

1000 Grand

448 W Olympic Blvd

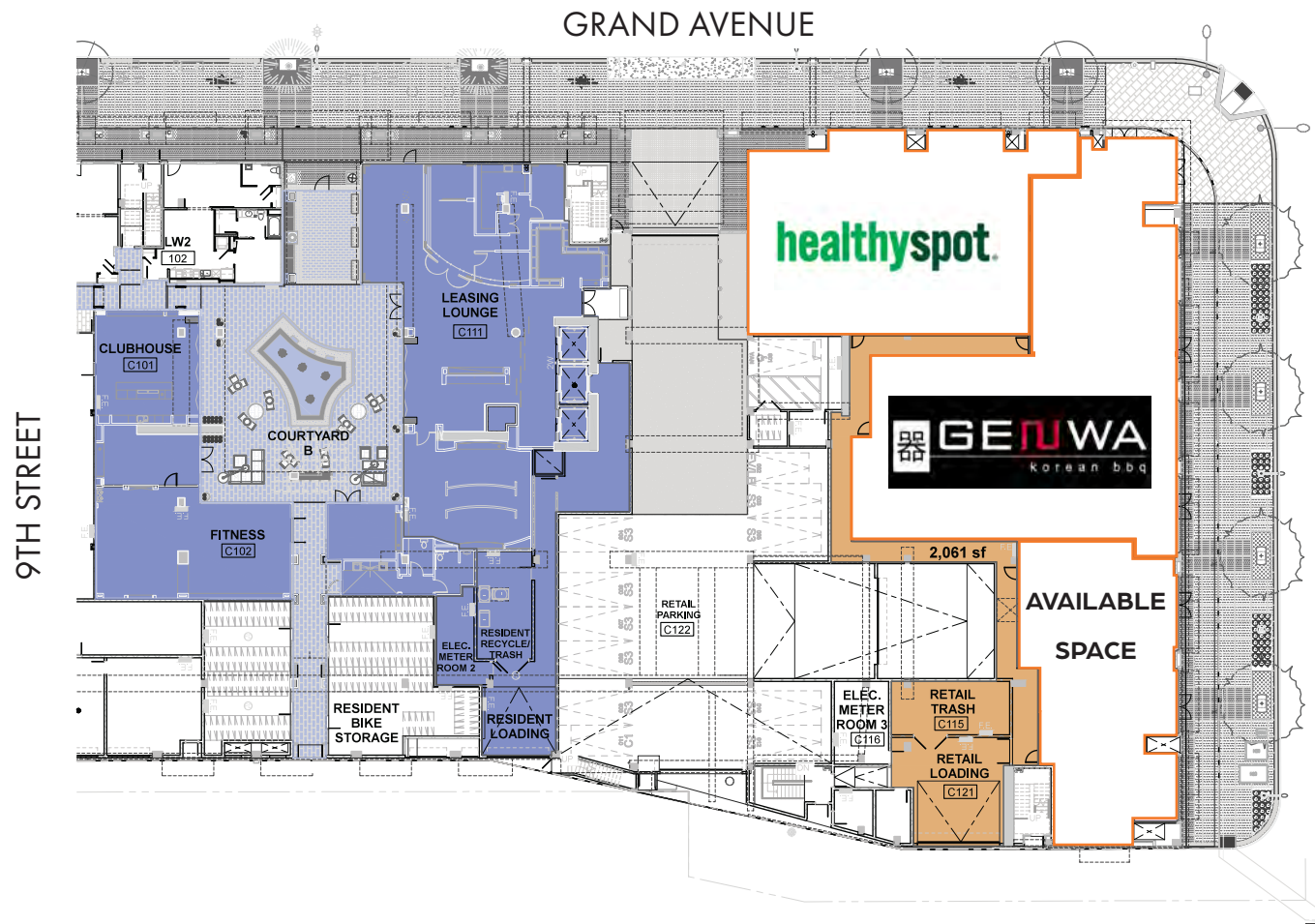


2,434 SF SECOND GENERATION RESTAURANT FOR LEASE

BUILDING HIGHLIGHTS

Situated on the ground level of a 273-unit luxury residential building, the available space at 448 W Olympic represents an exciting opportunity in Downtown Los Angeles. The available space, currently built-out as a second generation pizza restaurant features onsite garage parking for retail customers, immediate availability, and extremely rare accessibility to a host of vibrant Los Angeles neighborhoods.





AVAILABLE SPACE

- 2,434 sf
- Fully built-out, second generation pizza restaurant
- 14' ceiling height
- Master CUP in place



(3) 5T Split Units



200 amp panel



Existing gas



2" cold water











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.



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
- Orsa & Winston
- Shiku
- Perch
- Sonoratown
- Rossoblu
- Sugarfish
- Shake Shack
- Bossa Nova
- California Chicken Café
- Perch
- Grand Central Market
- Holbox
- San Laurel
- Badmaash
- Niku X
- The Exchange
- Holy Basil

Retail

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

Education

1. FIDM
- Arizona State University
- UCLA Law Satellite Campus

Hotel

1. The Freehand
- The Ace
- Proper Hotel
- The Hoxton
- The JW Marriott
- The Intercontinental
- The NoMad
- The Figueroa
- The Ritz Carlton
- The Omni
- The Conrad
- STILE Downtown LA
- Level Los Angeles

Fitness

1. Orange Theory Fitness
- John Reed Fitness
- Equinox
- Sanctuary Fitness
- LA Fitness
- Corepower Yoga
- LA Athletic Club
- Lagree 213

Entertainment

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

Grocers

1. Whole Foods
- Ralphs
- PK Market (coming soon)



Walk Score - 95/100

23 Restaurants

13 Hotels

8 Fitness

7 Major Retail

6 Entertainment

3 Grocers

3 Education



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