

DTLA ARTS DISTRICT LEASE OPPORTUNITY



1922
7TH PLACE

Remodeled 11,200 Sq.Ft. Ground Floor Warehouse



- Prime Arts District Location
- Ground Floor Warehouse Space
- Open Floor Plan
- 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 Ground Floor Area	11,200± Sq.Ft.
Stories	Two
Construction	Masonry
Year Built	1925
Ceiling Height	14±'
Exterior Docks	Yes
Offices	6
Restrooms	3
Parking	Ample Shared Parking
Zoning	LA M3-1-RIO
APN	5166-017-006

Property Details

- Newly renovated ground floor industrial warehouse
- Prime DTLA Arts District location
- Close to Warner Chappell Music, Bestia, Pizzanista, Bread Lounge, Guerilla Tacos, Soho House, and many other Arts District amenities
- Polished concrete floors
- High ceiling clearance
- On-site parking
- Gated outdoor area
- 1-block south of 7th St and ½-block west of Mateo St

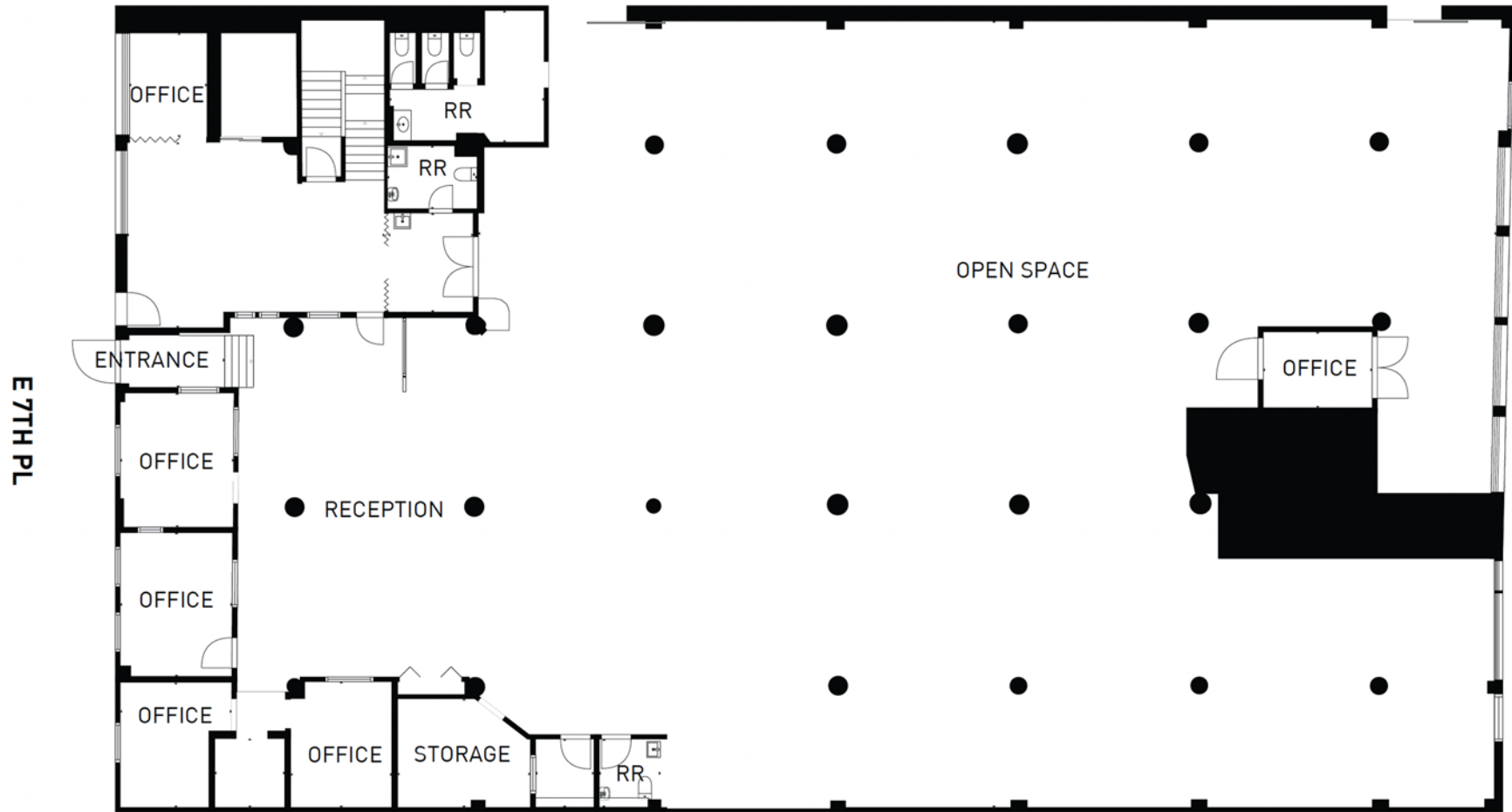
Lease Rental: \$14,000 Per Month (\$1.25 Per SF Gross)
Term: Submit

