

# DTLA ARTS DISTRICT LEASE OPPORTUNITY



1922  
7TH PLACE

*Remodeled 11,200 Sq.Ft. 2nd Floor Creative Space*



- Prime Arts District Location
- Second Floor Creative Space
- Ideal for Creative Offices, Podcasting, Audio Recording, Production, Etc.
- Located Midway Between Alameda Street & the Los Angeles River



*Exclusively offered by*

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1922 E 7TH PLACE  
LOS ANGELES, CA 90021

## Property Details

Available Second Floor Area	11,200± Sq.Ft.
Stories	Two
Construction	Masonry
Year Built	1925
Ceiling Height	14±'
Exterior Docks	Yes
Restrooms	2
Elevator	Freight
Parking	Ample Shared Parking
Zoning	LA M3-1-RIO
APN	5166-017-006

## Property Highlights

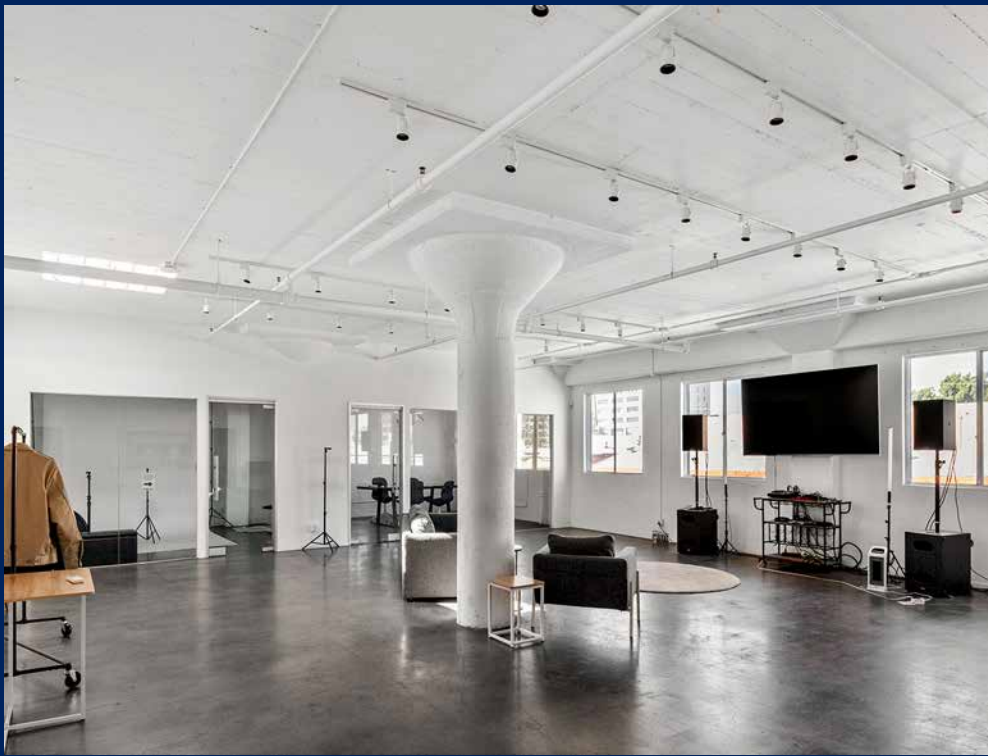
- Newly renovated second floor creative space ideal for offices, podcasting, audio recording, production, etc.
- Prime DTLA Arts District location
- Close to Warner Chappell Music, Bestia, Pizzanista, Bread Lounge, Guerilla Tacos, Soho House, and many other Arts District amenities
- Elevator served
- Some sound proof rooms/edit bays
- Glass offices, conference room, kitchenette
- Track lighting
- Polished concrete floors and high ceiling clearance
- On-site parking and gated outdoor area
- 1-block south of 7th St and 1/2-block west of Mateo St

