



REAL ESTATE

CORNER RETAIL, CAFE OR PET DAYCARE SPACE

MOVE-IN READY DTLA LOCATION

1243 S. Olive Street, Los Angeles, 90015



NWC OLIVE ST. & PICO BLVD. • HIGH PROFILE DTLA LOCATION

Retail, Cafe, or Pet Daycare/Boarding Space



1243 S. Olive Street, Los Angeles, 90015

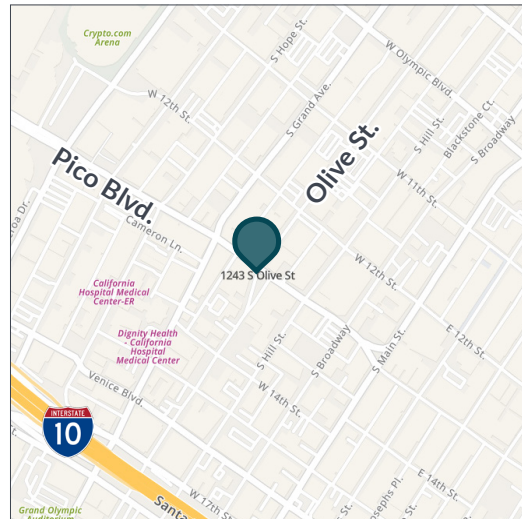
AVAILABLE

Size: ±1,001 SF - ±9,000 SF (can be demised)
Rent: \$2.15 - \$3.25 PSF/Mo., NNN
Parking: Ample visitor parking on-site

PROPERTY HIGHLIGHTS

- Large, built-out corner retail space on Olive and Pico; former pet day hotel
- Ground floor retail spaces with considerable Olive Street frontage
- Below 294 luxury apartment units
- High ceiling space with on-grade commercial parking
- Across from the USC Tower, with ±590,000 SF of office space, its home to Transamerica Investment Management, USC, Fox Sports West, Steelcase Inc., and United Way of Greater L.A.
- Across from LA28 Olympics office
- Three blocks from Cypro.com Arena, LA LIVE and the L.A. Convention Center
- Gateway property into DTLA
- Just north of the I-10 Freeway

** Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA



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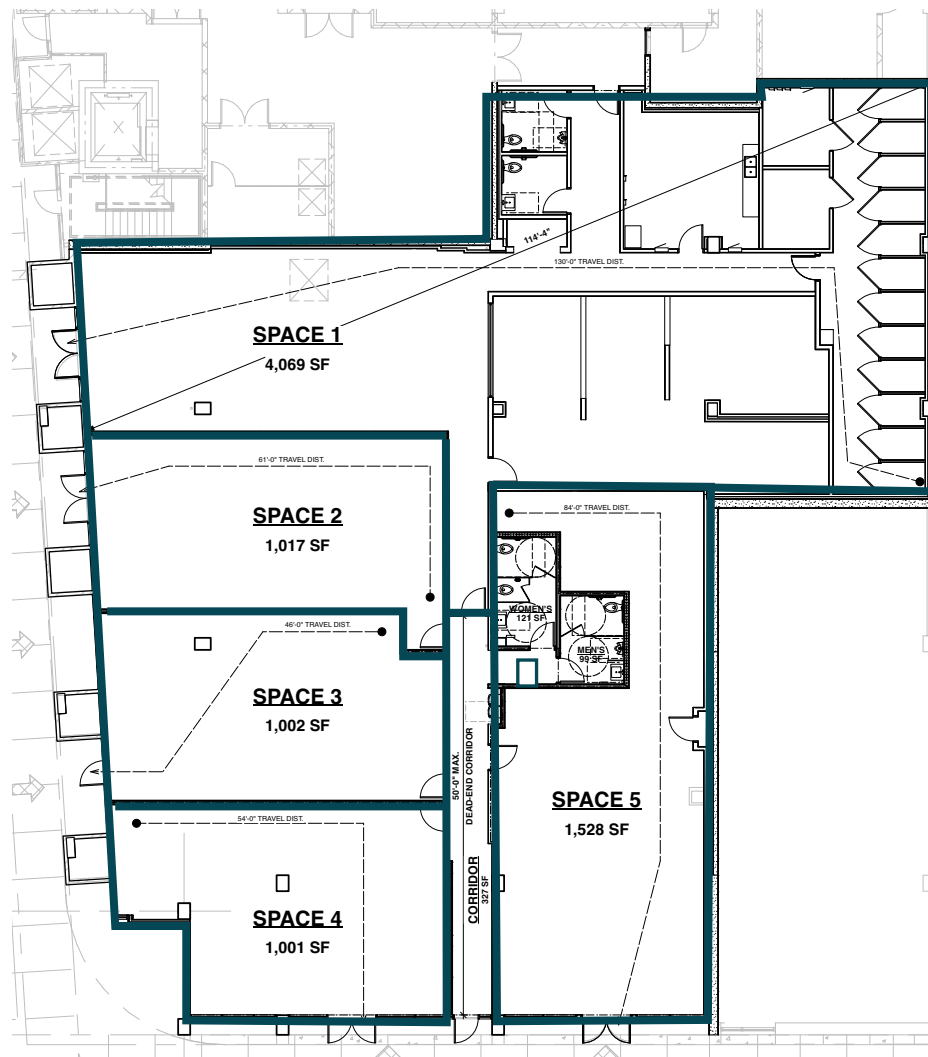
KENNEDY WILSON

BROKERAGE

1243 S. Olive Street, Los Angeles, 90015

DEMISING PLAN

CAN BE DEMISED TO ±1,001 SF



Pico Blvd.

