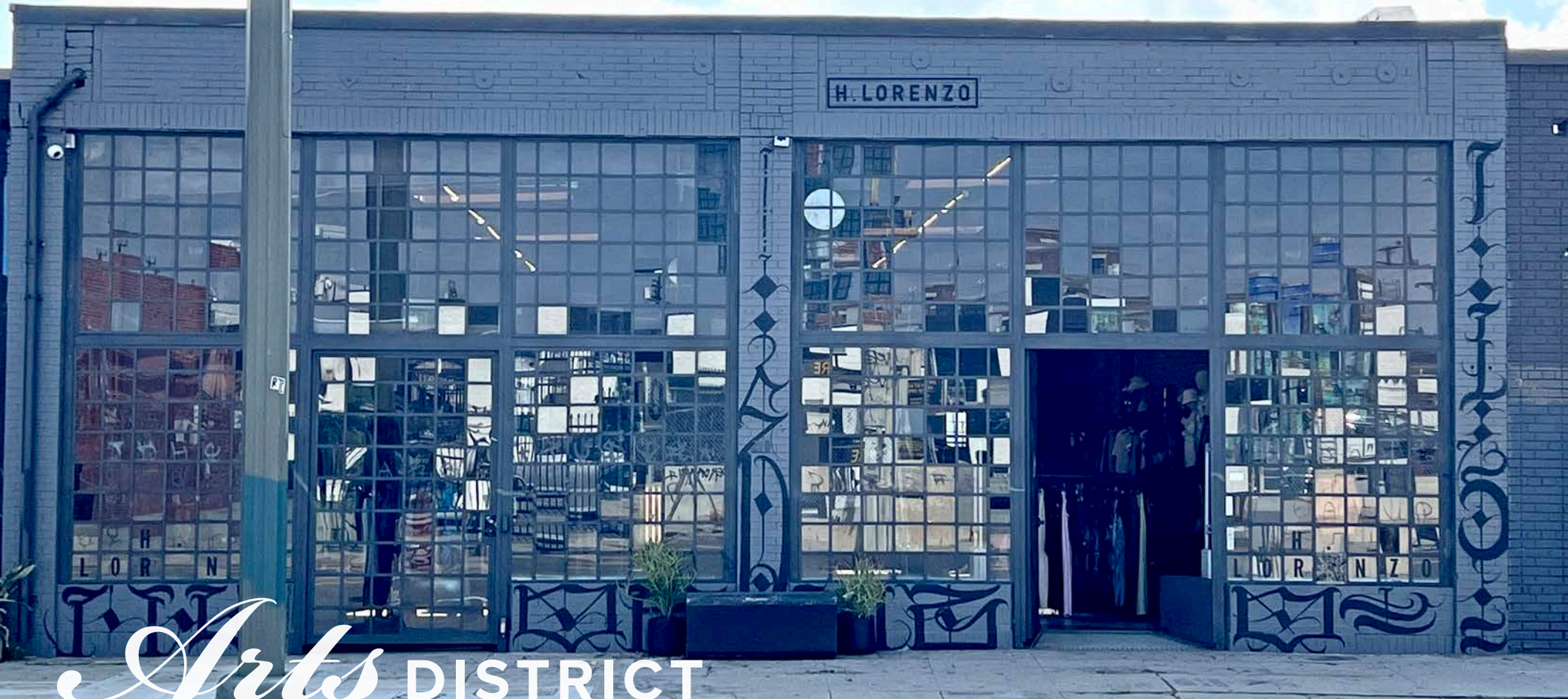


**FOR LEASE**  
**2010**  
**E 7<sup>TH</sup> STREET**  
LOS ANGELES • CA 90021



*Arts* DISTRICT

**±3,415 SF COMMERCIAL BUILDING ON ±5,609 SF OF LAND**  
**POTENTIAL FOR CREATIVE USES, FLEX, GALLERY, RETAIL, ENTERTAINMENT,**  
**TECH, OFFICE, EVENT SPACE, RESTAURANT (SUBJECT TO CITY APPROVAL)**

