

DTLA ARTS DISTRICT LEASE OPPORTUNITY



Remodeled 2nd Floor Creative Space
880 SF Unit & 2,025 SF Unit Available For Lease



- 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

Unit 4 Available:	880± SF
Unit 6 Available:	2,025± 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
APN	5166-017-006

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
- 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

Unit 4: \$1,320 Per Month (\$1.50 Per SF Gross)

Unit 6: \$2,531.25 Per Month (\$1.25 Per SF Gross)

Term: Submit



Site Plan



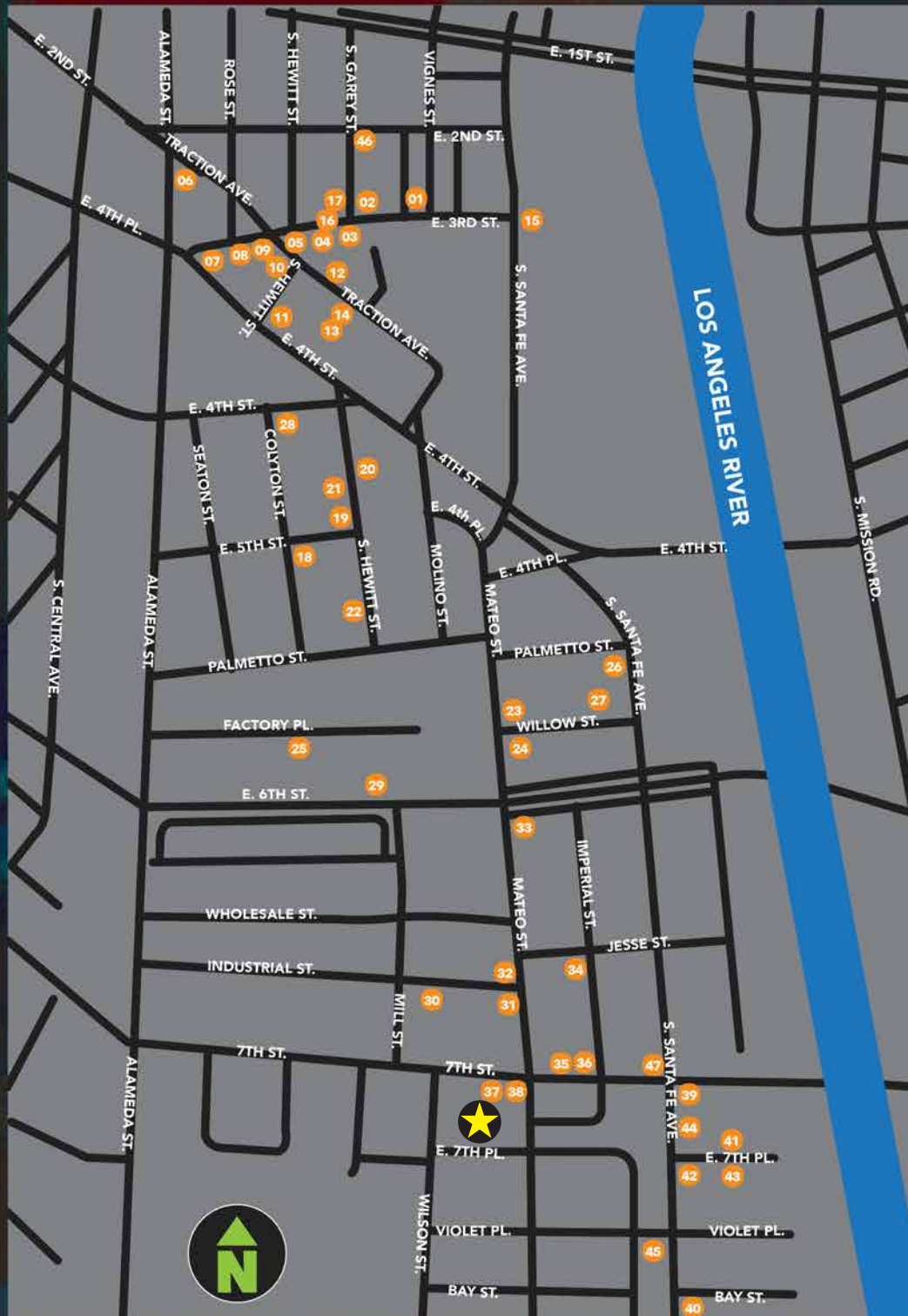
Property Aerial



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 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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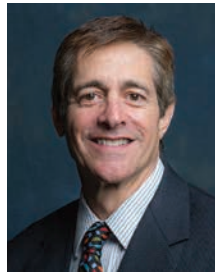
For Lease:

±800 SF Unit

±2,025 SF Unit

Second Floor Creative Space

DTLA Arts District Location



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