

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

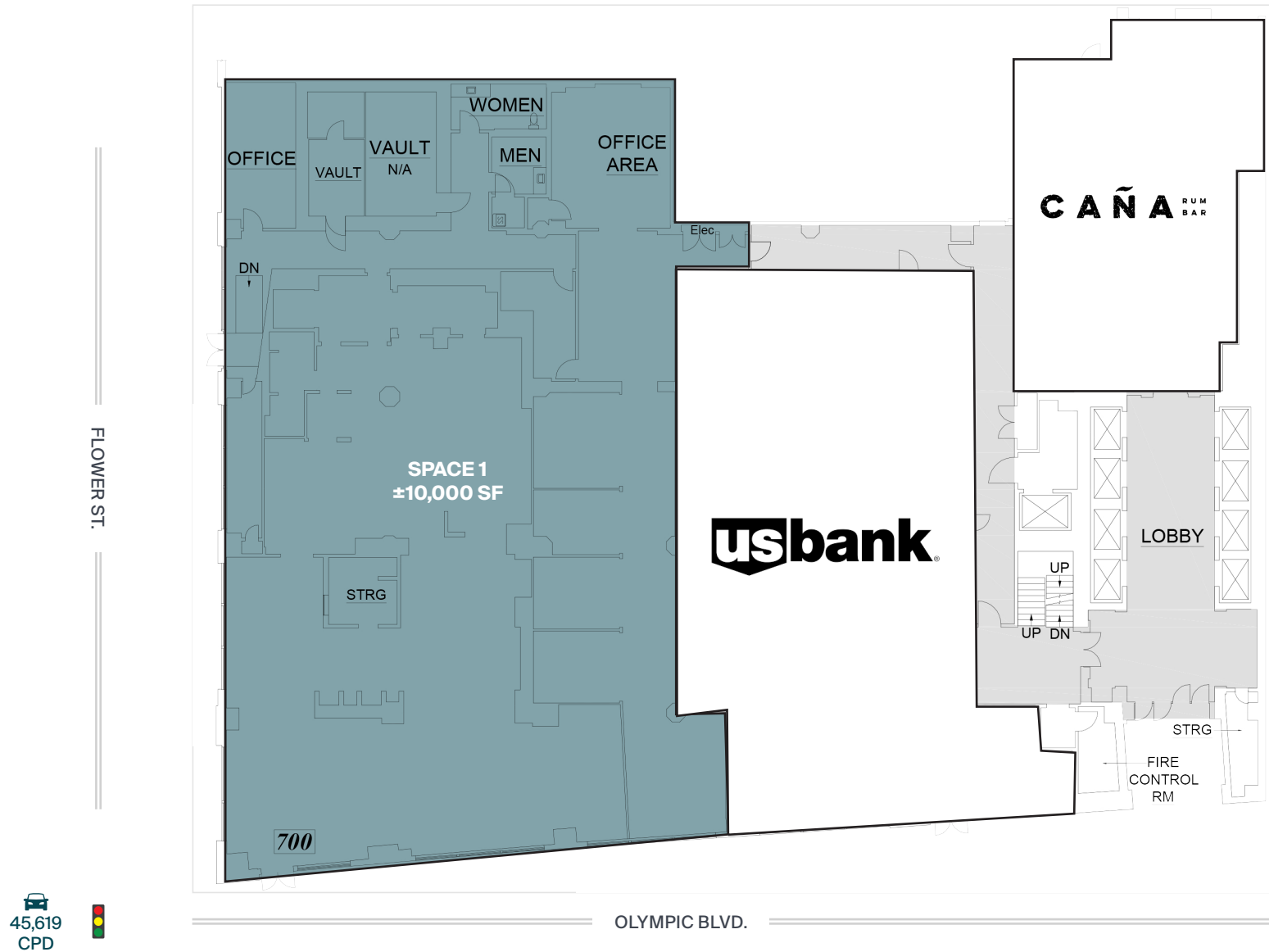
- ▶ 2nd generation, move-in ready café or retail
- ▶ On the highly visible hard corner of Olympic Blvd. and Flower St. (±45,619 CPD) in the heart of DTLA's Sports & Entertainment District
- ▶ A block away from LA LIVE, Crypto.com Arena and the LA Convention Center
- ▶ Double-high vaulted ceilings with 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
- ▶ Short and long-term leases acceptable

