

Centrally located between the Financial District,
South Park, and Historic Broadway Theater District
neighborhoods

825 SOUTH HILL

OFFERING

» **2 Ground Floor Retail Spaces Available**

» Hill St: ±1,526 SF (Divisible)

Asking Rate: \$3.50 PSF + NNN (Estimated at \$1.35 PSF)

» Olive St: ±2,883 SF (Divisible)

Asking Rate: \$5 PSF + NNN (Estimated at \$1.35 PSF)

» **Dedicated Retail/Restaurant Parking**

» Prime Retail Space adjacent to the tower's residential lobby, perfect for a cafe with non-vented cooking or neighborhood-serving retailer

For more information, please contact:

SAM AARON

Lic. 01828428

+1 310 550 2571

sam.aaron@cbre.com

BILL DURSLAG

Lic. 01894667

+1 213 613 3106

william.durslag@cbre.com

KYLE WOODS

Lic. 02034325

+1 310 363 4785

kyle.woods@cbre.com

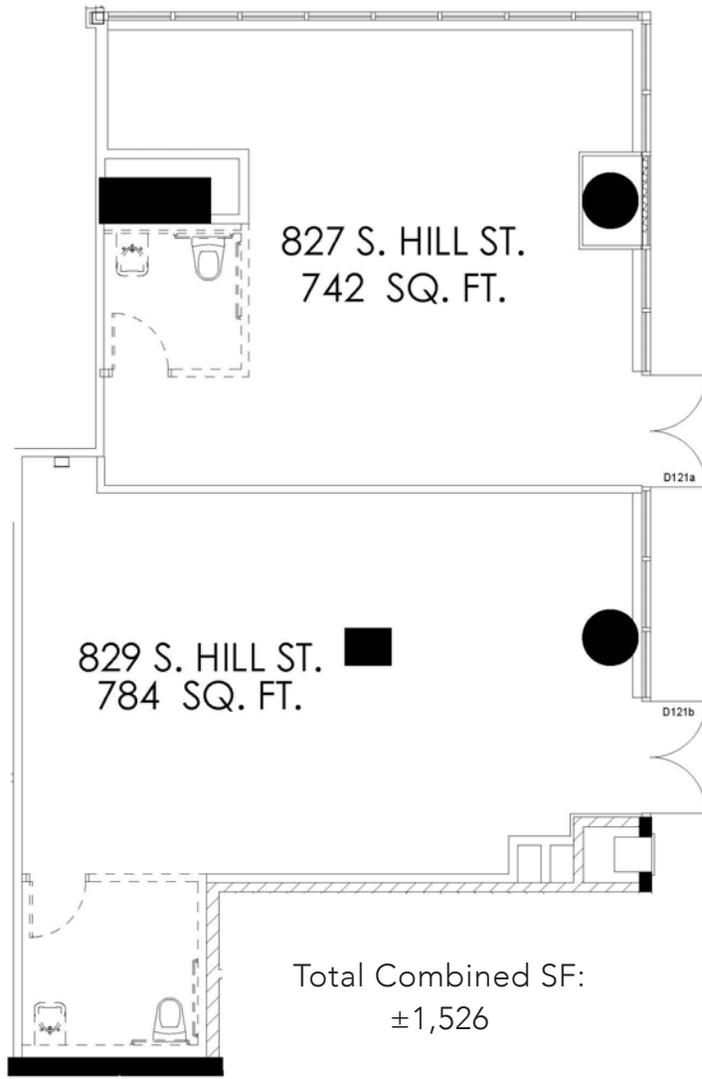


BUILDING DESCRIPTION

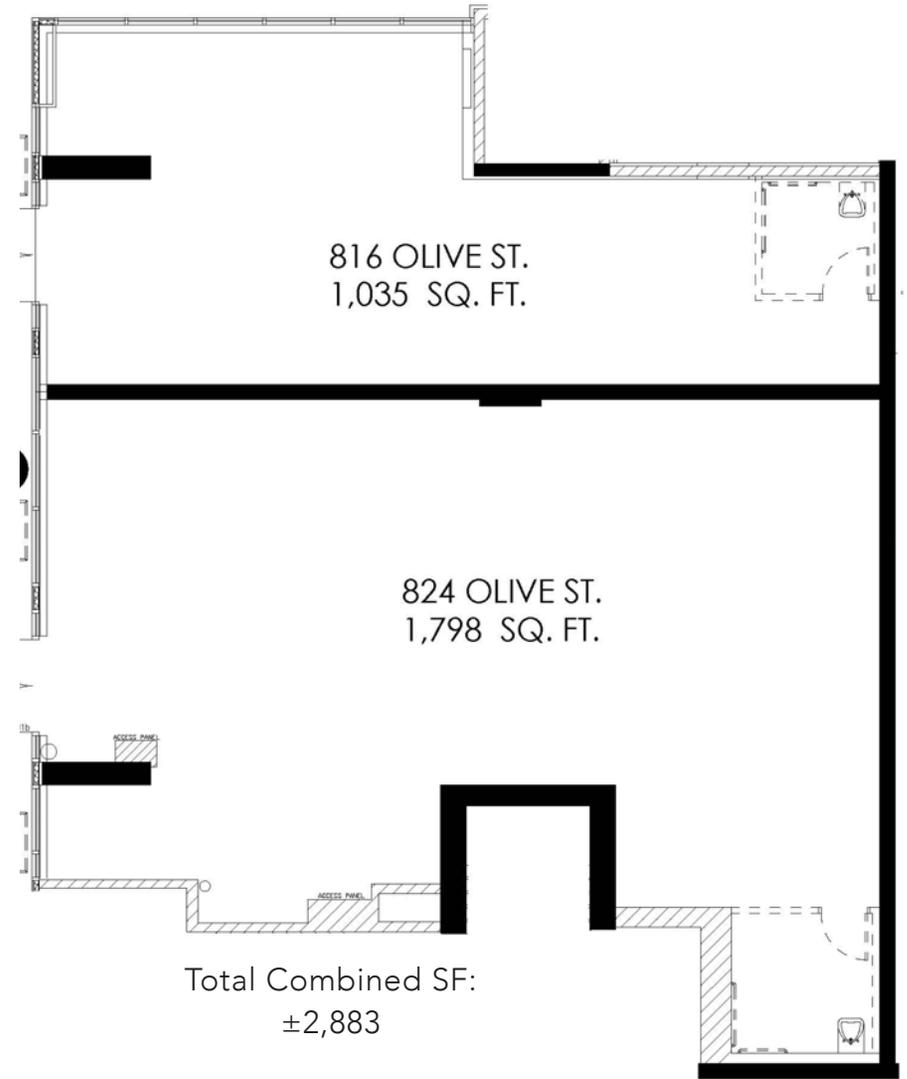
- » 498 Luxury Residential Units above Ground Floor Retail
- » 50 Stories
- » Located at a Signalized Corner
- » Units Range from contemporary 1-bedroom units to Luxury Penthouses
- » Steps from Los Angeles' best restaurants, entertainment, and daily conveniences