**Lease Rental: \$30,800 Per Month (\$2.75 Per SF Gross)**

**Term: Submit**

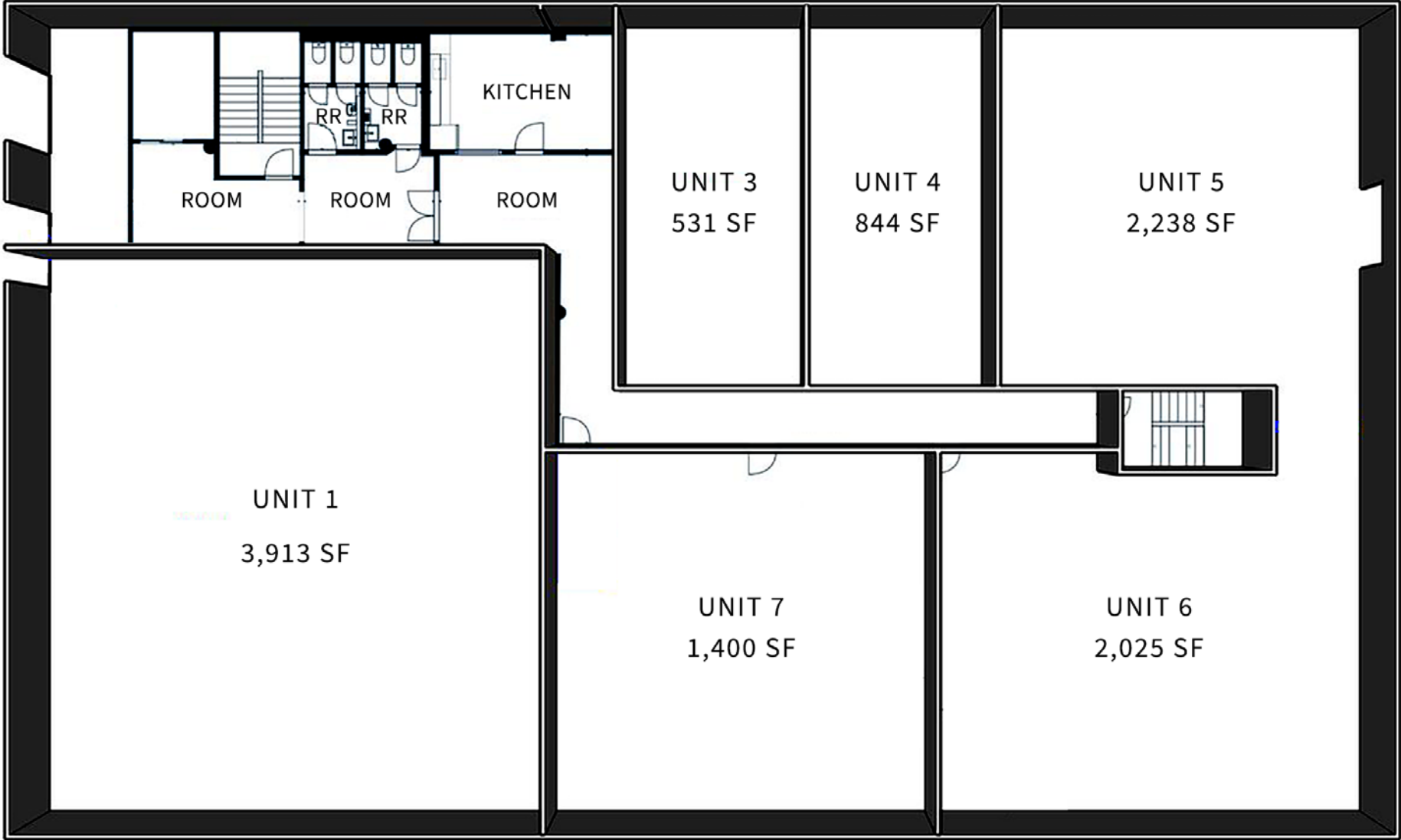
*Note: 11,200± sq.ft. ground floor warehouse is also available for least at \$1.25 per sq.ft. gross. The space may be rented separately or combined with the second floor for a total of 22,400± sq.ft.*

See the [Offering Memorandum](#) for more information.





