

GROUND RETAIL AVAILABLE FOR LEASE



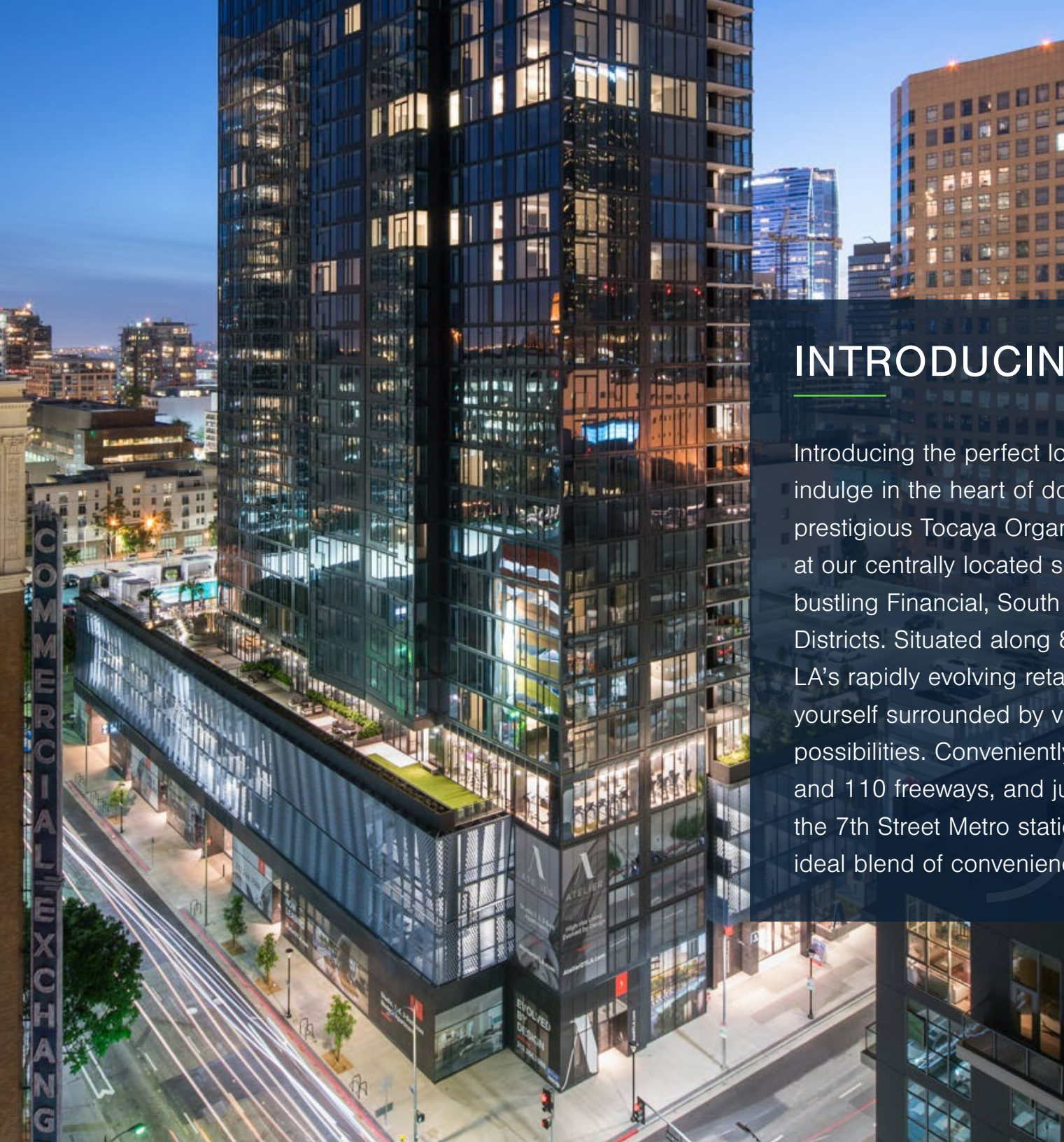
A T E L I E R

801 S OLIVE | LOS ANGELES, CA

2ND GENERATION RESTAURANT AND RETAIL SPACE AVAILABLE

JOIN
**STARBUCKS
AND TOCAYA
ORGANICA**

CBRE



INTRODUCING

Introducing the perfect location to unwind and indulge in the heart of downtown LA. Join the prestigious Tocaya Organic and Starbucks Reserve at our centrally located spot, nestled between the bustling Financial, South Park, and Historic Core Districts. Situated along 8th Street, one of downtown LA's rapidly evolving retail corridors, you'll find yourself surrounded by vibrant energy and endless possibilities. Conveniently accessible via the 5, 10, and 110 freeways, and just a short stroll away from the 7th Street Metro station, our location offers the ideal blend of convenience and excitement.

