


**RETAIL SPECIALTY
CENTER FOR LEASE**

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PROPERTY INTRODUCTION

Trimax Realty, Inc. is pleased to present a premier downtown corner unit with limitless potential located on the high traffic intersection of 7th St. & Grand Ave!

This exceptional commercial space is currently designed as a stunning restaurant, boasting expansive windows that bathe the interior in abundant natural light. The open layout and lofty ceilings contribute to an inviting atmosphere, while modern decor and high-end finishes infuse a touch of sophistication.

Ownership is open to a multitude of uses!



PROPERTY
HIGHLIGHTS,
LOCATION
BENEFITS and
PHOTOS



PROPERTY HIGHLIGHTS



- 1. Versatility:** This space is not limited to its current restaurant setup. Ownership is open to multiple uses, making it a canvas for your business concept to flourish. Whether you envision a trendy retail store, a stylish office, or a dynamic gallery, the possibilities are endless.
- 2. Flexible Divisibility:** Tailor the space to your specific needs. The layout allows for seamless division, accommodating multiple businesses or creating distinct zones within a single enterprise.
- 3. Mezzanine Potential:** Elevate your vision with the mezzanine, a unique feature that can be utilized for various concepts. Whether it's an exclusive lounge area, additional seating, or a showcase for your products, the mezzanine adds a dynamic layer to your commercial venture.

Location Benefits:

- 1. Prime Downtown Positioning:** Situated in the heart of the Downtown Los Angeles, this corner unit (7th & Grand) enjoys a prime downtown location. Benefit from high foot traffic, visibility, and proximity to key amenities, making it an ideal spot for your business to thrive.
- 2. Local Businesses:** Bottega Louie, Whole Foods Market, Los Angeles Athletic Club, Walgreens, Water Grill, The Bloc Shopping Mall, Taco Bell Cantina (Coming Soon to 7th/Flower), Chick-fil-A, Fig at 7th Shopping Mall, Target, Le Grand Restaurant, Dublin's Irish Pub, Chipotle, Zankou Chicken, Jollibee, Uniqlo, Wokano, and much more!

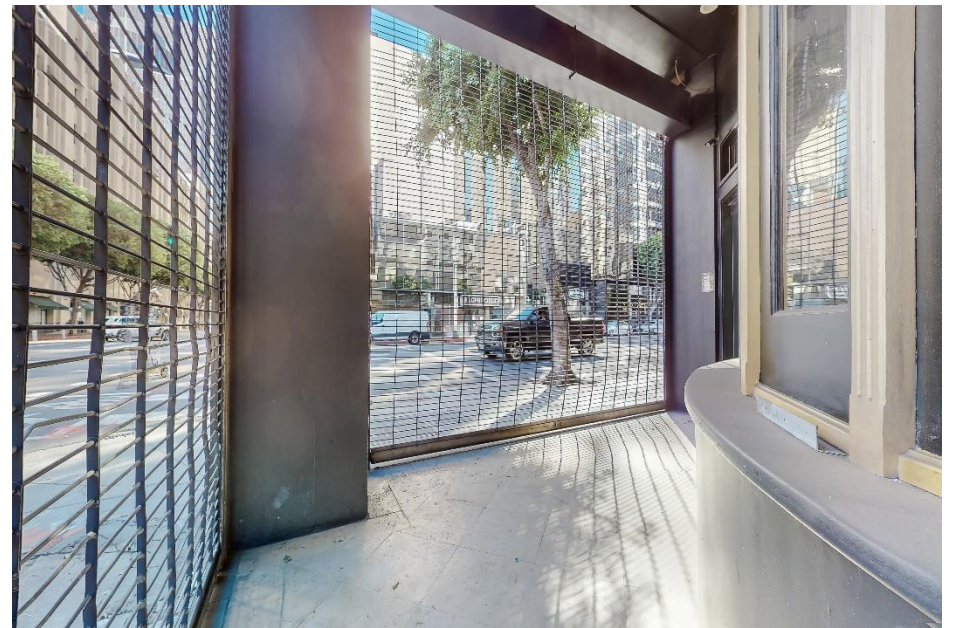
This commercial space is more than just a location; it's a strategic investment in your business's success. Don't miss the chance to transform this space into the next hot spot in the city.

Unit size is approximately 5000 SF + 1000-1200 SF Mezzanine priced at \$7.00/SF + \$1.10/SF NNN.

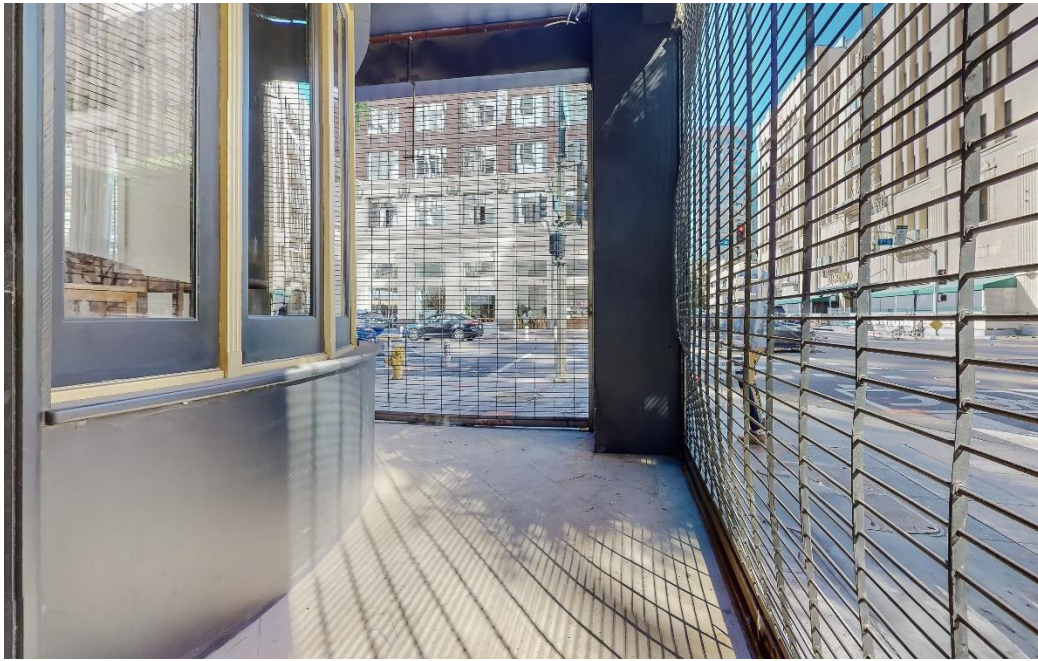
For inquiries or to schedule a viewing, please contact us – Morris Peykar – 310-666-0540 and Morris@TrimaxLA.com.

Unlock the potential of this downtown gem and turn your business aspirations into reality!