# Site Plan



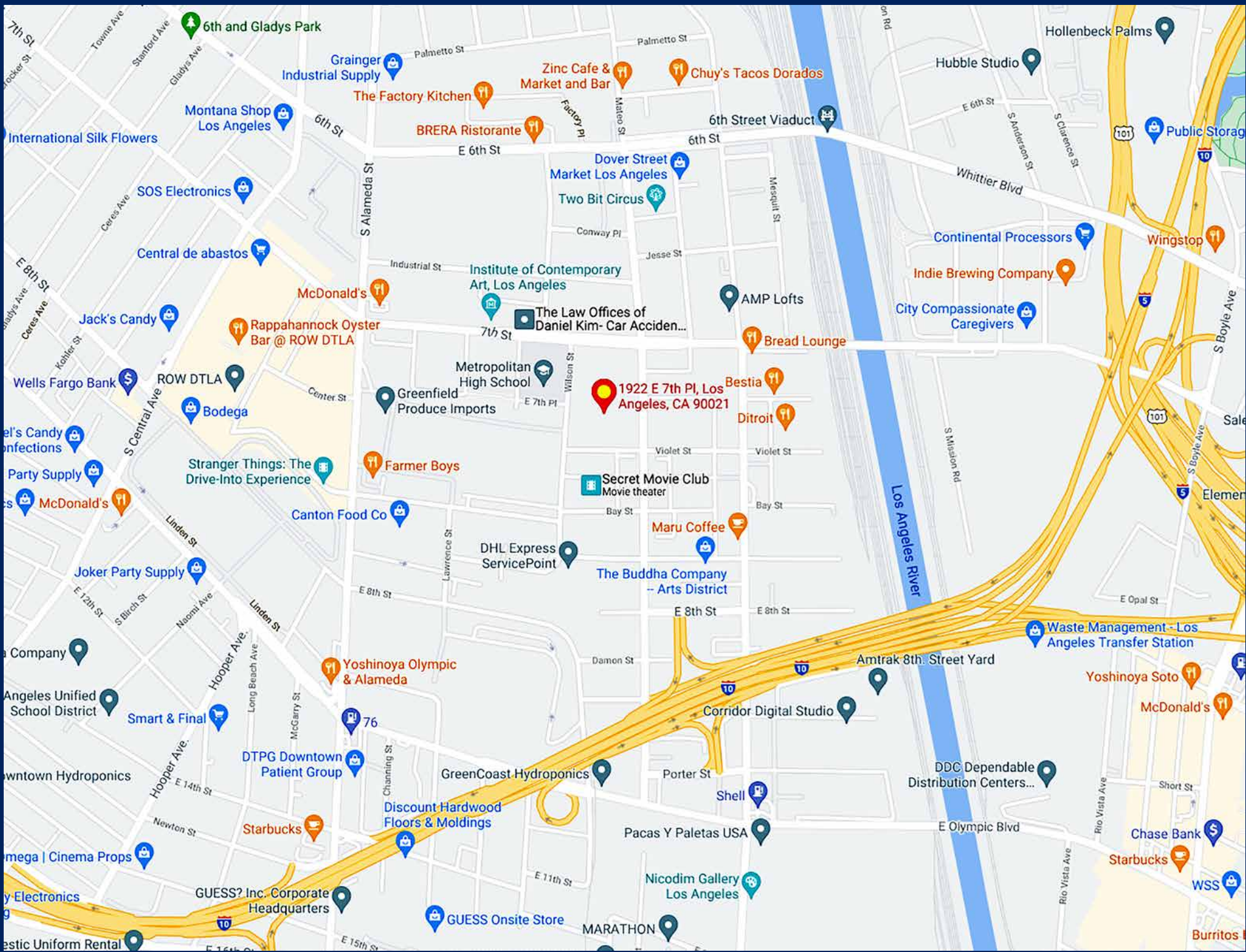
# Property Aerial



ALAMEDA STREET

7TH STREET

MATEDO STREET



1922 E 7th Pl, Los Angeles, CA 90021

6th and Gladys Park

Granger Industrial Supply

Zinc Cafe & Market and Bar

Chuy's Tacos Dorados

Montana Shop Los Angeles

The Factory Kitchen

BRERA Ristorante

Dover Street Market Los Angeles

Two Bit Circus

Central de abastos

Institute of Contemporary Art, Los Angeles

The Law Offices of Daniel Kim- Car Acciden...

AMP Lofts

Continental Processors

Indie Brewing Company

City Compassionate Caregivers

McDonald's

Rappahannock Oyster Bar @ ROW DTLA

Bread Lounge

Metropolitan High School

Greenfield Produce Imports

Bestia

Ditroit

Stranger Things: The Drive-Into Experience

Farmer Boys

Secret Movie Club Movie theater

Maru Coffee

The Buddha Company -- Arts District

Canton Food Co

DHL Express ServicePoint

Joker Party Supply

Yoshinoya Olympic & Alameda

Amtrak 8th. Street Yard

Waste Management - Los Angeles Transfer Station

Yoshinoya Soto

McDonald's

Smart & Final

DTPG Downtown Patient Group

GreenCoast Hydroponics

Corridor Digital Studio

DDC Dependable Distribution Centers...