RETAIL HIGHLIGHTS



±1,800 2nd Gen Restaurant Space



±1,110 SF of ground floor retail space below
363 luxury residential apartments



Store front signage/blade signage available
(subject to landlord's approval)



Asking rent: negotiable

2ND GENERATION RESTAURANT ±1,800 SF

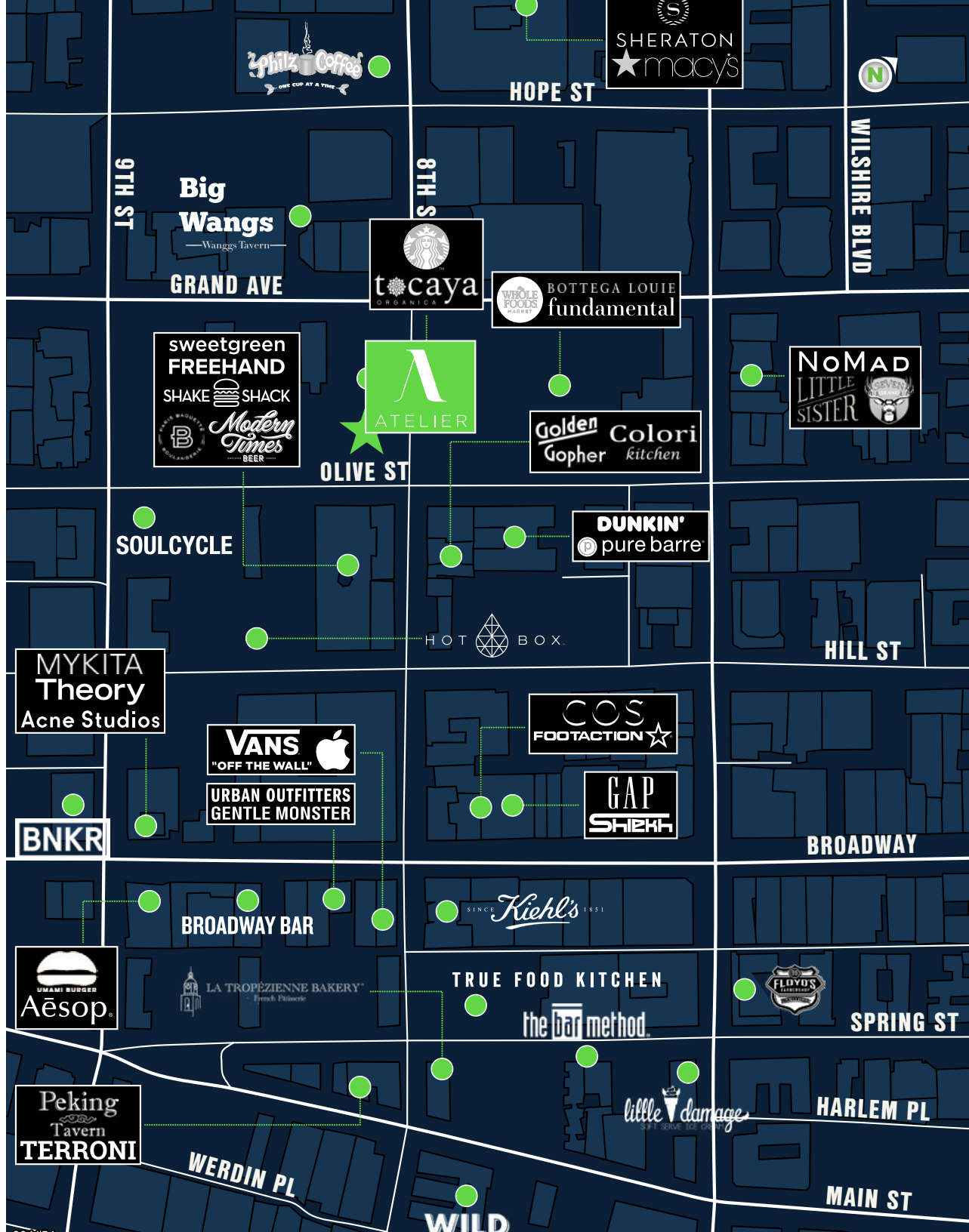


BUILD YOUR BRAND HERE



OLIVE STREET

THE URBAN SCENE



CONNECTED TO EVERYTHING

Only a 10-minute walk from the 7th Street Metro Station



Rail Station
Transfer Station
 Busway Street Service
 UNDER CONSTRUCTION

Metro Rail

- A Line** Azusa to Long Beach
- B Line** North Hollywood to Union Station
- C Line** Redondo Beach to Norwalk
- D Line** Wilshire/Western to Union Station
- E Line** Santa Monica to East LA
- K Line** Expo/Crenshaw to Westchester

Metro Busway

- G Line** Chatsworth to North Hollywood
- J Line** El Monte to San Pedro
Street Service in Downtown LA and San Pedro

Regional Rail

- AM Amtrak**
amtrak.com
- ML Metrolink**
metrolinktrains.com

Airport Shuttle

- FA LAX FlyAway®**
flyax.com/flyaway
- SH LAX Shuttle (Free)**
flyax.com

DEC 2023 Subject to Change

DEMOGRAPHICS



18+ Million

VISITORS TO DTLA IN 2024



6,000+

RETAIL / FOOD & BEVERAGE BUSINESS



\$5 Billion

RETAIL SALES ANNUALLY

55,000 RESIDENTIAL UNITS

40+ MILLION SF OF OFFICE SPACE

36

MEDIAN AGE
OF DTLA
RESIDENTS

47%

RESIDENTIAL
POPULATION GROWTH
FROM 2010-2023

\$98,000

AVERAGE DTLA RESIDENT
HOUSEHOLD INCOME

67%

RESIDENTS WITH
POSTSECONDARY
EDUCATION

48,505

DOWNTOWN EMPLOYEES
PER SQUARE MILE

93

DOWNTOWN AVERAGE
WALKABILITY SCORE



ATELIER

801 S OLIVE | LOS ANGELES, CA

CALL +1 213 613 3272

DERRICK MOORE
Lic. 01029938
derrick.moore@cbre.com

SHIHO TAKEI MOORE
Lic. 02224981
shiho.moore@cbre.com

DIANDRA DILLON
Lic. 02210049
diandra.dillon@cbre.com

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