

INDUSTRIAL FOR LEASE



Prime Location 2 Blocks West of DTLA

6,500± SF of Space Available

1147 W 7th Street, Los Angeles, CA 90017

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM



1147 W 7TH STREET, LOS ANGELES, CA 90017

Property Details

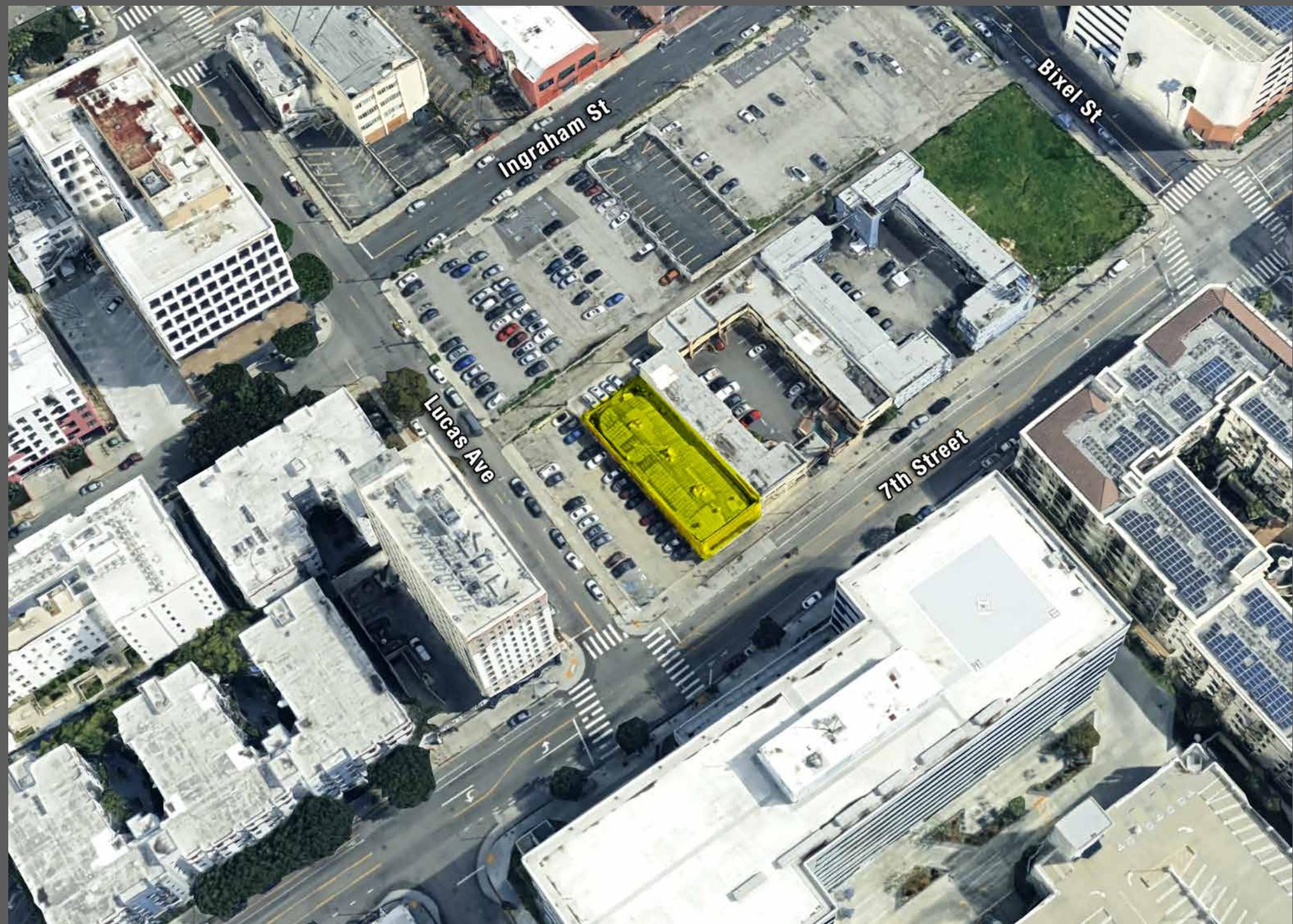
Available Area:	6,500± Sq.Ft.
Stories:	1
Year Built:	1941/1950
Zoning:	LACW
Ground Level Loading:	Yes
Parking:	Street

Lease Rental: \$6,500 Per Month
(\$1.00 Per SF Gross)