Starbucks

Discount Hardwood Floors & Moldings

Pacas Y Paletas USA

Shell

Chase Bank

Omega | Cinema Props

GUESS? Inc. Corporate Headquarters

GUESS Onsite Store

Nicodim Gallery Los Angeles

Starbucks

WSS

Bestic Uniform Rental

MARATHON

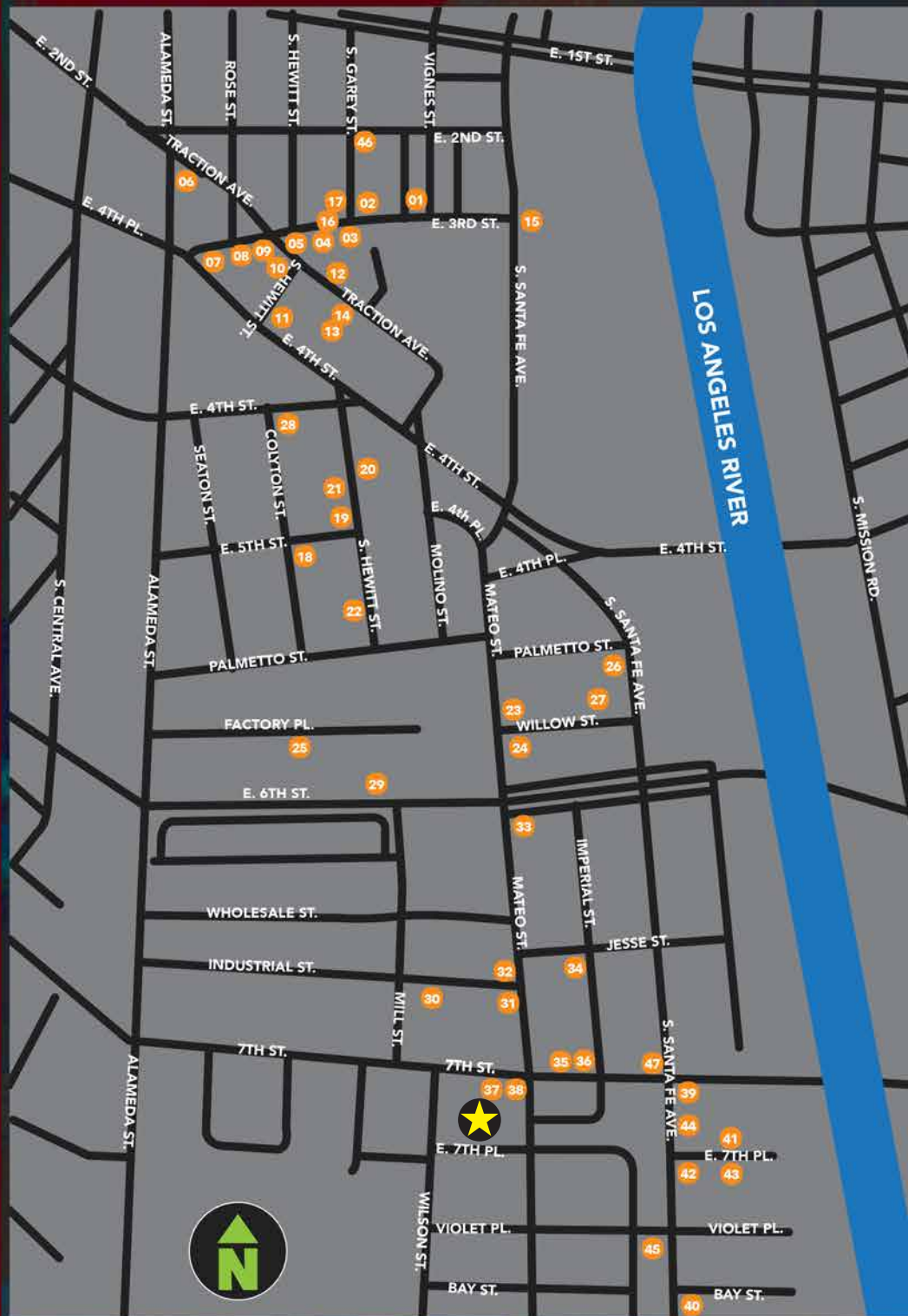
Burritos



# Arts District Office Tenants



# Arts District Attractions



- 01 EAT DRINK AMERICANO
- 02 HAUSER, WIRTH & SHIMMEL GALLERY
- 03-A BLACKTOP COFFEE
- 03-B ALCHEMY WORKS
- 04 POCKETO
- 05 WURSTKÜCHE
- 06 ANGEL CITY BREWERY
- 07 EIGHTY TWO
- 08-A UMAMI BURGER
- 08-B 3.1 PHILLIP LIM
- 09 LE LABO
- 10 THE PIE HOLE
- 11 ART SHARE LA
- 12 GROUNDWORK COFFEE CO.
- 13 ARTS DISTRICT BREWING
- 14 FRITZI
- 15-A GROW THE PRODUCE SHOP
- 15-B EDIBOL
- 15-C CAFÉ GRATITUDE
- 15-D BULLETPROOF COFFEE HENNESSEY + INGALLS
- 16 SALT & STRAW
- 17 SHINOLA
- 18 THE CHAIRMAN
- 19 URTH CAFE
- 20 RESIDENT
- 21 TROJAN CROSSFIT
- 22 LOS ANGELES CLEANTECH INCUBATOR
- 23-A ZINC CAFE
- 23-B BAR MATEO
- 24 BLUE BOTTLE COFFEE
- 25 FACTORY KITCHEN
- 26 VILLAINS TAVERN
- 27 WILLOW STUDIOS
- 28 A+D MUSEUM
- 29 OFFICINE BRERA
- 30-A DAILY DOSE CAFE
- 30-B POUR HAUS WINE BAR
- 31 CHURCH & STATE
- 32 LITTLE BEAR
- 33 THE SPRINGS LA
- 34 URBAN RADISH
- 35 TONY'S SALOON
- 36 PIZZANISTA!
- 37 EVERSON ROYCE BAR
- 38 SILVERLAKE WINE ARTS DISTRICT
- 39 BREAD LOUNGE
- 40 PETTY CASH TAQUERIA
- 41 BESTIA
- 42 STUMPTOWN COFFEE ROASTERS
- 43 HD BUTTERCUP
- 44 SOHO HOUSE
- 45 AMERICAN TEA ROOM
- 46 THE GAREY BUILDING
- 47 WARNER MUSIC GROUP

# ARTS DISTRICT DEMOGRAPHICS

AVERAGE INCOME

**\$126,000**

MEDIAN INCOME