Note: 11,200± sq.ft. second floor creative office space is also available for least at \$2.75 per sq.ft. gross. The space may be rented separately or combined with the ground floor for a total of 22,400± sq.ft.

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



Site Plan



Not to Scale

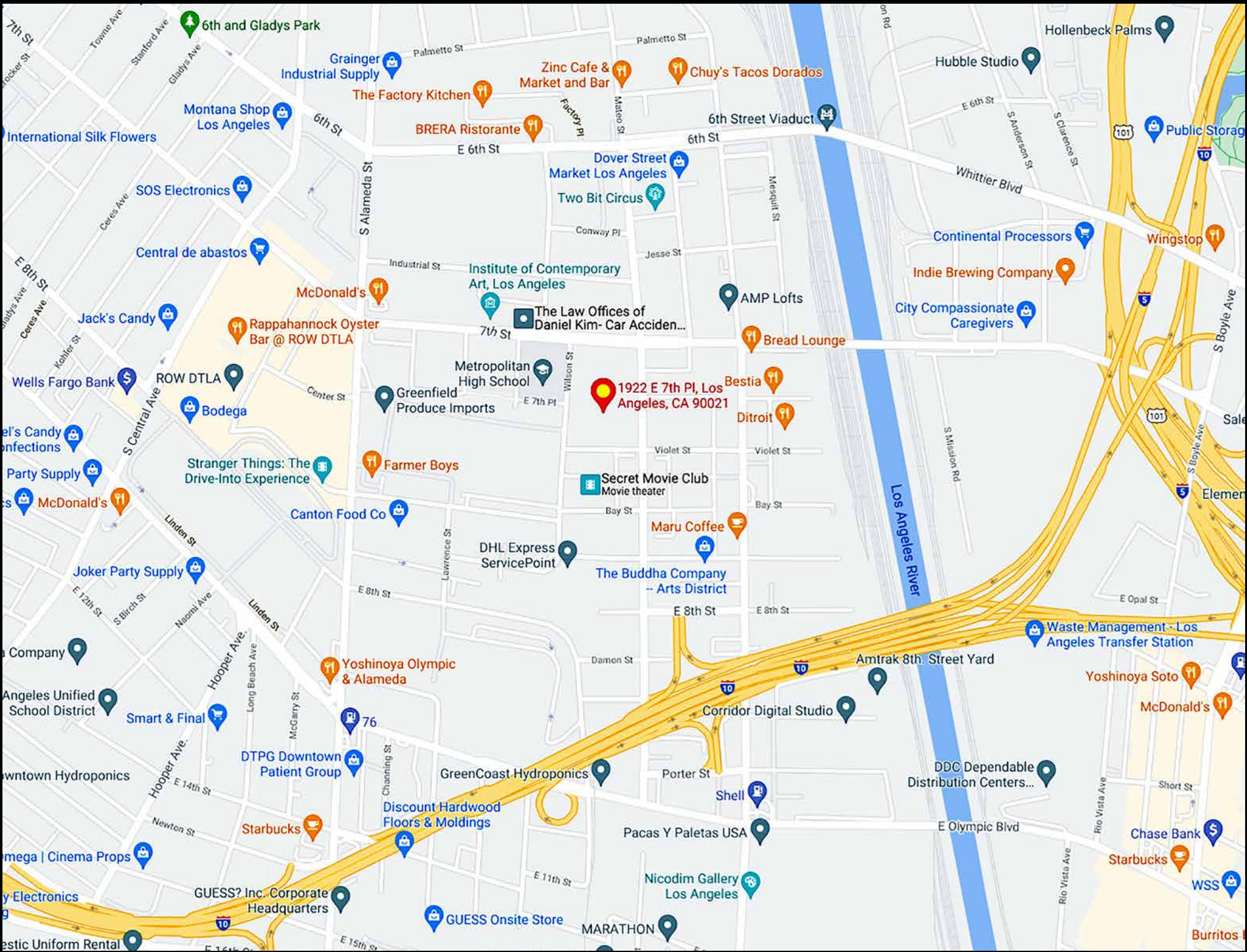
Property Aerial



ALAMEDA STREET

7TH STREET

MATEO STREET



6th and Gladys Park

Granger Industrial Supply

Zinc Cafe & Market and Bar

Chuy's Tacos Dorados

Hubble Studio

Hollenbeck Palms

International Silk Flowers

Montana Shop Los Angeles

The Factory Kitchen

BRERA Ristorante

6th Street Viaduct

6th St

Public Storage

SOS Electronics

Dover Street Market Los Angeles

Two Bit Circus

Continental Processors

Wingstop

Central de abastos

Institute of Contemporary Art, Los Angeles

AMP Lofts

Indie Brewing Company

City Compassionate Caregivers

McDonald's

Rappahannock Oyster Bar @ ROW DTLA

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

Bread Lounge

Jack's Candy