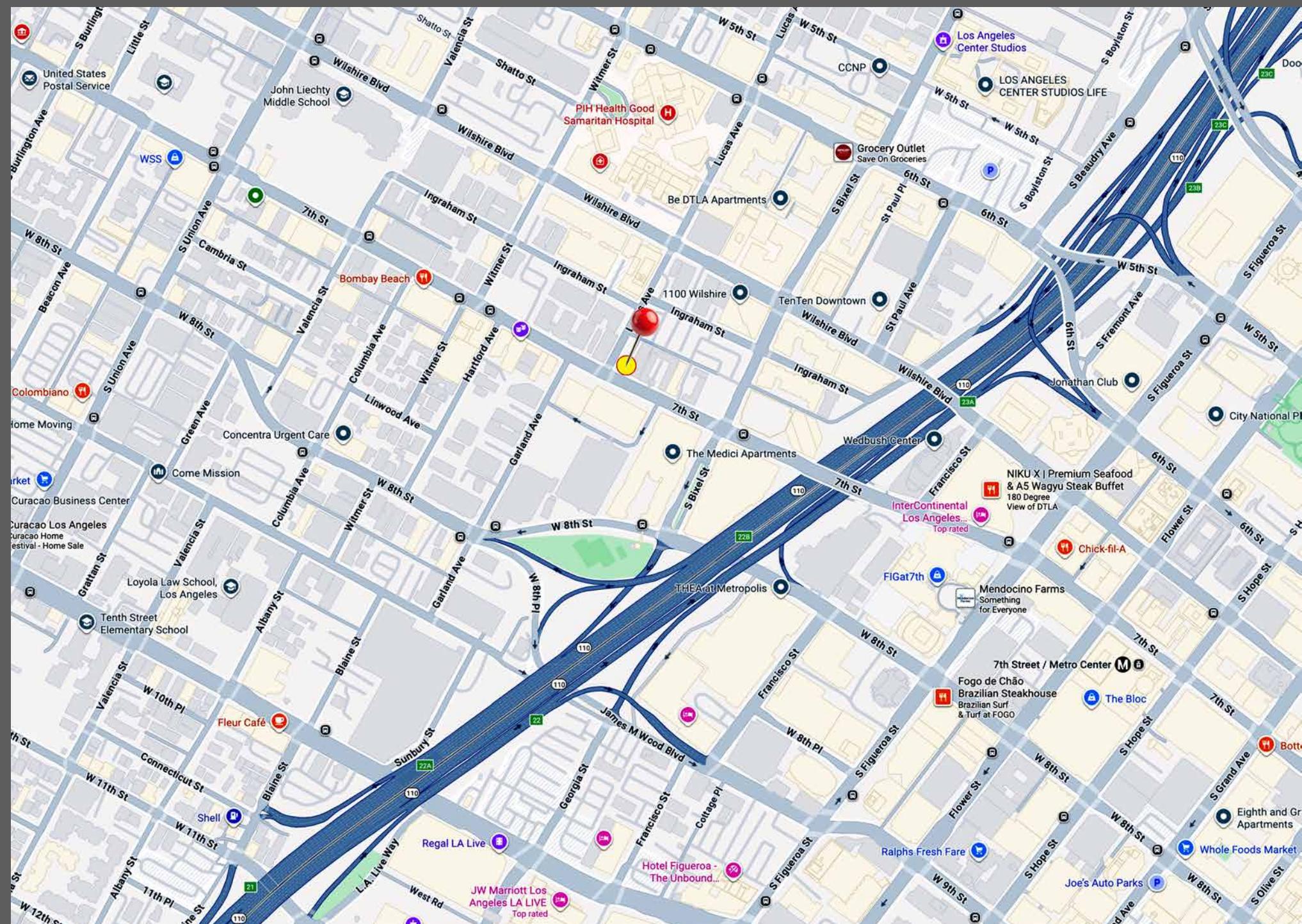
Property Highlights

- Ground floor warehouse space available for lease
- Potential retail or wholesale use
- Easy access to the 101 and 110 freeways
- Street parking only
- Two blocks west of the Harbor (110) Freeway and Downtown Los Angeles
- Two blocks south of Wilshire Boulevard

Aerial Photo



Area Map



Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS



61%
30 - 54 Years Old

57% Postsecondary Education

65%
Currently work 3-5 days in DTLA



79%
Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745 Retail+F&B Businesses per Square Mile



171
Food/Beverage Businesses per Square Mile

93
Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000
Average Household Income

26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

61%
25 - 54 Years Old

67%
Postsecondary Education

41% Population Growth 2010 - 2022

90%
Residential Occupancy



46%
Walk/Bike/Transit or Work from Home



FOR LEASE

1147 W 7TH STREET, LOS ANGELES, CA 90017

Industrial Facility For Lease 6,500± SF Available

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