Olive St.



NORTH

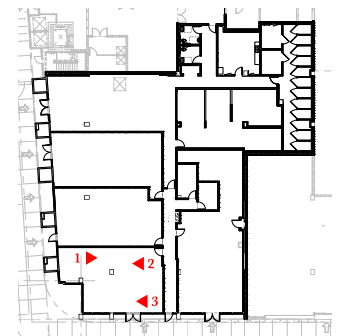
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SPACE 4 RENDERINGS



KEY PLAN

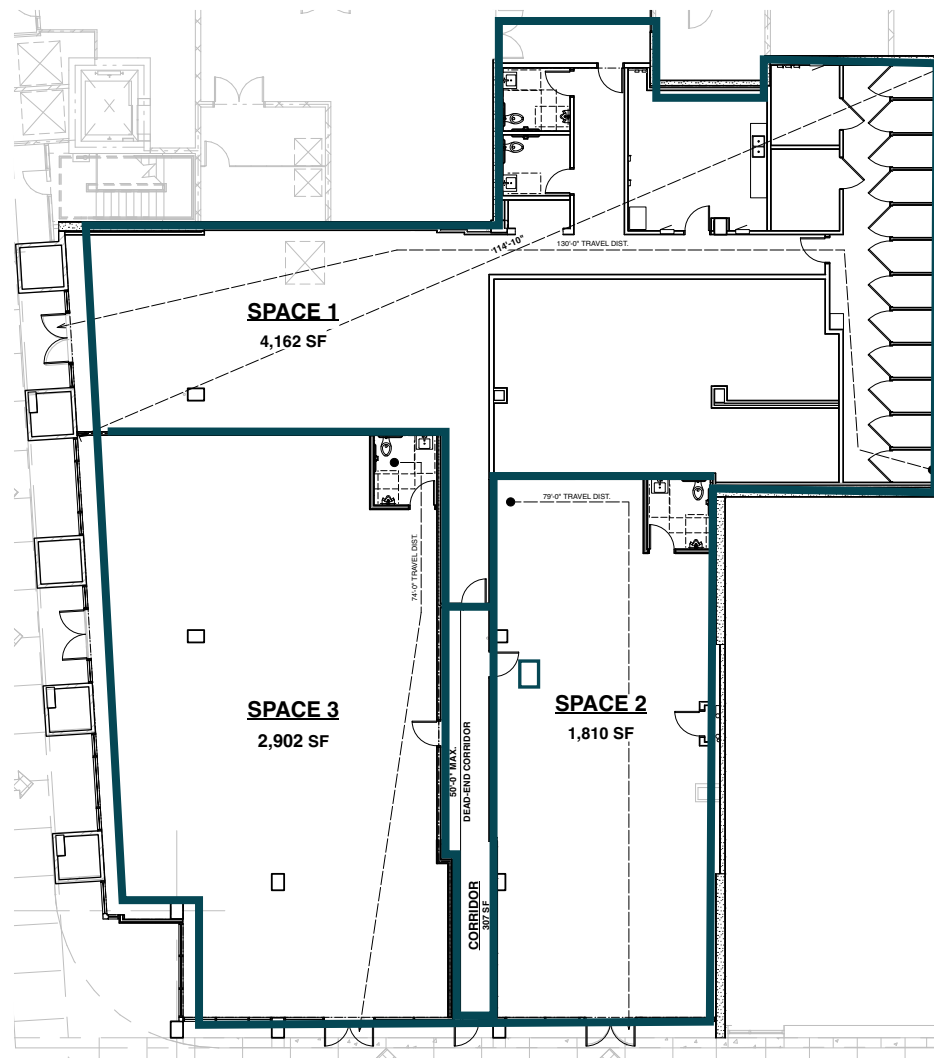
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KENNEDY WILSON

BROKERAGE

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FLOOR PLAN
CAN BE DEMISED TO ±1,810 SF



Pico Blvd.

Pico Blvd.



Olive St.



NORTH

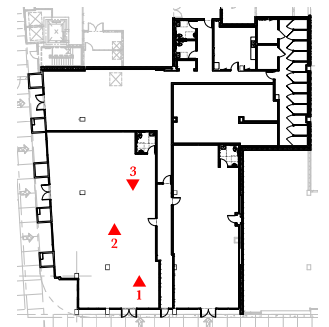
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SPACE 3 RENDERINGS



KEY PLAN

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BROKERAGE

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FLOOR PLAN
CAN BE DEMISED TO $\pm 4,315$ SF



Pico Blvd.

