



ZACUTO GROUP
COMMERCIAL REAL ESTATE

 **LA
LIVE**™

Suite 34



L.A. LIVE HAS IT ALL!

- Globally recognized entertainment and hospitality district
- Sports, music, and media hub in the center of LA
- Anchored by world-class venues
- Surrounded by hotels, dining, and office
- Future hosts to the Academy Awards
(2029 Oscars to be held at Peacock Theatre)
- L.A. Live offers unmatched visibility, foot traffic, and connectivity in the heart of DTLA



Home to Crypto.com
Arena, Peacock Theater, The
Novo and Peacock Place

Downtown's most
dynamic stage for brands
seeking scale + exposure

1,500+
Annual
Events

20M
Annual
Visitors

One of the few
districts in L.A. offering
true pedestrian-driven
foot traffic

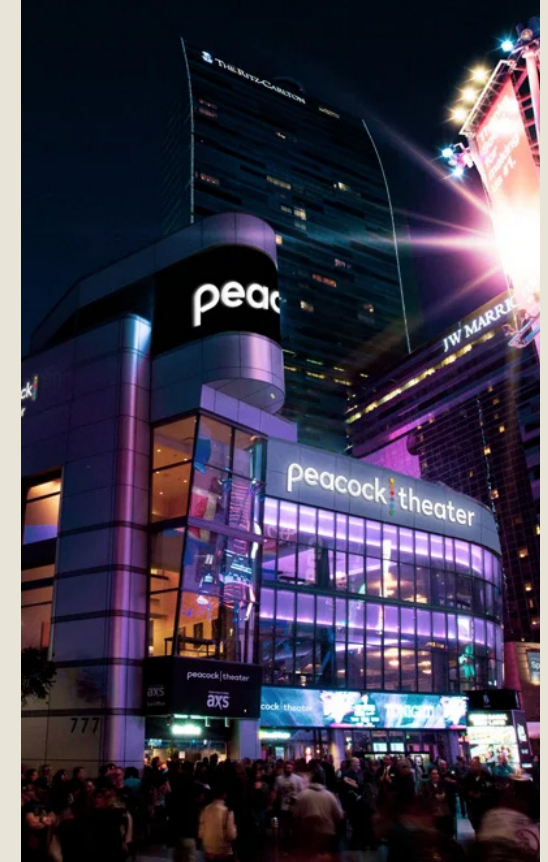
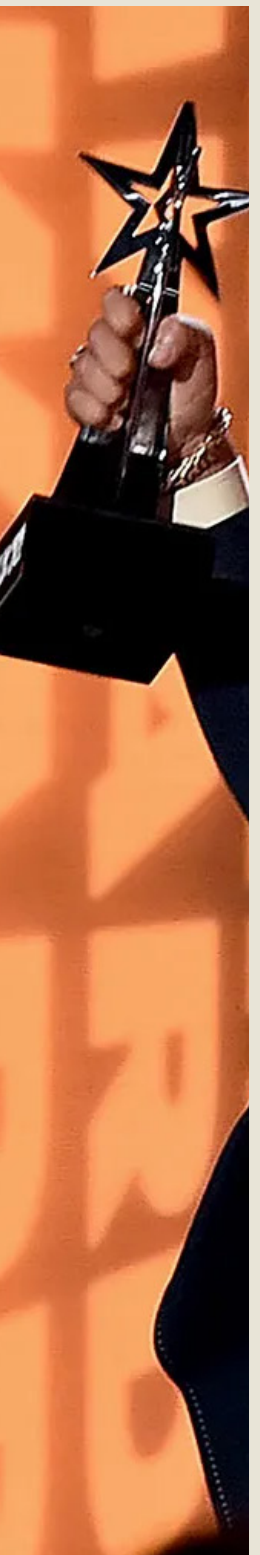
Surrounded by lux
hotels including The
Ritz-Carlton, Marriott,
and Hotel Figueroa

Directly adjacent to Los
Angeles Convention Center
- *currently undergoing a \$2.6B
Expansion and Modernization*

A proven destination
for flagship retail,
experiential concepts,
and hospitality users

LAKERS. OSCARS. GRAMMYS. LA KINGS. EMMY
AWARDS. BET AWARDS. ALL STAR GAMES.
RED CARPET. LA SPARKS. HOLIDAY SHOWS.
CONCERTS. MUSEUMS. ACTIVATIONS. PREMIERES.
CONFERENCES. BARS. ENTERTAINMENT. HOTELS.
RESTAURANTS. THEATRES. SHOPPING. L.A. LIVE.





BY THE NUMBERS

1,500+
ANNUAL EVENTS

20M
ANNUAL VISITORS

510k
ANNUAL
L.A. LIVE
HOTEL GUESTS

6
LIVE
ENTERTAINMENT
VENUES

78,000
RESIDENTS WITHIN THE
DOWNTOWN AREA

14
ON-SITE
CINEMA
SCREENS

20
UNIQUE DINING
EXPERIENCES

3,000
ON CAMPUS EMPLOYEES

20,000
FAN CAPACITY AT
CRYPTO.COM ARENA



BEGINNING IN 2029, L.A. LIVE + THE PEACOCK THEATRE
WILL BECOME THE NEW HOME OF *THE ACADEMY AWARDS*.

THE GLOBAL EVENT WILL BRING A SIGNIFICANT UPTICK
IN ACTIVITY AND ENERGY ACROSS THE ENTIRE COMPLEX
AND SURROUNDING AREA.

OSCARS®



COMING IN 2029

EAT

ILLY CAFFÉ

SAVOCA

THE MIXING ROOM

GLANCE LOBBY BAR

YARD HOUSE

Sol Agave Taste Mexico!

FLEMING'S

FIXINS SOUL KITCHEN

KATSUYA L.A. LIVE

STARBUCKS

SMASHBURGER

TOM'S WATCH BAR

PLAY

REGAL L.A. LIVE

THE RITZ-CARLTON SPA

LUCKY STRIKE

THE NOVO

THE GRAMMY MUSEUM®

THE RAY CHARLES TERRACE

PEACOCK PLACE

PEACOCK THEATER

EVENT DECK

TEAM LA STORE

CRYPTO.COM ARENA

STAY

THE RITZ-CARLTON

JW MARRIOTT

COURTYARD MARRIOTT

RESIDENCE INN MARRIOTT



LEASING INQUIRIES 310.469.9012



Suite 34

800 W. Olympic Boulevard

SIZE: 6,567 SF

HIGHLIGHTS:

Exceptional visibility with immediate recognition upon entering plaza. Former chef driven restaurant. Multi-level space with large front patio.

Negotiable Tenant Improvement Allowances Available

Suite 34



SIZE: 6,567 SF

- FF&E in place
- Full kitchen + large bar
- Multi-level space
- Excellent pedestrian visibility
- Expansive outdoor patio

Suite 34





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