

845 S Olive St & 842 S Grand Ave

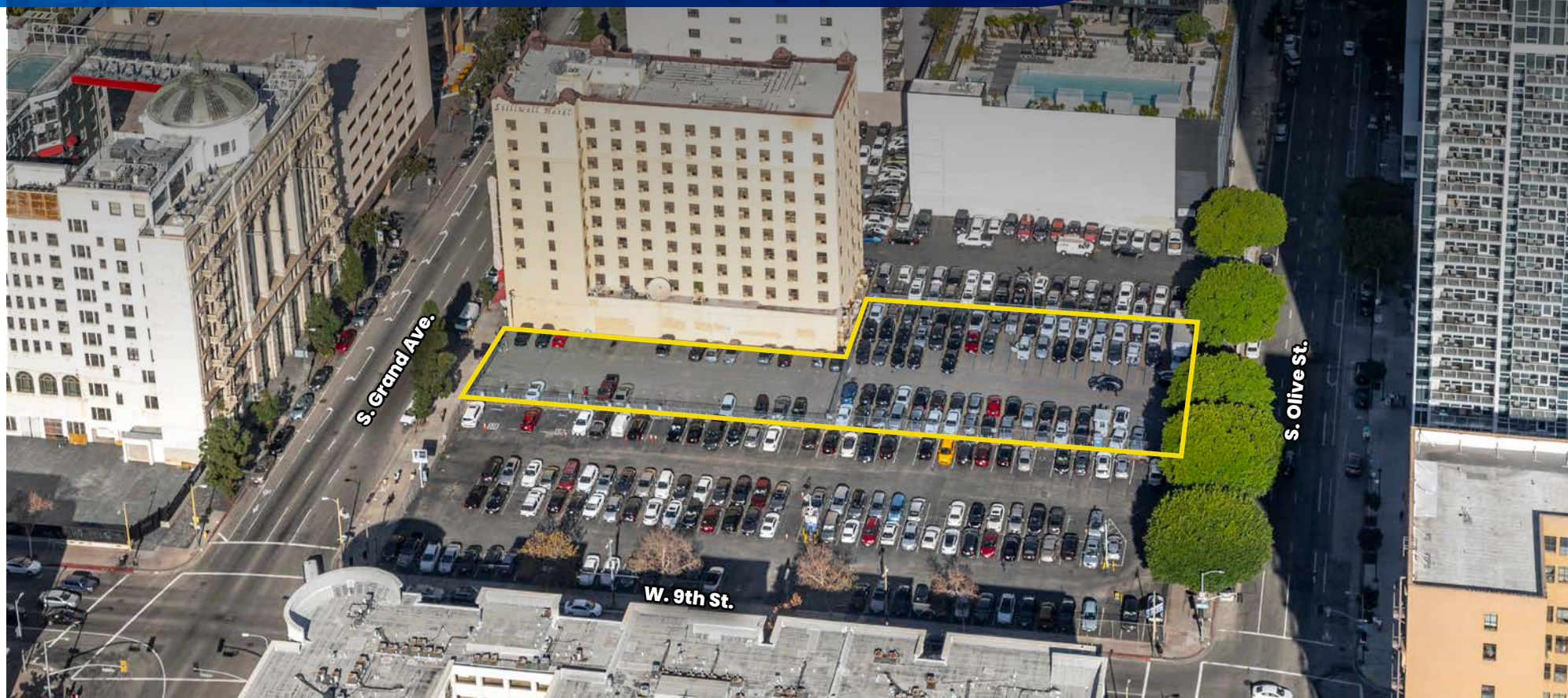
±25,487 SF (0.59 AC)



CUSHMAN &
WAKEFIELD

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For Sale: Prime DTLA Urban Land Opportunity

Operating Surface Parking Lot | High-Capacity Power Available | Future Redevelopment Potential