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

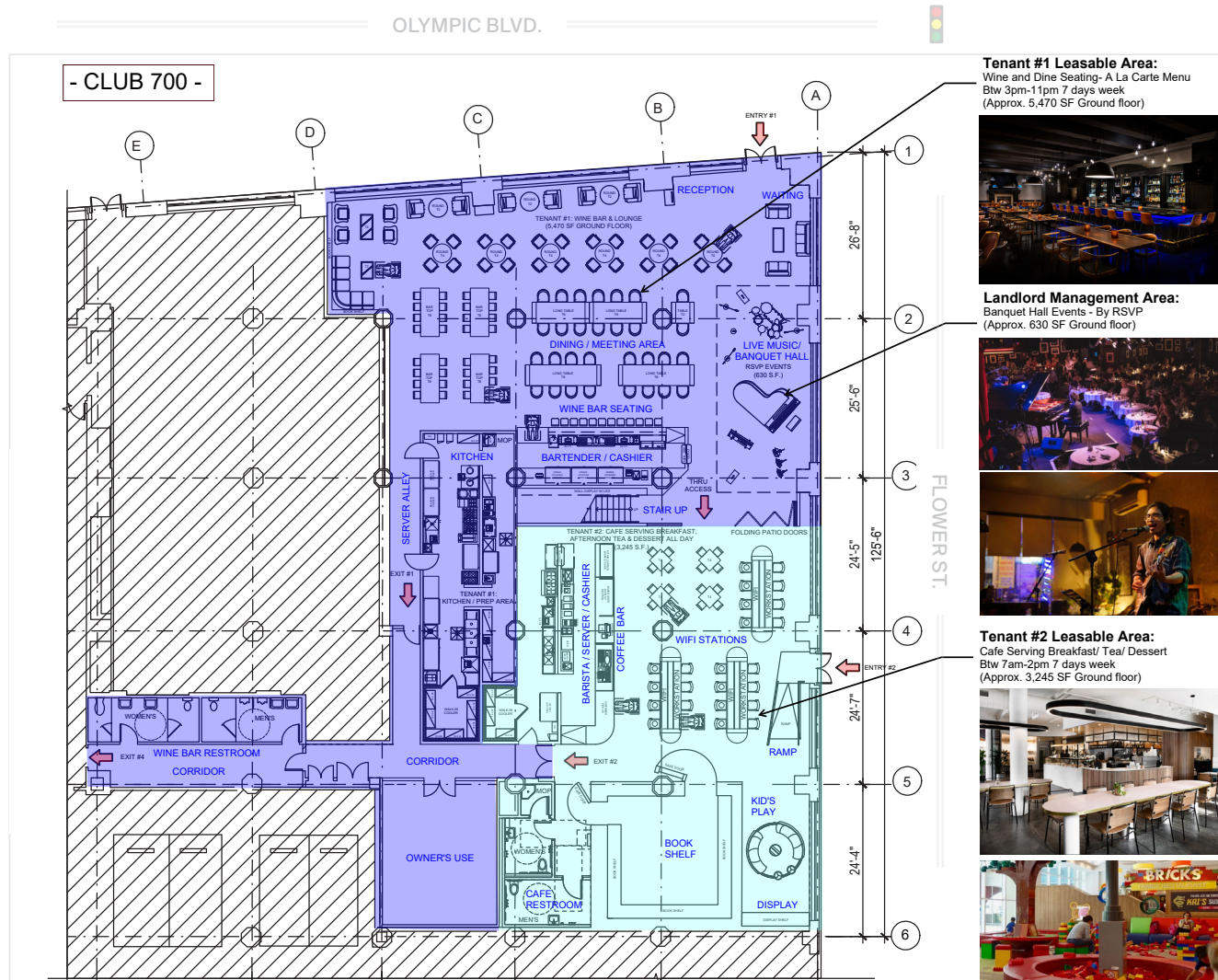


Ground Floor

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



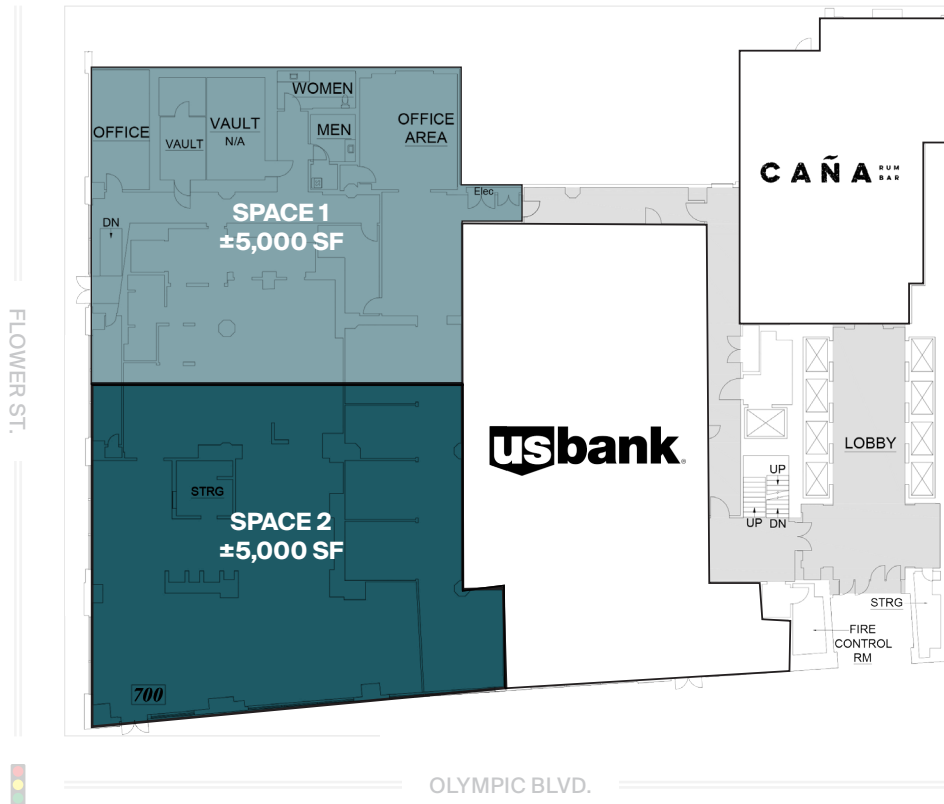
Potential Restaurant/Lounge Plans



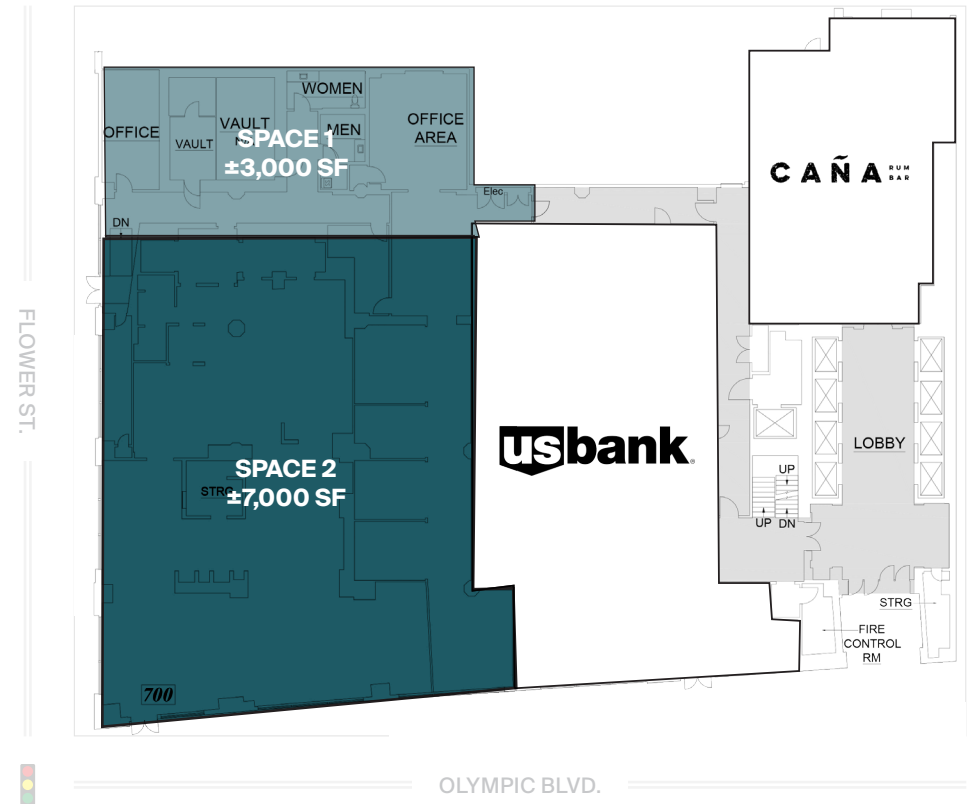
Demising Plans

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



Interiors

±10,000 SF



Interiors

±10,000 SF



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.

LA LIVE
Fleming's
Grammy Museum
Katsuya
Lucky Strike
Smashburger
Lazy Dog
Fixins Soul Kitchen
Sol Agave
Tom's Watch Bar
Yard House
Regal Cinemas

FIGAT7TH
EQS Fitness
H&M
Sephora
Nordstrom Rack
Target
Victoria's Secret
Zara
Morton's
Mendocino Farms

THE BLOC
Alamo Drafthouse
District DTLA
Marugame Udon
JOEY DTLA
LA Fitness
Sheraton Grand
UCLA Health
UNIQLO

LA Central Library
The Delphi
Millennium Biltmore
Hilton Checkers
Water Grill
Karl Strauss Brewing
