

1000 Grand by Windsor Apartments

448 W Olympic Blvd



Join Erehwon,
Chipotle, Modern
Animal & Verizon
in DTLA's hottest
neighborhood

2,460 SF SECOND GENERATION RESTAURANT & 3,424 SF RETAIL AVAILABLE FOR LEASE

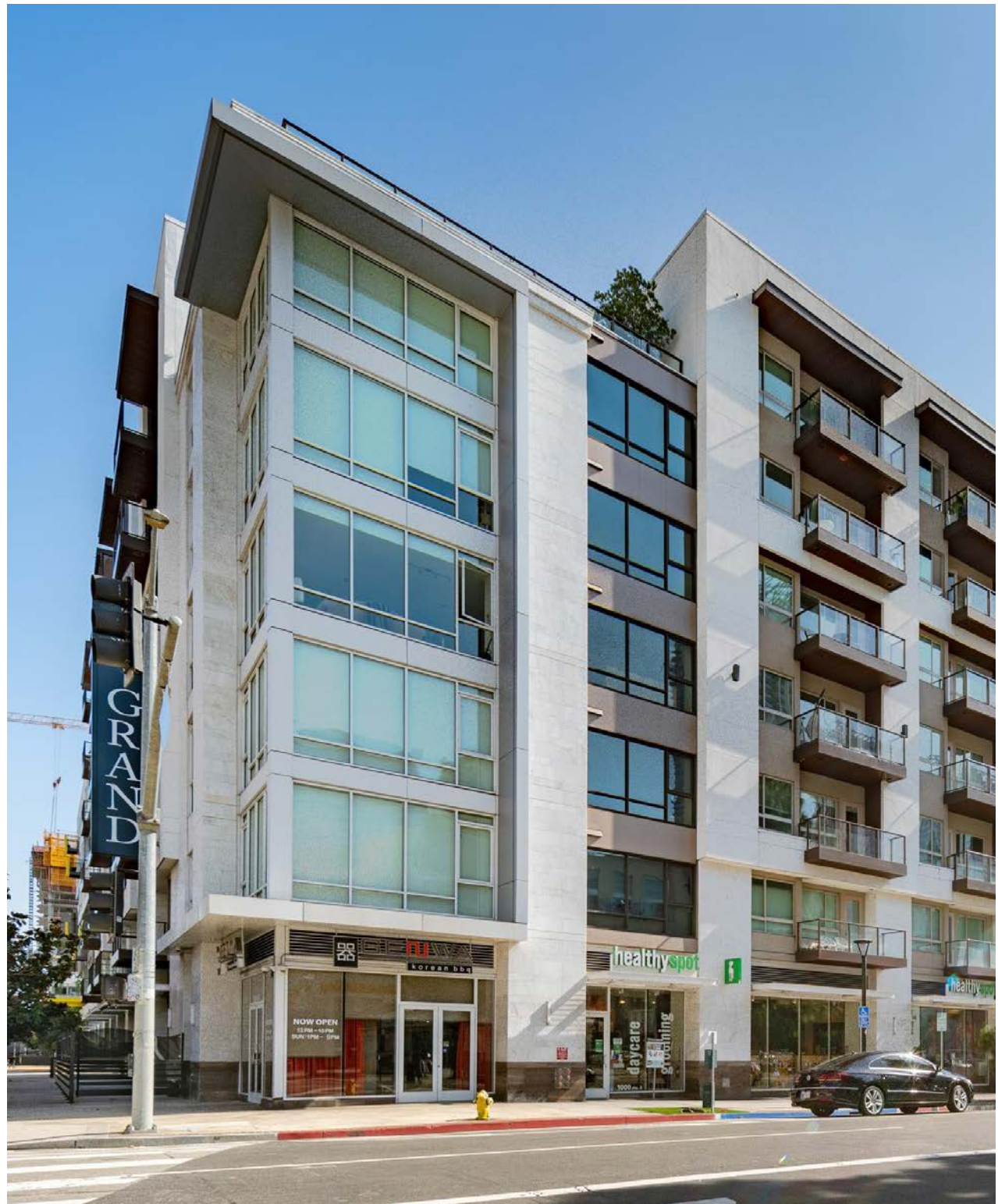


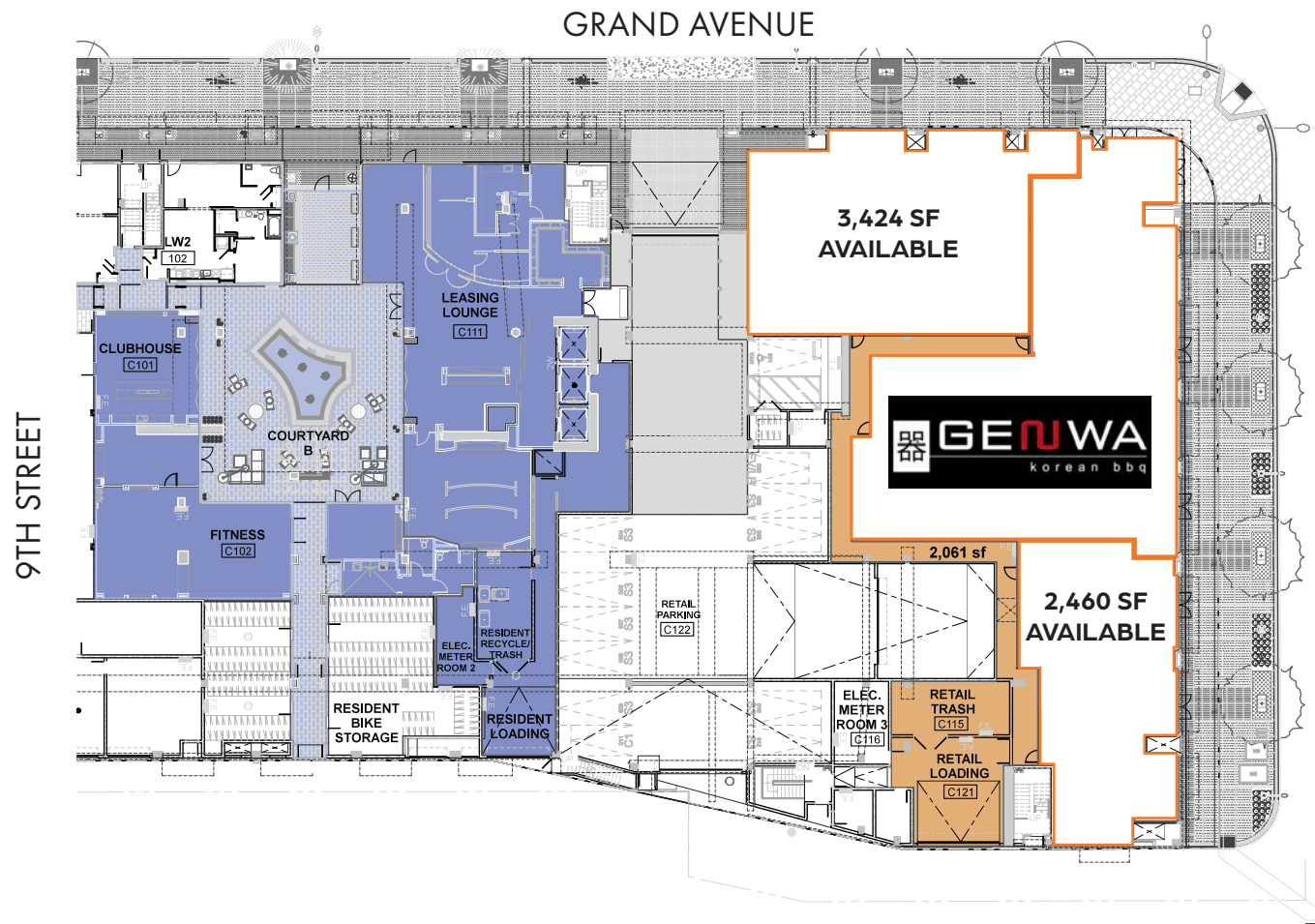
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BUILDING HIGHLIGHTS

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 immediate availability, and extremely rare accessibility to a host of vibrant Los Angeles neighborhoods. Four hour street parking for customers available.





