

FIXTURE READY ALONG 7TH ST RESTAURANT ROW

Hard Corner Cafe/Retail/Market For Lease

KENNEDY WILSON

BROKERAGE

500 W. Seventh St., Los Angeles, CA 90014



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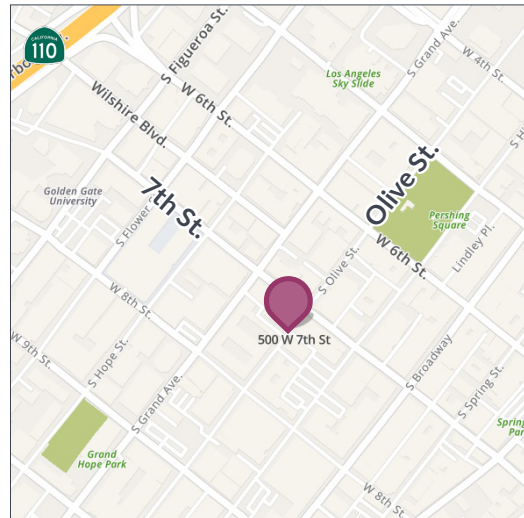
AVAILABLE

- Size: ±2,300 SF
- Rent: \$3.50 PSF/Mo., NNN
- NNN: \$1.00 PSF/Mo.
- Availability: Immediately

PROPERTY HIGHLIGHTS

- Well-situated hard corner space at the base of a historic, fully leased 35-unit loft building
- Former convenience store space, fixture-ready with plumbing and floor sinks, electrical, HVAC and floor-to-ceiling glass windows
