

# DTLA ARTS DISTRICT LEASE OPPORTUNITY



**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 ½-block west of Mateo St

### Lease Rental (All Gross):

Units 3 & 6: \$5,112 Per Month (\$2.00 Per SF)

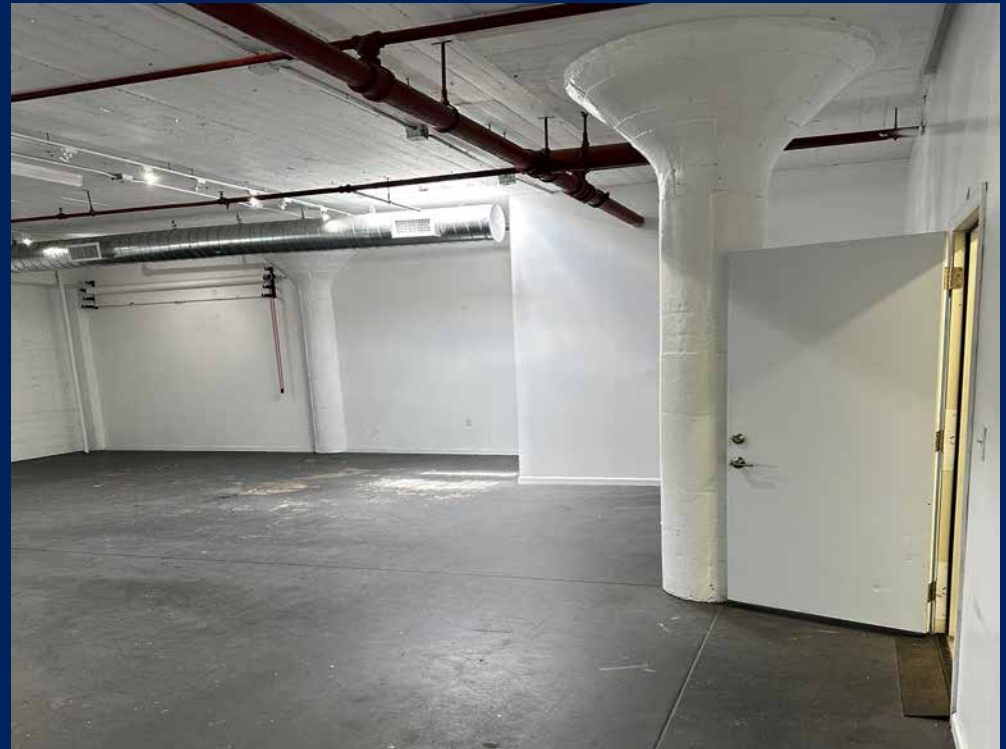
Unit 7: \$2,450 Per Month (\$1.75 Per SF)