AVAILABLE SPACE

- 2,460 - 3,424 SF Available
- Fully built-out, second generation pizza restaurant and partially built out retail space available
- 14' ceiling height
- Master CUP in place



(3) 5T Split Units



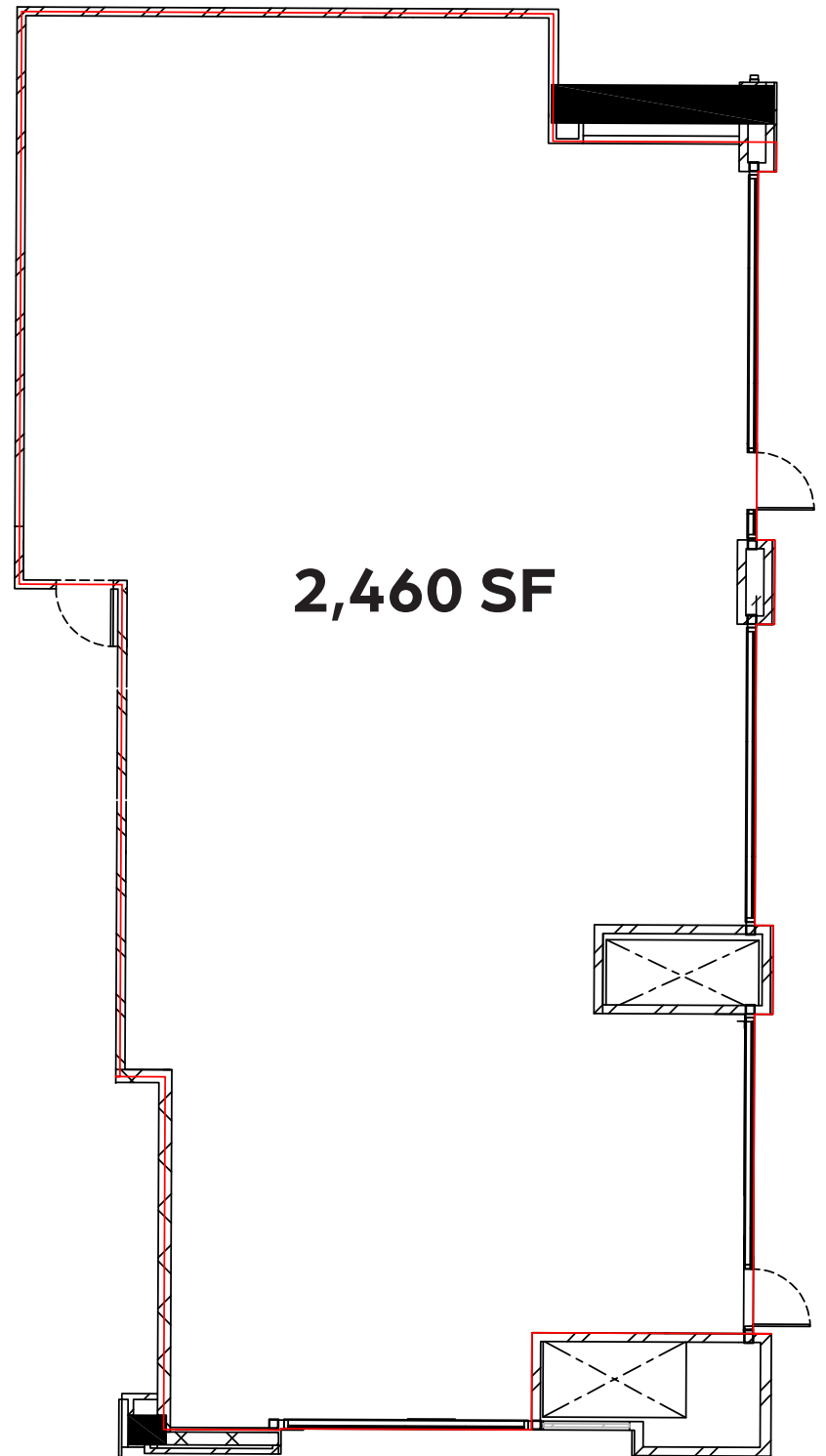
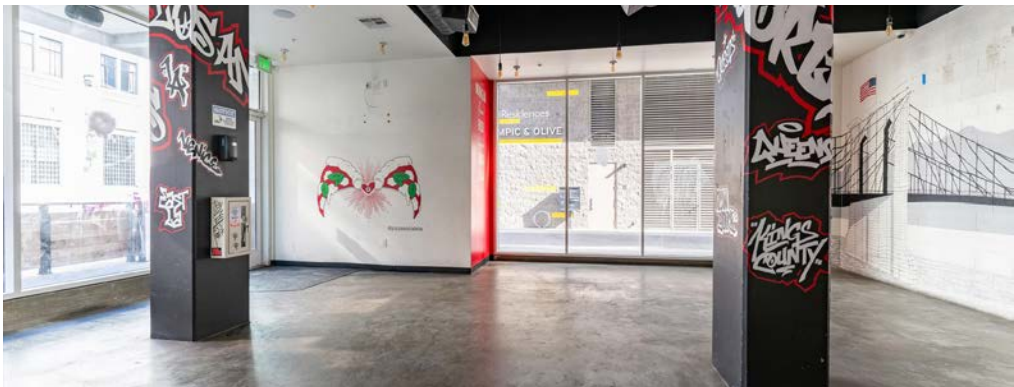
200 amp panel



