RETAIL SUBLEASE

DTLA Arts District



±3,415 SF Building on ±5,609 SF of Land

2010 E 7th St, Los Angeles, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Multi-Family

OFFERING MEMORANDUM

2010 E 7th Street, Los Angeles, CA 90021

Property Highlights

- Prime DTLA Arts District retail opportunity
- Heavy traffic location with excellent exposure and signage
- HVAC throughout
- Skylights and red brick interior walls
- 2 storefront doors
- 2 restrooms plus a kitchenette
- Secure, gated parking and loading at rear off of the alley

Property Details

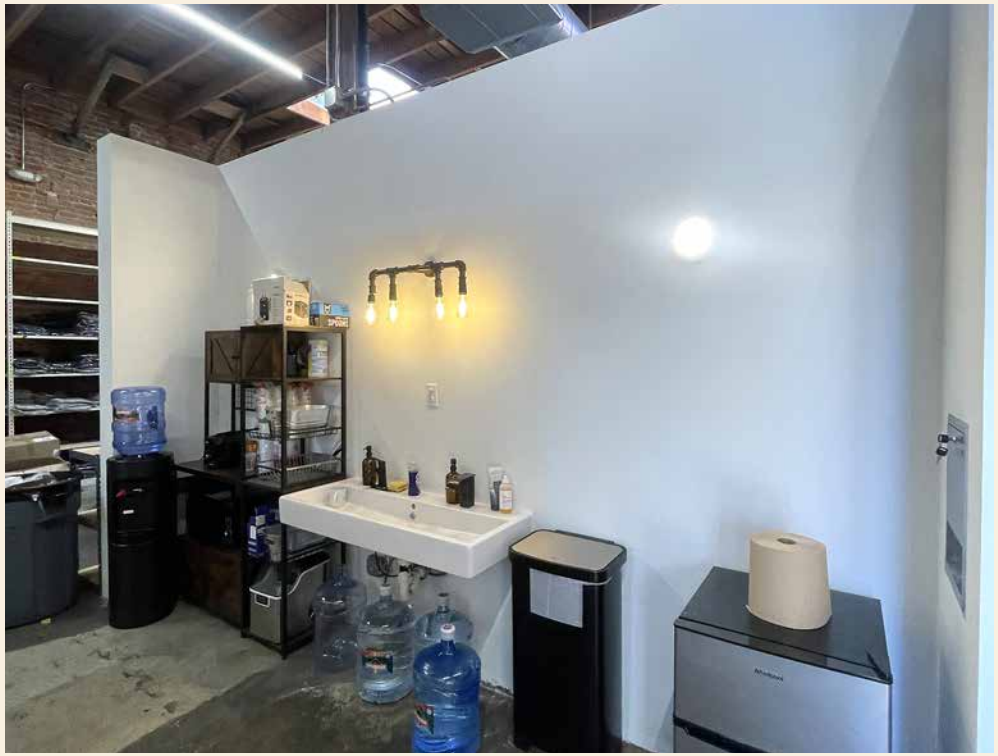
Building area:	±3,415 SF
Stories:	1
Year built:	1915
Construction:	Masonry
Land area:	±5,609 SF
Ceiling clearance:	14´
Ground level loading door (at rear):	1: 8x10
Sprinklered:	No
Zoning:	LA M3
Parking:	6 Surface Spaces

Sublease: $7,725 Per Month ($2.26 Per SF Gross)