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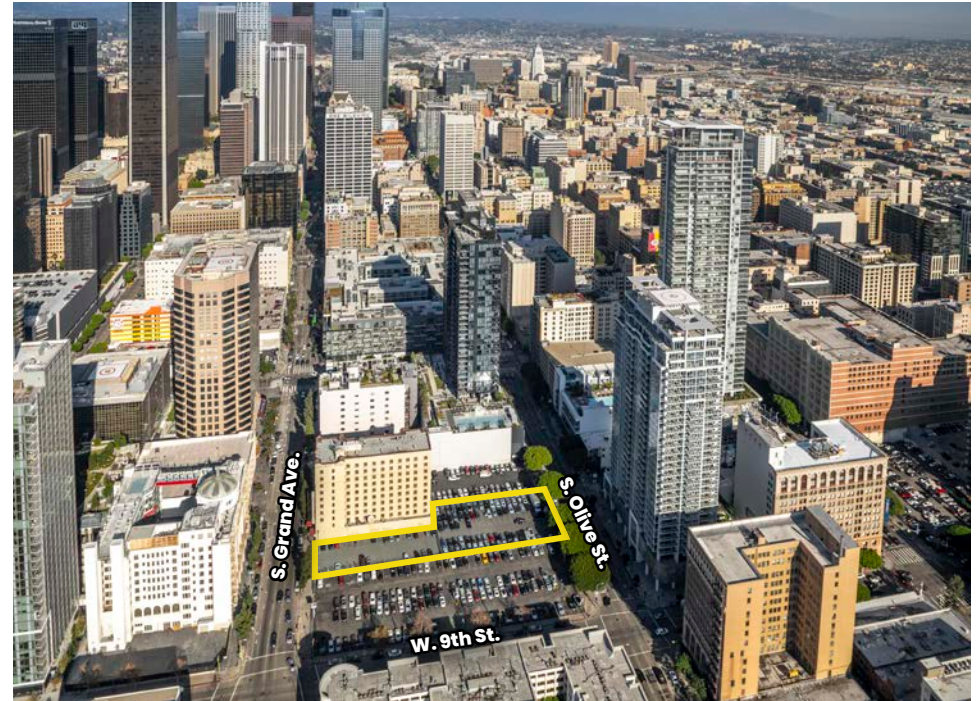
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site description

The Property consists of two contiguous parcels situated between S. Grand Avenue and S. Olive Street, immediately north of 9th Street. Currently improved with a paved surface parking lot, the site benefits from dual street frontage and existing curb cuts along both Grand Avenue and Olive Street, providing excellent vehicular access and operational flexibility.

Located in the heart of Downtown Los Angeles' South Park neighborhood, the Property offers a flexible urban infill opportunity with immediate utility and long-term redevelopment potential.

PROPERTY	DETAILS
ADDRESS	845 S. Olive Street & 842 S. Grand Avenue
APNs	5144-019-021 & 5144-019-007
SITE AREA	25,487 SF (0.59 Acres)
ZONING	[HB3-G1-5][CX3-FA][CPIO]
EXISTING USE	Surface Parking Lot
ACCESS	Grand Avenue & Olive Street



property highlights



Existing surface parking lot



Prime South Park location in Downtown Los Angeles



±25,487 SF (0.59 acres) across two contiguous parcels



Dual frontage and access from S. Olive Street and S. Grand Avenue



Highly walkable location near major employment, retail, hospitality, entertainment, and transit destinations