**FOR LEASE**  
**2010**  
**E 7<sup>TH</sup> STREET**  
**LOS ANGELES • CA 90021**

**PROPERTY HIGHLIGHTS**

- Rare ±3,415 SF Building with a Fenced Yard and Total Land Area of ±5,609 SF
- Beautiful Sandblasted Brick Building with 100% HVAC
- Located near 7th St & Mateo St
- State Enterprise Zone (Tenant Should Verify with Consultants)
- Walking Distance to: Biscuit Lofts, Toy Factory Lofts, Brick Lofts, AMP Lofts, Pizzanista, Bread Lounge, Guerrilla Tacos, Warner Music Campus and Many Restaurants, Cafés, Bars, Etc.
- Potential for Creative Uses, Flex, Gallery, Retail, Entertainment, Tech, Office, Event Space, Restaurant, Etc. (Subject to City Approval)

**PRICING SUMMARY**

- Asking Rate: \$12,806.25/Mo NNN or \$3.75 PSF/Mo (NNN Charges are Approximately \$0.30 PSF)

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Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

**FOR LEASE** | ±3,415 SF COMMERCIAL BUILDING ON ±5,609 SF OF LAND

2010 E 7TH ST | LOS ANGELES



**FOR LEASE** | ±3,415 SF COMMERCIAL BUILDING ON ±5,609 SF OF LAND

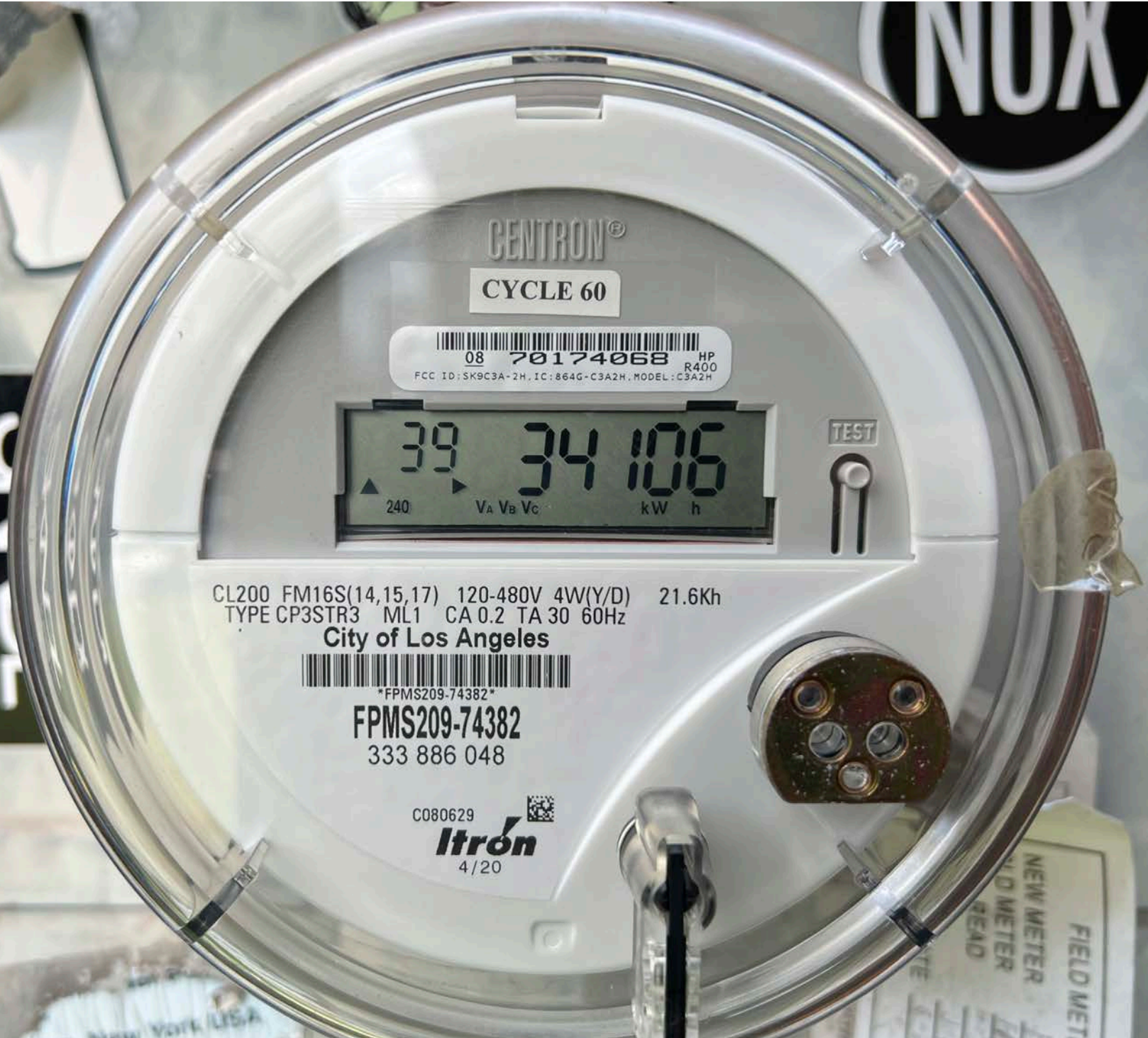
2010 E 7TH ST | LOS ANGELES



