

DTLA ARTS DISTRICT LEASE OPPORTUNITY



1922
7TH PLACE

Remodeled 3,956 Sq.Ft. of 2nd Floor Creative Space
2 Units Available: 1,400 SF and 2,556 SF

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

- 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

Total Available Second Floor Area: 3,956± Sq.Ft.

Available Units: Units 3 & 6: 2,556± SF
(Must be taken together)

Unit 7: 1,400± SF

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

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 (All Gross):

Units 3 & 6: \$4,473 Per Month (\$1.75 Per SF)

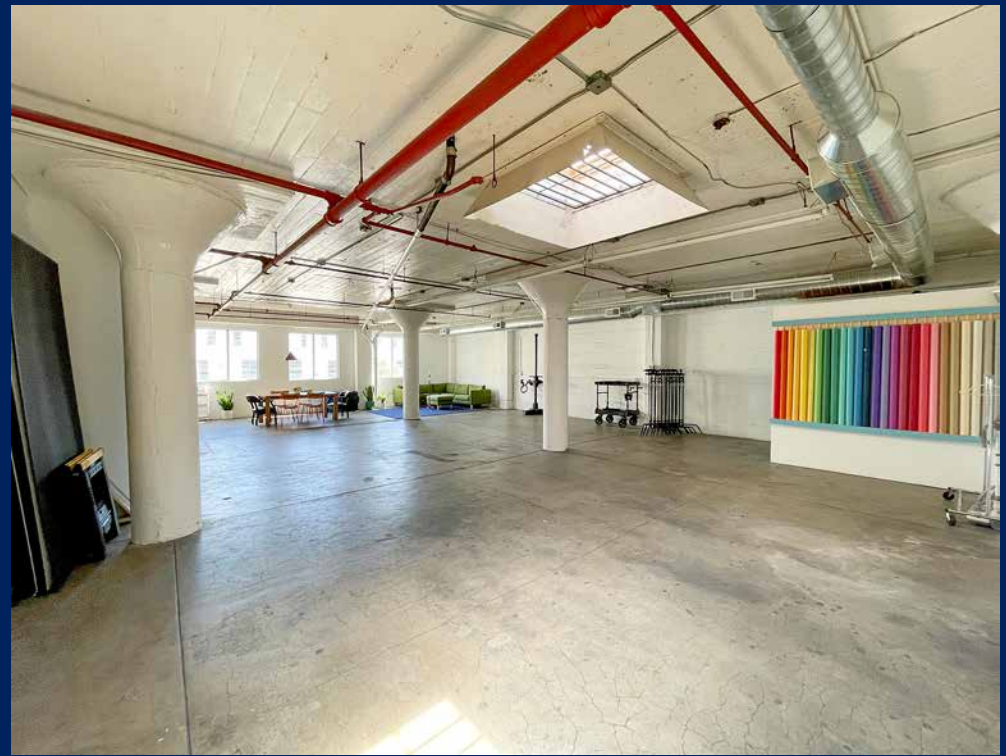
Unit 7: \$2,450 Per Month (\$1.75 Per SF)