PHOTOS



PHOTOS



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PHOTOS



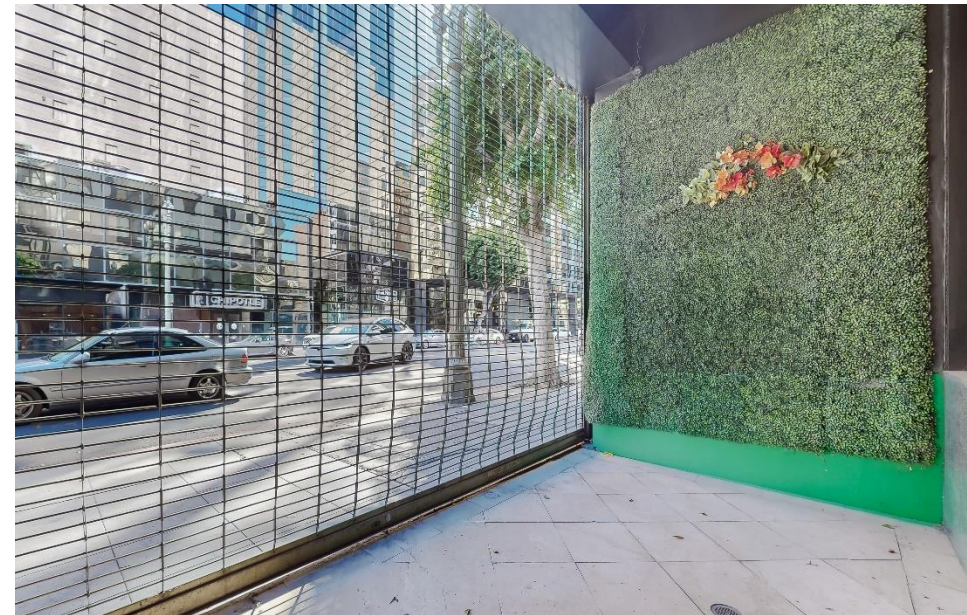
PHOTOS



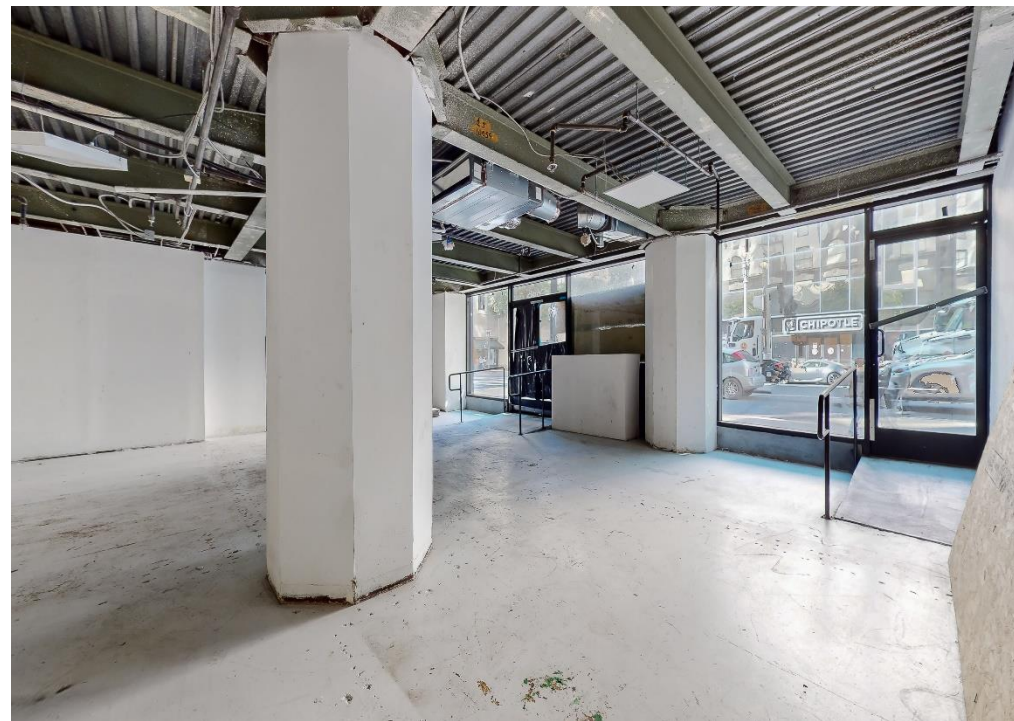
PHOTOS



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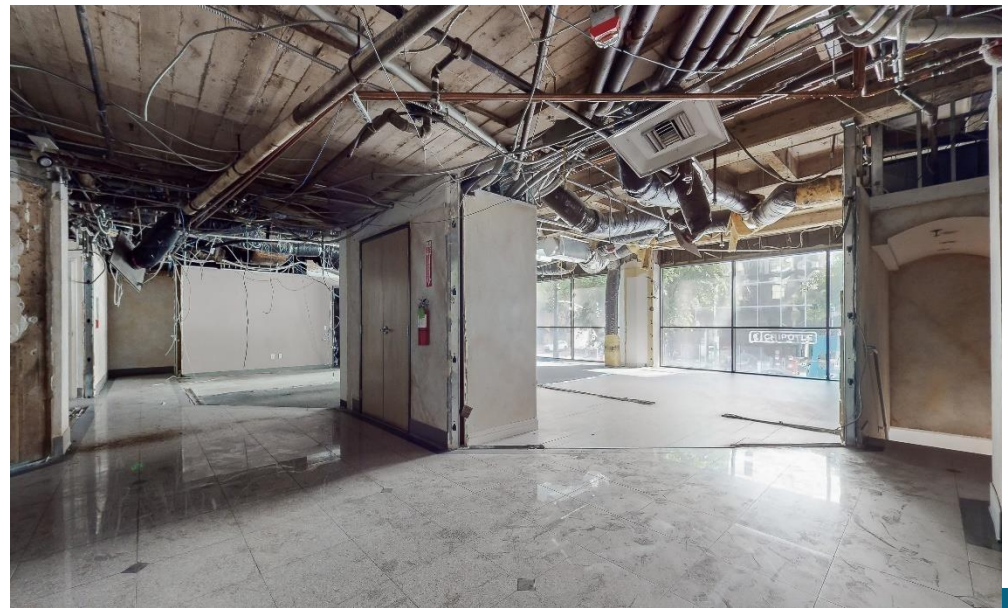
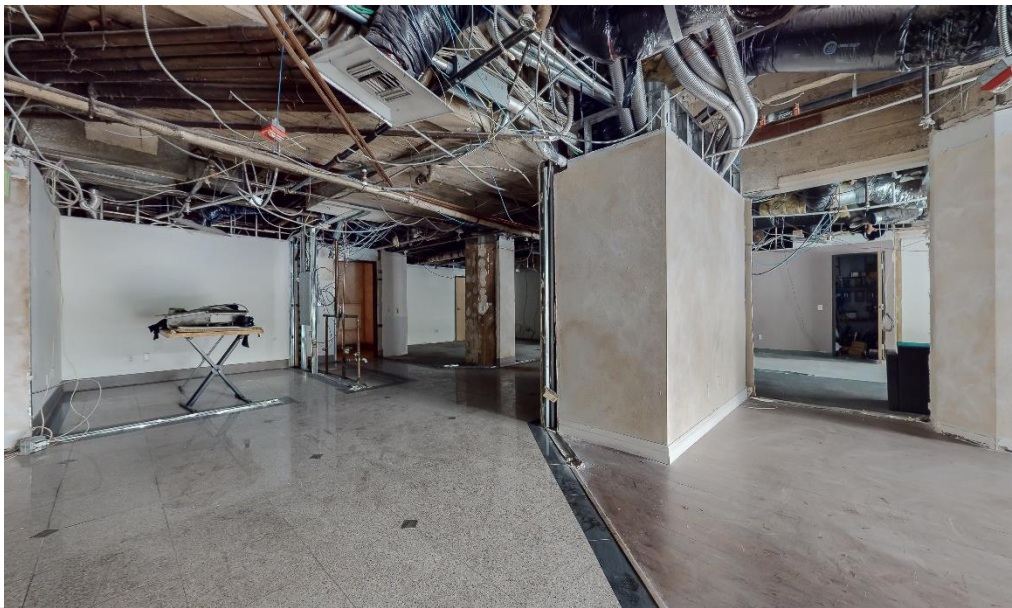
