

# 42 ROOM HOTEL FOR LEASE

Currently Being Used for Transitional Housing



1135 W 7th Street  
Los Angeles, CA 90057

CHARLIE ROSENBERG  
213.500.3512  
charlie@majorproperties.com  
DRE Lic. 02178627

DANIEL MOUSSAZADEH  
310.999.9437  
daniel@majorproperties.com  
DRE Lic. 02058572

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists

# OFFERING SUMMARY

1135 W 7th Street

The 42-room City Center Hotel at 1135 W 7th Street presents a compelling transitional, non-profit, or government housing opportunity in a prime location just west of Downtown Los Angeles. Situated in the highly accessible City West submarket, the property benefits from close proximity to L.A. Live, Crypto.com Arena, and the Los Angeles Convention Center—all within approximately one mile—along with convenient access to the 7th Street/Metro Center transit hub.

The hotel features 42 guest rooms with on-site amenities such as an outdoor pool and abundant on-site parking. Surrounded by a vibrant mix of dining, entertainment, and cultural destinations—including the Grammy Museum, Walt Disney Concert Hall, and FIGat7th retail center—the property is ideally positioned for a non-profit or government tenant. Its central location also offers immediate access to major freeways and key employment centers in one of Los Angeles' most dynamic urban corridors.



# PROPERTY DETAILS

1135 W 7th Street  
Los Angeles, CA 90057

BUILDING AREA	±22,150 SF
STORIES	2
ROOMS	42
LAND AREA	±33,541 SF
YEAR BUILT	1941
PARKING	48 SURFACE SPACES
ZONING	LA CW
APN	5143-021-018
TRAFFIC COUNT	18,777 VEHICLES PER DAY

AMENITIES:

- High Speed Internet Access
- Patio
- Business Center
- Pool



LEASE RENTAL: \$150,000 PER MONTH (GROSS)

**AERIAL PHOTO**

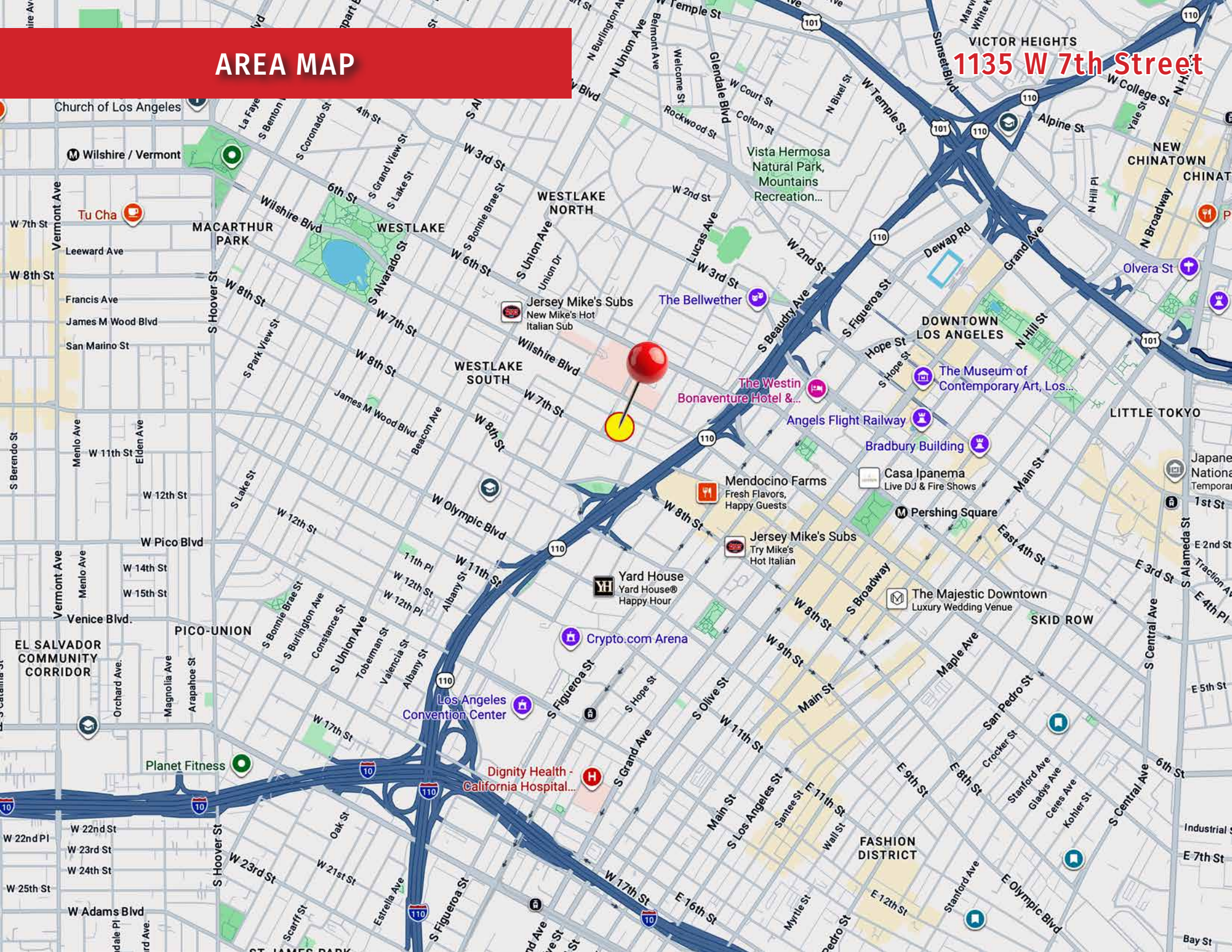
**1135 W 7th Street**

**DOWNTOWN LOS ANGELES**



# AREA MAP

VICTOR HEIGHTS  
**1135 W 7th Street**



# DTLA DEMOGRAPHICS

1135 W 7th Street

## 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

# 42 ROOM HOTEL FOR LEASE

Currently Being Used for Transitional Housing

1135 W 7th Street, Los Angeles, CA 90057

*For More Information, Please Contact:*



**Charlie Rosenberg**  
213.500.3512  
charlie@majorproperties.com  
DRE LIC. 02178627



**Daniel Moussazadeh**  
310.999.9437  
daniel@majorproperties.com  
DRE LIC. 02058572

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