Term: Submit



UNIT 7





UNITS 3 & 6



Site Plan



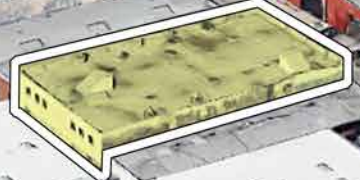
Property Aerial

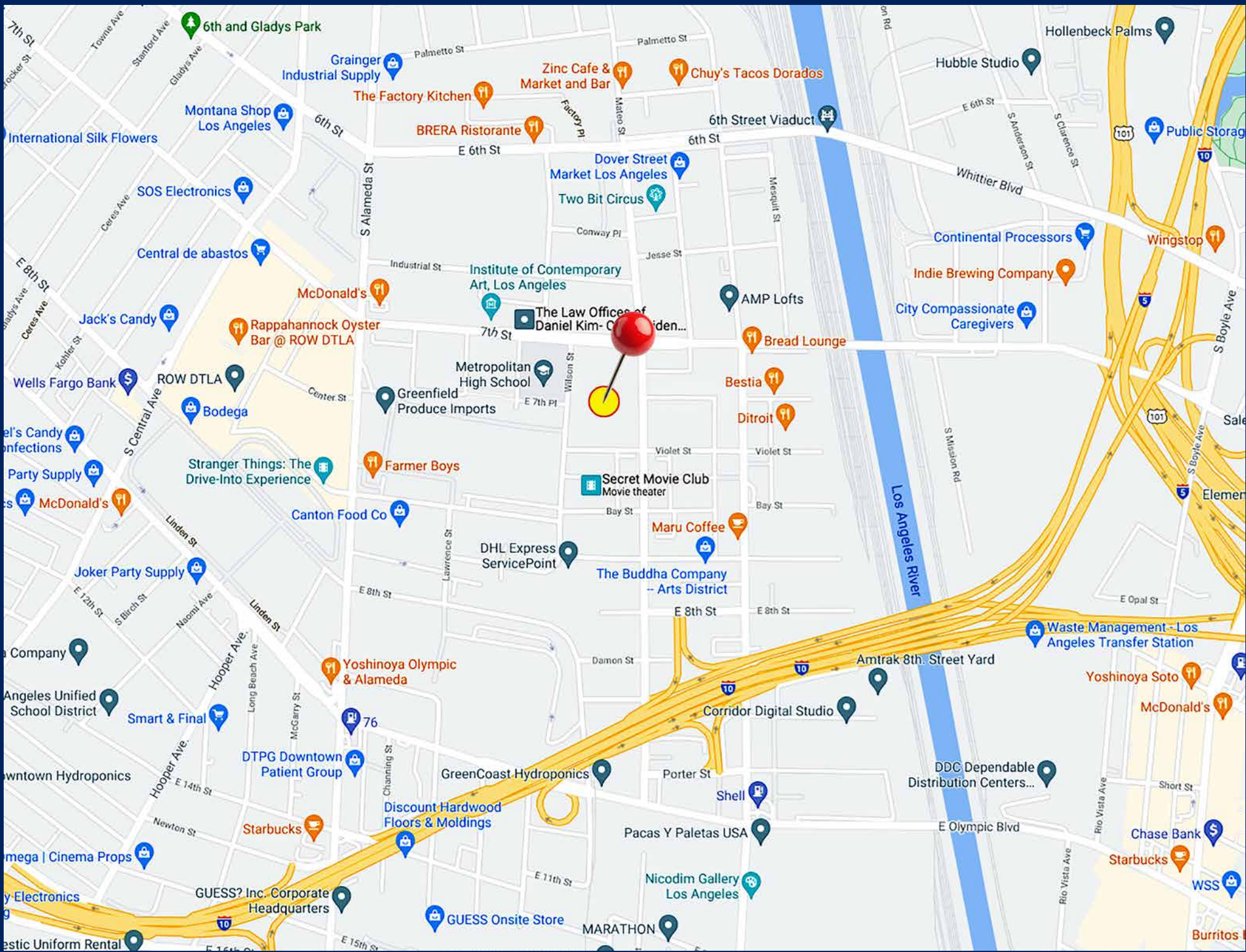


ALAMEDA STREET

7TH STREET

MATEDO STREET





6th and Gladys Park

Granger Industrial Supply

Zinc Cafe & Market and Bar

Chuy's Tacos Dorados

Hubble Studio

Hollenbeck Palms

Montana Shop Los Angeles

The Factory Kitchen

BRERA Ristorante

6th Street Viaduct

E 6th St

International Silk Flowers

SOS Electronics

Dover Street Market Los Angeles

Two Bit Circus

Continental Processors

Wingstop

Central de abastos

Institute of Contemporary Art, Los Angeles

Indie Brewing Company

City Compassionate Caregivers

McDonald's

Rappahannock Oyster Bar @ ROW DTLA

The Law Offices of Daniel Kim-C...

AMP Lofts

Bread Lounge

Jack's Candy

Wells Fargo Bank

ROW DTLA

Metropolitan High School

Greenfield Produce Imports

Bestia

Detroit

el's Candy Confections

Party Supply

McDonald's

Stranger Things: The Drive-Into Experience

Farmer Boys

Secret Movie Club Movie theater

Maru Coffee

Joker Party Supply

Canton Food Co

DHL Express ServicePoint

The Buddha Company -- Arts District

Company

Angeles Unified School District

Smart & Final

Yoshinoya Olympic & Alameda

76

DTPG Downtown Patient Group

GreenCoast Hydroponics

Corridor Digital Studio

Amtrak 8th. Street Yard

Waste Management - Los Angeles Transfer Station

Yoshinoya Soto

McDonald's

owntown Hydroponics

Starbucks

Discount Hardwood Floors & Moldings

Pacas Y Paletas USA

Shell

DDC Dependable Distribution Centers...

