

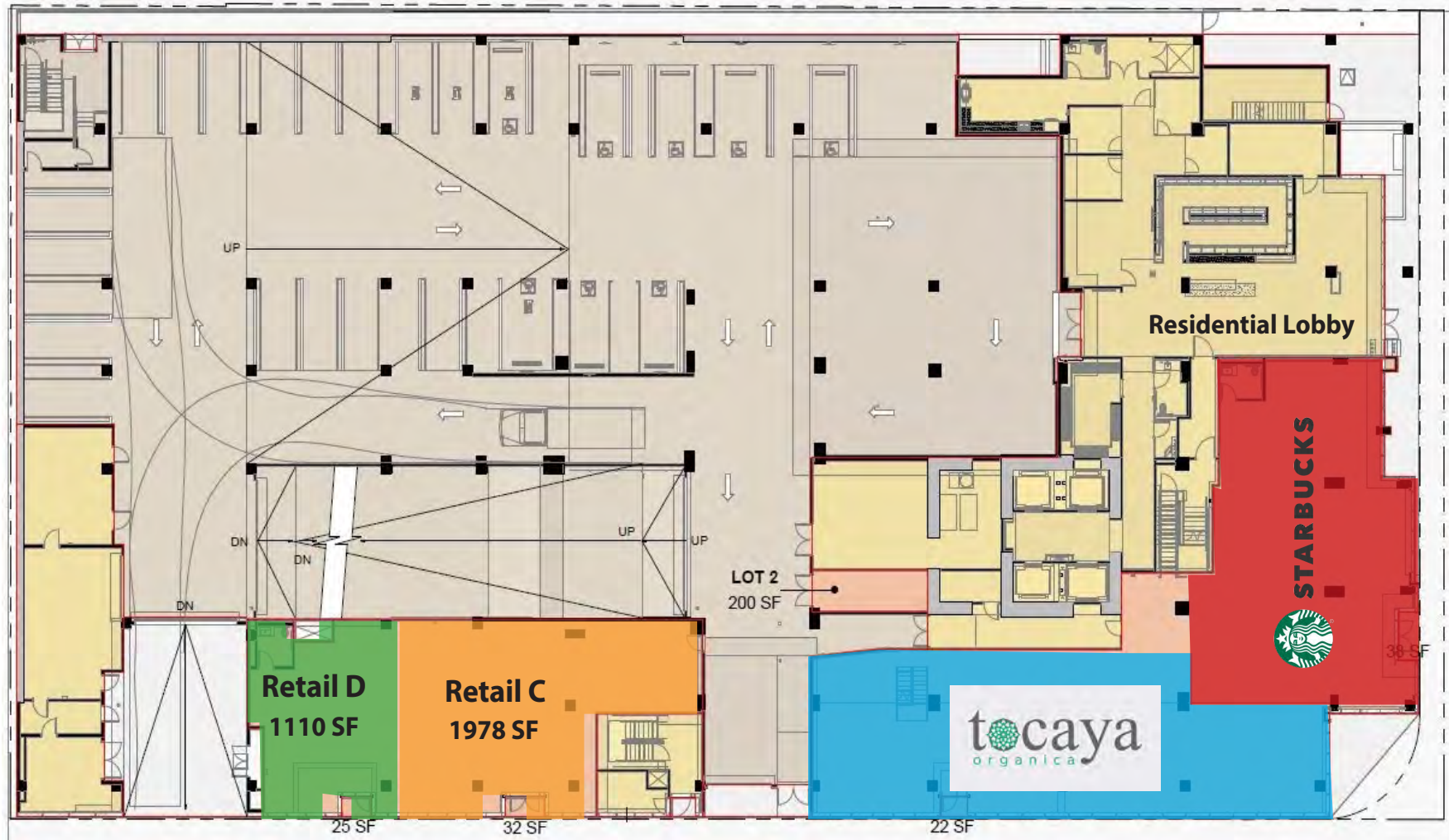


ATELIER

801 S. OLIVE STREET
GROUND FLOOR RETAIL

A photograph of the building's facade featuring a large advertisement for 'ATELIER'. The ad includes the 'A' logo, the text 'ATELIER', 'Studio, 1, 2, 3-Bed Apartments', 'High-rise Living Evolved by Design', and the website 'AtelierDTLA.com'. The building has a modern glass and metal exterior with a perforated metal section on the ground floor.