VIEW VIDEO



Hill Street



Olive Street

15

MINUTE WALK TO
**STAPLES CENTER
& LA LIVE**

5

MINUTE DRIVE TO
ARTS DISTRICT

5

MINUTE DRIVE TO
LITTLE TOKYO

10

MINUTE DRIVE TO
KOREATOWN

6

MINUTE DRIVE TO
CHINATOWN



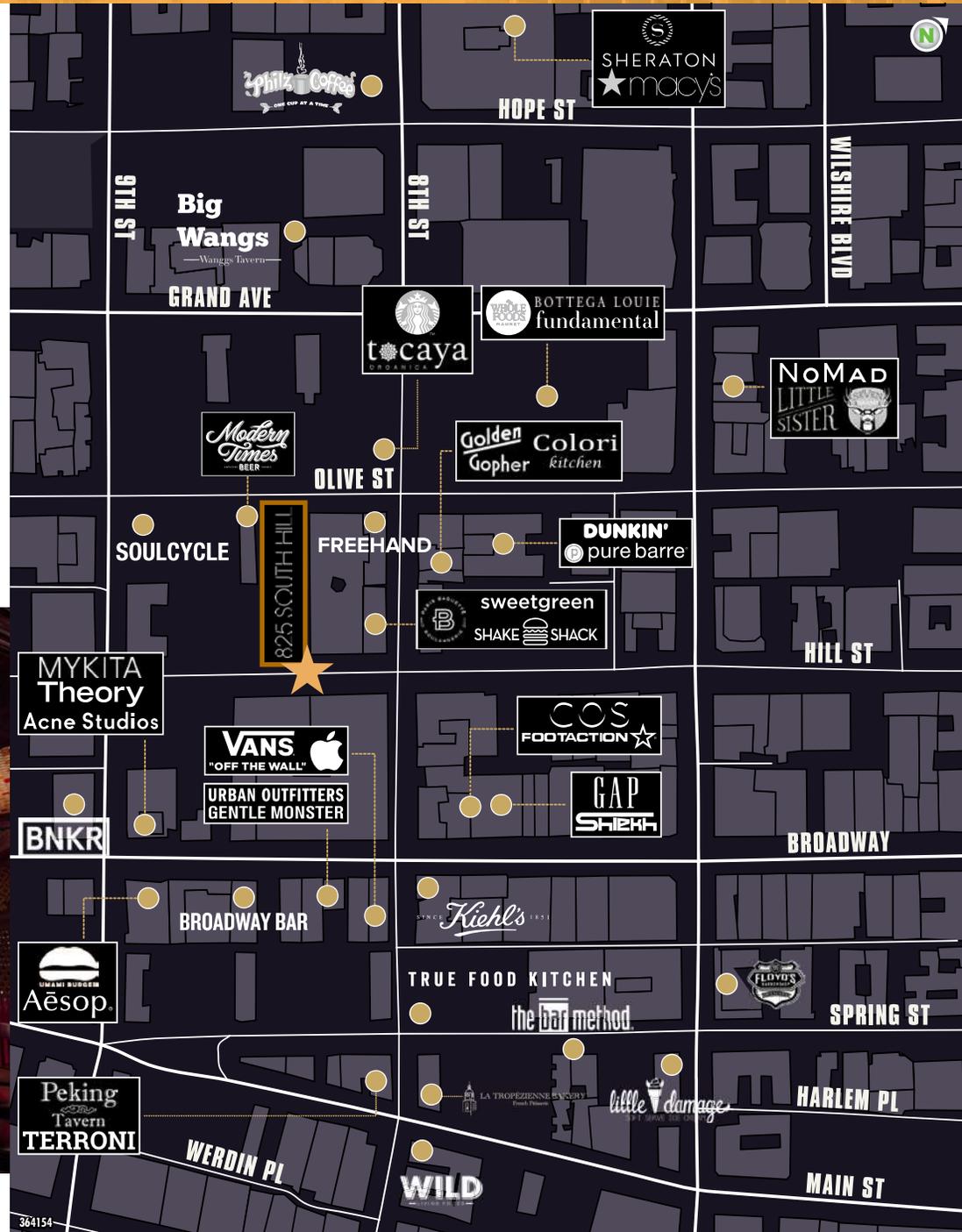
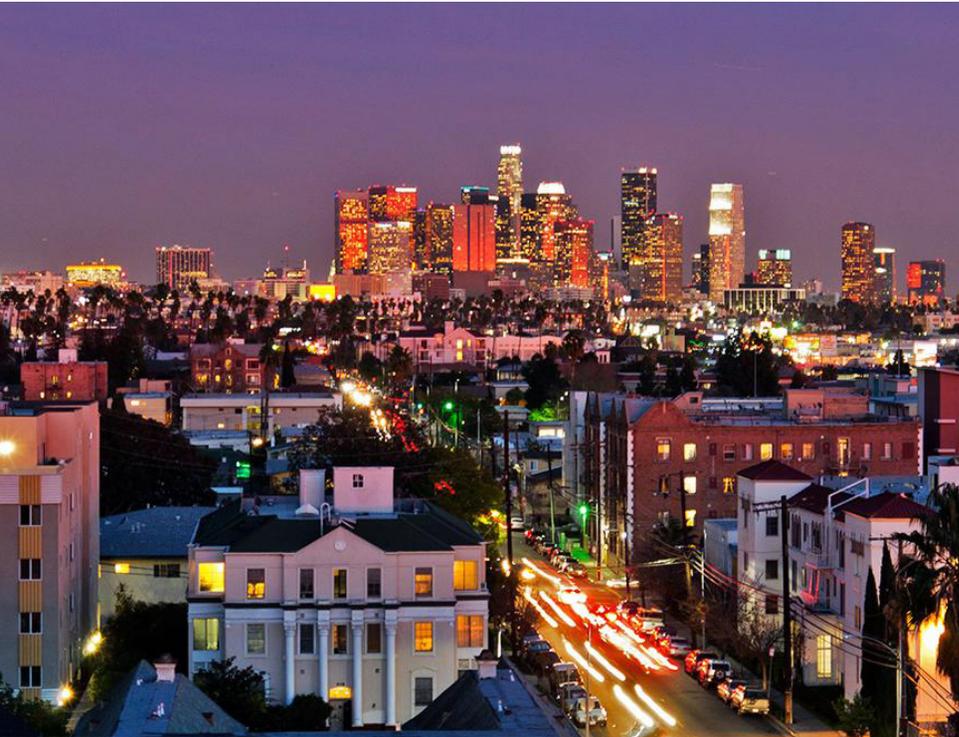
*Walking distance to LA Live, crypto.com
Arena, Walt Disney Concert Hall,
Nightclubs, Restaurants, and much more*



