

For Lease at The Petroleum Building

Prime Hard Corner Retail/Cafe Space

KWP
REAL ESTATE

710-714 W. Olympic Blvd., Los Angeles, CA 90015



Available

| | |
|----------|---|
| Size: | ±10,000 SF (can be demised to ±3,000 SF) |
| Rent: | \$2.50 PSF/Mo., NNN |
| NNN: | ±\$1.00 PSF/Mo. |
| Parking: | On-site customer parking and numerous adjacent parking lots/garages |

Features

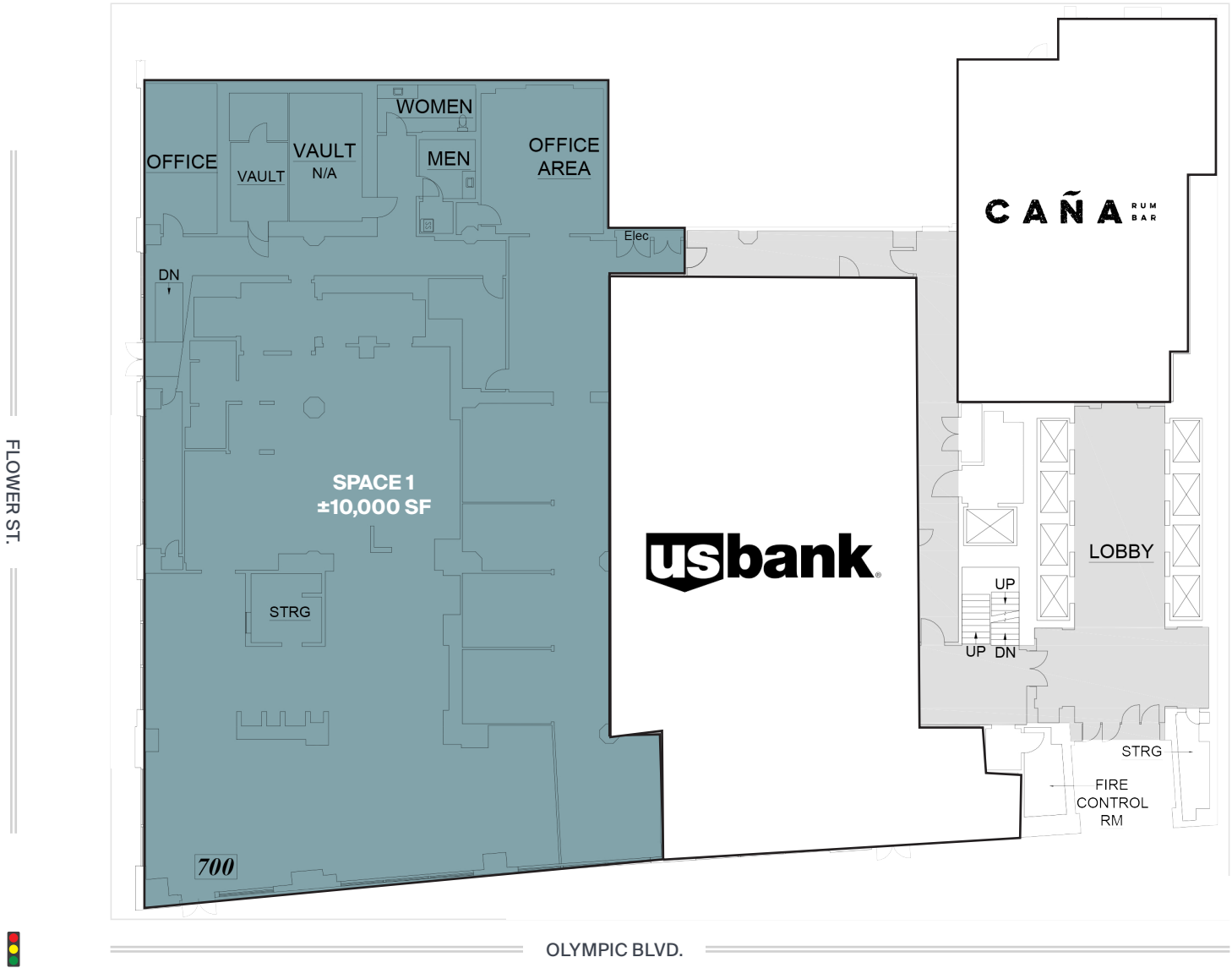
- ▶ 2nd generation, move-in ready café or retail
- ▶ On the highly visible hard corner of Olympic Blvd. and Flower St. (±45,619 CPD) in the heart of DTLA's Sports & Entertainment District
- ▶ A block away from LA LIVE, Crypto.com Arena and the LA Convention Center
- ▶ Double-high vaulted ceilings with existing restrooms, HVAC and plumbing
- ▶ Within 3 blocks of 10,000 residential units and 3,000 hotel rooms
- ▶ Available space is located at the base of one of LA's most historic, gorgeous historic office properties originally built by Edward Doheny
- ▶ On-site parking
- ▶ Opportunity for substantial outdoor seating
- ▶ Space can be easily demised
- ▶ Short and long-term leases acceptable