**FOR LEASE** | ±3,415 SF COMMERCIAL BUILDING ON ±5,609 SF OF LAND

2010 E 7TH ST | LOS ANGELES





CENTRON®

CYCLE 60

08 70174068 HP  
R400  
FCC ID: SK9C3A-2H, IC: 864G-C3A2H, MODEL: C3A2H

39 34 106  
240 Va Vb Vc kW h

TEST

CL200 FM16S(14,15,17) 120-480V 4W(Y/D) 21.6Kh  
TYPE CP3STR3 ML1 CA 0.2 TA 30 60Hz  
City of Los Angeles

\*FPMS209-74382\*

FPMS209-74382  
333 886 048

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ltron  
4/20

FIELD MET  
NEW METER  
OLD METER  
READ



 **WARNER  
MUSIC  
GROUP**

 **House of Cocotte**  
Cuisine & Hub

**LOKELS**

**GUERRILLA**  
  
**CAFECITO**

**MATEO ST**

**E.R.B.**

  
**GUERRILLA TACOS**  
LOS ANGELES

 **AMP**  
SPORTS

**E 7TH ST**

**LAB STUDIOS**

**PIZZAN/STA!**

**YESS Japanese  
Restaurant**

**FOR LEASE** | ±3,415 SF COMMERCIAL BUILDING ON ±5,609 SF OF LAND

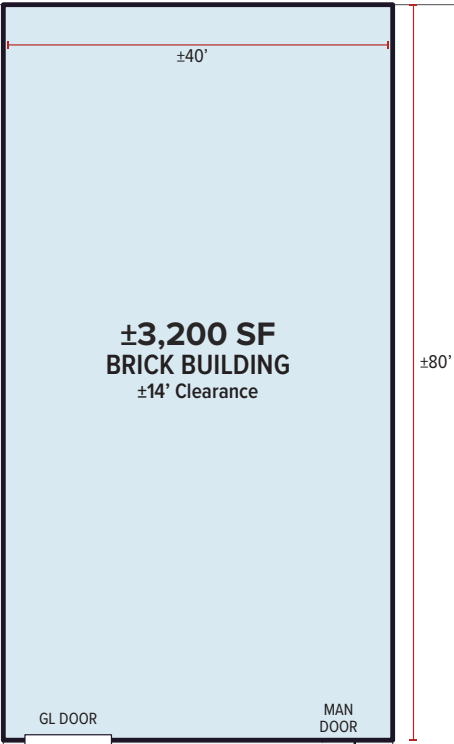
2010 E 7TH ST | LOS ANGELES



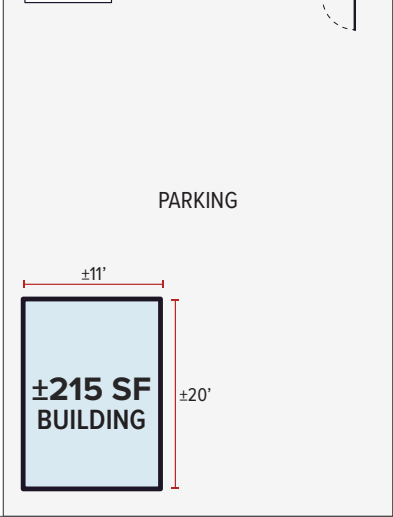


SITE PLAN

E 7<sup>TH</sup> ST



±3,200 SF  
BRICK BUILDING  
±14' Clearance



← TO MATEO ST

ALLEY



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer should consult with an architect and perform a survey for the exact building size.

