

DTLA ARTS DISTRICT LEASE OPPORTUNITY



*Remodeled 6,157 Sq.Ft. of 2nd Floor Creative Space
3 Units Divisible to 844, 1,400 & 3,913 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:	6,157± Sq.Ft.
Divisible Units:	Unit 1: 3,913± SF Unit 4: 844± SF 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 ½-block west of Mateo St

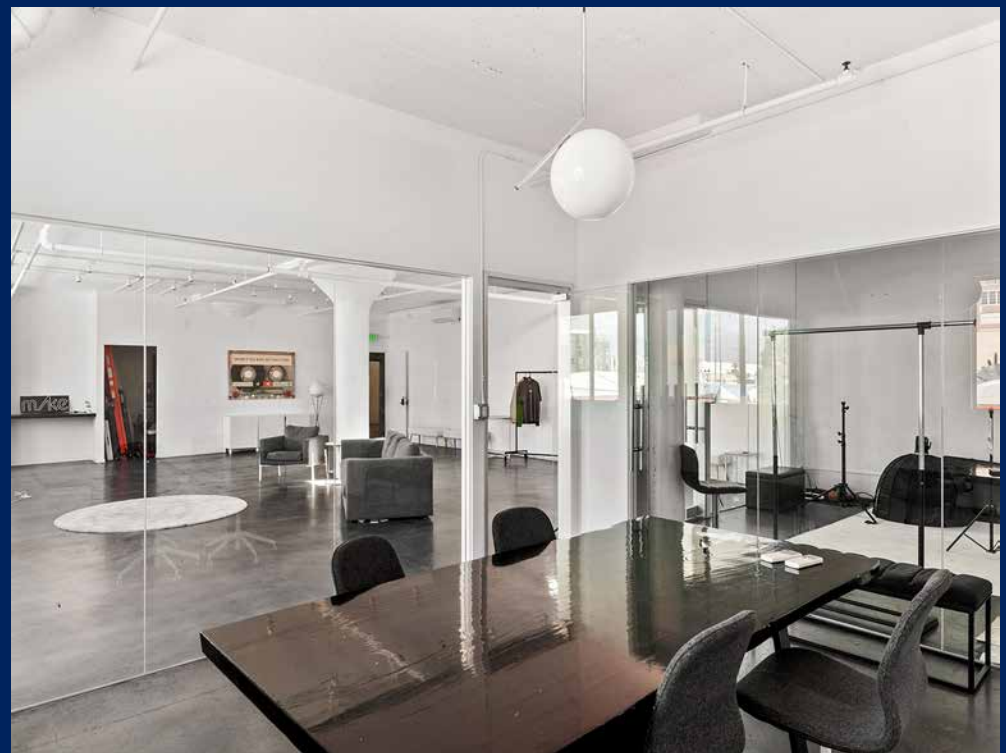
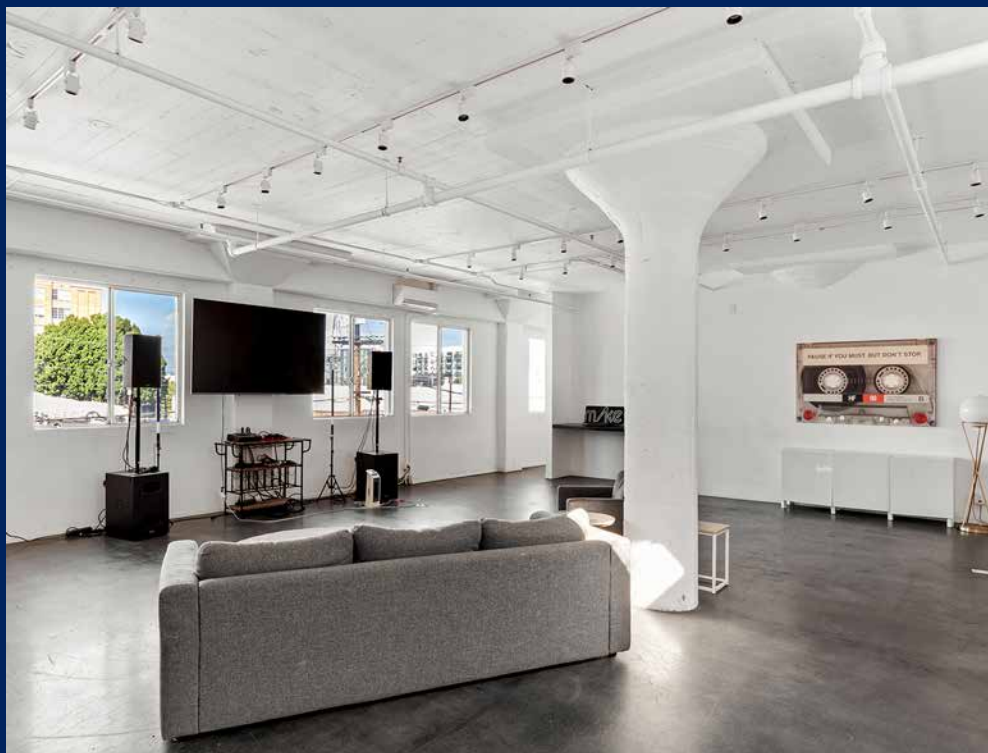
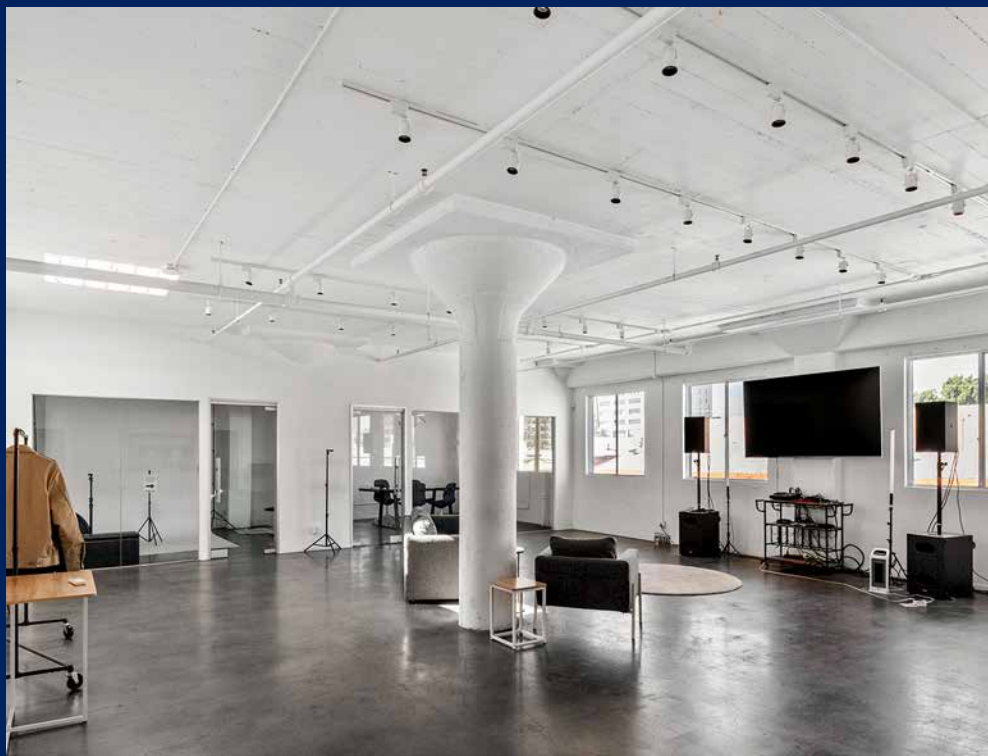
Lease Rental (All Gross):

Unit 1: \$9,783 Per Month (\$2.50 Per SF)

Unit 4: \$1,688 Per Month (\$2.00 Per SF)