Term: Submit

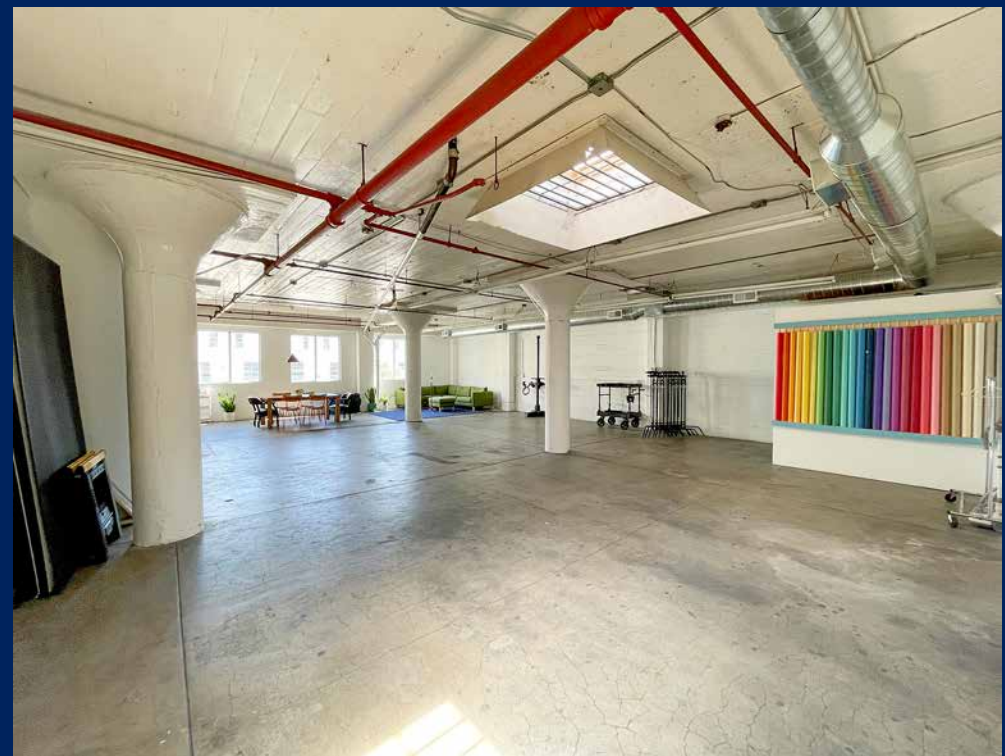




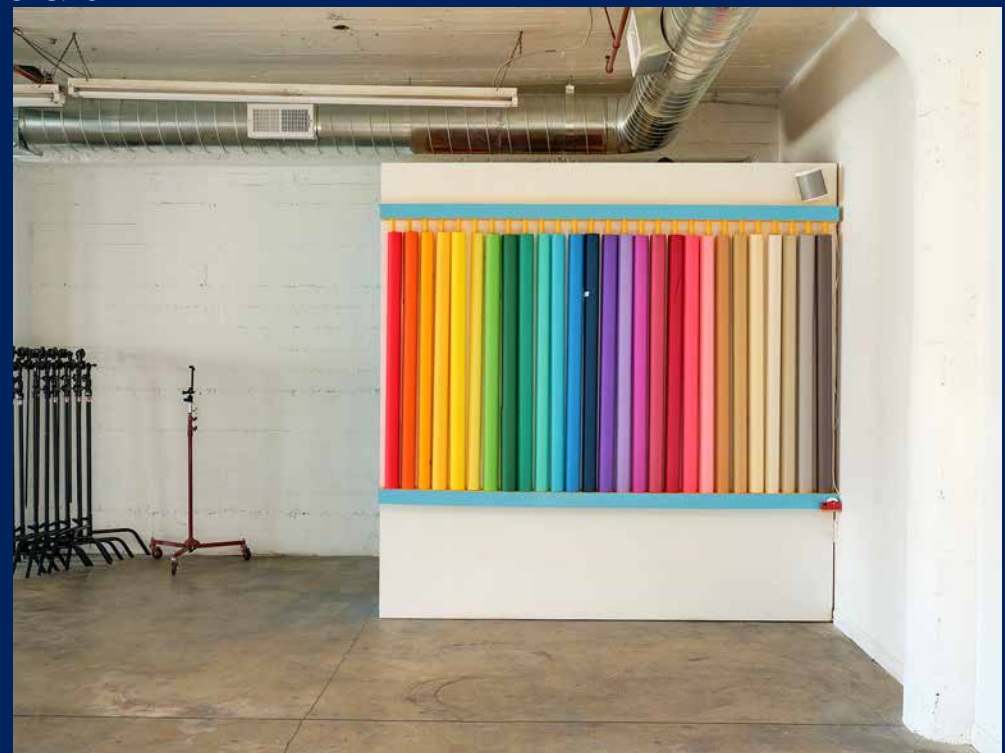
UNIT 7







UNITS 3 & 6



# Site Plan

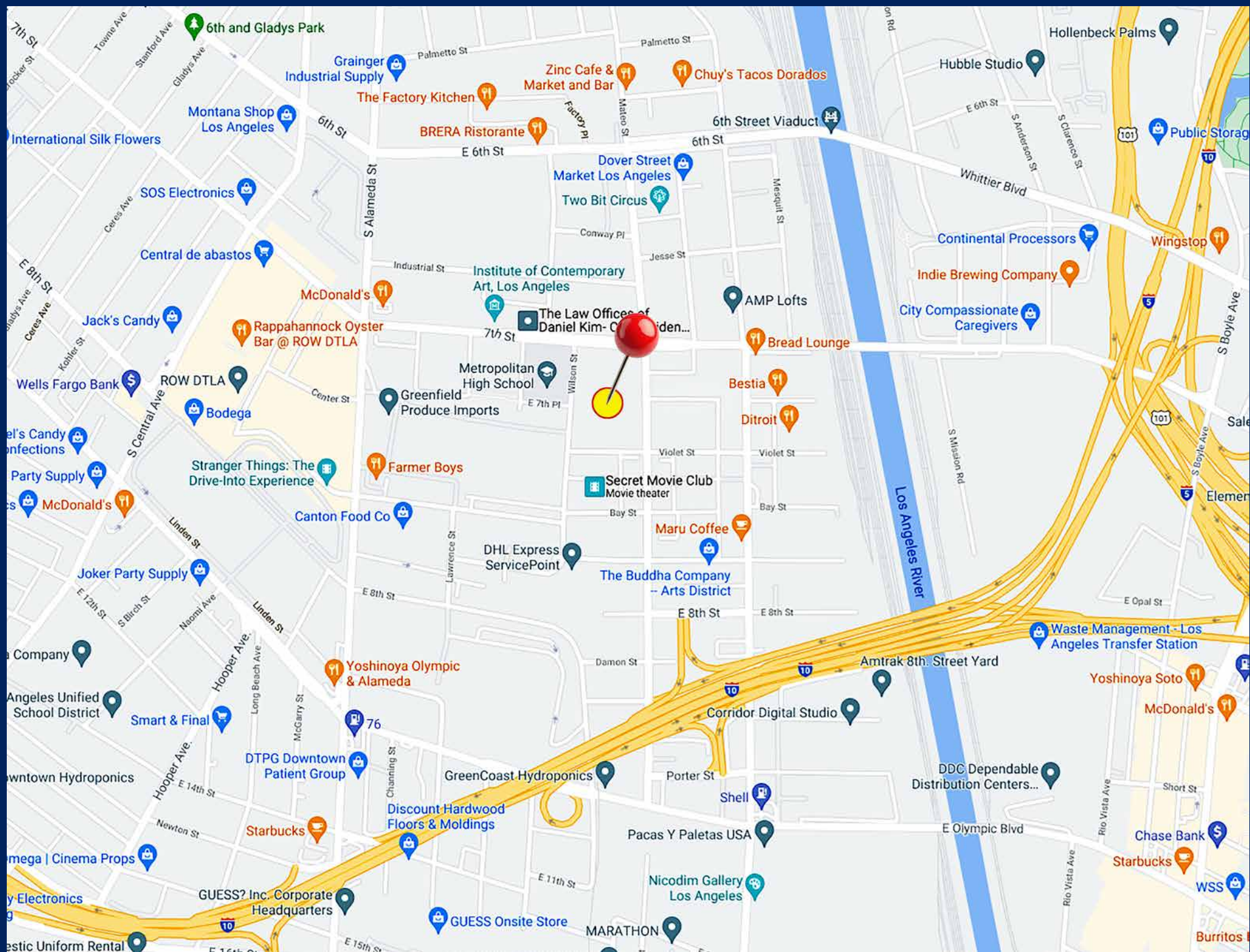




