



ATELIER

801 S. OLIVE STREET
GROUND FLOOR RETAIL



CBRE

SITE PLAN
RETAIL SPACE | ± 1,110 SF
*RATE NEGOTIABLE



THE SITE

- Join **Tocaya Organica & Starbucks Reserve**
- \pm 1,110 SF of ground floor retail space below 363 luxury residential units
- Store front signage/blade signage available (subject to Landlord's approval)
- Asking rent: 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





TOCAYA ORGANICA

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 2024.
- 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.net



ALL LINES LEAD TO DTLA



PROMINENT AREA NEIGHBORS



PK MARKET



THE BLOC



BOTTEGA LOUIE

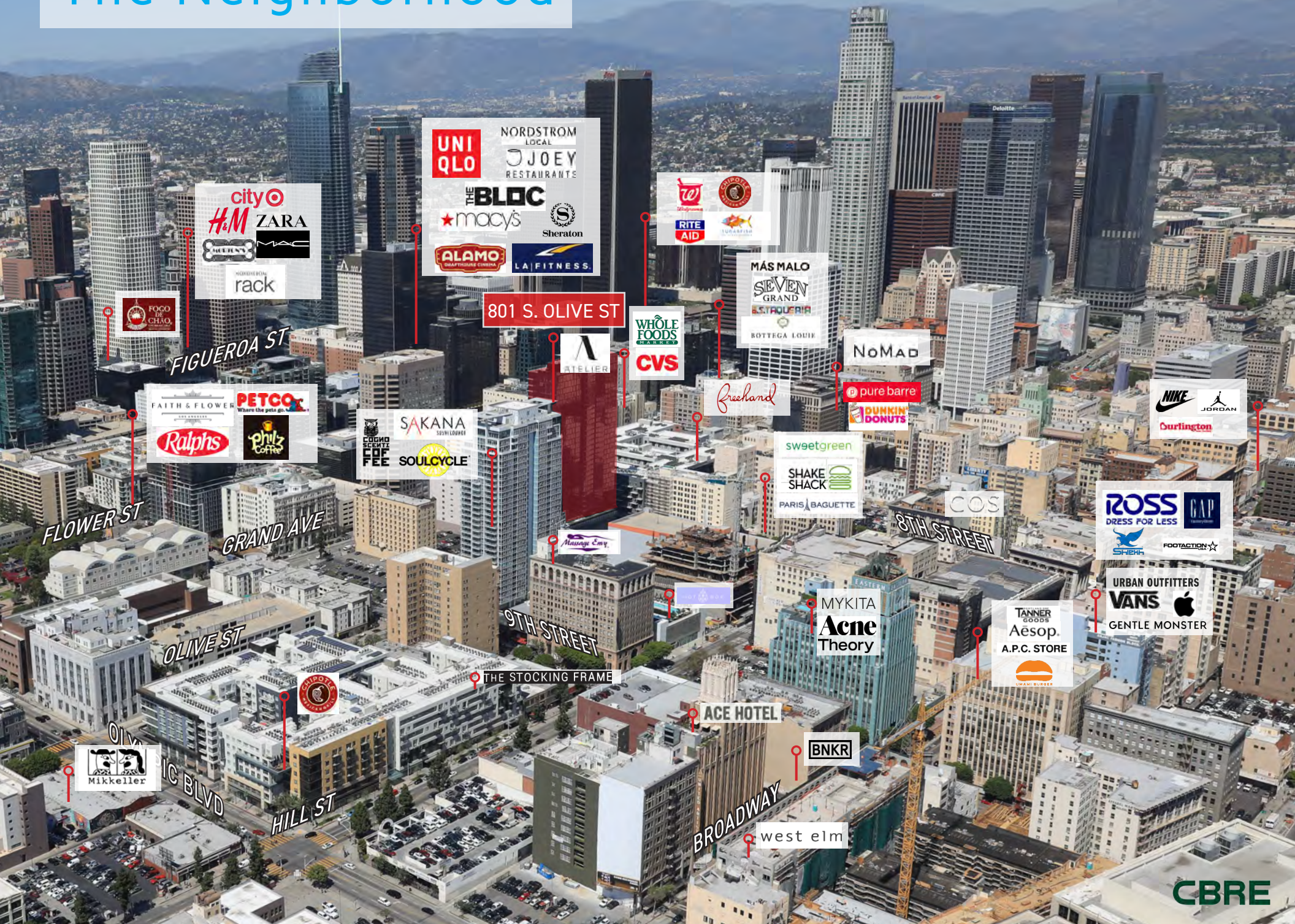


WHOLE FOODS



FIDM

The Neighborhood



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

city
H&M
ZARA
MAC
rack

W
RITE
AID
SUNARISH

MÁS MALO
SEVEN
GRAND
BOTTEGA LOUIE

801 S. OLIVE ST

WHOLE
FOODS
CVS

NoMAD

pure barre
DUNKIN'
DONUTS

NIKE
JORDAN
Durlington

FAITH & FLOWER
PETCO
Ralphs
Philz
Coffee

SAKANA
COQMO
SCHEIT
FEE
SOULCYCLE

sweetgreen
SHAKE
SHACK
PARIS BAGUETTE

ROSS
DRESS FOR LESS
GAP
FOOTACTION

COS

8TH STREET

URBAN OUTFITTERS
VANS
GENTLE MONSTER

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

MYKITA
Acne
Theory

9TH STREET

ACE HOTEL

BNKR

west elm

THE STOCKING FRAME

COFFEE

Mikkeller

OLIVE ST

HILL ST

BROADWAY

CBRE



ATELIER

801 S. OLIVE STREET

FINANCIAL DISTRICT | DTLA

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