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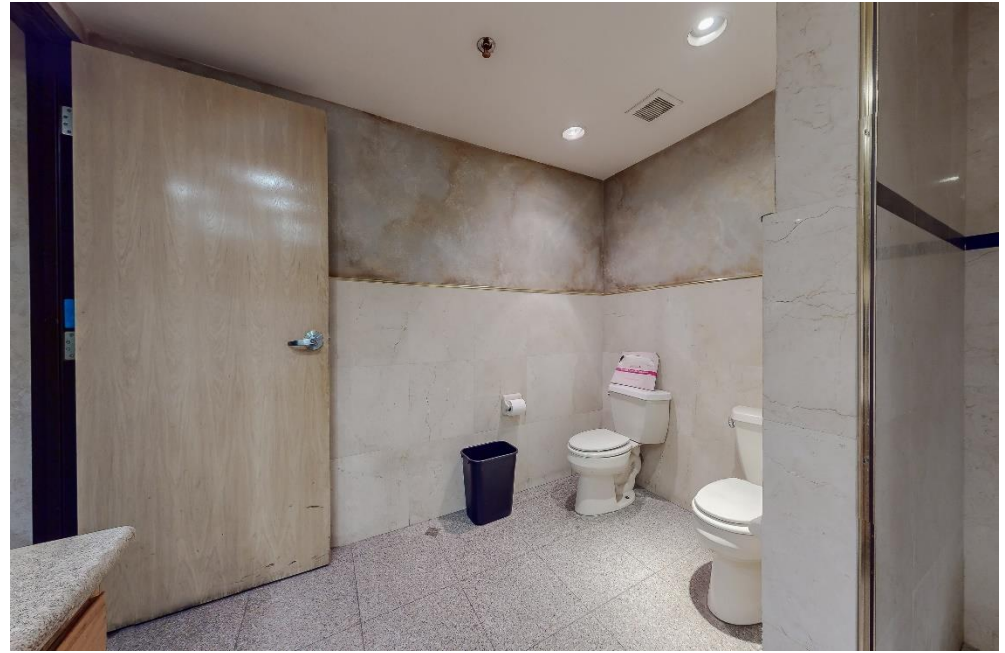
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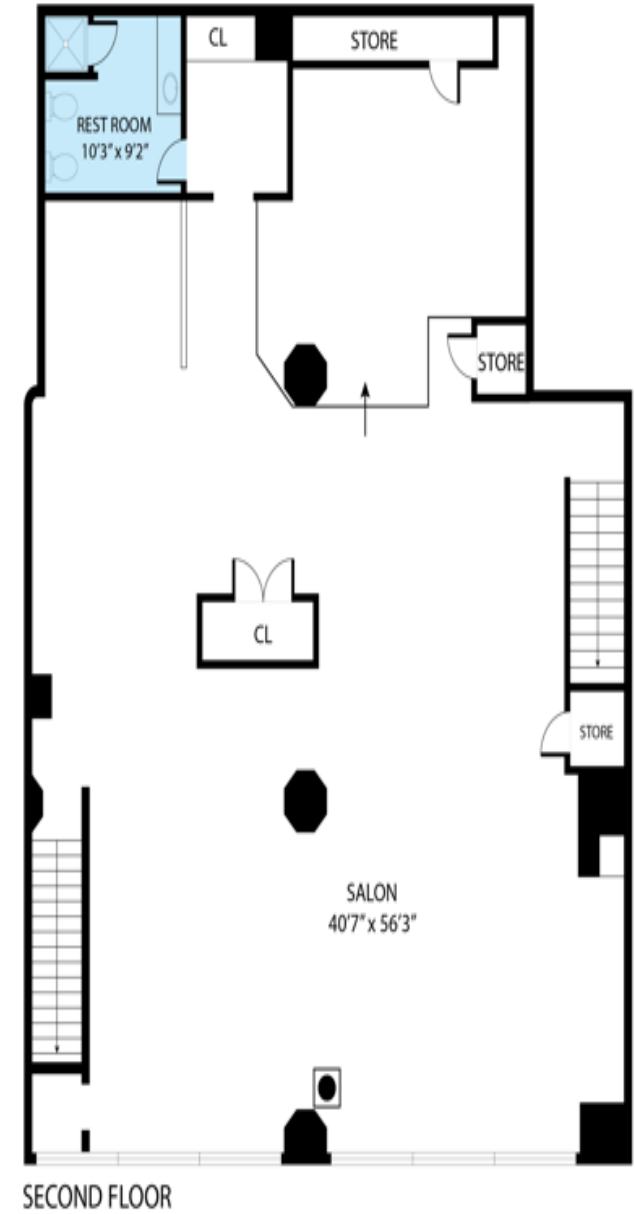
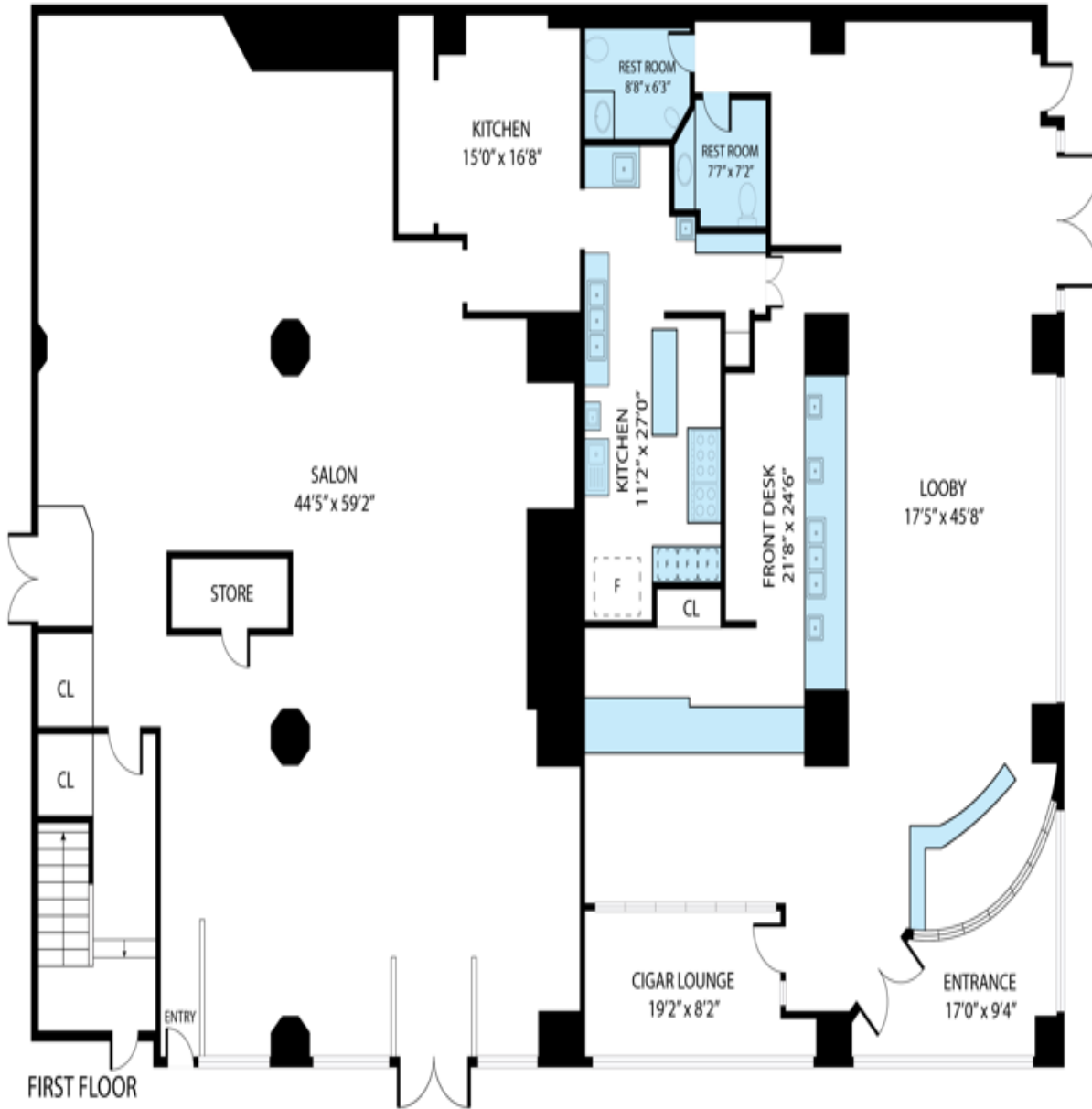
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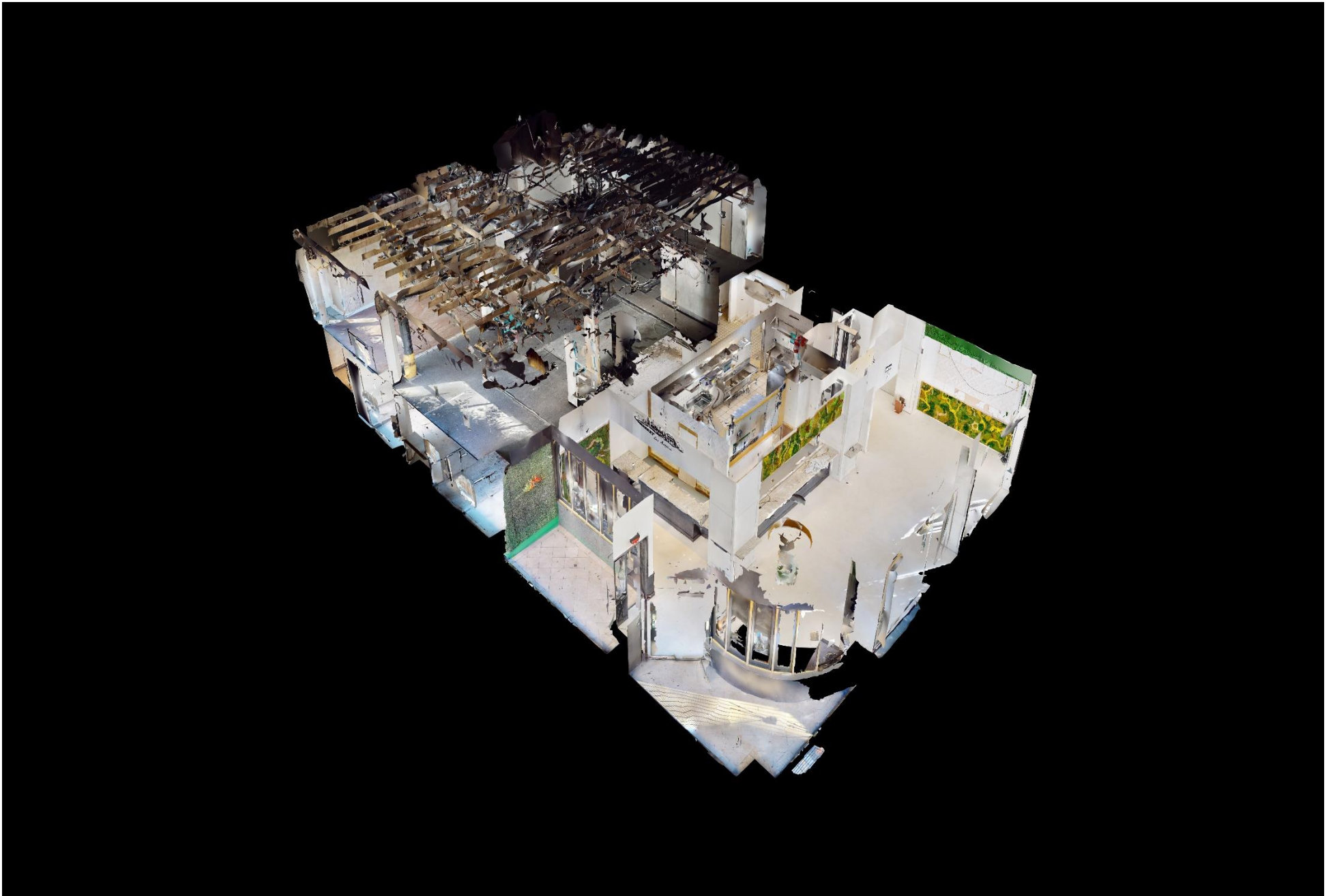
PHOTOS