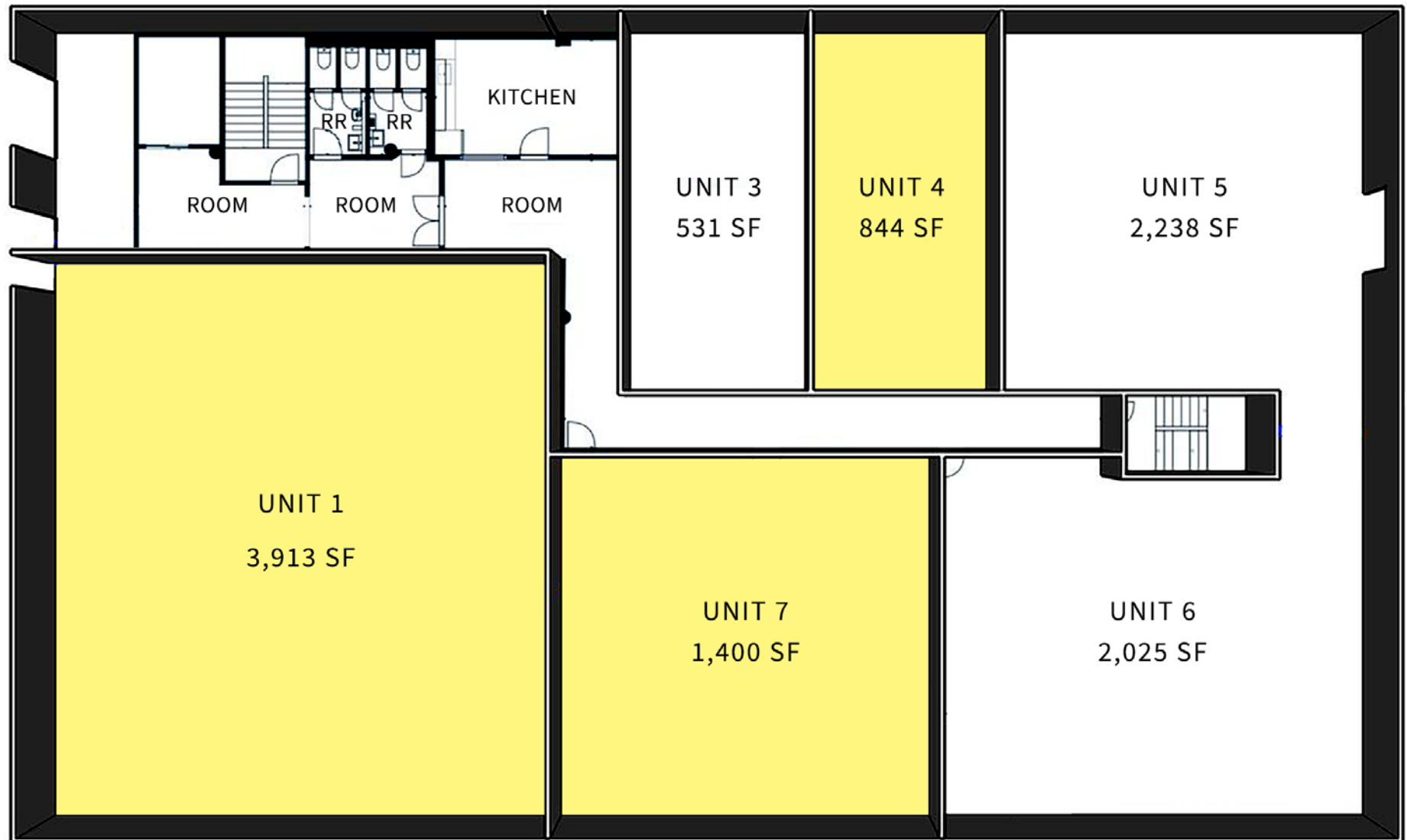
Unit 7: \$2,800 Per Month (\$2.00 Per SF)