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



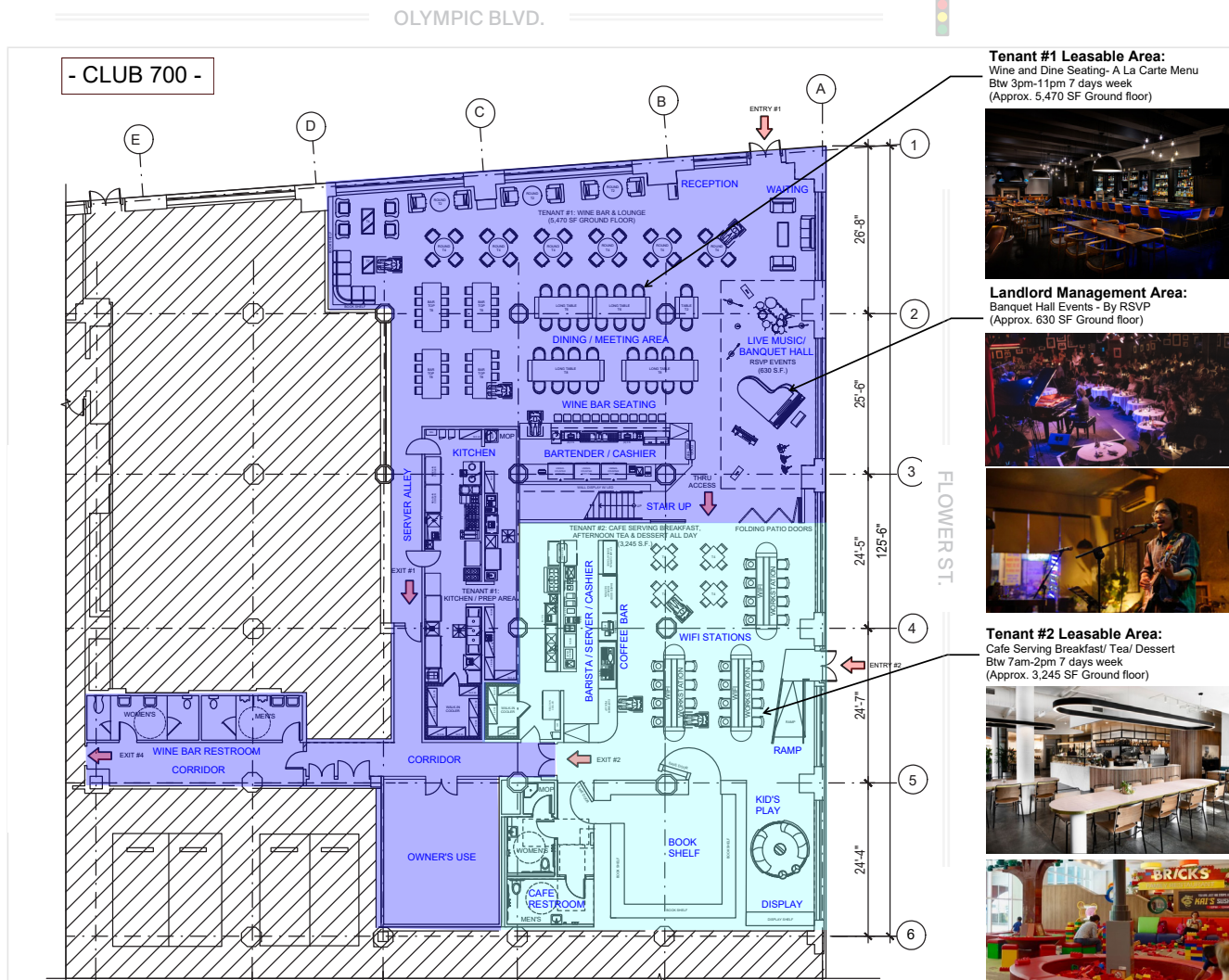
Ground Floor

Available space can be demised to as low as ±3,000 SF



45,619
CPD

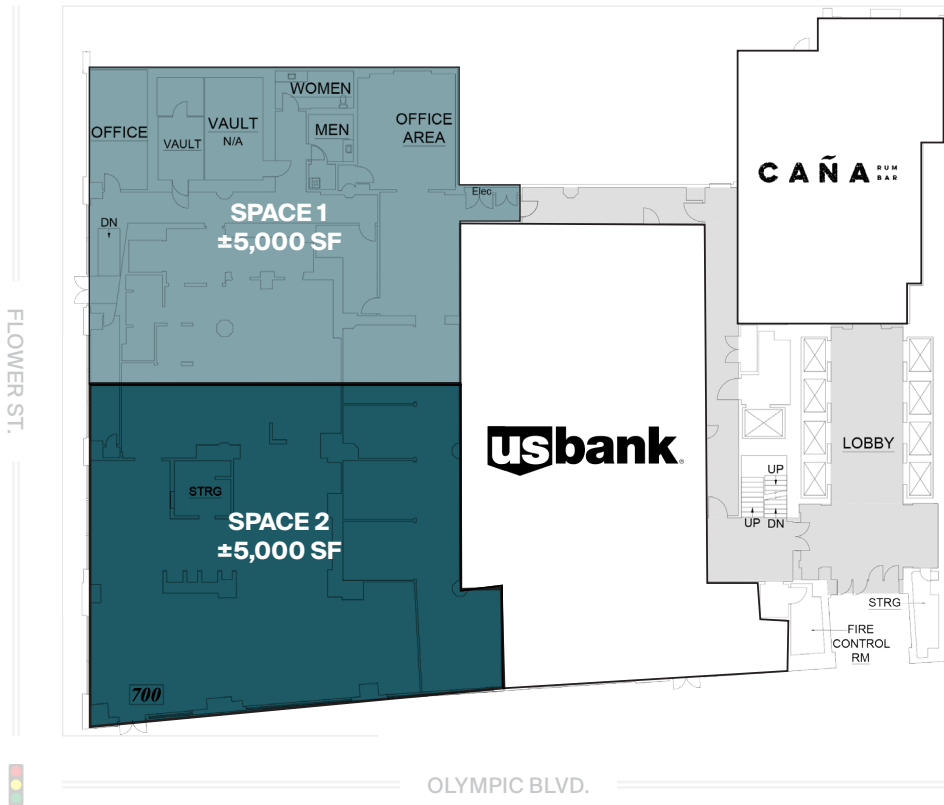
Potential Restaurant/Lounge Plans



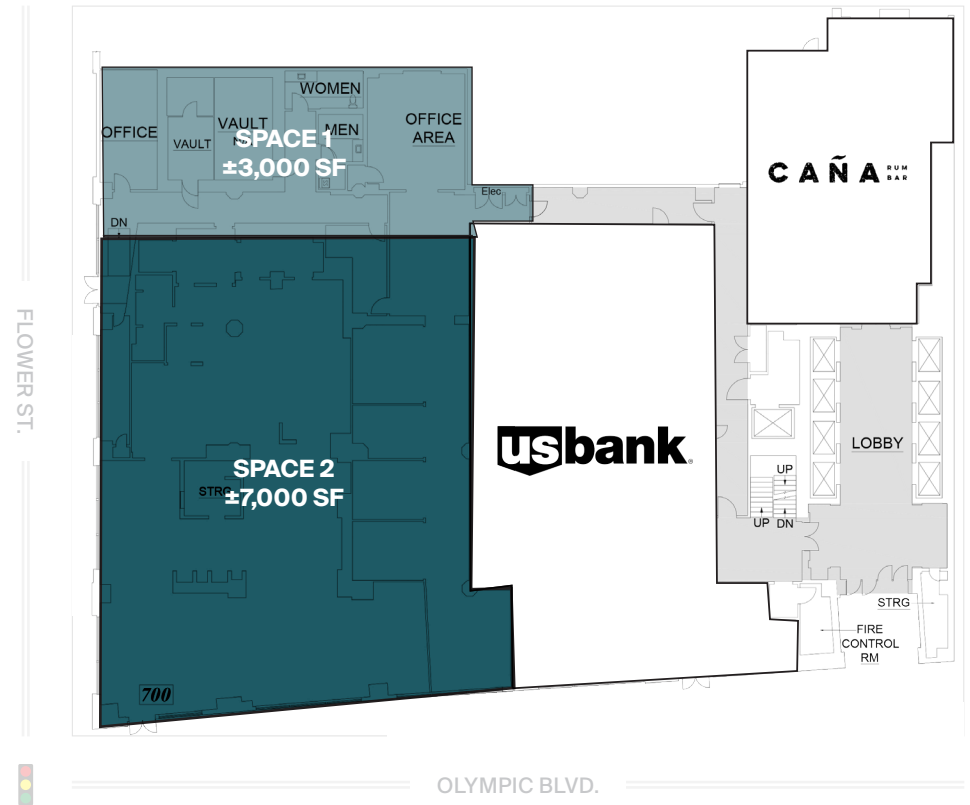
Demising Plans

Available space can be demised to as low as $\pm 3,000$ SF

Plan 1



Plan 2