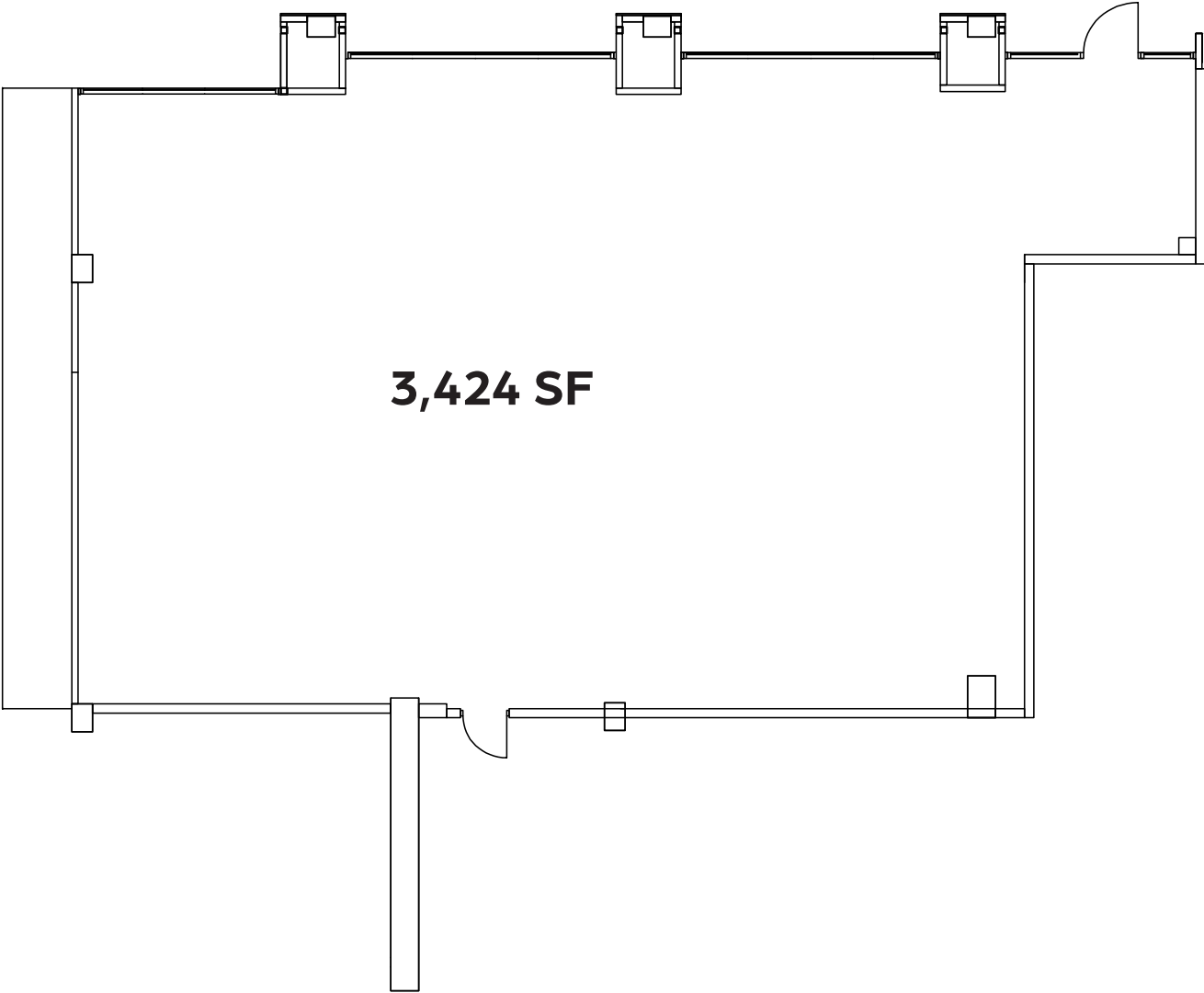
Existing gas



2" cold water



**1000
GRAND RETAIL**





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.