Metropolitan High School

1922 E 7th Pl, Los Angeles, CA 90021

Bestia

Ditroit

Wells Fargo Bank

ROW DTLA

Greenfield Produce Imports

Farmer Boys

Secret Movie Club Movie theater

Maru Coffee

Party Supply

Stranger Things: The Drive-Into Experience

Canton Food Co

DHL Express ServicePoint

The Buddha Company -- Arts District

McDonald's

Joker Party Supply

Yoshinoya Olympic & Alameda

Amtrak 8th. Street Yard

Waste Management - Los Angeles Transfer Station

Company

Smart & Final

76

GreenCoast Hydroponics

Corridor Digital Studio

Yoshinoya Soto

McDonald's

Angeles Unified School District

DTPG Downtown Patient Group

Discount Hardwood Floors & Moldings

Pacas Y Paletas USA

DDC Dependable Distribution Centers...

Downtown Hydroponics

Starbucks

Omega | Cinema Props

GUESS? Inc. Corporate Headquarters

GUESS Onsite Store

Nicodim Gallery Los Angeles

Chase Bank

Starbucks

WSS

Electronics

Uniform Rental

MARATHON

Burritos

Arts District Office Tenants



SOHO HOUSE

DHL

INTERSTATE 10

Zappos.com WC+A
AVERY DENNISON SPACES.

