaces, fitness center, business center and pool
- Directly across from LA LIVE and JW Marriott Hotel and Ritz-Carlton Hotel (over 1,000 rooms)
- Primary customers include business travelers, tourists and families
- Just a few minutes walk to the Yardhouse, Crypto.com Arena, the Peacock Theater, Grammy Museum and the Los Angeles Convention Center
- Highly visible from surrounding roadways and the Harbor (110) Freeway

Lease Rental TBD (Call Broker)

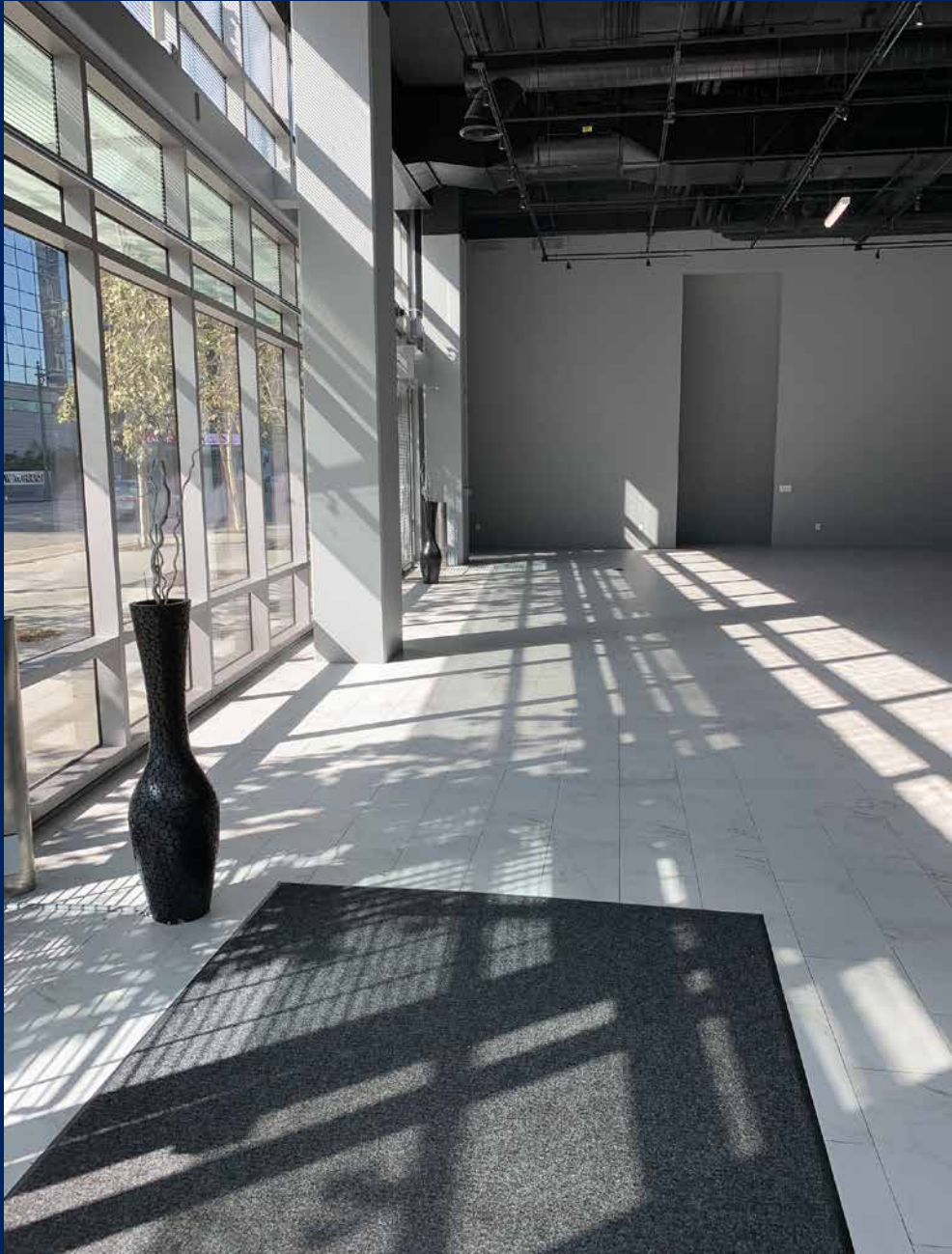