# Property Aerial







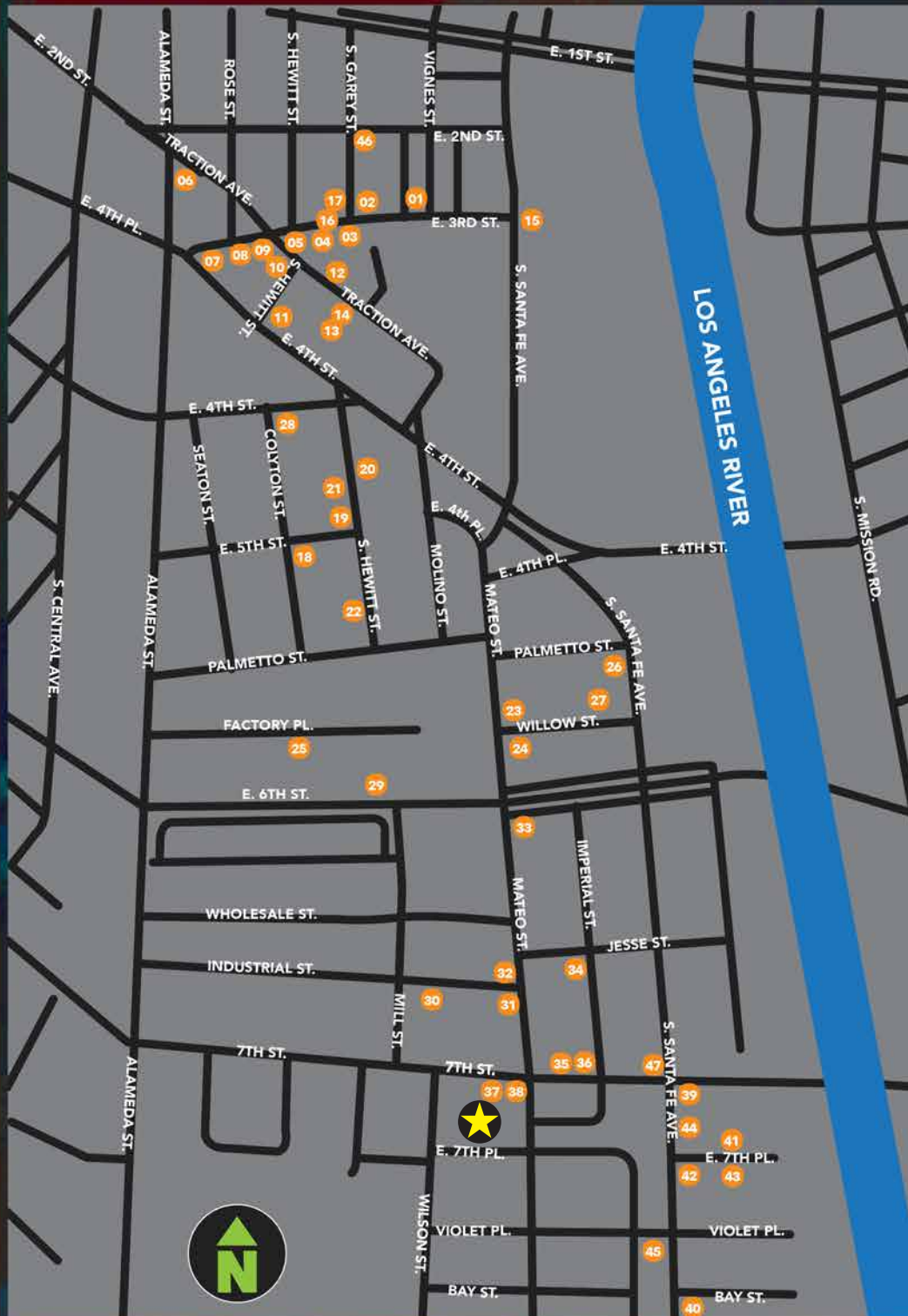


# Arts District Office Tenants





# 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 URTN 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

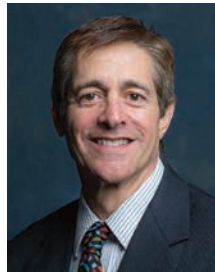




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Creative Space

DTLA Arts District Location



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