Olympic Boulevard Frontage

Across the street from LA Live



Flower Street Frontage



Caña Rum Bar

Popular nightlife spot in The Petroleum Building



Tucked away in the parking structure is Caña Rum Bar, a members-only rum bar

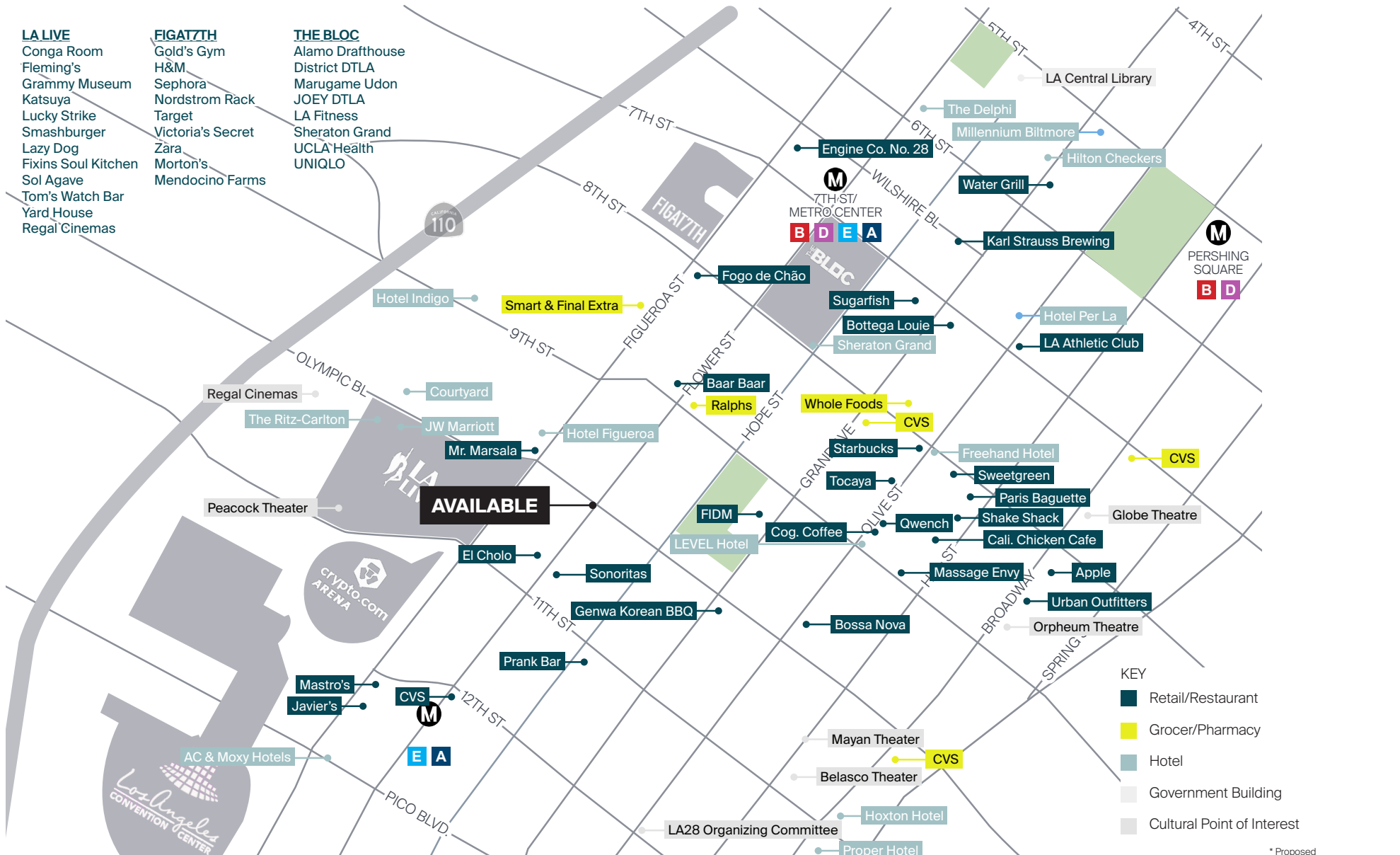


Caña exudes a historical charm that instantly welcomes all guests



Caña provides a sophisticated yet relaxed environment perfect for both connoisseurs and those new to the world of rum.

Downtown Los Angeles



Downtown Los Angeles

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 |
| | 55% | HAVE VISITED LITTLE TOKYO |

745
RETAIL BUSINESSES
PER SQUARE MILE


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE

Source: DCBID Demographic Survey 2024

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