Pico Blvd.

Pico Blvd.

Olive St.



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Existing entry

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Space A - Pet Boarding Area

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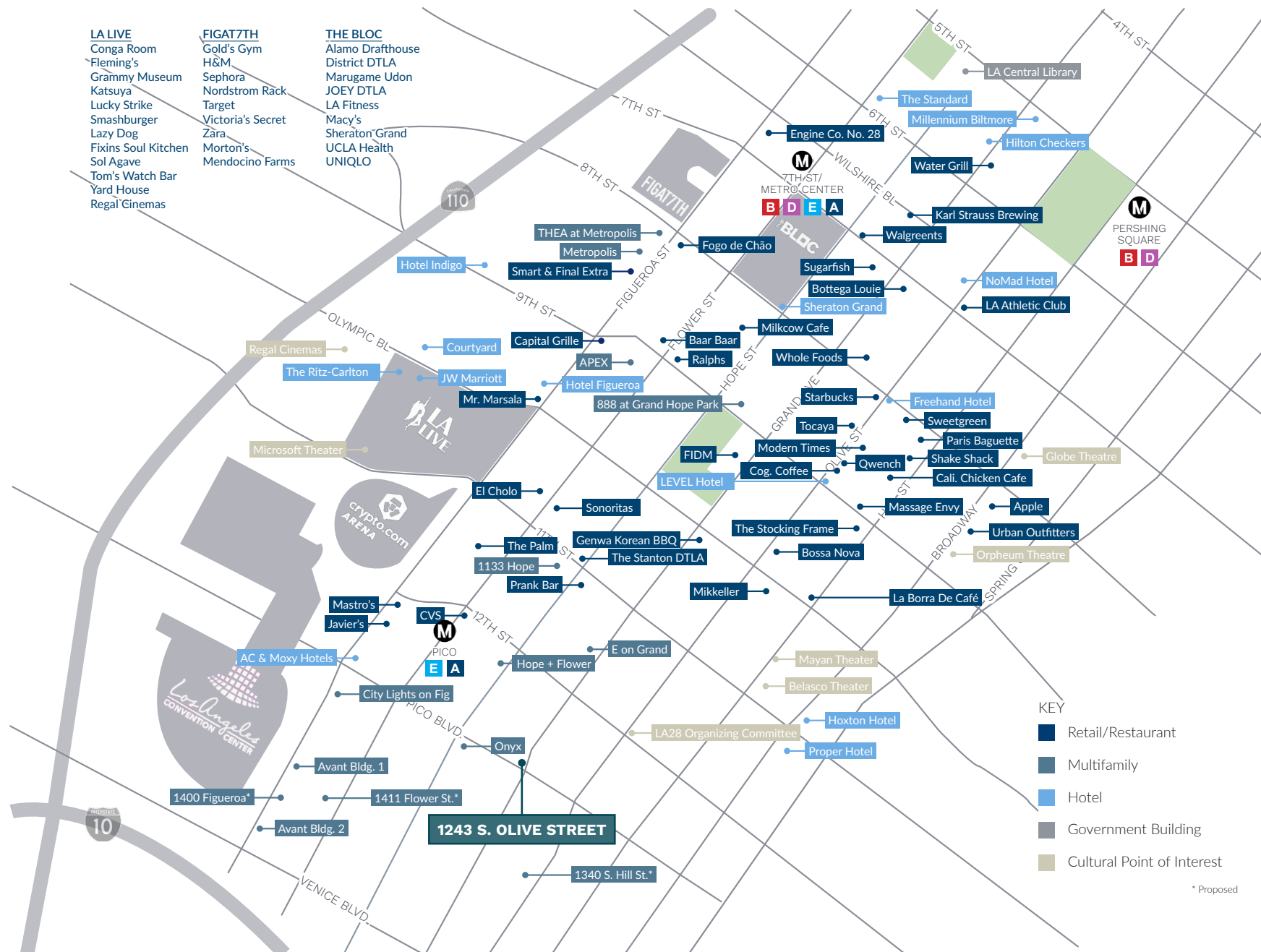
Space B - Hard Corner

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* Proposed

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DTLA DEMOGRAPHICS


Live 80,000+ RESIDENTS


\$93,000
AVERAGE HHI

90%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
41%	POPULATION GROWTH 2010-2022

61%
25-54 YEARS OLD

67%
LOVE DTLA


67% POST
SECONDARY EDUCATION


46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK

Work 288,000+ JOBS

\$95,000
AVERAGE HHI

79%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
19%	JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
19%	OF CITYWIDE JOBS

61%
30-54 YEARS OLD


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	58%	HAVE VISITED ARTS DISTRICT
745	55%	HAVE VISITED LITTLE TOKYO
RETAIL BUSINESSES PER SQUARE MILE		


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE



Source: DCBID Demographic Survey 2024



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