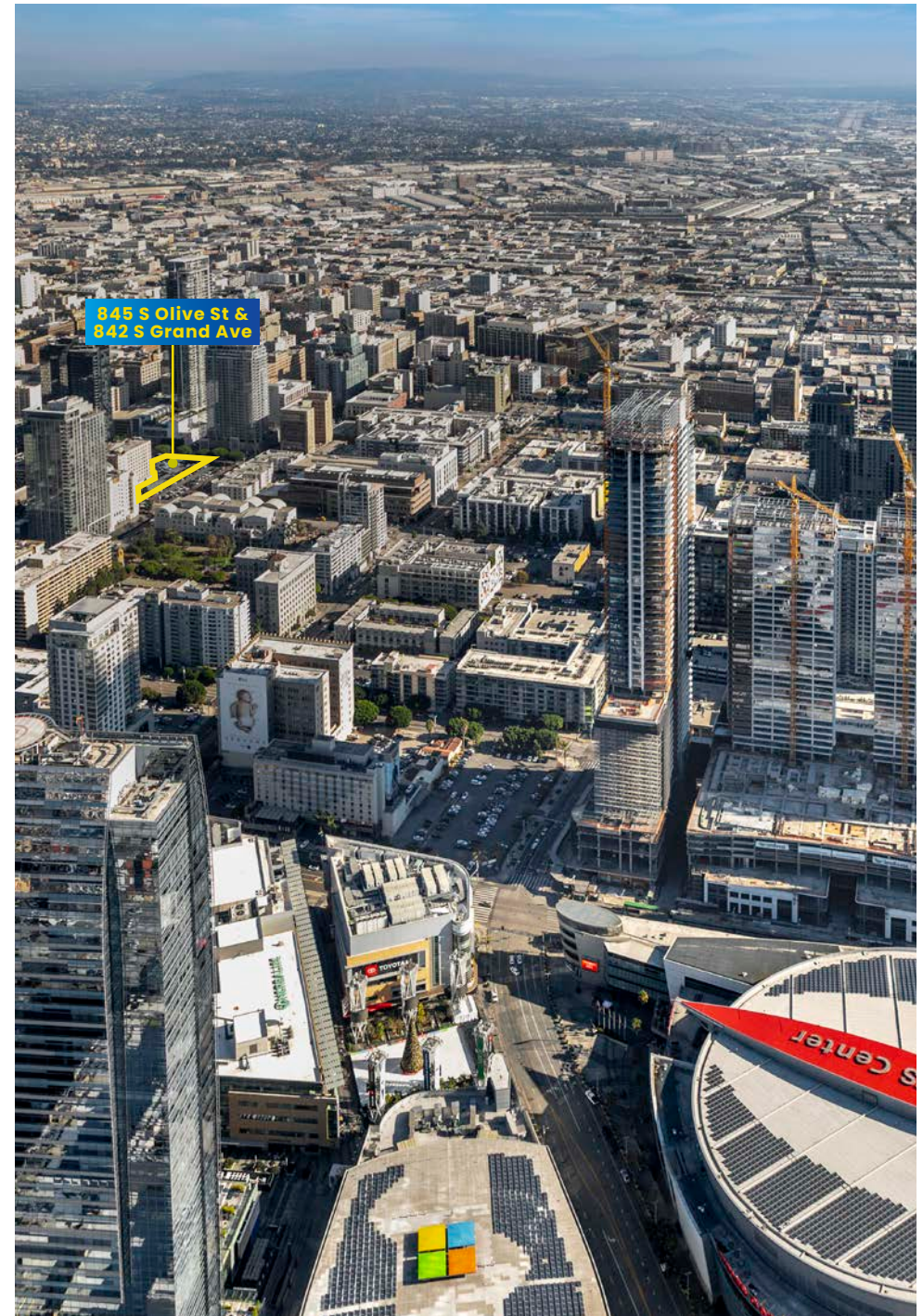
Proximity to significant electrical infrastructure, including two 34.5-kV circuits along S. Olive Street with approximately 5.5–6.0 MW available on one circuit and more than 7.5 MW available on the second, providing a unique opportunity to evaluate future power capacity enhancements, subject to utility (LADWP) review and buyer due diligence



Approved development entitlements provide additional redevelopment optionality



Flexible urban infill investment opportunity



future development potential

The Property benefits from approved entitlements for a 334-unit mixed-use residential development, highlighting its significant redevelopment potential. While the Property is currently being marketed as an existing surface parking lot, the approved entitlements provide future optionality for prospective buyers. Buyers should independently verify the status of all entitlements and applicable governmental approvals.



845 S Olive St & 842 S Grand Ave

ADDRESS	845 S. Olive St. & 842 S. Grand Avenue Los Angeles, CA 90014
LOT AREA	25,487 SF (0.59 acres)
ENTITLED FAR	153,039 SF (6.0:1 FAR)
NUMBER OF FLOORS	8
NUMBER OF UNITS	334
COMMERCIAL AREA	4,738 SF Ground Floor Commercial
PARKING COUNT	39 Vehicle Parking Spaces; 181 Bicycle Parking Spaces
CONSTRUCTION TYPE	5 Levels of Type III-A over 3 Levels of Type I-A with 1.5 Level of Basement
LOD ISSUED	September 22, 2023
APPEAL PERIOD ENDED	October 10, 2023
REQUIRED AFFORDABLE UNITS	37 Very Low Income Units (11%) restricted for 55 years

location highlights

Located in Downtown Los Angeles' vibrant South Park neighborhood, the Property is surrounded by a diverse mix of office, residential, hospitality, entertainment, and retail destinations. Its central location provides immediate access to major employment centers, regional transit, and some of Southern California's premier entertainment venues.

South Park continues to be one of Downtown Los Angeles' most dynamic mixed-use districts, benefiting from ongoing public and private investment, excellent regional connectivity, and a concentration of amenities that support a wide range of commercial and residential uses.