- 18 ft. high ceilings to the hard lid
- Situated along 7th Street's Restaurant Row adjacent to DTLA's top grossing restaurants Joey and Bottega Louie; next door to Whole Foods
- Surrounded by a very active lunch and nightlife corridor
- Convenient and ample parking within a half block

** Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA



BOTTEGA LOUIE



Hard Corner Cafe/Retail/Market For Lease

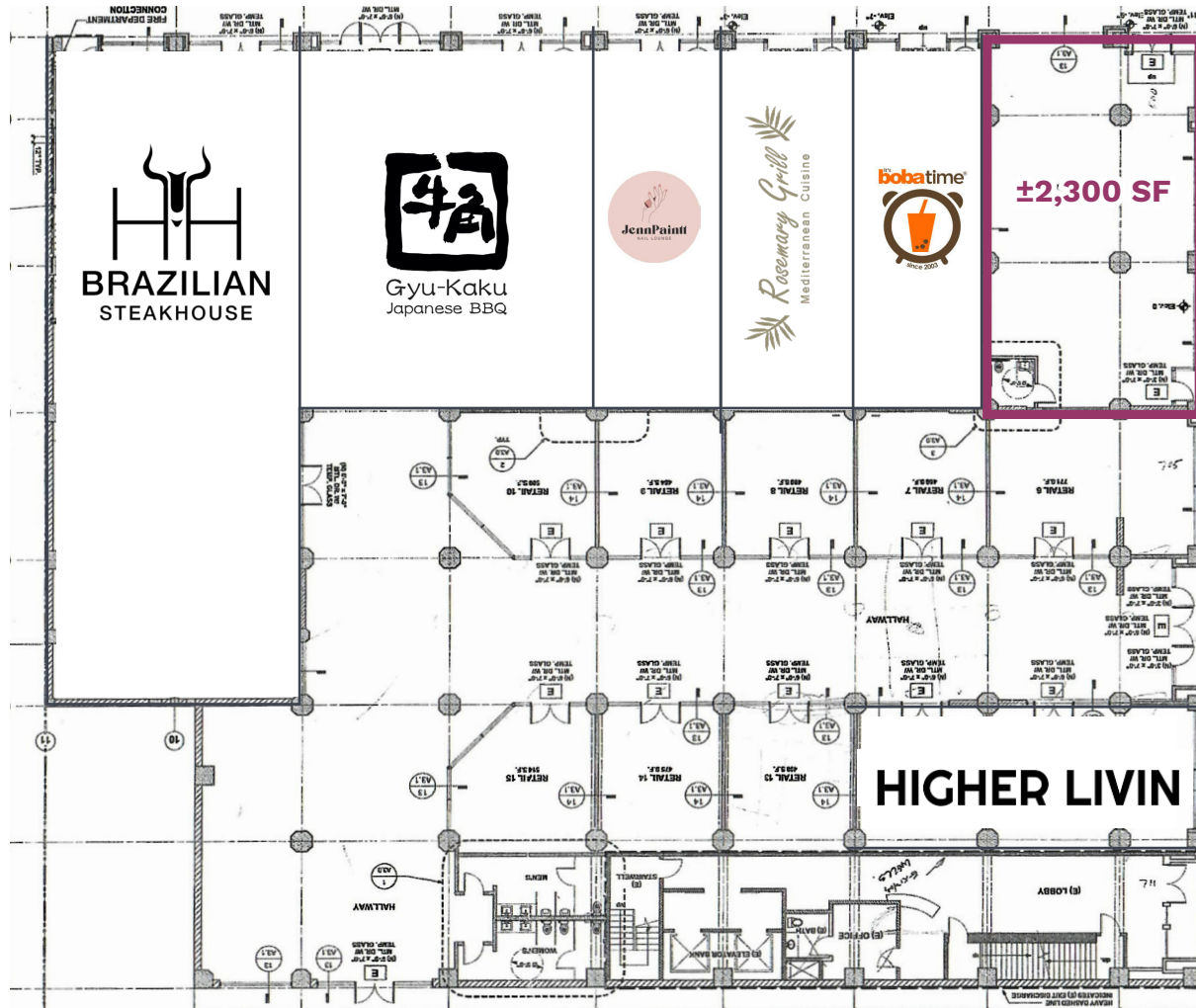
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7th Street

