



ZACUTO GROUP
COMMERCIAL REAL ESTATE

 **LA
LIVE**™

Suite 35



L.A. LIVE HAS IT ALL!

- Globally recognized entertainment and hospitality district
- Sports, music, and media hub in the center of LA
- Anchored by world-class venues
- Surrounded by hotels, dining, and office
- Future hosts to the Academy Awards
(2029 Oscars to be held at Peacock Theatre)
- L.A. Live offers unmatched visibility, foot traffic, and connectivity in the heart of DTLA



Home to Crypto.com
Arena, Peacock Theater, The
Novo and Peacock Place

Downtown's most
dynamic stage for brands
seeking scale + exposure

1,500+
Annual
Events

20M
Annual
Visitors

One of the few
districts in L.A. offering
true pedestrian-driven
foot traffic

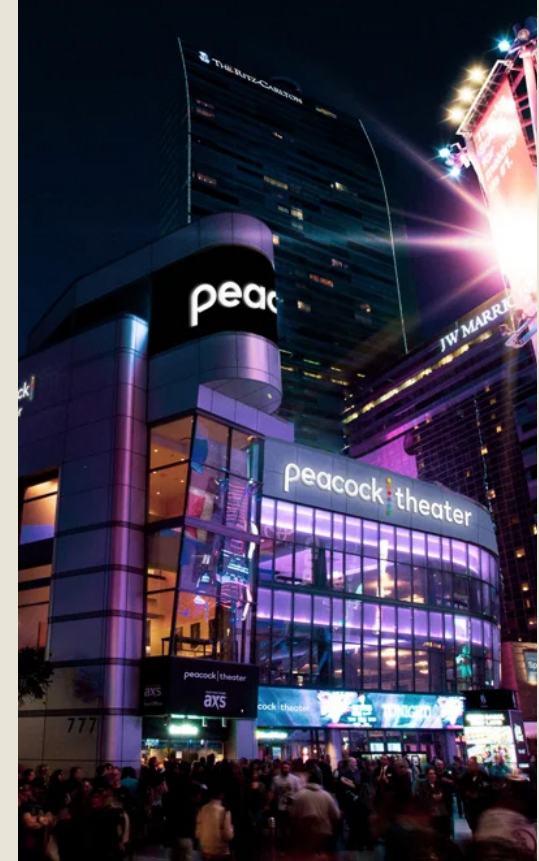
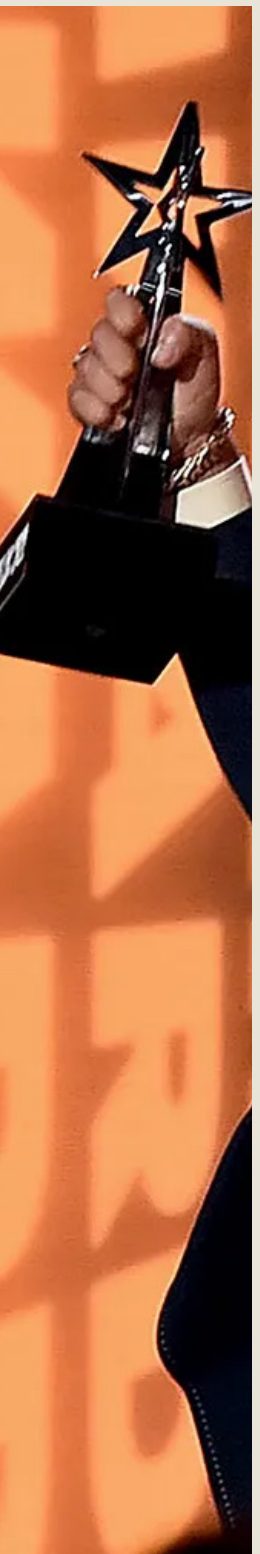
Surrounded by lux
hotels including The
Ritz-Carlton, Marriott,
and Hotel Figueroa

Directly adjacent to Los
Angeles Convention Center
- *currently undergoing a \$2.6B
Expansion and Modernization*

A proven destination
for flagship retail,
experiential concepts,
and hospitality users

LAKERS. OSCARS. GRAMMYS. LA KINGS. EMMY
AWARDS. BET AWARDS. ALL STAR GAMES.
RED CARPET. LA SPARKS. HOLIDAY SHOWS.
CONCERTS. MUSEUMS. ACTIVATIONS. PREMIERES.
CONFERENCES. BARS. ENTERTAINMENT. HOTELS.
RESTAURANTS. THEATRES. SHOPPING. L.A. LIVE.







BEGINNING IN 2029, L.A. LIVE + THE PEACOCK THEATRE
WILL BECOME THE NEW HOME OF *THE ACADEMY AWARDS*.

THE GLOBAL EVENT WILL BRING A SIGNIFICANT UPTICK
IN ACTIVITY AND ENERGY ACROSS THE ENTIRE COMPLEX
AND SURROUNDING AREA.

OSCARS®



COMING IN 2029

BY THE NUMBERS

1,500+
ANNUAL EVENTS

20M
ANNUAL VISITORS

510
ANNUAL
L.A. LIVE
HOTEL GUESTS

6
LIVE
ENTERTAINMENT
VENUES

78,000
RESIDENTS WITHIN THE
DOWNTOWN AREA

14
ON-SITE
CINEMA
SCREENS

20
UNIQUE DINING
EXPERIENCES

3,000
ON CAMPUS EMPLOYEES

20,000
FAN CAPACITY AT
CRYPTO.COM ARENA

EAT

ILLY CAFFÉ

SAVOCA

THE MIXING ROOM

GLANCE LOBBY BAR

YARD HOUSE

Sol Agave Taste Mexico!