FLOOR PLANS



DOLL HOUSE VIEW



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



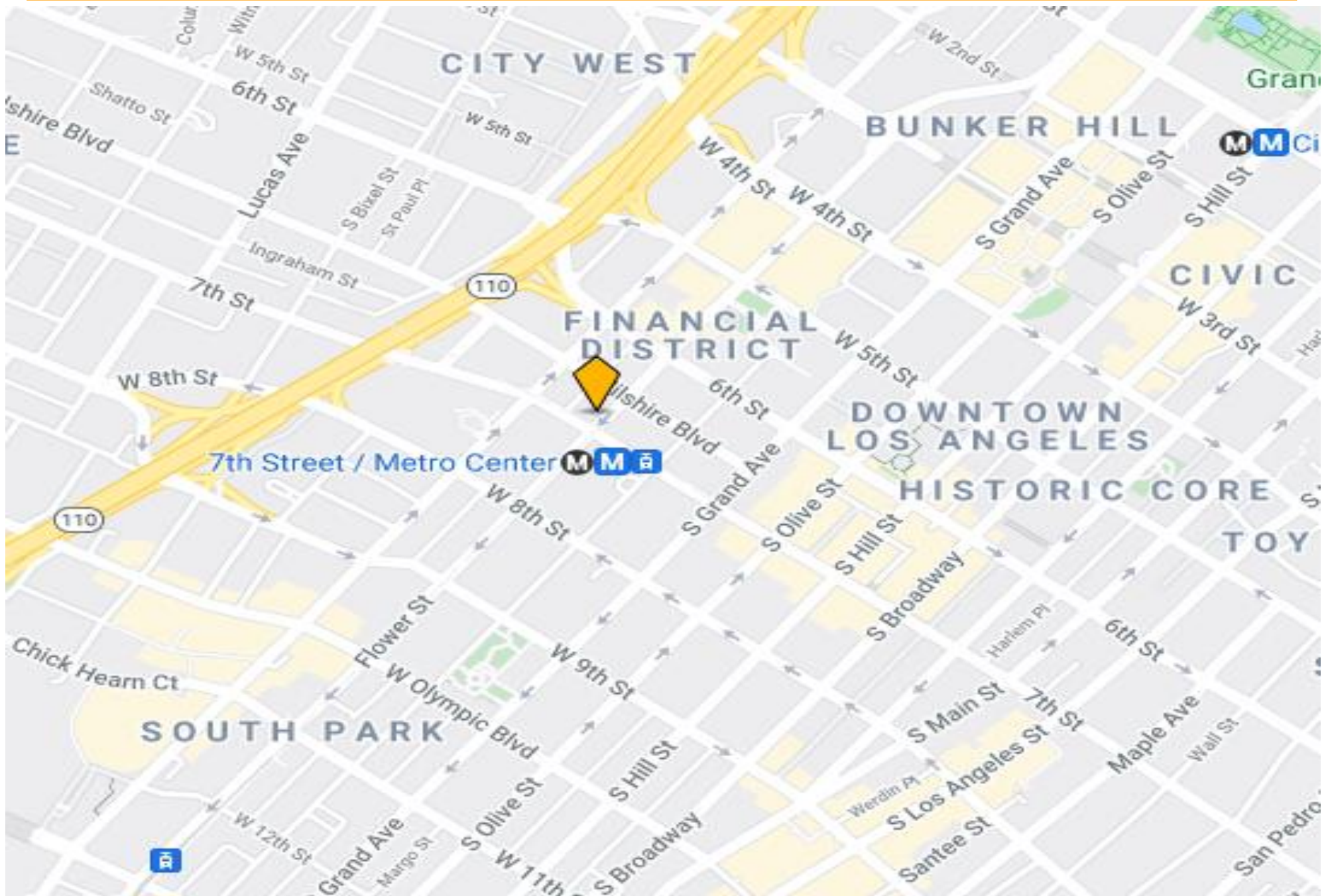
EXTERIOR PHOTOS