[CLICK FOR VIRTUAL TOUR](#)

BOTTEGA LOUIE



Olive Street



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BOTTEGA LOUIE

SEVENTH ST.

Situated along 7th Street's Restaurant Row

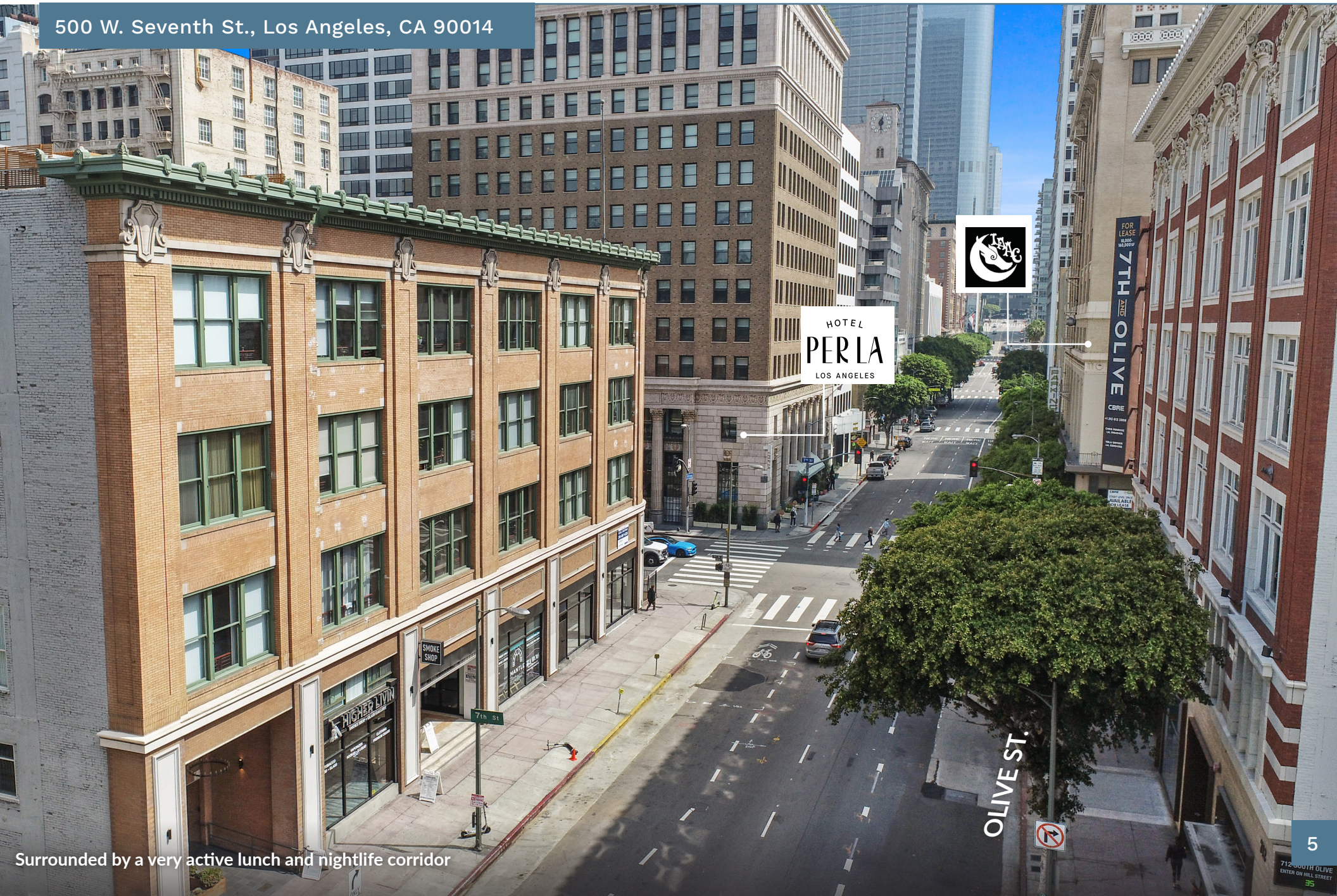
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HOTEL
PERLA
LOS ANGELES

FOR LEASE
15,000-
18,000
Sq. Ft.
7TH AND OLIVE
CBRE
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CALL US TODAY
OR VISIT
WWW.CBRE.COM
FOR LEASE

OLIVE ST.