FLEMING'S

FIXINS SOUL KITCHEN

KATSUYA L.A. LIVE

STARBUCKS

SMASHBURGER

TOM'S WATCH BAR

PLAY

REGAL L.A. LIVE

THE RITZ-CARLTON SPA

LUCKY STRIKE

THE NOVO

THE GRAMMY MUSEUM®

THE RAY CHARLES TERRACE

PEACOCK PLACE

PEACOCK THEATER

EVENT DECK

TEAM LA STORE

CRYPTO.COM ARENA

STAY

THE RITZ-CARLTON

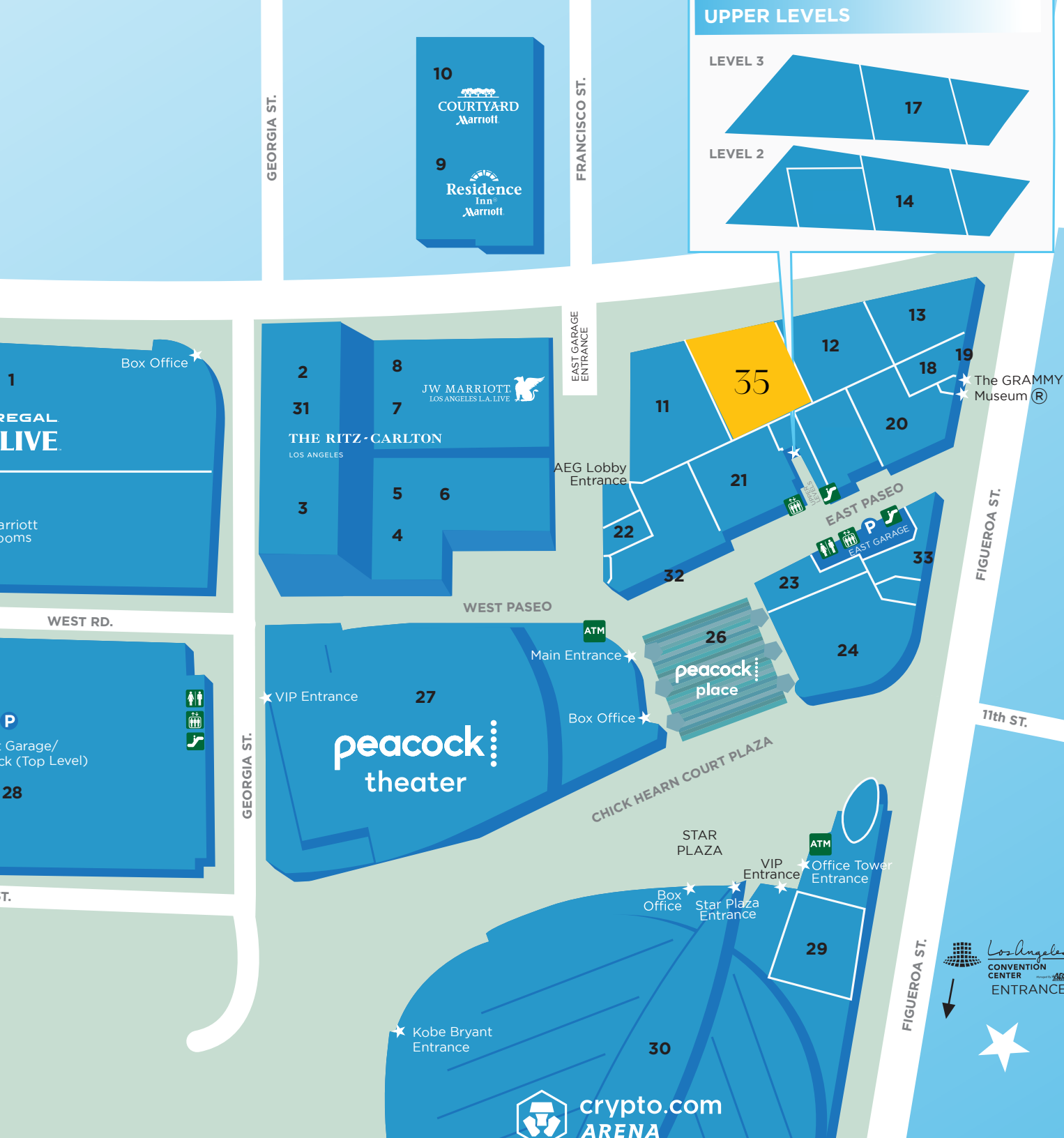
JW MARRIOTT

COURTYARD MARRIOTT

RESIDENCE INN MARRIOTT



LEASING INQUIRIES 310.469.9012



Suite 35

800 W. Olympic Boulevard

SIZE: 8,497 SF

HIGHLIGHTS: Former Asian dumpling restaurant. Unique sliding glass windows allow for indoor/outdoor experience. Open kitchen + full bar in-place

Negotiable Tenant Improvement Allowances Available

Suite 35



SIZE: 8,497 SF

- High visibility
- Hotel facing position
(Located diagonally across from Courtyard Marriott and Residence Inn Hotel)

Suite 35





ZACUTO GROUP

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