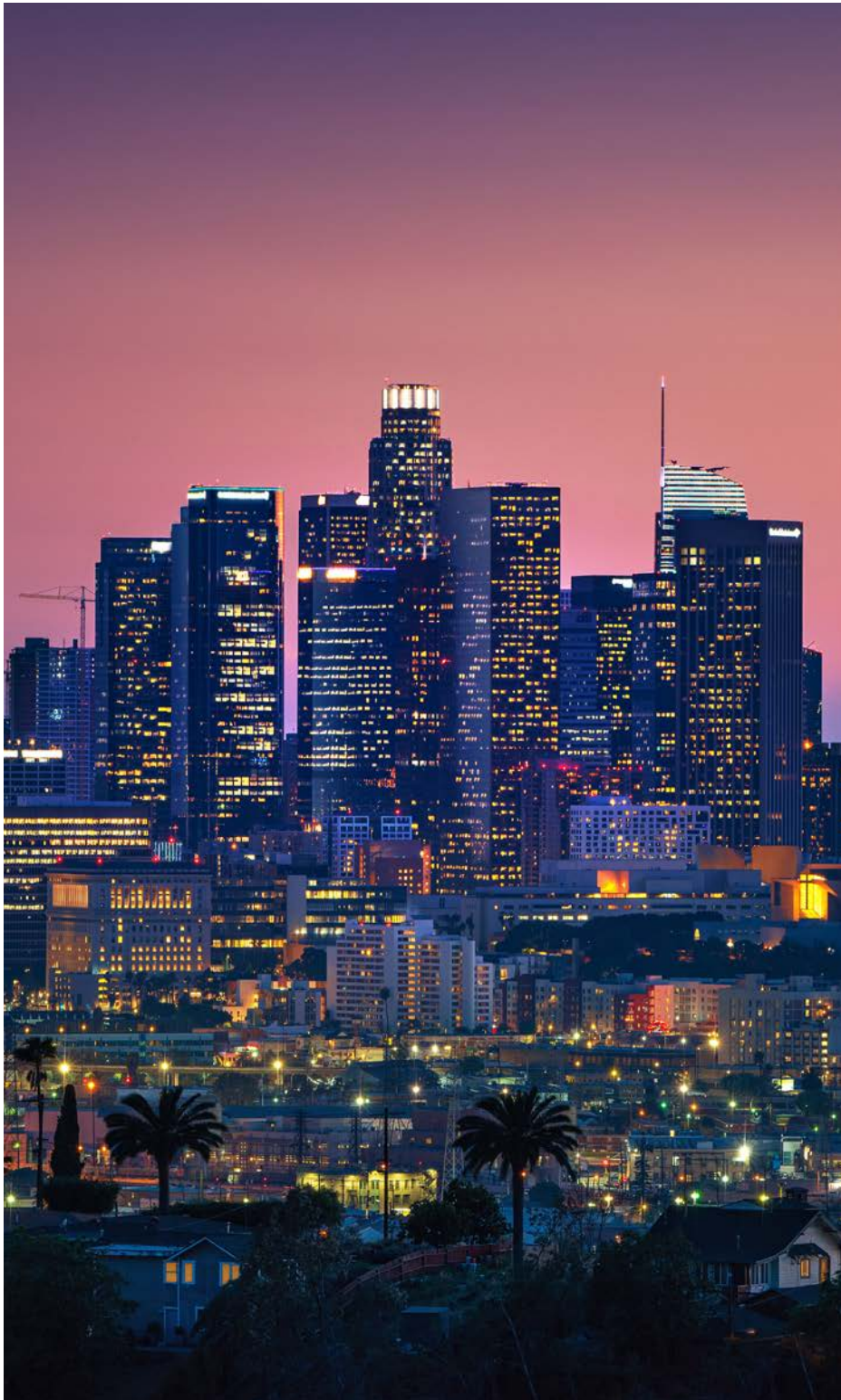


WALT DISNEY CONCERT HALL

DEMOGRAPHICS

MILE RADIUS	2 MILES	5 MILES	10 MILES
 POPULATION	268,197	1,208,573	3,441,385
 MEDIAN AGE	34.9	35.9	37.2
 AVERAGE HHI	\$83,578	\$94,234	\$116,818
 MEDIAN HOME VALUE	\$900,494	\$887,611	\$918,495
 TOTAL CONSUMER SPENDING	\$5.4 BILLION	\$24.3 BILLION	\$86.1 BILLION

Source: Esri, 2025



[illegible]

1. Circa LA
2. Hope + Flower
3. Aven
4. 888 at Grand Hope Park
5. 825 South Hill
6. Broadway Palace
7. Alina
8. Sentral DTLA 732
9. Sentral DTLA 755
10. 1133 Hope

1. FLOR 401 Lofts
2. Emerald
3. Foreman & Clark
4. 1317 S Hope St
5. Brooks Building

1. USC Tower
2. 1149 Hill
3. The Petroleum Building
4. 801 South Grand
5. 800 West Olympic
6. Standard Oil Building
7. The Herald Examiner Building

NEIGHBORING AMENITIES AND RETAIL

Restaurants

1. Joey
2. Capital Grill
3. Sweetgreen
4. Tocaya
5. Otium
6. HALO
- Nick + Stef's Steakhouse
- Shake Shack
- Danny Boy's Famous Original
- Trejo's Tacos
- Trejo's Coffee and Doughnuts
7. Orsa & Winston
8. Shiku
9. Perch
10. Sonoratown
11. Rossoblu
12. Sugarfish
13. Shake Shack

Retail

1. Apple
2. Air Jordan
3. Theory
4. Mykita
5. Gentle Monster
6. Aesop
7. BNKR
8. Acne Studios
9. Urban Outfitters
10. The Bloc
- Bring Something to the Party
- Drybar
- Eli & Ella Rose
- Eyes on the Block
- GNC
- Jewelry Pavillion
- Leo's Auto Detail
- Lululemon
- Macy's Flagship
- Marco Valentino
- Nordstrom Local
- Paper Source
- Uniqlo
- Video Vortex
- Volvo Studio LA
11. Footaction
12. Vans
13. Erewhon