SITE PLAN
RETAIL SPACE | ± 3,088 SF*
*RATE NEGOTIABLE



→ OLIVE STREET →

↑ 8TH STREET ↑

THE SITE

- Join **Tocaya Organica & Starbucks Reserve**
- ± 3,088 SF of ground floor retail space below 363 luxury residential units
- Divisible/Customizable
- Store front signage/blade signage available (subject to Landlord's approval)
- Rate negotiable

THE LOCATION

- Centrally located between the Financial, South Park, and Historic Core districts
- 8th Street is developing into one of DTLA's hottest retail corridors
- Near 5, 10 and 110 Freeways
- Walking distance to the 7th Street Metro Station
- Adjacent to the L.A. Streetcar route





Passion
Fruit
Margarita

- 2oz. blanco agave
- lime juice
- passion fruit liqueur
- agave
- fresh mint leaves
- tajarin de chile wine

Salud!

L.A. STREETCAR HIGHLIGHTS

- Streetcar and road diet development approved
- The streetcar will run from L.A. Live to the Civic Center with spines on Broadway and Hill Street. Streetcar officials hope to open the project by 2018.
- The increased connectivity and access provided by the streetcar will generate approximately \$24.5 million in new spending on retail, food, beverage, entertainment and hospitality services per year.
- A dependable streetcar system would assure investors that their investments have permanent access to public transit and a steady flow of patrons and tenants. This will lead to an estimated \$1.1 billion in new Downtown residential construction, housing units, and office spaces.



DTLA DEMOGRAPHICS



MEDIAN INCOME

\$98,900



±79,525 RESIDENTS

38 MEDIAN AGE



59%

FEMALE



41%

MALE



77% OWN



21% RENT



47% MARRIED PARTNERED



80%

COMPLETED 4 YEARS OF COLLEGE OR HIGHER



43%

OWN PETS



DESTINATIONS

- 86% REGULARLY VISIT FIGAT7TH
- 83% REGULAR VISIT GRAND CENTRAL MARKET
- 84% HAVE VISITED STAPLES CENTER IN THE PAST 2 YEARS

73%

OF RESIDENTS ARE EMPLOYED

56%

OF THAT WORK DOWNTOWN

47%

AT TOP, SENIOR, OR PROFESSIONAL STAFF LEVELS

Metro Rail & Busway

metro.net

METRO | YOUR CONNECTION



Rail Station
Transfer Station
Busway Station

Metro Rail

- Red Line** North Hollywood to Union Station
- Purple Line** Wilshire/Vermont to Union Station
- Blue Line** Downtown LA to Long Beach
- Expo Line** Downtown LA to Santa Monica
- Green Line** Downtown Beach to Norwalk
- Gold Line** East Los Angeles to Azusa

Metro Busway

- Orange Line** Chatsworth to North Hollywood
- Silver Line** San Pedro to El Monte

Regional Rail

- Amtrak** amtrak.com
- Metrolink** metrolink.com
- Airport Shuttle**
- LAX FlyAway** laxflyaway.com

MAY 2016 Subject to Change



22 MILLION ANNUAL RIDERS

ALL LINES LEAD TO DTLA



PROMINENT AREA NEIGHBORS



PK MARKET



THE BLOC



BOTTEGA LOUIE



WHOLE FOODS



FIDM

The Neighborhood



UNI QLO
NORDSTROM LOCAL
JOEY RESTAURANTS
THE BLOC
macy's
Sheraton
ALAMO DRAPPHINGE CURSINA
LA FITNESS

city target
H.M ZARA
MACY'S
rack

WALGREENS
RITE AID
SUNARFIL

801 S. OLIVE ST

WHOLE FOODS
CVS

MÁS MALO
SEVEN GRAND
BOTTEGA LOUIE

NO MAD

FAITH & FLOWER
PETCO
Ralphs
Philz Coffee

SAKANA
COGMO SCIENTI
FEE SOULCYCLE

freshland

pure barre
DUNKIN' DONUTS

NIKE
JORDAN
Durlington

sweetgreen
SHAKE SHACK
PARIS BAGUETTE

ROSS
DRESS FOR LESS
GAP
FOOTACTION

GRAND AVE

9TH STREET

8TH STREET

COS

Massage Envy

MYKITA
Acne Theory

TANNER GOODS
Aesop.
A.P.C. STORE
UMAMI BURGER

URBAN OUTFITTERS
VANS
GENTLE MONSTER
Apple

OLIVE ST

THE STOCKING FRAME

EREWHON

ACE HOTEL

BNKR

Mikkeller

HILL ST

BROADWAY

west elm



ATELIER

801 S. OLIVE STREET

FINANCIAL DISTRICT | DTLA

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