Chase Bank

Starbucks

mega | Cinema Props

GUESS? Inc. Corporate Headquarters

GUESS Onsite Store

Nicodim Gallery Los Angeles

WSS

estic Uniform Rental

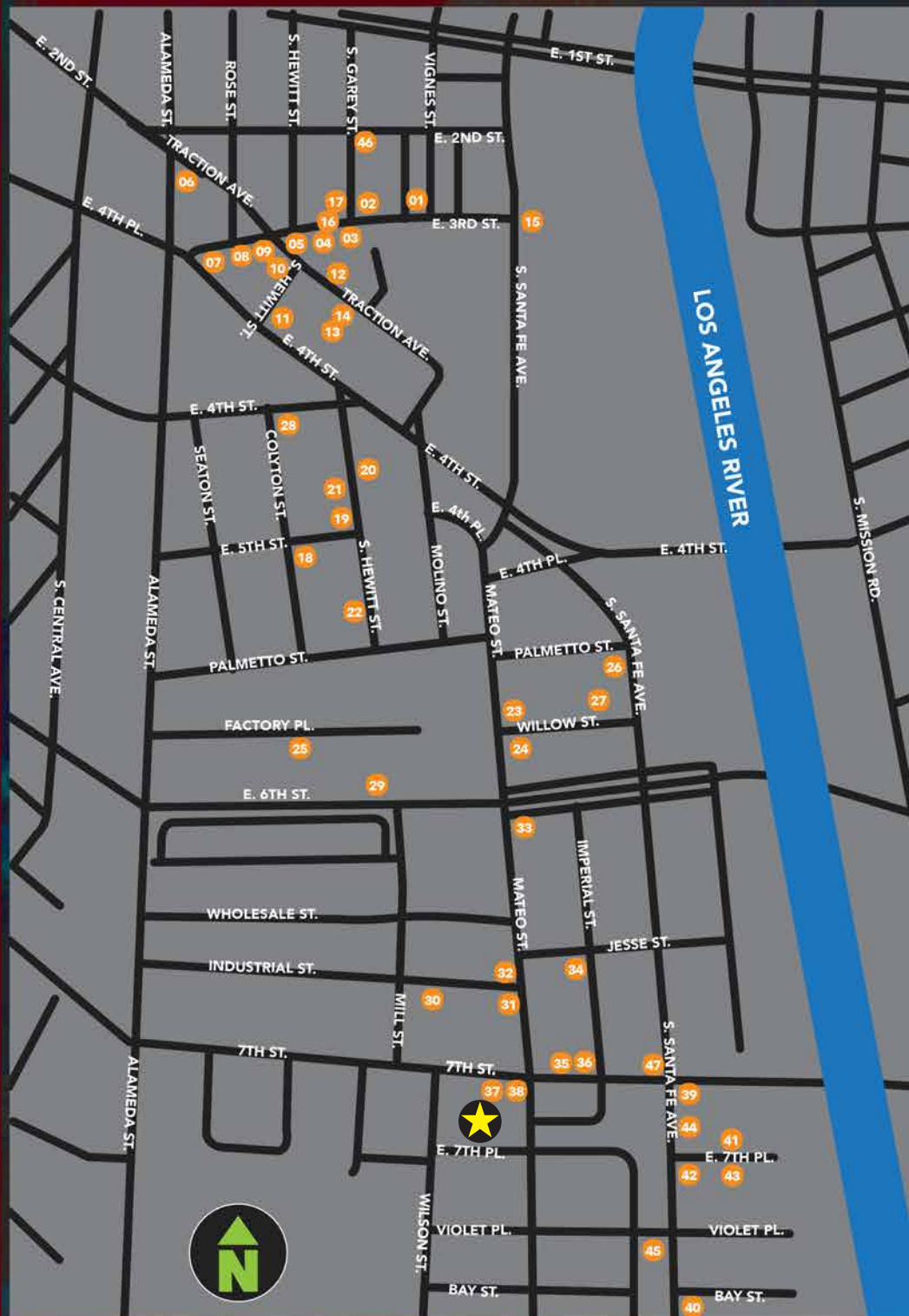
MARATHON

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

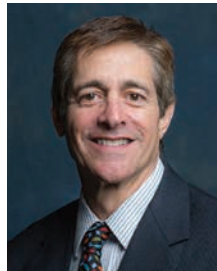


65% expect to live in DTLA for at least 3 more years

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Creative Space

DTLA Arts District Location



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