Surrounded by a very active lunch and nightlife corridor

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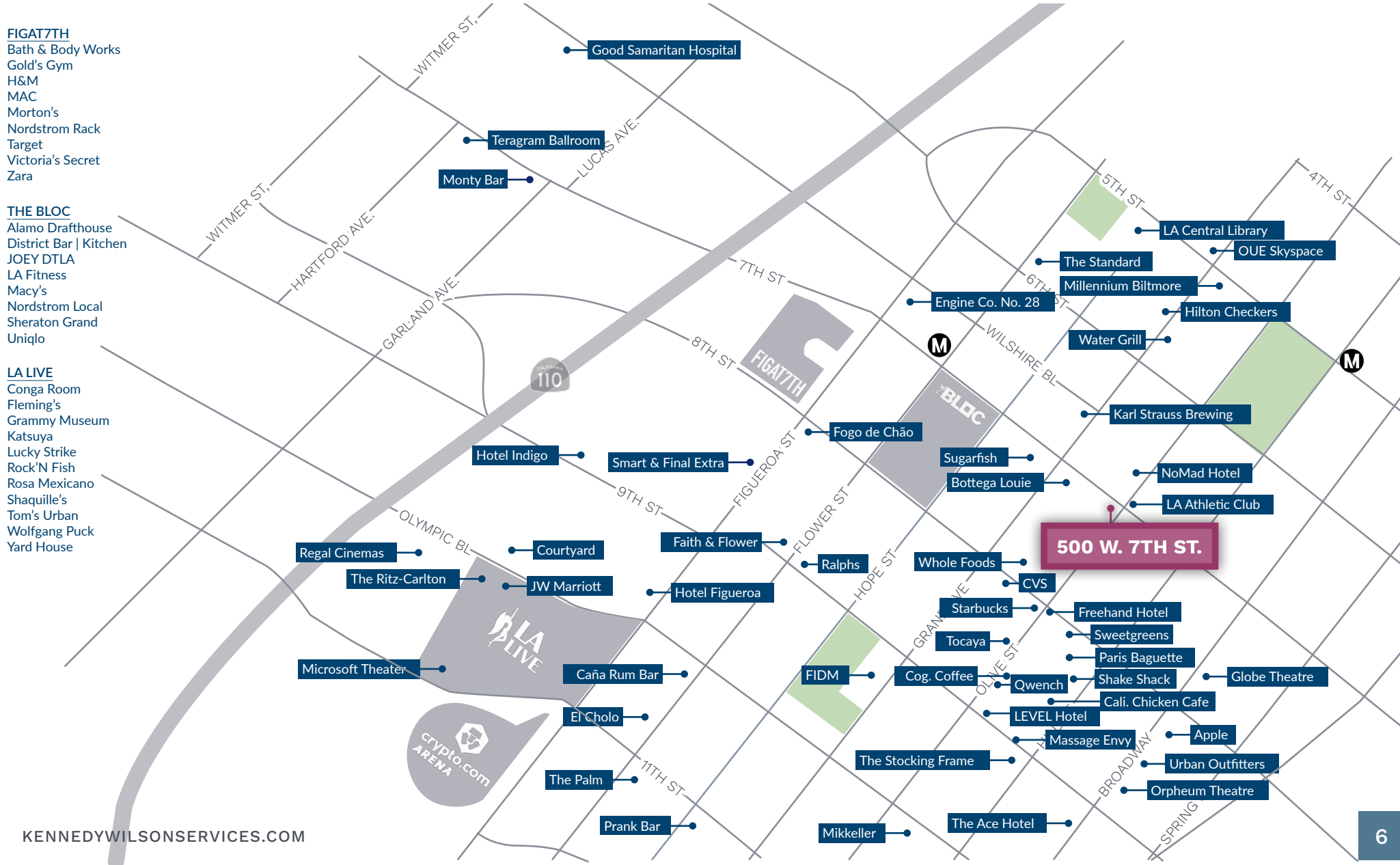
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FIGAT7TH
Bath & Body Works
Gold's Gym
H&M
MAC
Morton's
Nordstrom Rack
Target
Victoria's Secret
Zara

THE BLOC
Alamo Drafthouse
District Bar | Kitchen
JOEY DTLA
LA Fitness
Macy's
Nordstrom Local
Sheraton Grand
Uniqlo

LA LIVE
Conga Room
Fleming's
Grammy Museum
Katsuya
Lucky Strike
Rock'N Fish
Rosa Mexicano
Shaquille's
Tom's Urban
Wolfgang Puck
Yard House



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DTLA DEMOGRAPHICS

Live 80,000+ RESIDENTS

\$93,000

AVERAGE HHI

90% RESIDENTIAL OCCUPANCY

26% RESIDENTIAL INVENTORY GROWTH SINCE 2010

41% POPULATION GROWTH 2010-2022

61%

25-54 YEARS OLD

67%

LOVE DTLA



67% POST SECONDARY EDUCATION



46% WALK, BIKE, OR TAKE TRANSIT TO WORK

Work 288,000+ JOBS

\$95,000

AVERAGE HHI

79% EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME

19% JOB GROWTH IN "KNOWLEDGE INDUSTRIES"

19% OF CITYWIDE JOBS

61%

30-54 YEARS OLD



57% POST SECONDARY EDUCATION



57% COMMUTE LESS THAN 7 MILES FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion

SPENT YEARLY

58% HAVE VISITED GRAND CENTRAL MARKET

58% HAVE VISITED ARTS DISTRICT

55% HAVE VISITED LITTLE TOKYO

745

RETAIL BUSINESSES PER SQUARE MILE



171 FOOD/BEVERAGE BUSINESSES PER SQUARE MILE



93 WALK SCORE



Source: DCBID Demographic Survey 2024

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