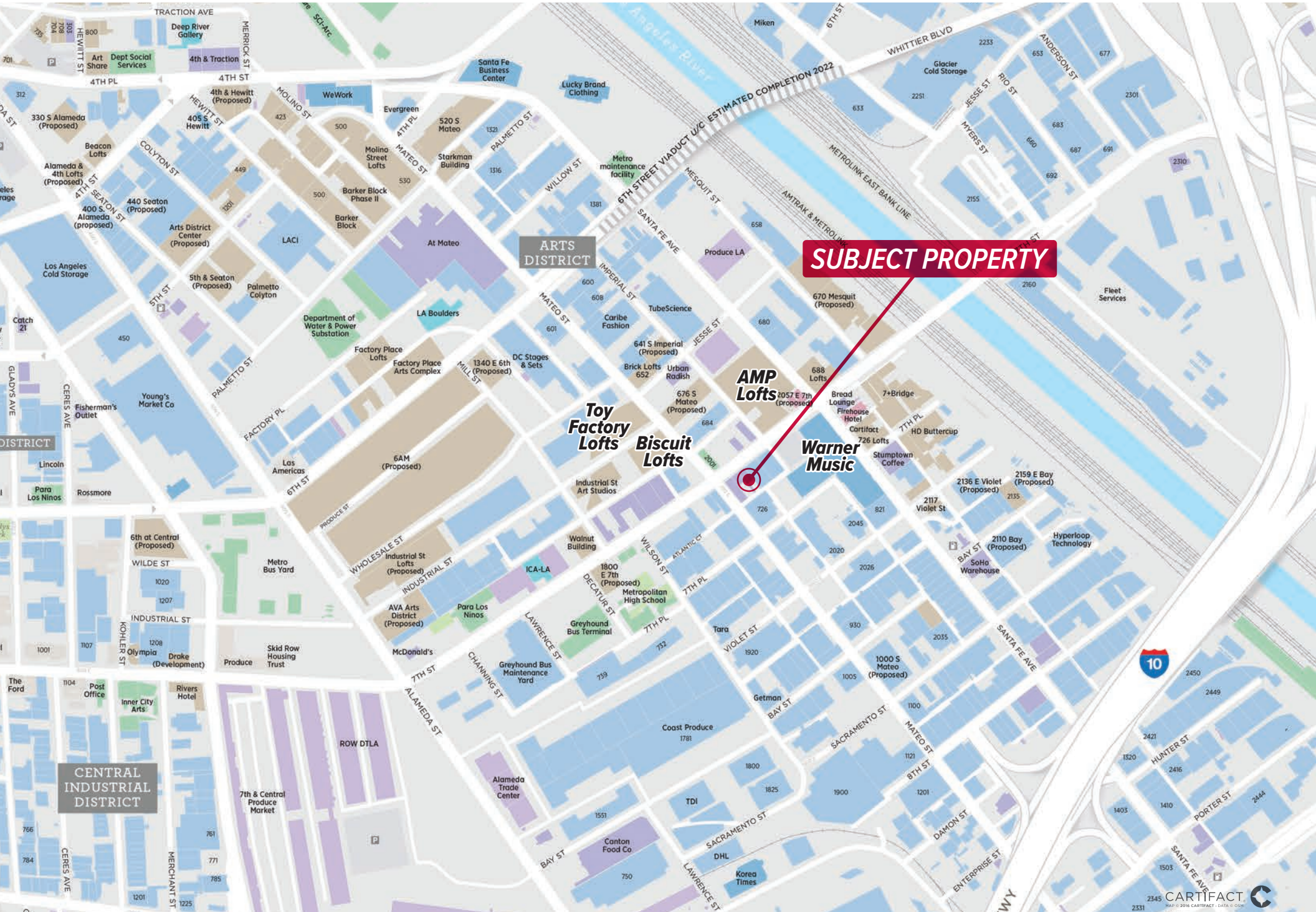
5166	15 SHEET	P. A. 1093-22	TRA 15117	REVISED: 97051603001002-23 97051603001003-23	97051603001006-23 97072305002001-23 20030121	20100119 20100713 2015111002004001-23	2017022802008001-23 201701002007001-23	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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MAPPING AND GIS SERVICES  
SCALE 1" = 60'

018





**SUBJECT PROPERTY**

**ARTS DISTRICT**

**Toy Factory Lofts**

**Biscuit Lofts**

**AMP Lofts**

**Warner Music**

**CENTRAL INDUSTRIAL DISTRICT**



**FOR LEASE**  
**2010**  
**E 7<sup>TH</sup> STREET**  
**LOS ANGELES • CA 90021**

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