Term: Submit



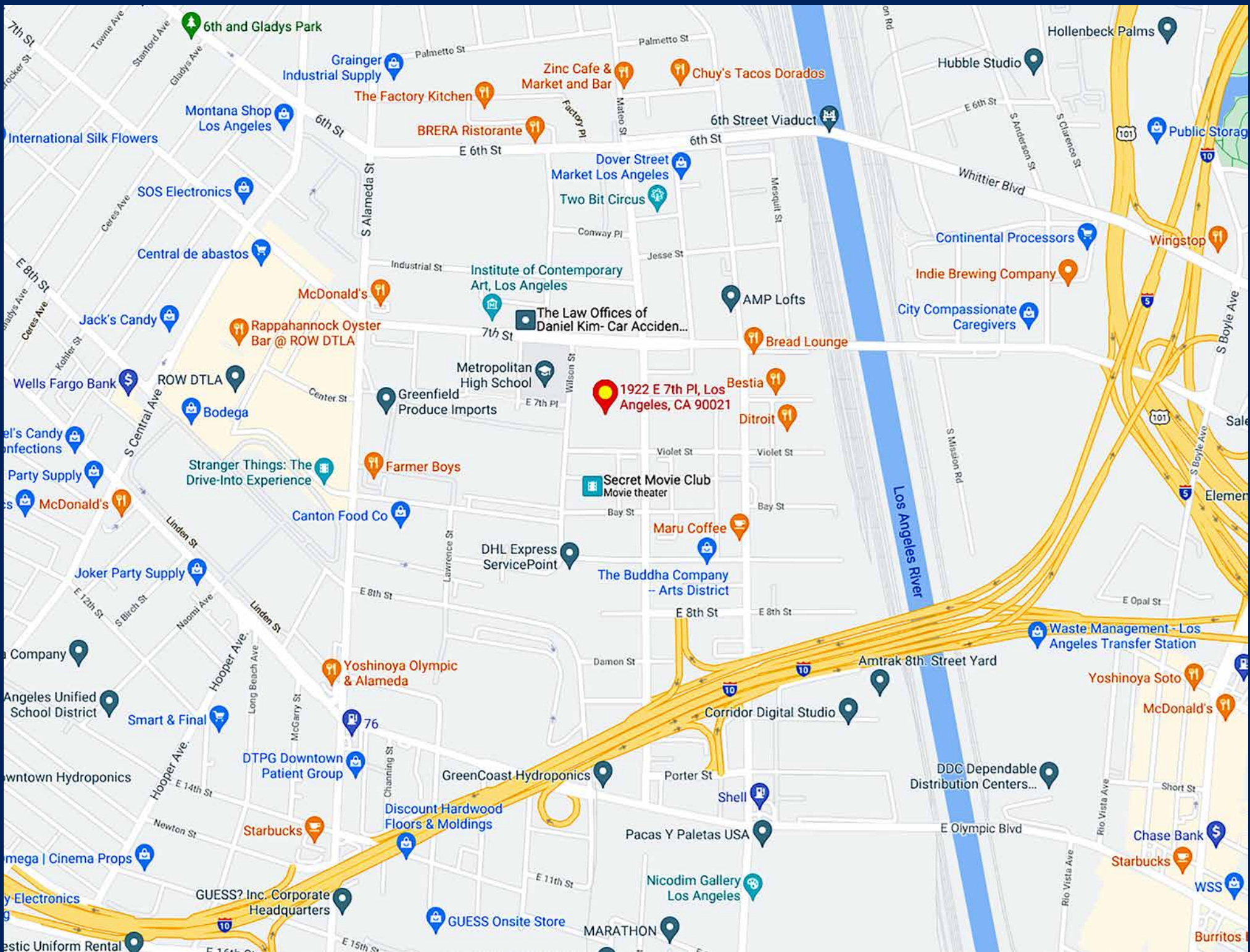


Site Plan



Property Aerial

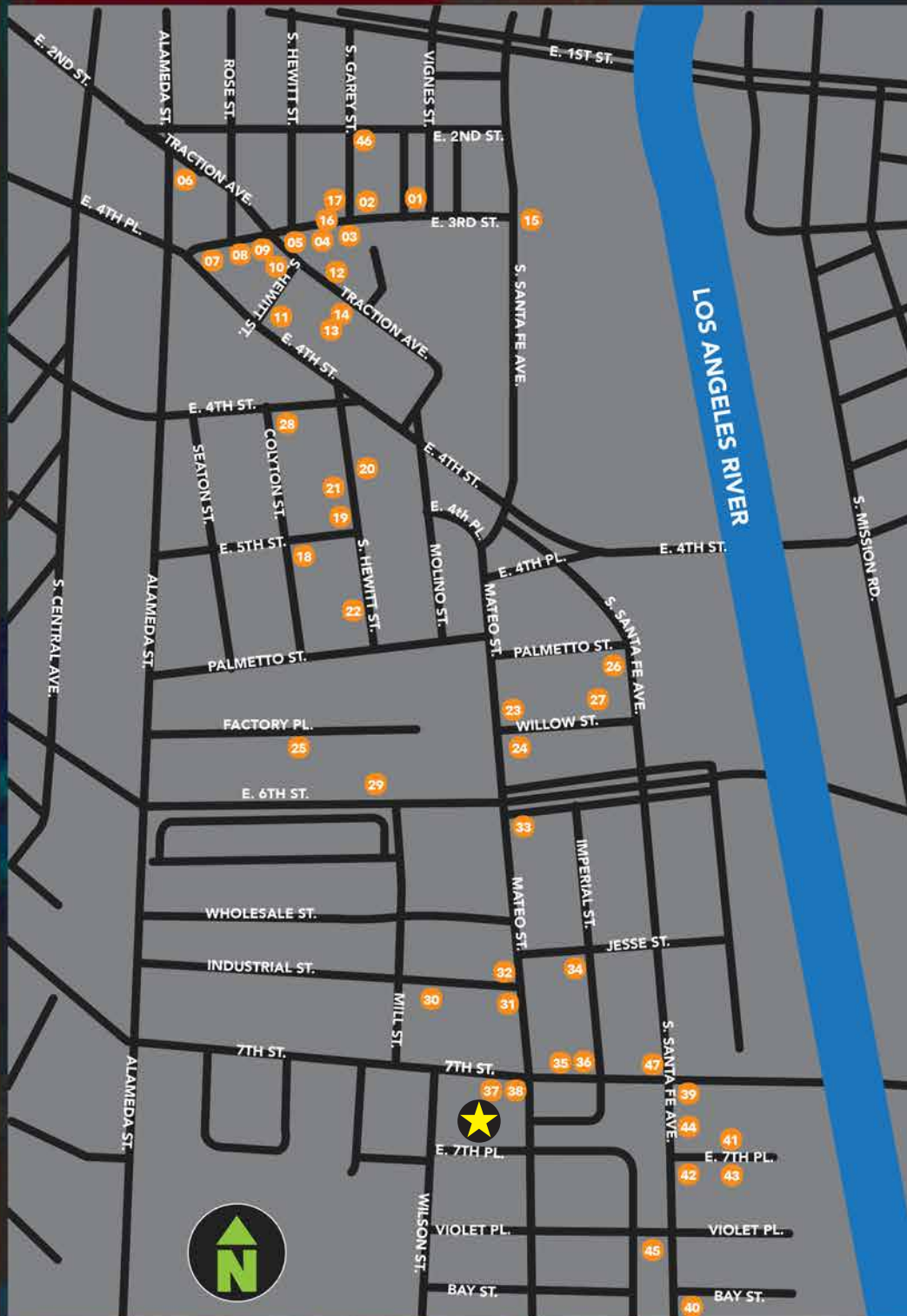




Arts District Office Tenants



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 UAMAMI 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

\$86,300

Average Household Income



84% Residential Inventory Growth 2000 - 2019



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

37% Population Growth 2010 - 2019

94% Residential Occupancy

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



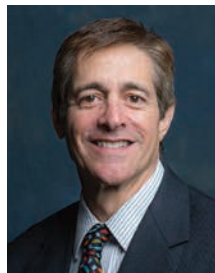
65% expect to live in DTLA for at least 3 more years



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