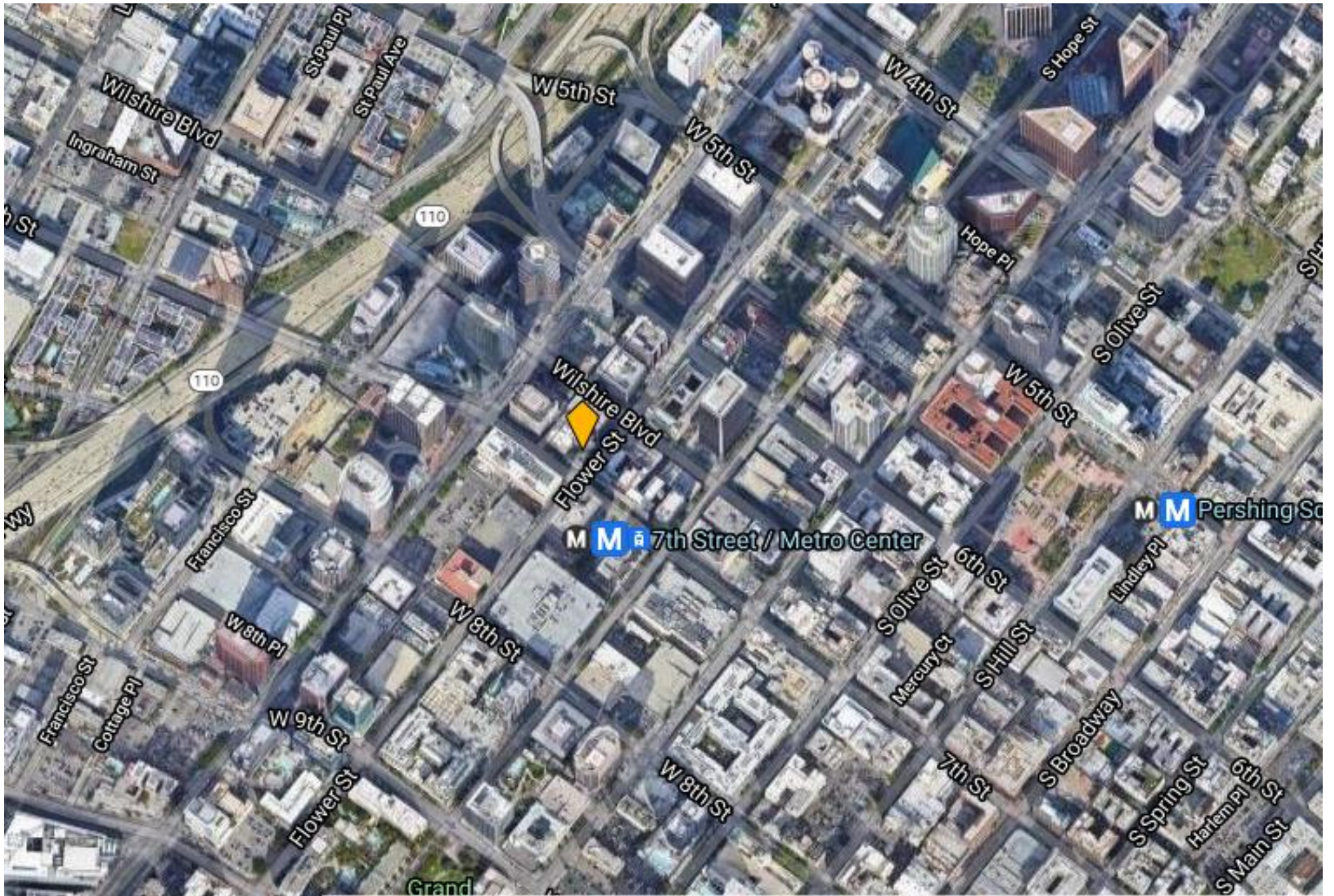
MAPS & AERIALS



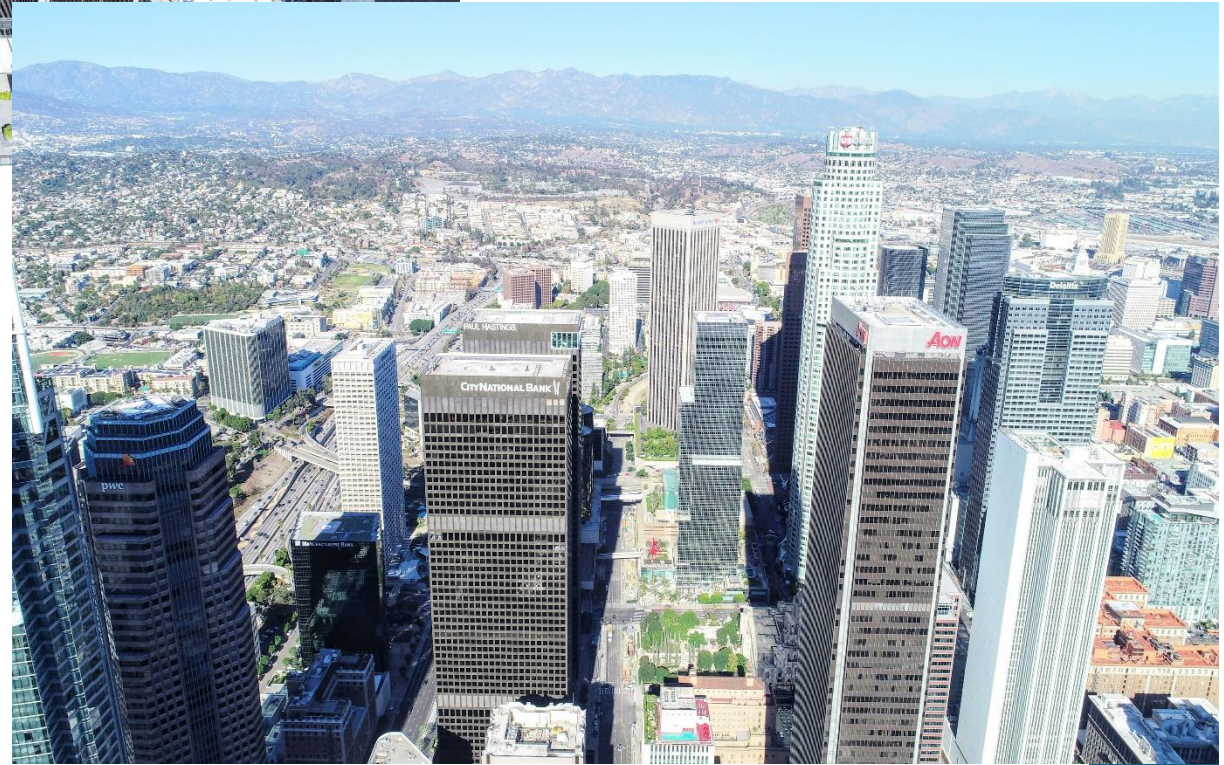
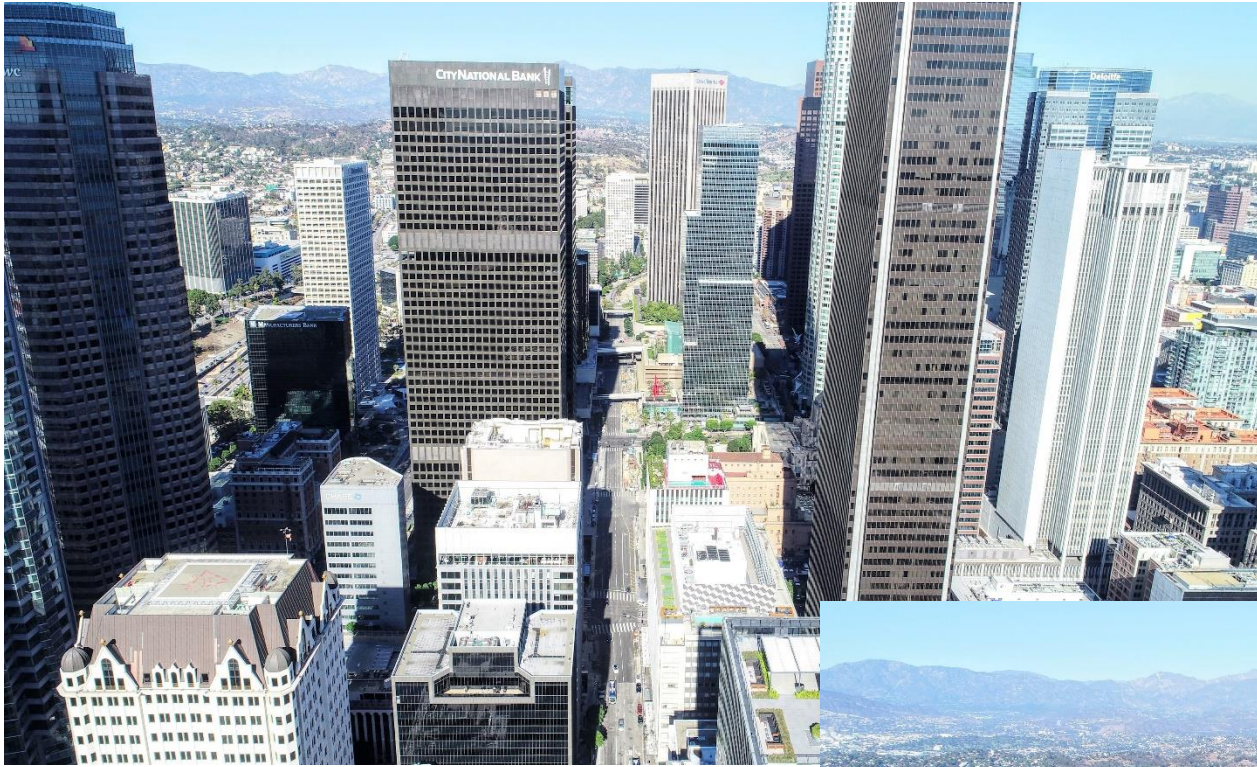
MAP LOCATION



