



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

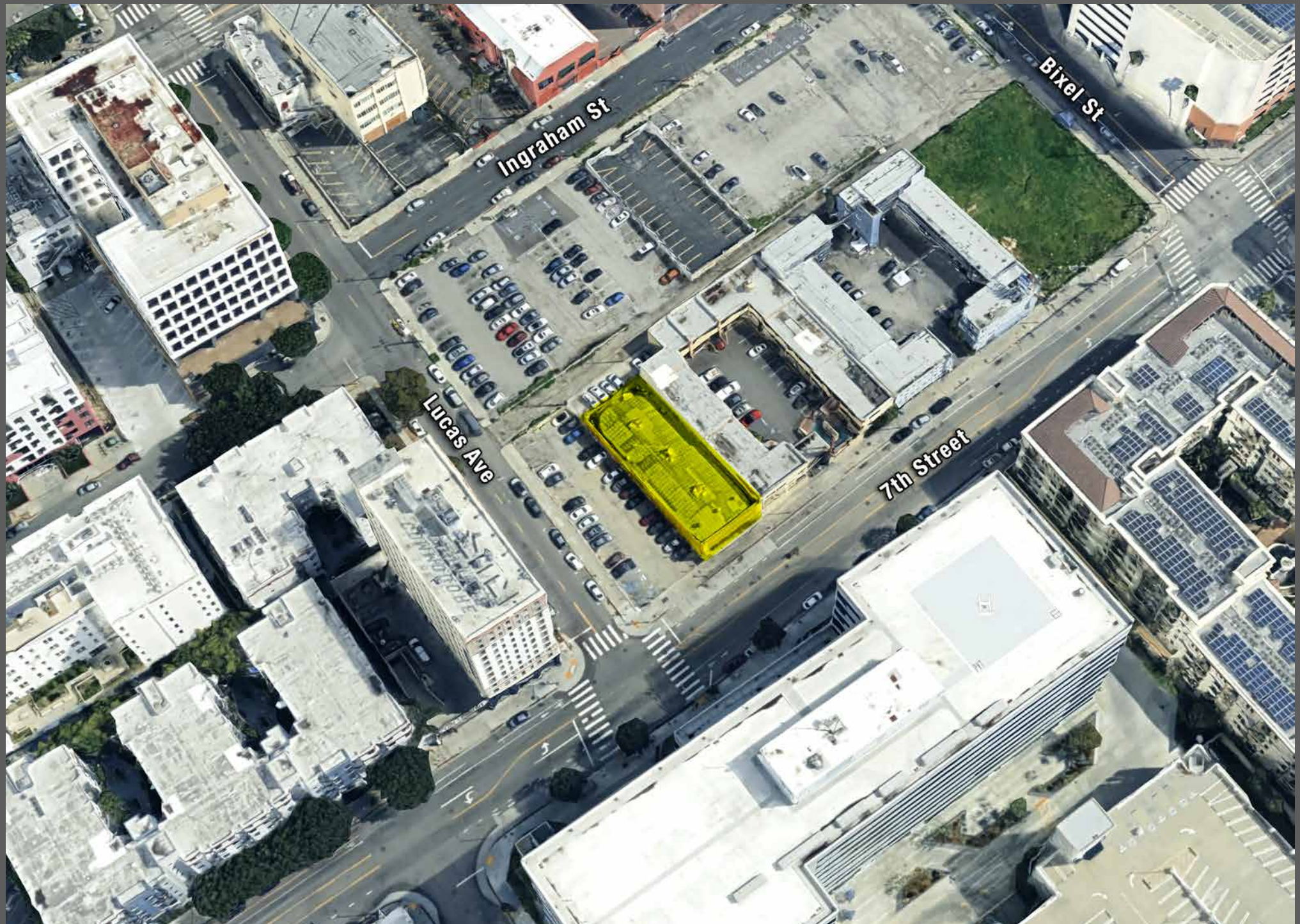
| | |
|-----------------------|---------------|
| Available Area: | 6,500± Sq.Ft. |
| Stories: | 1 |
| Year Built: | 1941/1950 |
| Zoning: | LACW |
| Ground Level Loading: | Yes |
| Parking: | Street |