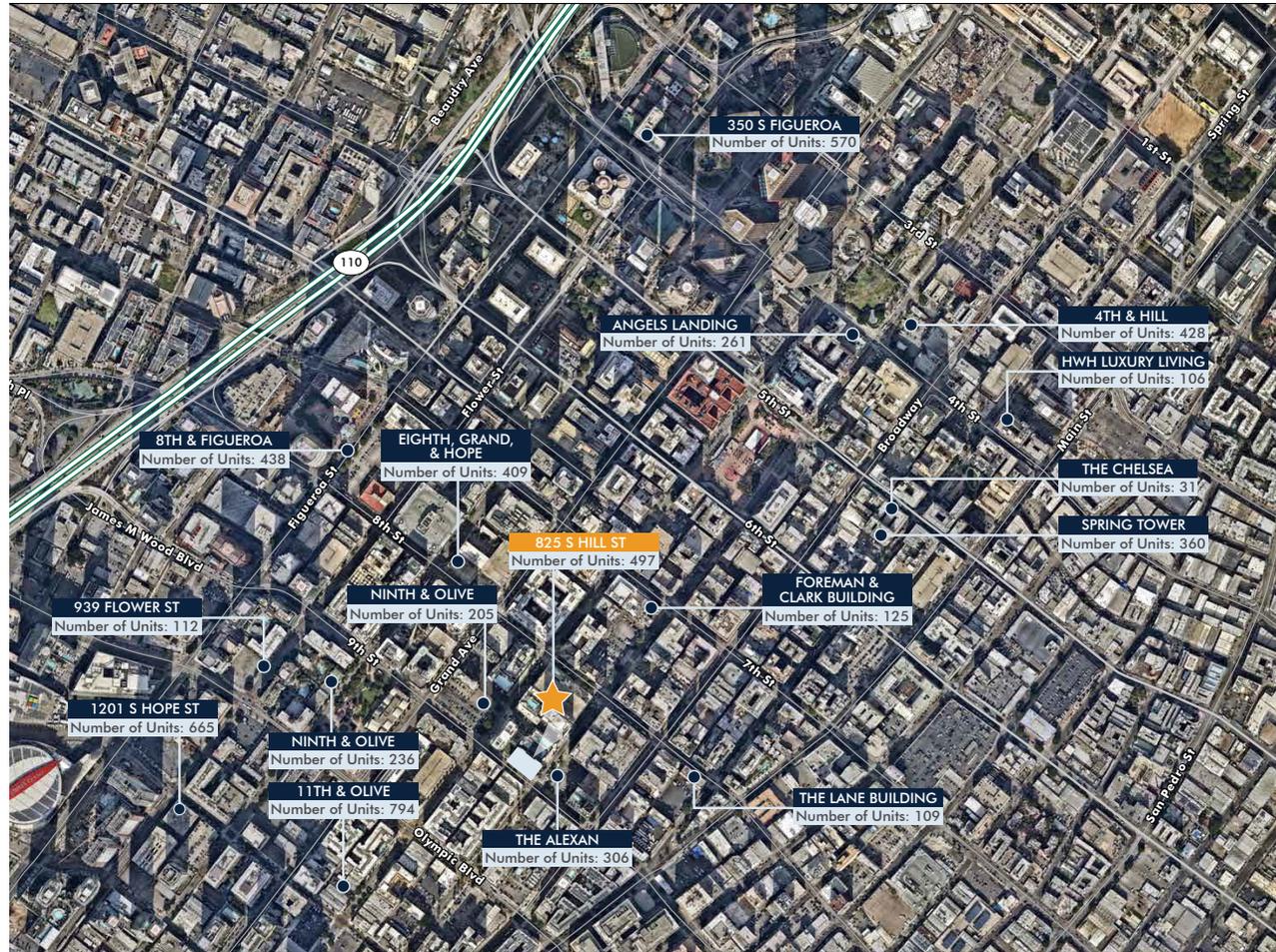
825 SOUTH HILL

Retail Trade Map

CBRE



DEVELOPMENT NAME	ADDRESS	NOTES
Foreman & Clark Building	404 W 7th St	125 Units
Spring Tower	525 S Spring St	360 Units
The Alexan	850 S Hill St	306 Units
Eighth, Grand, & Hope	754 S Hope St	409 Units
Ninth & Olive	845 S Olive St	205 Units
8th & Figueroa	732-756 S Figueroa St	438 Units
The Lane Building	206-208 W 8th St	109 Units
The Chelsea	218 W 5th St	31 Units
The Lane Building	206-208 W 8th St	109 Units
TBH	350 S Figueroa St	570 Units
HWH Luxury Living	354 S Spring St	106 Units
4th & Hill	338 S Hill St	428 Units
Angels Landing	399 S Hill St	261 Units
Ninth & Olive	949 S Hope St	236 Units
TBD	939 S Flower St	112 Units
11th & Olive	1045 S Olive St	794 Units
★ 825 South Hill	925 S Hill St	498 Units
Hope + Flower	1201 S Hope St	665 Units



2020 POPULATION



01	MILE	68,627
02	MILES	260,094
03	MILES	1,125,939

2020 MEDIAN AGE



01	MILE	38.30
02	MILES	33.50
03	MILES	32.80

2020 EMPLOYEES



01	MILE	146,777
02	MILES	231,098
03	MILES	324,029

2020 DAYTIME POPULATION



01	MILE	145,360
02	MILES	331,228
03	MILES	1,139,797

2020 HOUSEHOLD INCOME



01	MILE	\$77,502
02	MILES	\$61,347
03	MILES	\$58,903

2020 HOUSING UNITS



01	MILE	42,290
02	MILES	105,733
03	MILES	202,808



825 SOUTH HILL

For more information, please contact:

SAM AARON

Lic. 01828428

+1 310 550 2571

sam.aaron@cbre.com

BILL DURSLAG

Lic. 01894667

+1 213 613 3106

william.durslag@cbre.com

KYLE WOODS

Lic. 02034325

+1 310 363 4785

kyle.woods@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.