CONNECTIVITY

- Prime South Park location in the heart of Downtown Los Angeles
- Dual frontage on S. Grand Avenue and S. Olive Street
- Immediate access to the 110, 10, 101, and 5 Freeways
- Walking distance to the 7th Street/Metro Center Station, providing access to the A, B, D, and E Metro Lines
- Minutes from Downtown's Financial District, Civic Center, Fashion District, and Arts District
- Exceptional pedestrian connectivity with a Walk Score of 97, Transit Score of 100, and Bike Score of 82



NEIGHBORHOOD AMENITIES ENTERTAINMENT & HOSPITALITY

- L.A. LIVE
- Crypto.com Arena
- Peacock Theater
- Los Angeles Convention Center
- Grammy Museum
- JW Marriott
- Ritz-Carlton Los Angeles



RETAIL & DAILY CONVENIENCES

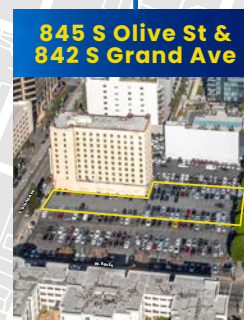
- Whole Foods Market
- Ralphs
- FIGat7th
- The Bloc
- Target
- Nordstrom Rack



DINING & LIFESTYLE

- Bottega Louie
- Joey DTLA
- Sugarfish
- Perch

area amenities

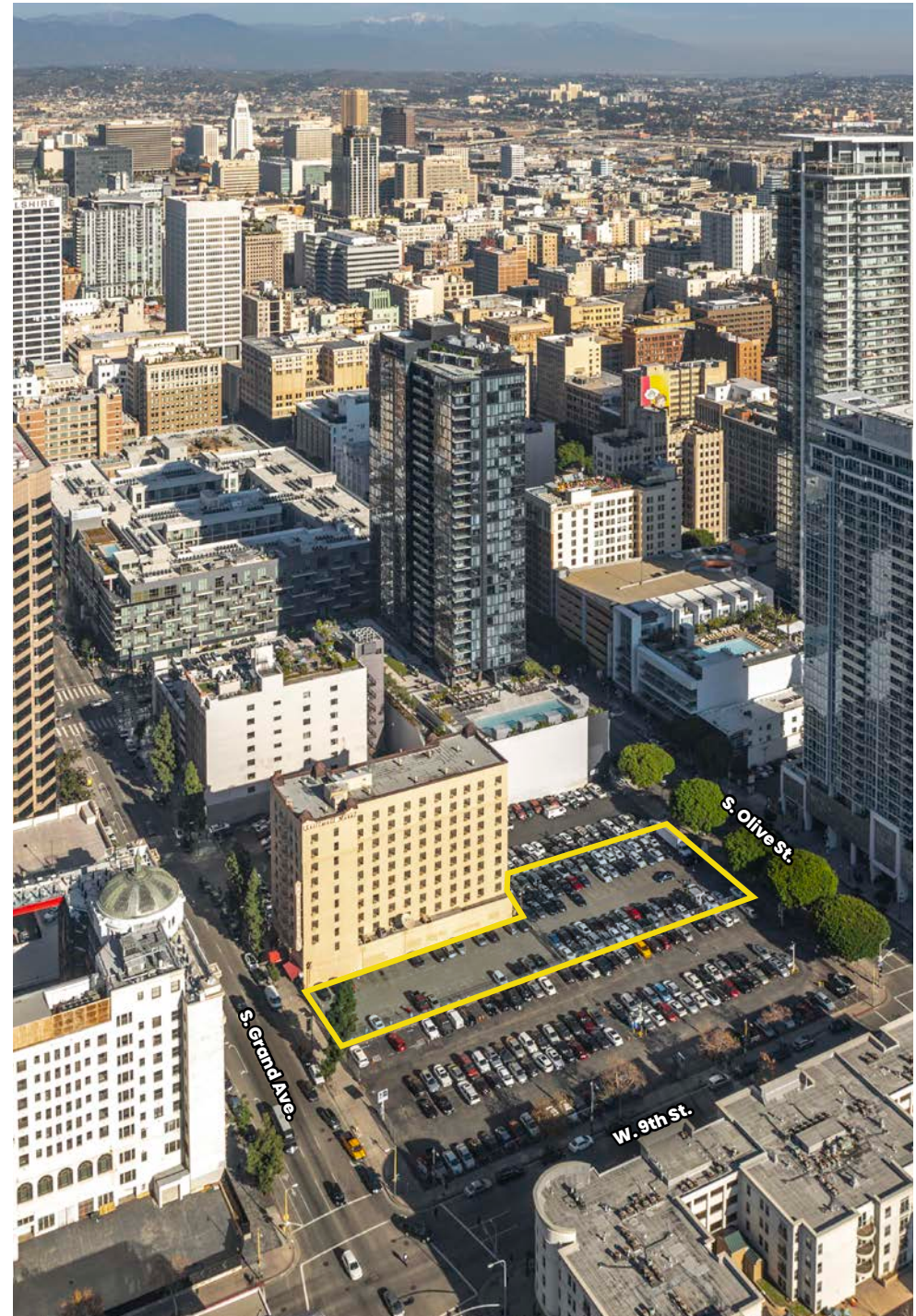