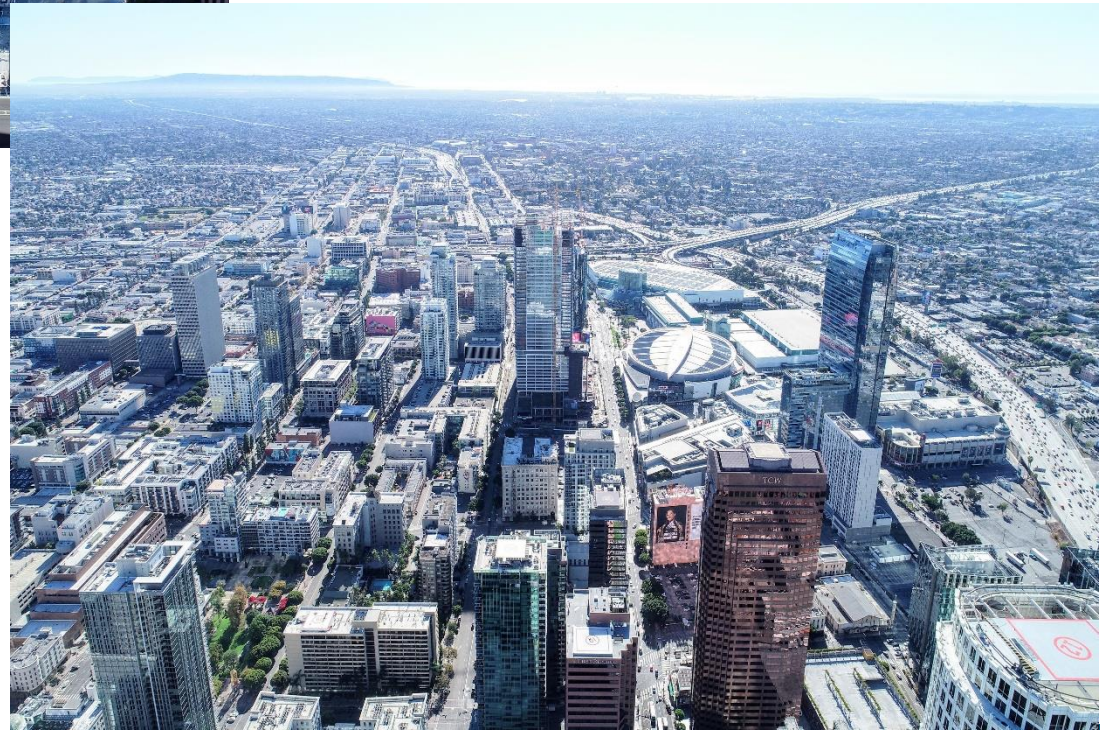
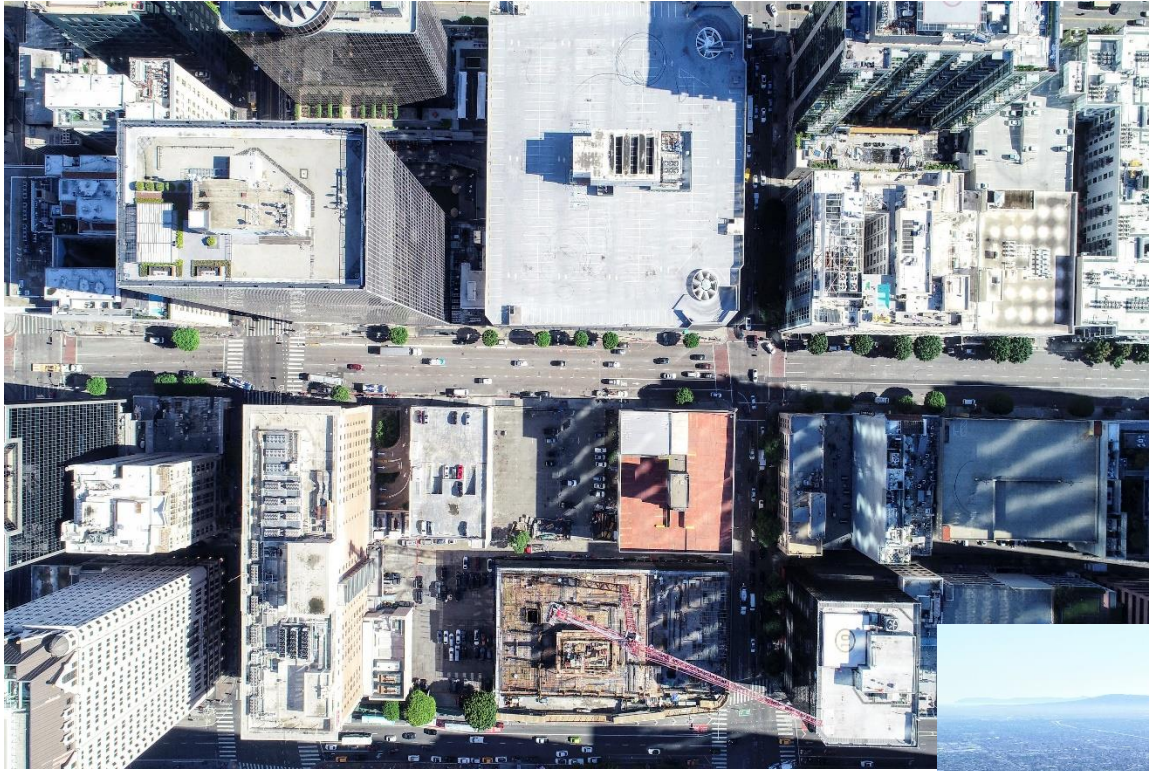
AERIAL MAP VIEW