HYPERLOOP

SUBJECT

lyft

WARNER CHAPPELL MUSIC

Lucky Brand
BORN IN AMERICA

Spotify USC Roski
School of Art and Design

LACI

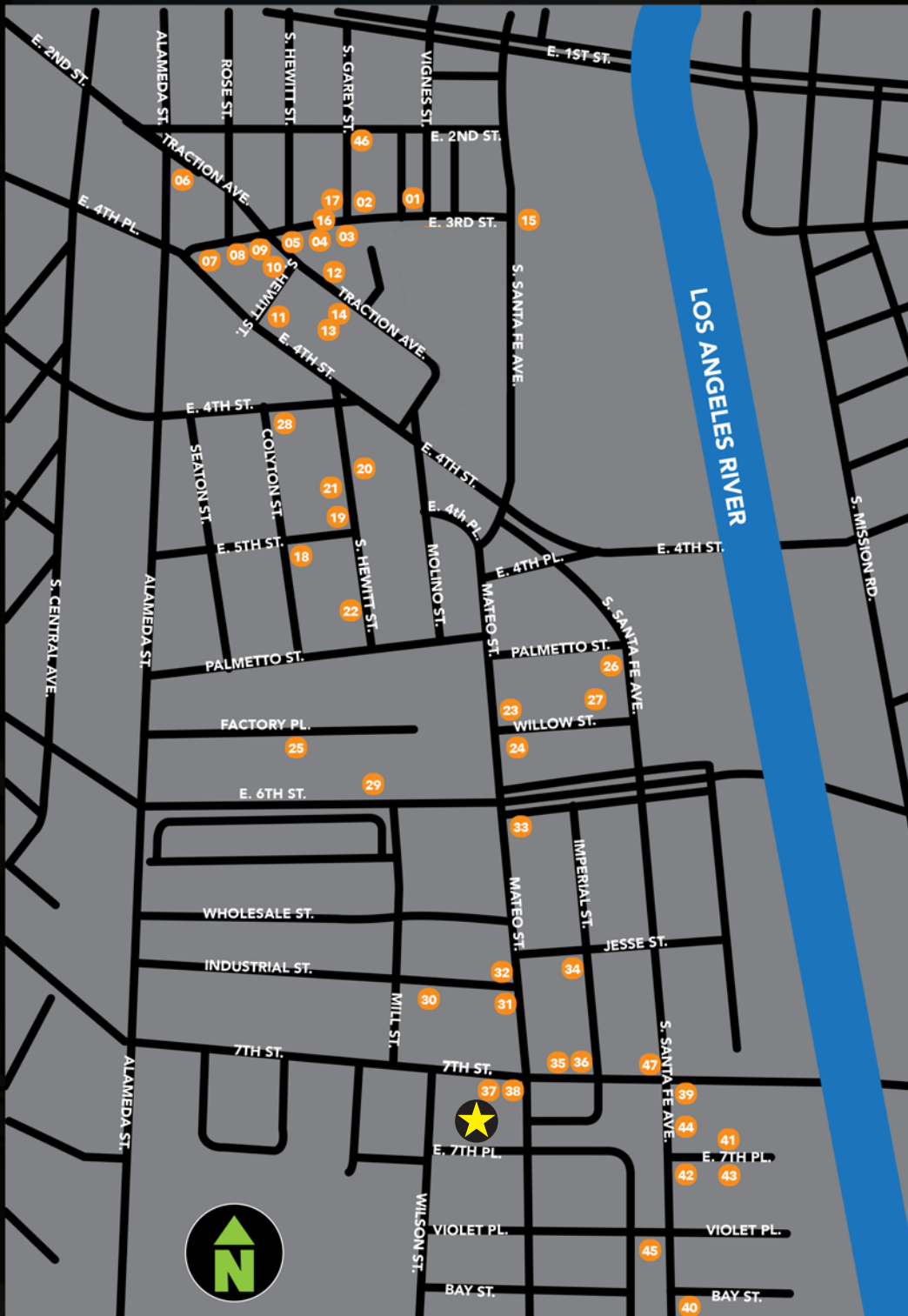
wework

4th Street

honey

FOX

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



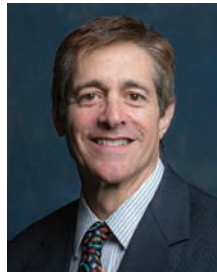
65% expect to live in DTLA for at least 3 more years



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DTLA Arts District Location



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