Hotel Per La
LA Athletic Club
Pershing Square
Engine Co. No. 28
Fogo de Chão
Sugarfish
Bottega Louie
Sheraton Grand
Hotel Indigo
Smart & Final Extra
Baar Baar
Ralphs
Whole Foods
CVS
Starbucks
Tocaya
Freehand Hotel
Sweetgreen
Paris Baguette
Shake Shack
Cali. Chicken Cafe
Globe Theatre
CVS
Mr. Marsala
Hotel Figueroa
Regal Cinemas
The Ritz-Carlton
JW Marriott
Peacock Theater
El Cholo
Genwa Korean BBQ
Prank Bar
Mastro's
Javier's
CVS
AC & Moxy Hotels
Pine & Crane
Orangetheory
Mayan Theater
Belasco Theater
California Market Center
Hoxton Hotel
Proper Hotel
LA28 Organizing Committee
LA Central Library
The Delphi
Millennium Biltmore
Hilton Checkers
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LA28 Organizing Committee

Legend:
Retail/Restaurant
Grocer/Pharmacy
Hotel
Government Building
Cultural Point of Interest

Downtown Los Angeles

Live 81,000+ RESIDENTS

\$101,000

AVERAGE HHI

38

MEDIAN AGE

91% RESIDENTIAL OCCUPANCY

26% RESIDENTIAL INVENTORY GROWTH SINCE 2010

44% POPULATION GROWTH 2010-2024



67% HAVE A POST-SECONDARY EDUCATION



49% WALK, BIKE, OR TAKE TRANSIT TO WORK



52% PLAN TO LIVE IN DTLA FOR 4 OR MORE YEARS

Visit 17+ MILLION VISITORS PER YEAR

\$4.8 Billion

SPENT YEARLY

723

RETAIL BUSINESSES PER SQUARE MILE

66% HAVE VISITED LA LIVE

62% HAVE VISITED THE BROAD MUSEUM

57% HAVE VISITED CRYPTO.COM ARENA



171 FOOD & BEVERAGE BUSINESSES PER SQUARE MILE



93 WALK SCORE® WALKER'S PARADISE

Work 320,000+ JOBS

\$130,000

AVERAGE WAGE

60%

30-54 YEARS OLD

81% EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME

77% CURRENTLY WORK 3-5 DAYS IN DTLA

19% OF CITYWIDE JOBS



57% HAVE A POST-SECONDARY EDUCATION



48% COMMUTE LESS THAN 10 MILES FROM HOME

SOURCE: DCBID DEMOGRAPHIC SURVEY 2026

Your trusted *partners*

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