**\$98,700**

MEDIAN AGE

**34 YRS.**

VISITORS

**10 MILLION+  
ANNUALLY**

\$90,580 Median Income

OFFICE SPACE

**APPROX. 31 MILLION SF**

in DTLA with 500,000 Daytime Employees

ARTS DISTRICT RESIDENTIAL UNITS

**3,630**

Current Inventory + Future Inventory

SINCE 2006 THE DTLA MARKET  
HAS BENEFITED FROM

**20% GROWTH**

Among Major Branded Hotels w/ the Addition of Over 1,000 Rooms

# Downtown Los Angeles Demographics

## A PLACE TO WORK

**350,000+** JOBS

**\$86,200**

Average Household Income



**59%**

30 - 54 Years Old

**55%** Postsecondary Education



**21%**

Job Growth in "Knowledge Industries"



**93%**

Expect to Return to Office

## A PLACE TO VISIT, SHOP, & DINE

**15 million** VISITORS  
in 2021



**\$5 billion** in Sales in 2019

**743** Retail Businesses per Square Mile



**157**

Food/Beverage Businesses per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**80,000+** RESIDENTS

**84%** Residential Inventory Growth 2000 - 2019



**32%** Less Income Spent on Housing + Transportation than LA Average

**\$86,300**

Average Household Income



**37%** Population Growth 2010 - 2019

**94%** Residential Occupancy

**41%**

Walk, Bike, or Take Transit to Work



**79%** love DTLA



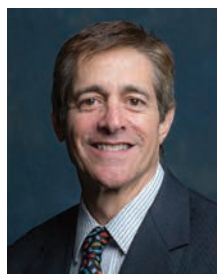
**65%** expect to live in DTLA for at least 3 more years



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11,200± Sq.Ft. of Second  
Floor Creative Space

DTLA Arts District Location



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**MAJOR PROPERTIES**

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