



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

 **LA  
LIVE**™

Suite 34



# 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

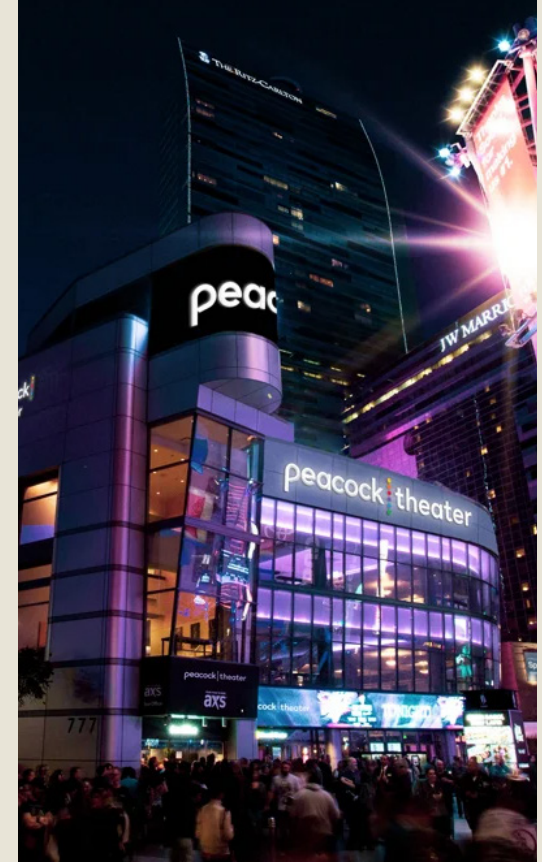
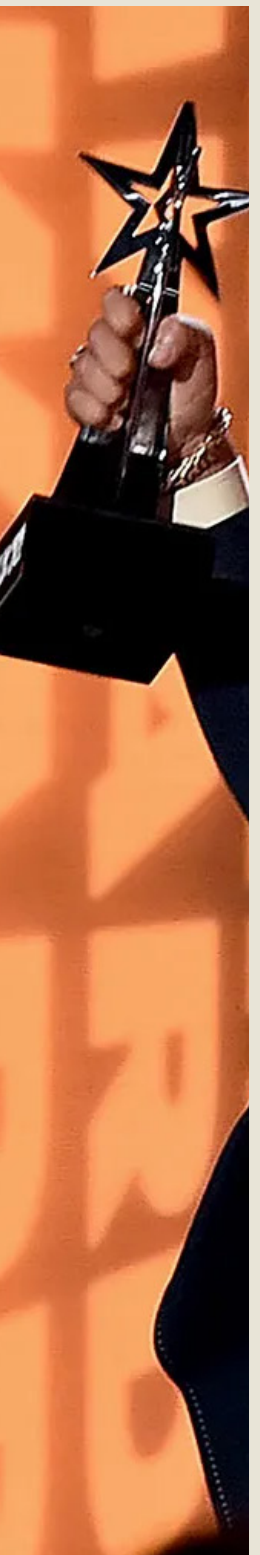
Surrounded by lux  
hotels including The  
Ritz-Carlton, Marriott,  
and Hotel Figueroa

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.





# 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



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

# 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 34

800 W. Olympic Boulevard

**SIZE:** 6,567 SF

## HIGHLIGHTS:

Exceptional visibility with immediate recognition upon entering plaza. Former chef driven restaurant. Multi-level space with large front patio.

*Negotiable Tenant Improvement Allowances Available*

# Suite 34



**SIZE:** 6,567 SF

- FF&E in place
- Full kitchen + large bar
- Multi-level space
- Excellent pedestrian visibility
- Expansive outdoor patio

# Suite 34





# ZACUTO GROUP

COMMERCIAL REAL ESTATE

## LISTING TEAM

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### **JAKE ZACUTO**

*Managing Director*

310.469.9012

jake@zacutogroup.com

DRE #01377441

### **JACKIE LUBRANO**

*Senior Vice President*

310.469.9376

jackie@zacutogroup.com

DRE #02024601

### **MATT AMBROSE**

*Director*

213.431.2511

matta@zacutogroup.com

DRE #02128242

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