transaction guidelines

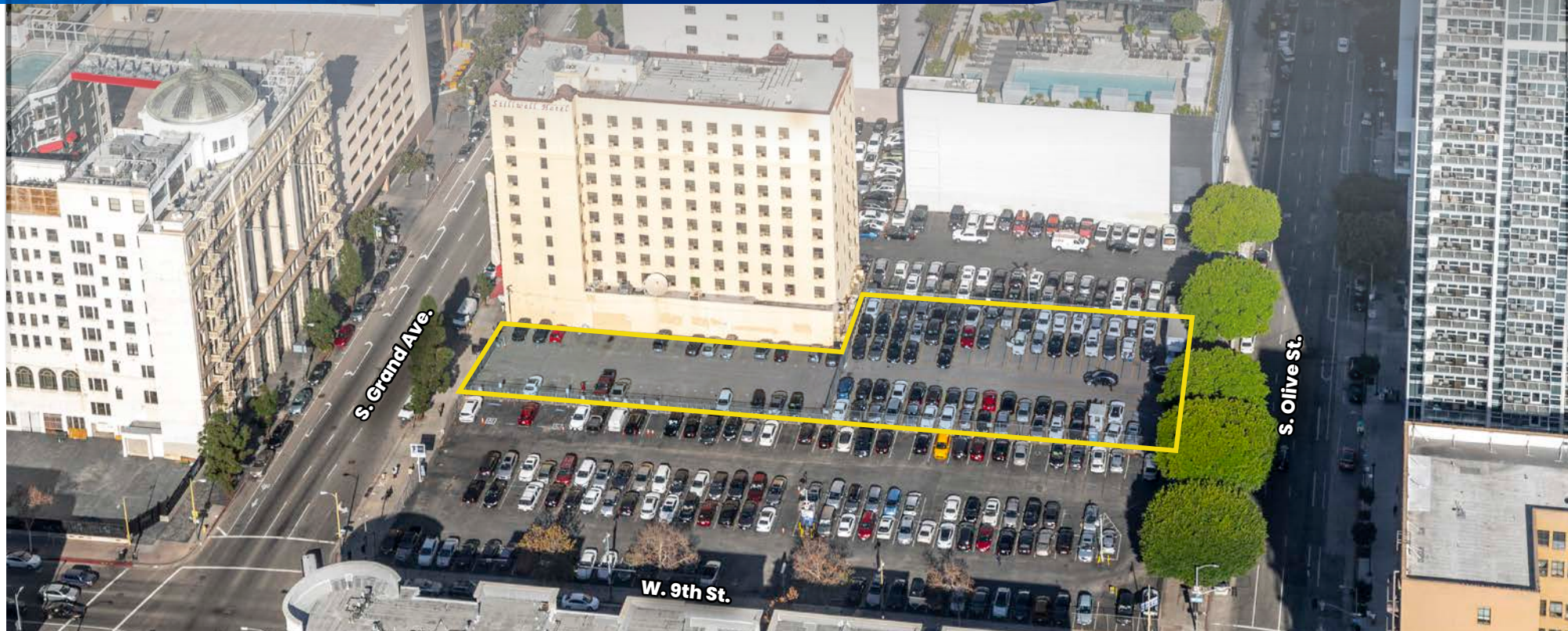
The offering of **845 S Olive St & 842 S Grand Ave** is being conducted exclusively by Cushman & Wakefield. All questions and inquiries should be directed to the Cushman & Wakefield representatives. Prospective investors are strongly discouraged from directly contacting Owner without the express written consent of Cushman & Wakefield. Owner and Cushman & Wakefield reserve the right to alter the Transaction Guidelines in their sole discretion.

Cushman & Wakefield will be available to assist prospective investors to arrange on-site inspections to answer any questions related to information contained in this Memorandum. The prospective buyer will be selected by Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price
- Timing of due diligence and closing periods
- Source of both equity and debt (if applicable) for the transaction



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