FOR LEASE
MAJOR PROPERTIES
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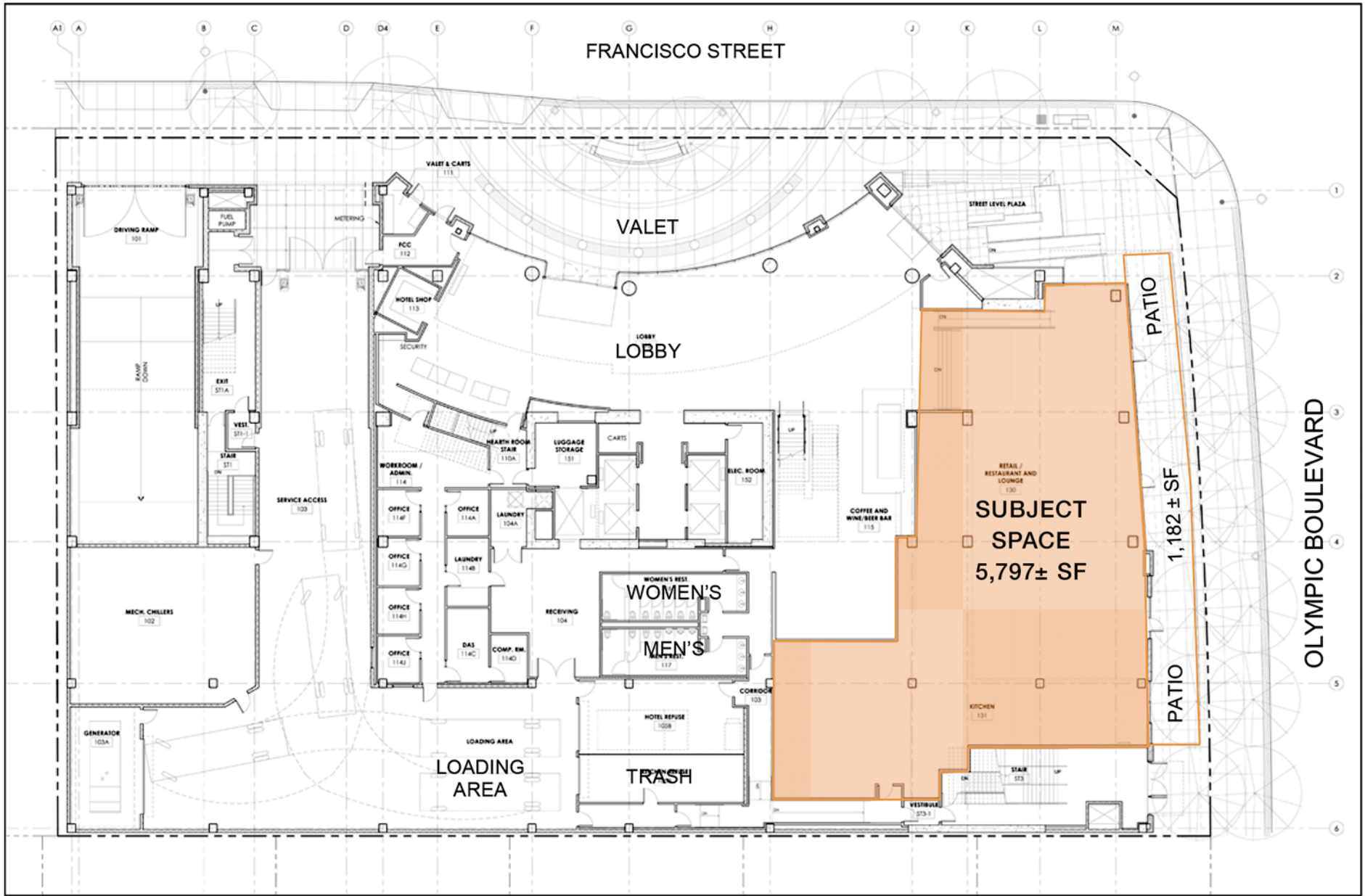
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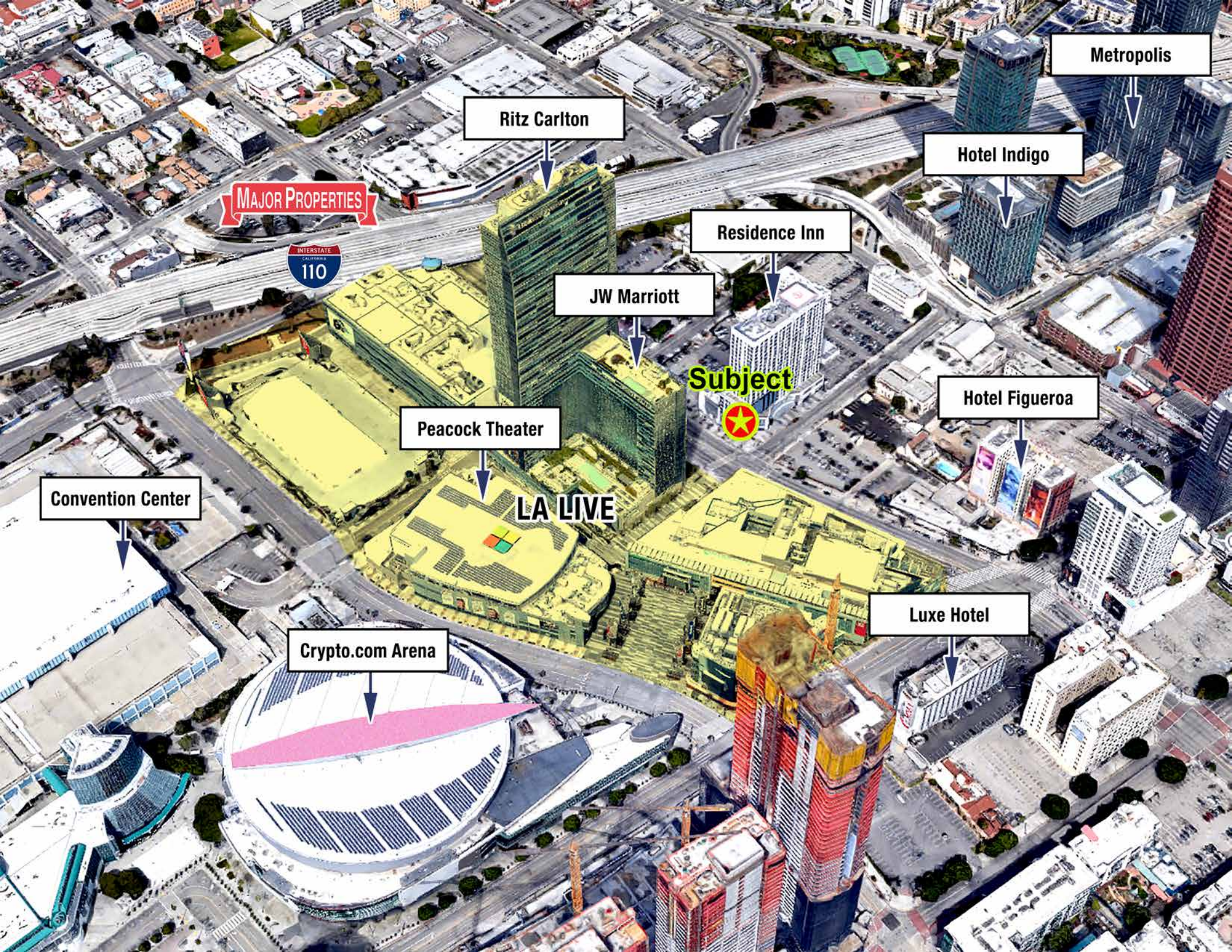


