

South Park

301 W. OLYMPIC



2,048 SF – 2,961 SF RETAIL UNITS FOR LEASE

G|I|D

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

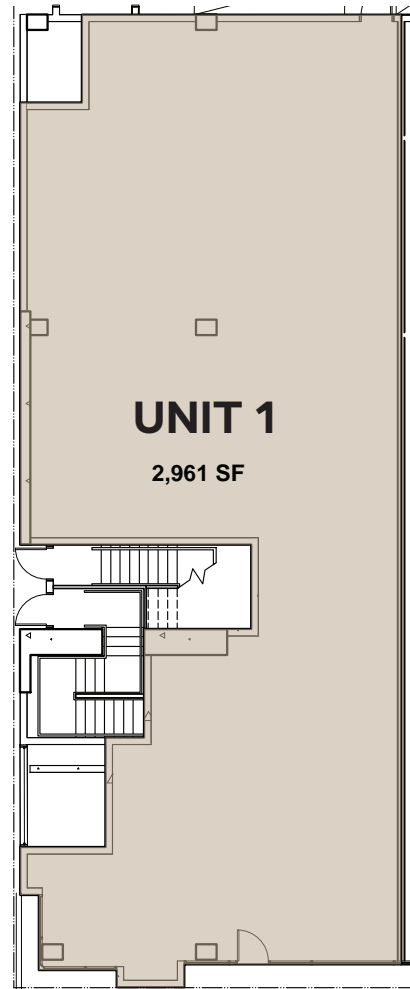
JLL

BUILDING HIGHLIGHTS

Situated on the ground level of a 284-unit luxury residential building, the available spaces at 301 W. Olympic represent an exciting opportunity for retailers to capitalize on the exponential growth of Downtown Los Angeles. Both available units feature onsite garage parking for retail customers, immediate availability, and extremely rare accessibility to a host of vibrant Los Angeles neighborhoods.



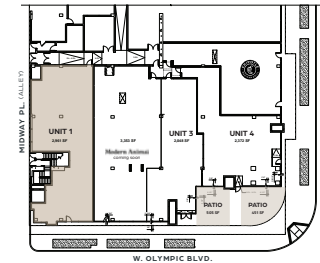
MIDWAY PL. (ALLEY)



UNIT 1
2,961 SF

UNIT 1

- 2,961 sf
- Former salon and spa
- High ceilings, glass walls, concrete floors, and designer finishes
- Ideal for showroom, personal services, fitness, or incidental food



(2) 5-Ton Split



Existing - 200 amps
280/120v 3-phase



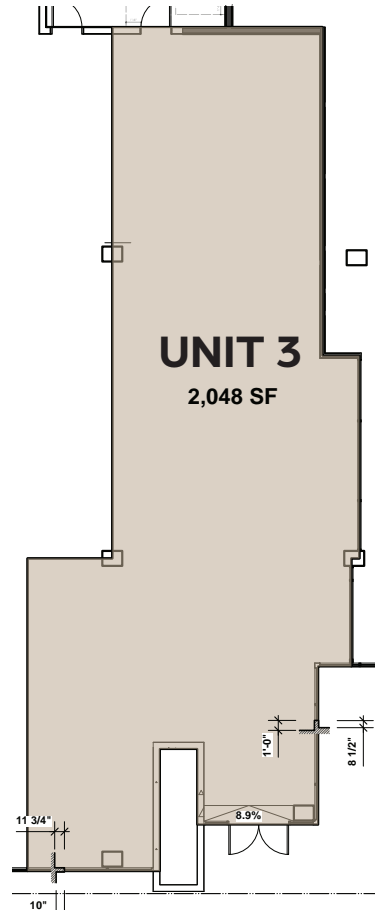
No existing
service to space



2" cold water
stubbed to space



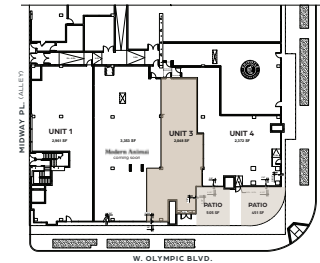
Not suitable for food
requiring a shaft



W. OLYMPIC BLVD.

UNIT 3

- 2,048 sf
- Former boutique
- High ceilings, concrete floors, and designer finishes
- Ideal for showroom, personal services, or incidental food