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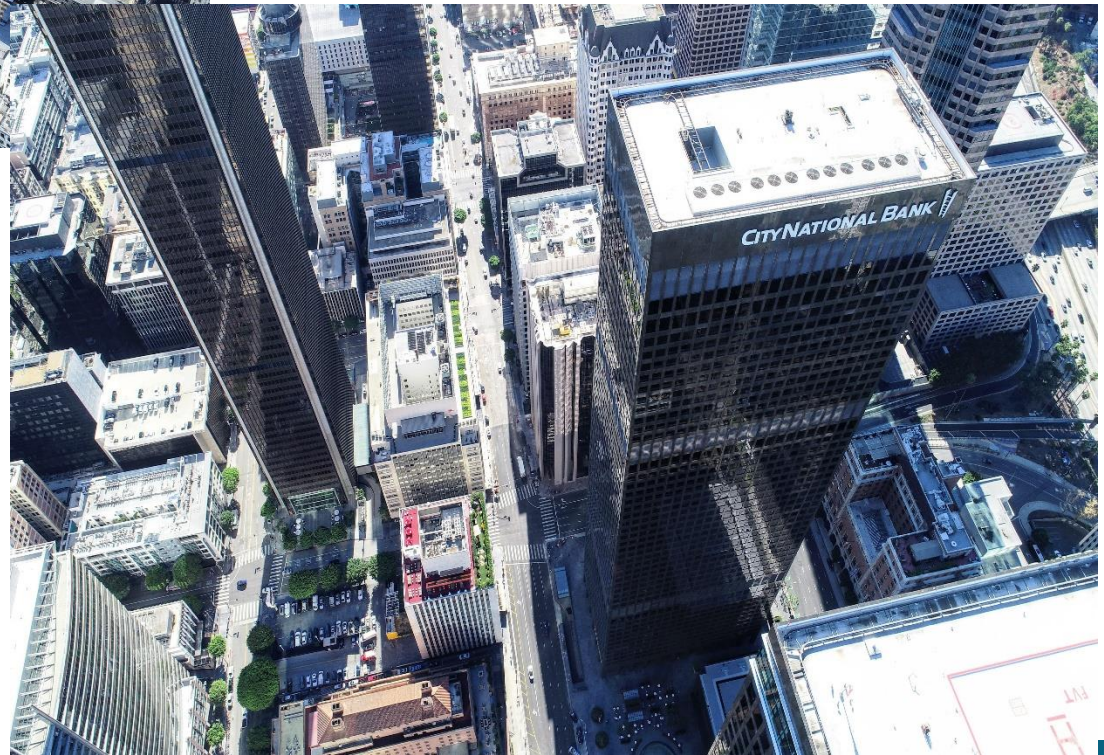
AERIAL MAP VIEW



AERIAL MAP VIEW



AERIAL MAP VIEW





DEMOGRAPHICS

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	246,415	1,208,885	3,480,116
2021 Population	286,754	1,245,554	3,527,789
2026 Population Projection	291,486	1,239,972	3,501,406
Annual Growth 2010-2021	1.5%	0.3%	0.1%
Annual Growth 2021-2026	0.3%	-0.1%	-0.2%
Median Age	35.9	35.2	36.3
Bachelor's Degree or Higher	26%	23%	27%
U.S. Armed Forces	22	80	662

INFORMATION WAS RETRIEVED FROM COSTAR ON 09/20/21. THE INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Households

	2 mile	5 mile	10 mile
2010 Households	86,860	388,124	1,168,142
2021 Households	104,935	403,025	1,187,598
2026 Household Projection	107,286	401,786	1,179,355
Annual Growth 2010-2021	1.9%	0.7%	0.4%
Annual Growth 2021-2026	0.4%	-0.1%	-0.1%
Owner Occupied Households	10,543	82,205	378,658
Renter Occupied Households	96,743	319,581	800,697
Avg Household Size	2.5	2.9	2.9
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$2.5B	\$10.9B	\$36.9B

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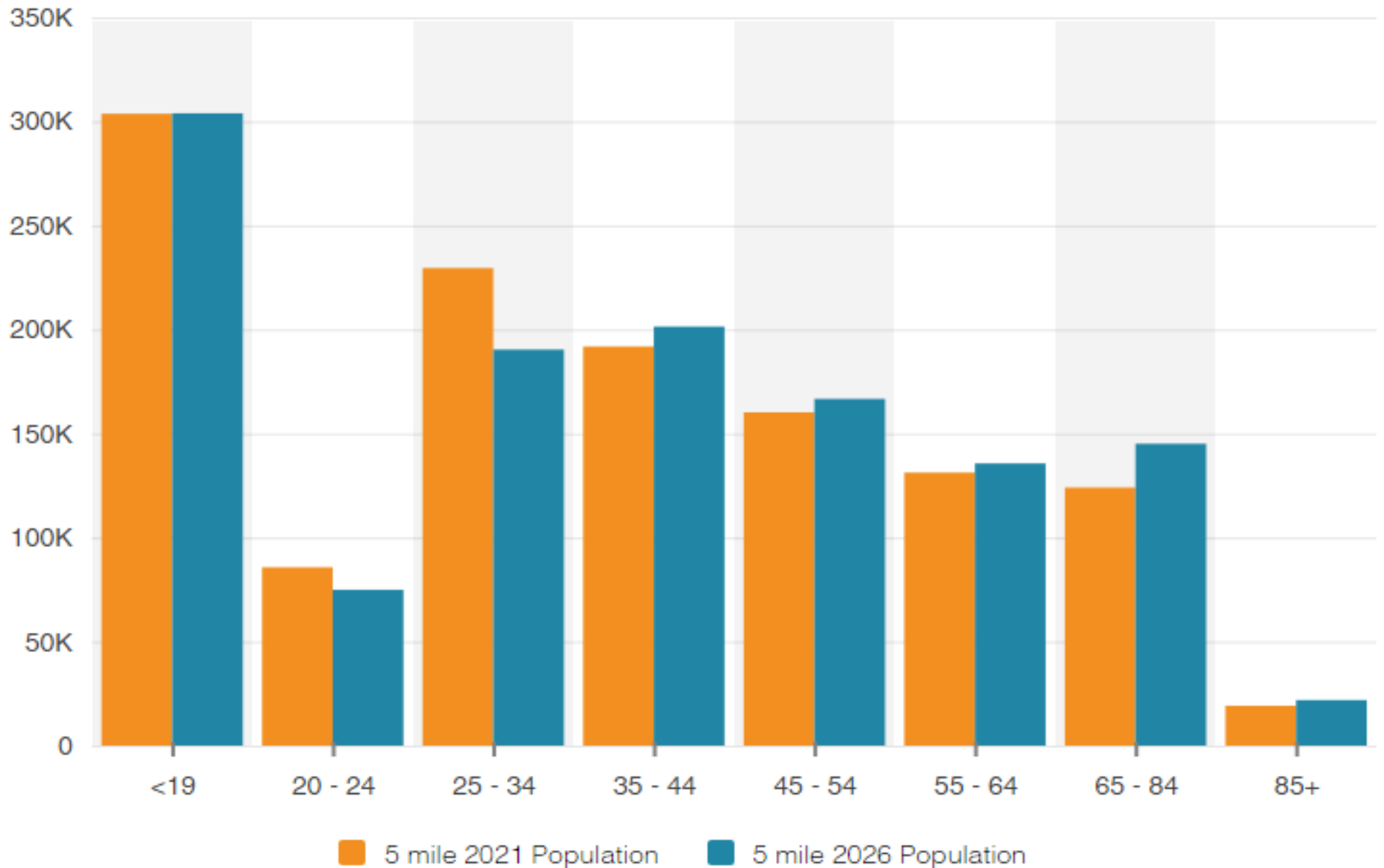
DEMOGRAPHICS

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$68,496	\$71,735	\$87,175
Median Household Income	\$42,194	\$48,728	\$60,682
< \$25,000	35,573	111,698	264,716
\$25,000 - 50,000	22,387	93,692	238,403
\$50,000 - 75,000	14,394	66,953	197,229
\$75,000 - 100,000	9,717	41,575	134,333
\$100,000 - 125,000	7,366	29,932	105,803
\$125,000 - 150,000	4,575	17,495	65,458
\$150,000 - 200,000	5,038	18,870	75,131
\$200,000+	5,883	22,810	106,524