Subject Photos



Subject Floor Plan





MAJOR PROPERTIES

INTERSTATE CALIFORNIA
110

Ritz Carlton

Residence Inn

Hotel Indigo

Metropolis

JW Marriott

Subject

Hotel Figueroa

Peacock Theater

Convention Center

LA LIVE

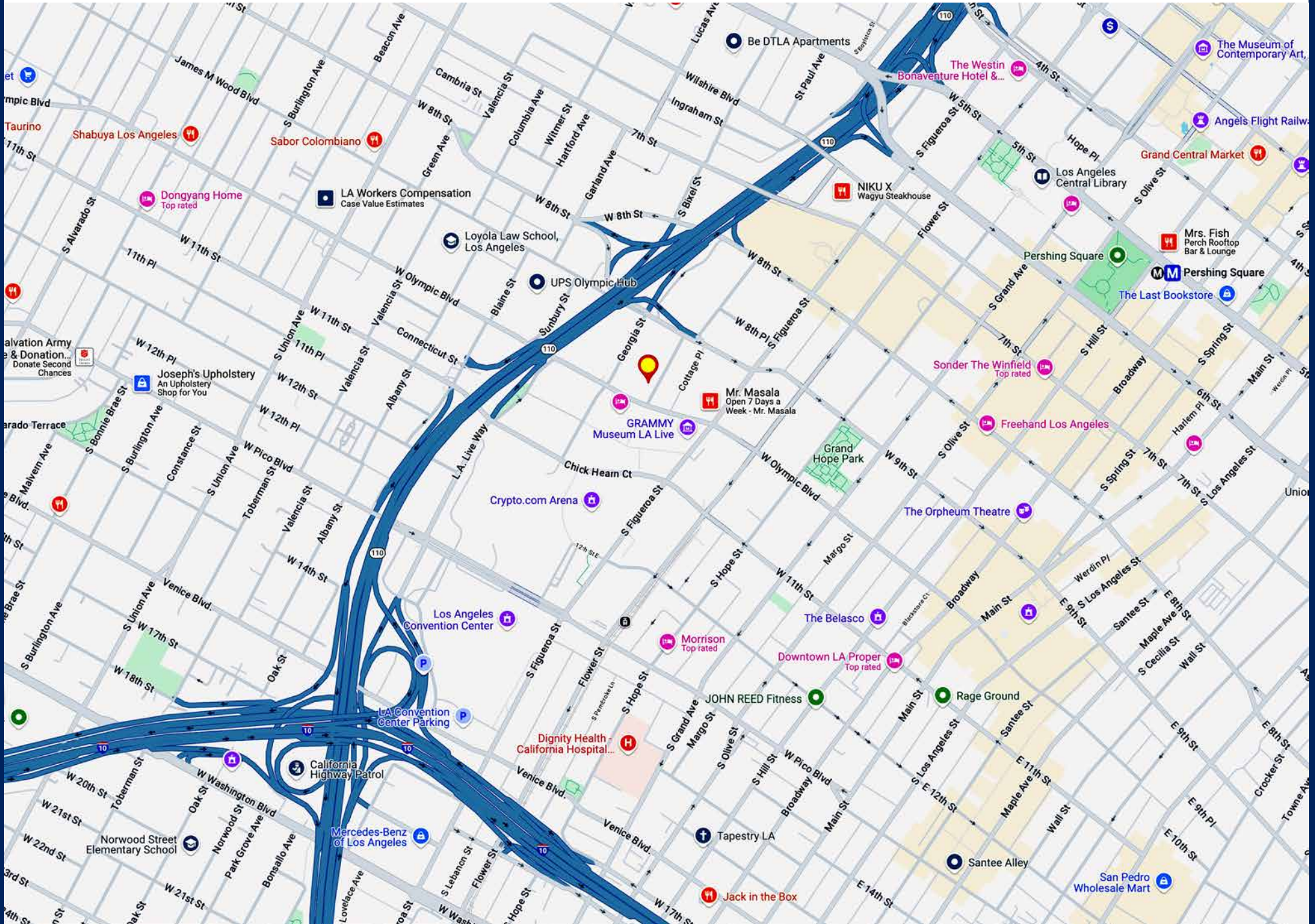
Luxe Hotel

Crypto.com Arena

Downtown Los Angeles Districts



Area Map



Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

41% Population Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

46%

Walk/Bike/Transit or Work from Home



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