(2) 5 T Split Units



Conduit runs to "Retail Electric" in electrical room w/pull string; 200-400 amps of power available (as required for use)



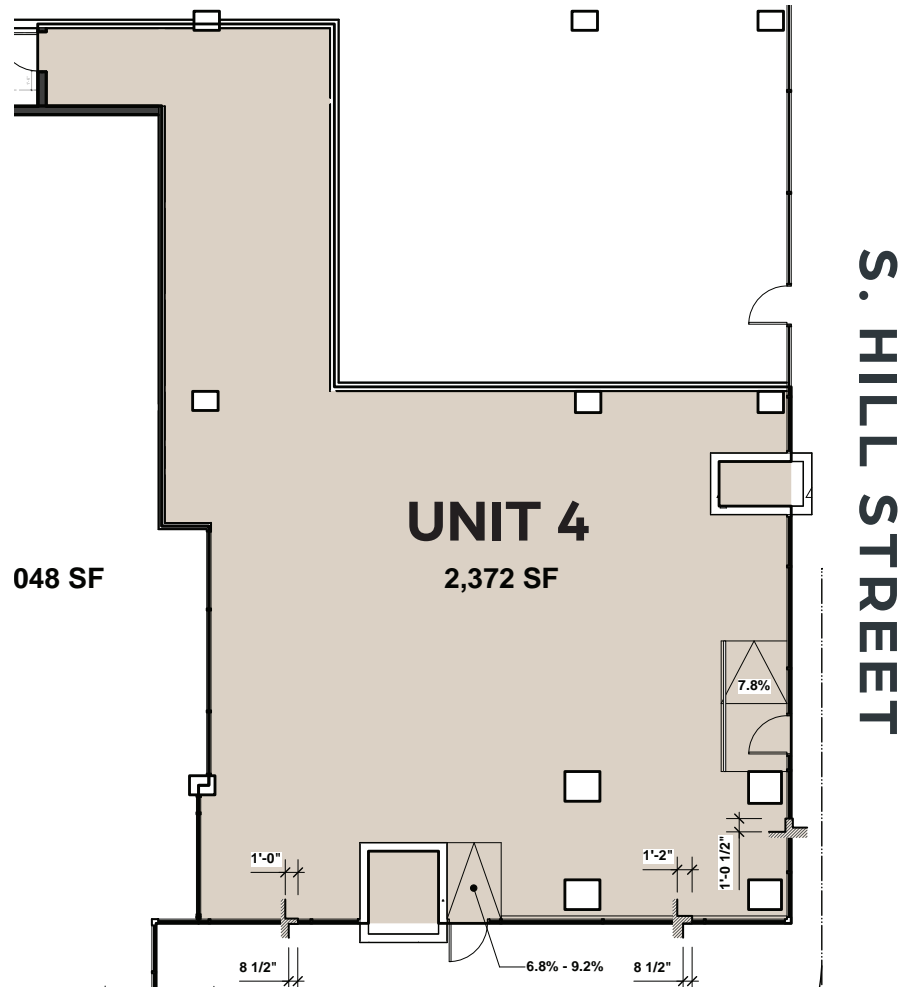
No existing service to space



2" cold water stubbed to space

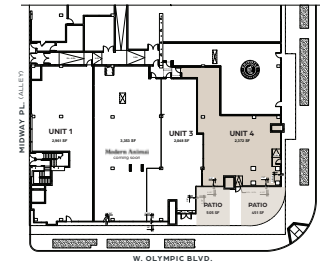


Not suitable for food requiring a shaft



UNIT 4

- 2,372 SF
- Second generation cafe space
- Corner suite with significant visibility
- Outdoor patio space