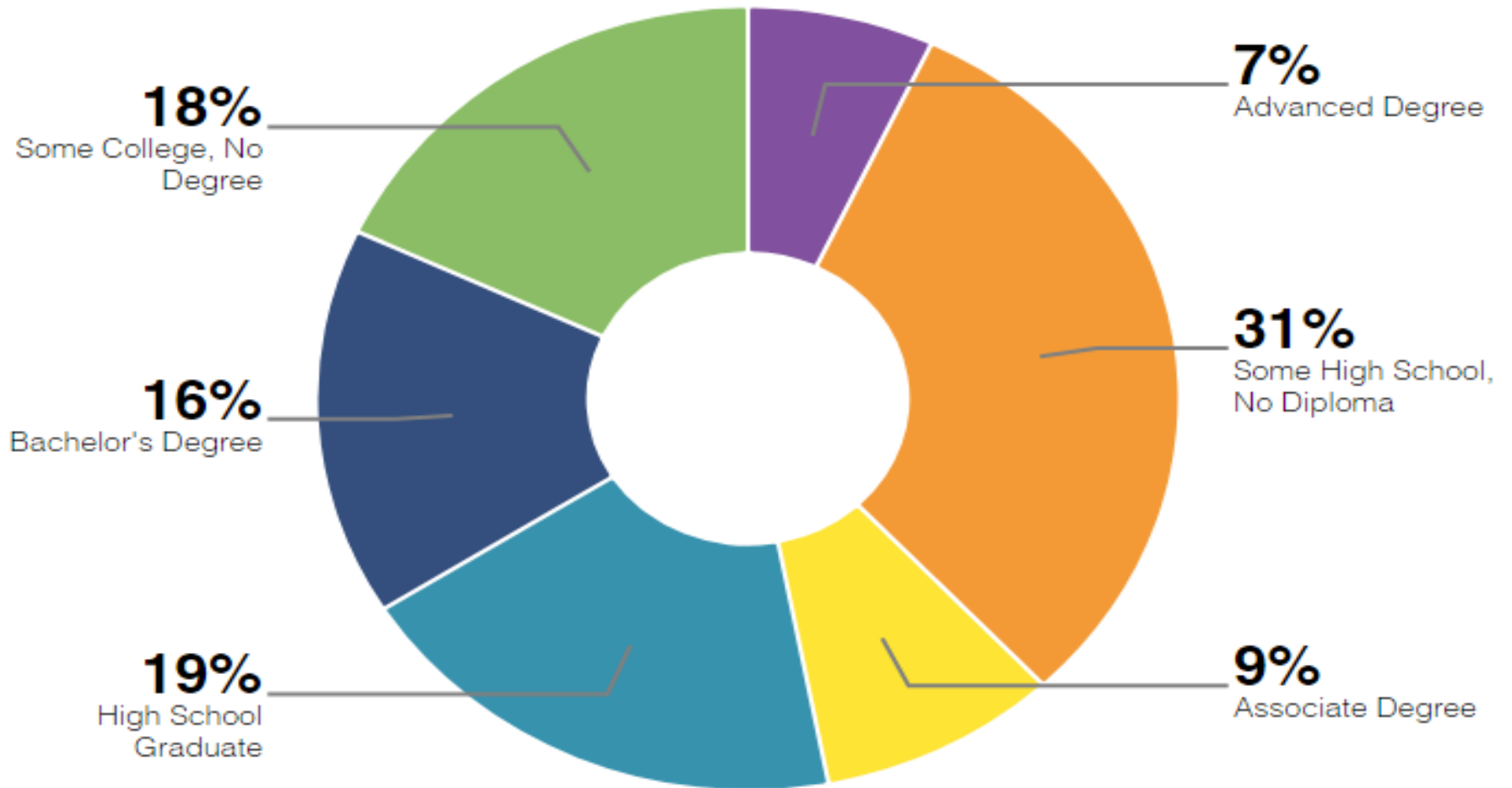
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Population By Age



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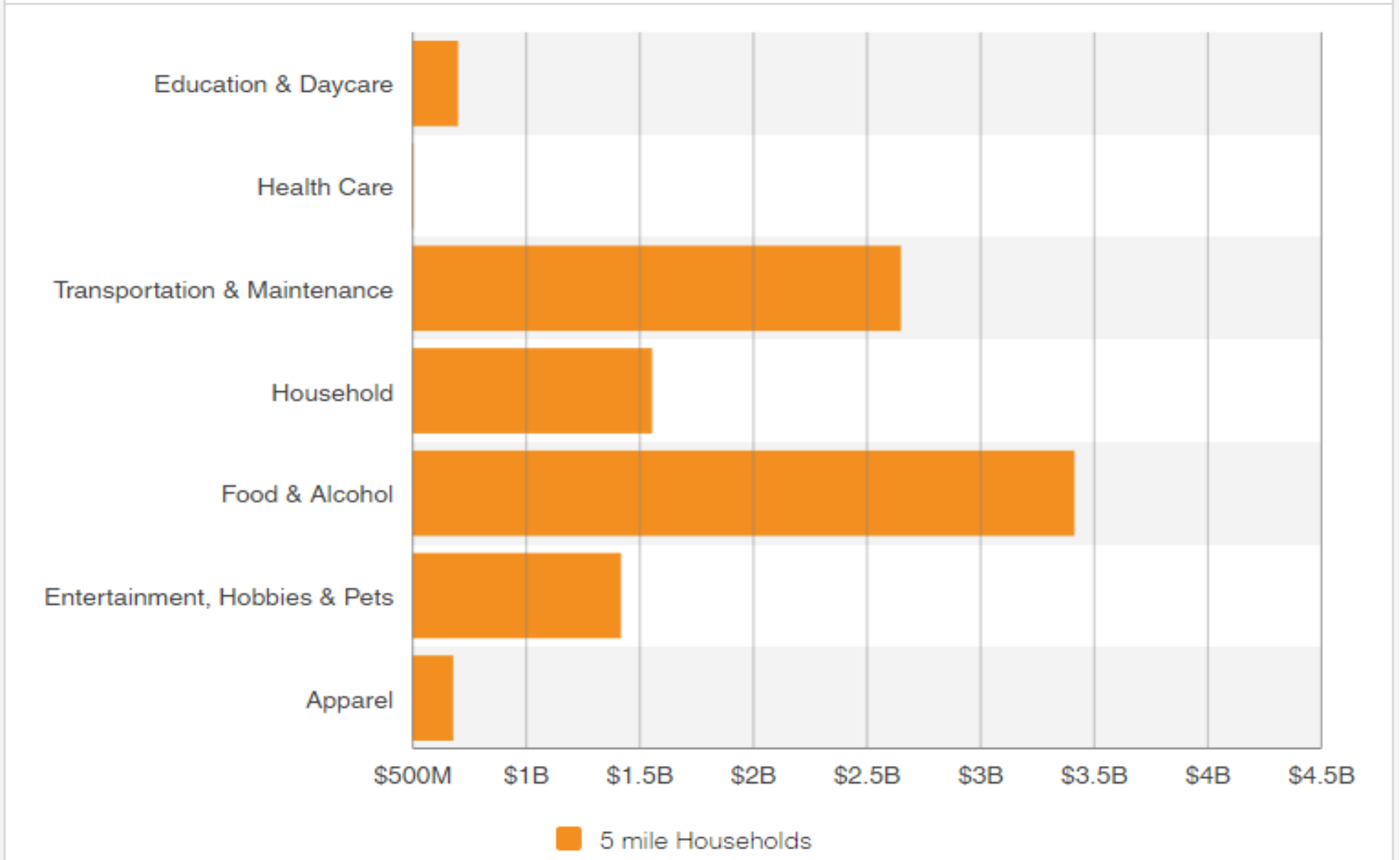
Educational Attainment



5 mile 2021 % of Population

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Consumer Spending



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