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

Fitness

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

Entertainment

1. Staples Center/LA Live (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)

Education

1. FIDM
2. Arizona State University

13

13

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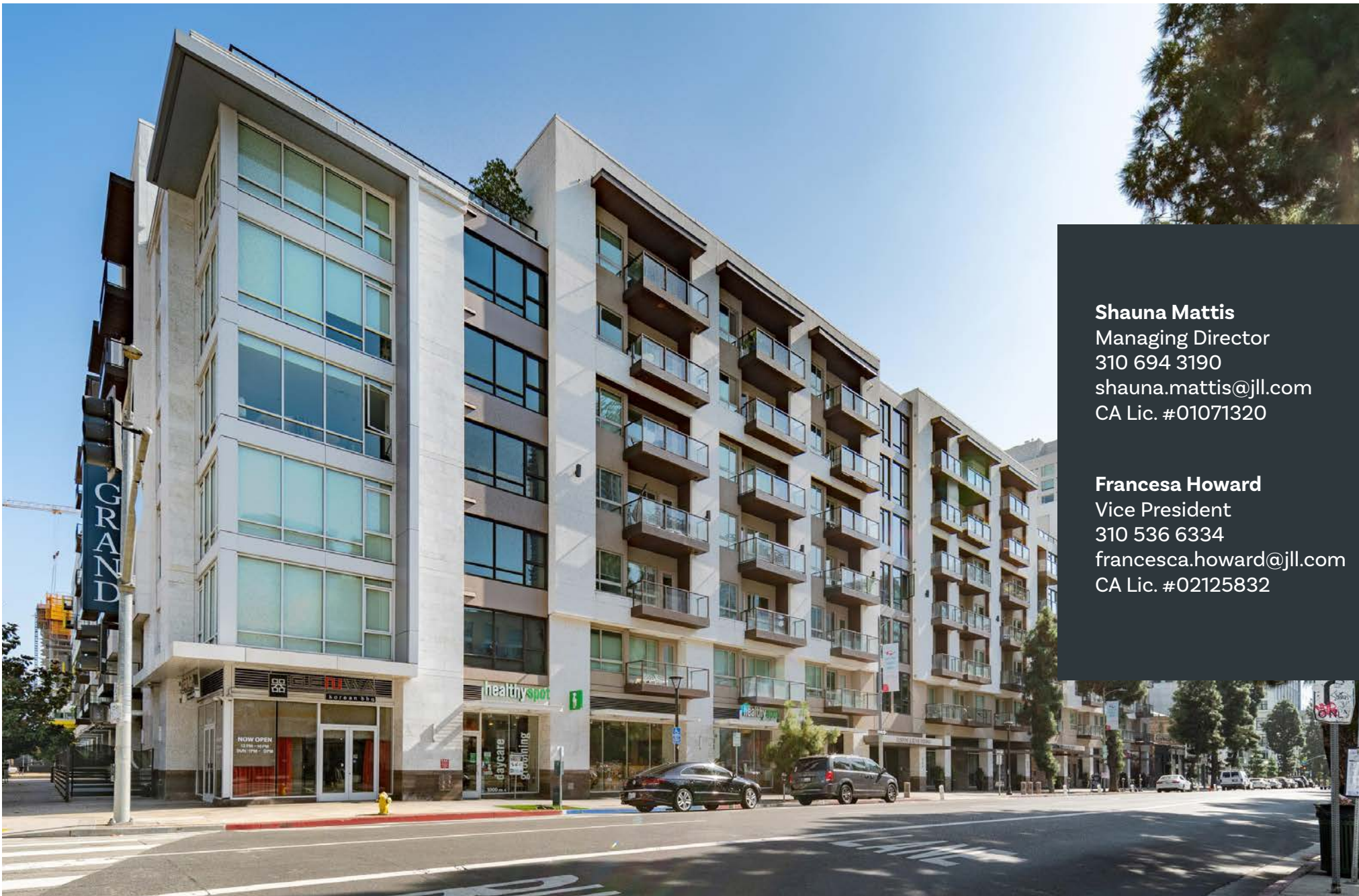
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3

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Education



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