(3) 5 T Split
Units, distributed



600 amps stepped down
to 400 amps 120/208



No existing gas
service to space;
Electric water
heater existing



Fully plumbed
to support
restaurant use



Existing connection
to sewer; no existing
grease connection



GRAND CENTRAL MARKET

DOWNTOWN LA






IN THE CENTER OF IT ALL

Bustling, up and coming, and accessible, Downtown Los Angeles offers a taste of NYC in LA. The unique convenience and walkability of the neighborhood has fueled a renaissance of the area and the construction of countless new residential and commercial developments. With over 2,000 apartment units within a two-mile radius and innumerable neighboring office tenants, Downtown is extremely well aligned with the needs of retailers looking to occupy revitalized and fashionable urban setting in LA.



WALT DISNEY CONCERT HALL

DEMOGRAPHICS

MILE RADIUS	2 MILES	5 MILES	10 MILES
 POPULATION	3,508,693	1,263,013	271,900
 MEDIAN AGE	34.9	34.8	36.2
 AVERAGE HHI	\$67,642	\$69,629	\$86,606
 MEDIAN HOME VALUE	\$719,050	\$686,338	\$724,674
 TOTAL CONSUMER SPENDING	\$2.3 BILLION	\$10.8 BILLION	\$36.8 BILLION



NEIGHBORING AMENITIES

DTLA Nearby Multi-Family - Existing

1. Circa LA - 648 Units
2. Hope + Flower - 665 Units
3. Aven - 536 Units
4. 888 at Grand Hope Park - 525 Units
5. 825 South Hill - 497 Units
6. Broadway Palace - 649 Units
7. Alina - 341 Units
8. Sentral DTLA 732 - 300 Units
9. Sentral DTLA 755 - 275 Units
10. 1133 Hope - 208 Units
11. The Met Apartments - 270 Units
12. Renaissance Tower - 205 Units
13. South Park by Windsor - 284 Units
14. 1000 Grand - 273 Units
15. Olympic by Windsor - 263 Units



Restaurants

1. Joey
2. Capital Grill
3. Sweetgreen
4. Tocaya
5. Chipotle
6. HALO
- Nick + Stef's Steakhouse
- Shake Shack
- Danny Boy's Famous Original
7. Orsa & Winston
8. Shiku
9. Perch
10. Sonoratown
11. Rossoblu
12. Sugarfish
13. Shake Shack
14. Bossa Nova
15. California Chicken Café
16. Perch
17. Grand Central Market
18. Holbox
19. San Laurel
20. Badmaash
21. Niku X
22. The Exchange
23. Holy Basil

Retail

1. The Bloc
- Alamo Drafthouse
- Lululemon
- Macy's Flagship
- Nordstrom Local
- Uniqlo
2. Apple Store
3. Aesop
4. Foot Locker
5. West Elm
6. Raphaella
7. Capital One Cafe

Education

1. FIDM
2. Arizona State University
3. UCLA Law Satellite Campus

Hotel

1. The Freehand
2. The Ace
3. Proper Hotel
4. The Hoxton
5. The JW Marriott
6. The Intercontinental
7. The NoMad
8. The Figueroa
9. The Ritz Carlton
10. The Omni
11. The Conrad
12. STILE Downtown LA
13. Level Los Angeles

Fitness

1. Orange Theory Fitness
2. John Reed Fitness
3. Equinox
4. Sanctuary Fitness
5. LA Fitness
6. Corepower Yoga
7. LA Athletic Club
8. Lagree 213

Entertainment

1. Crypto/LA Live - 9 min. walk time (and the key restaurants within)
2. The Mayan Theater
3. LA Convention Center
4. Disney Concert Hall
5. Grand Central Market
6. The Jonathan Club

Grocers

1. Whole Foods
2. Ralphs
3. PK Market (coming soon)

Walk Score - 95/100

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Restaurants

13

Hotels

8

Fitness

7

Major
Retail

6

Entertainment

3

Grocers

3

Education



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