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

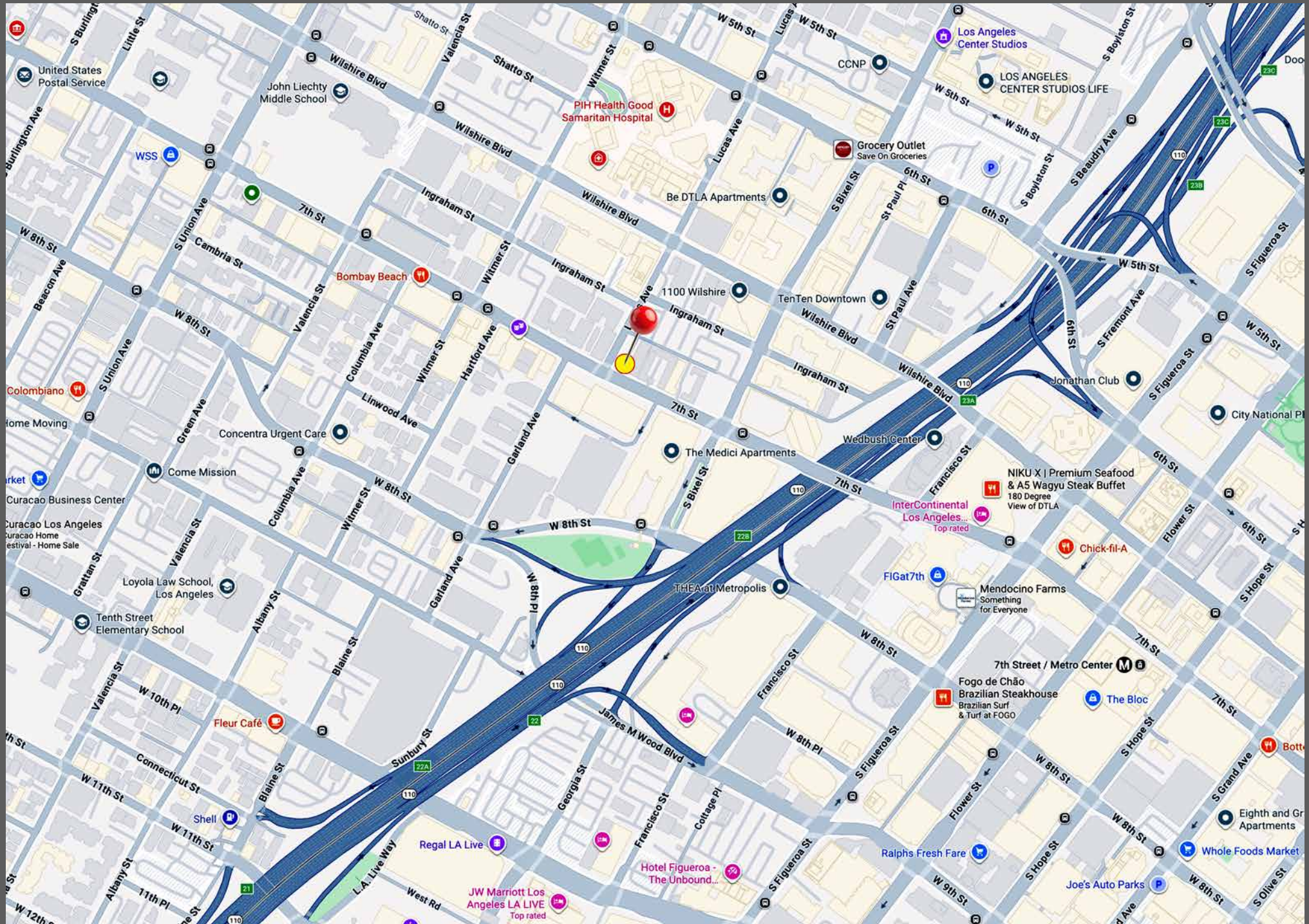
Property Highlights

- 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

\$95,000

Average
Household
Income



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

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

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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