Lease expires August 30th 2028;
the owner is open to a longer term

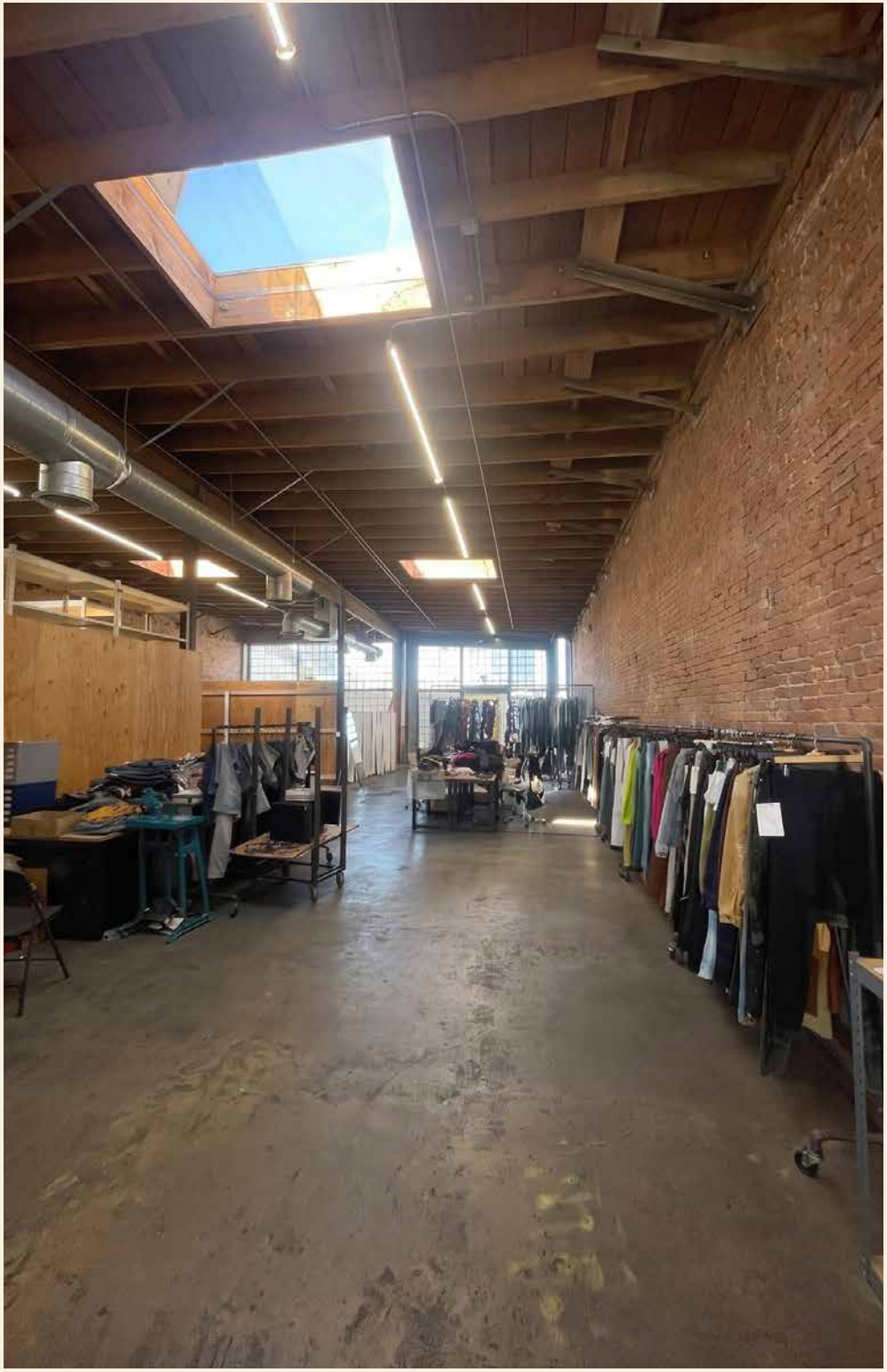



H. LORENZO

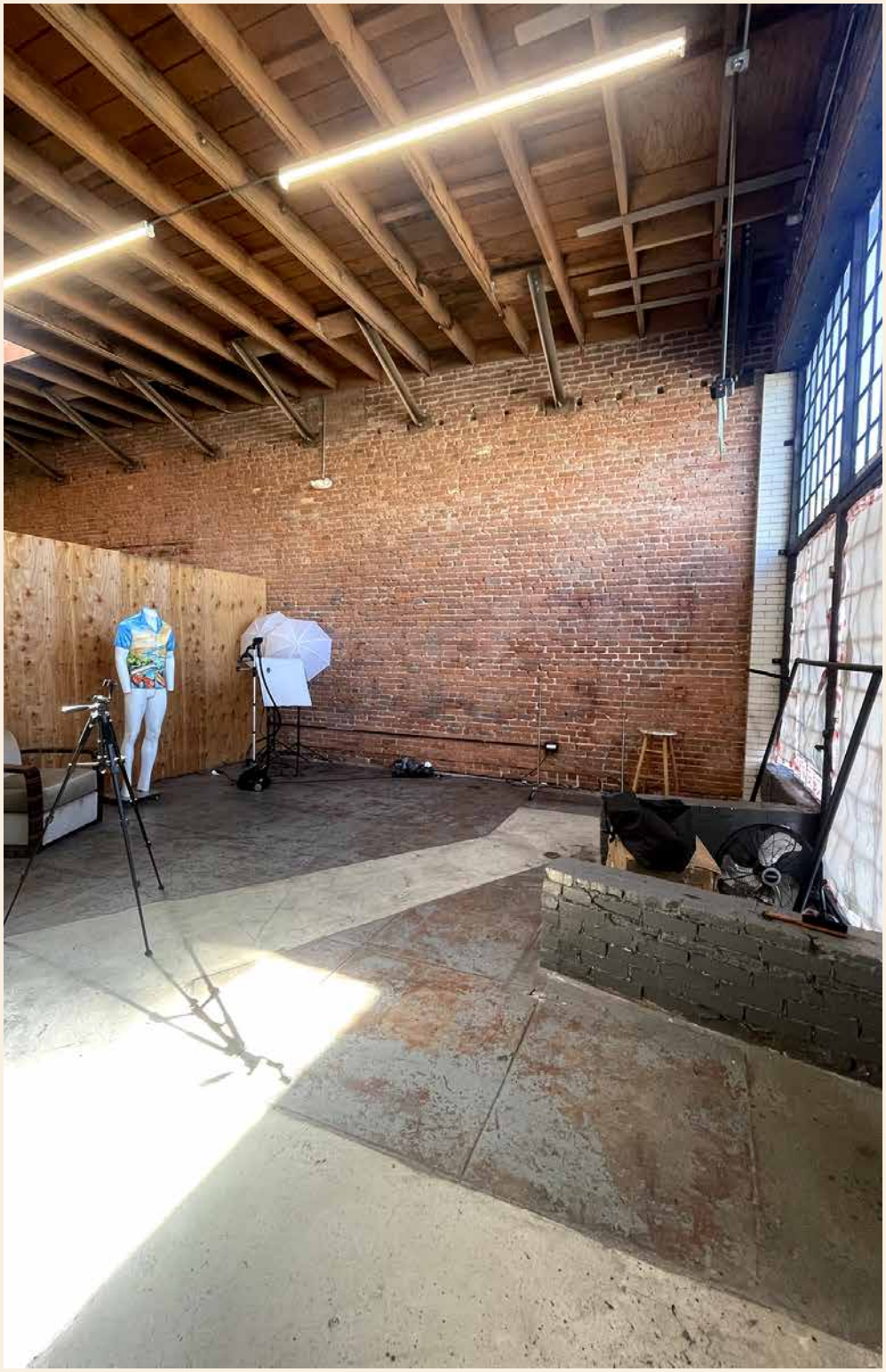


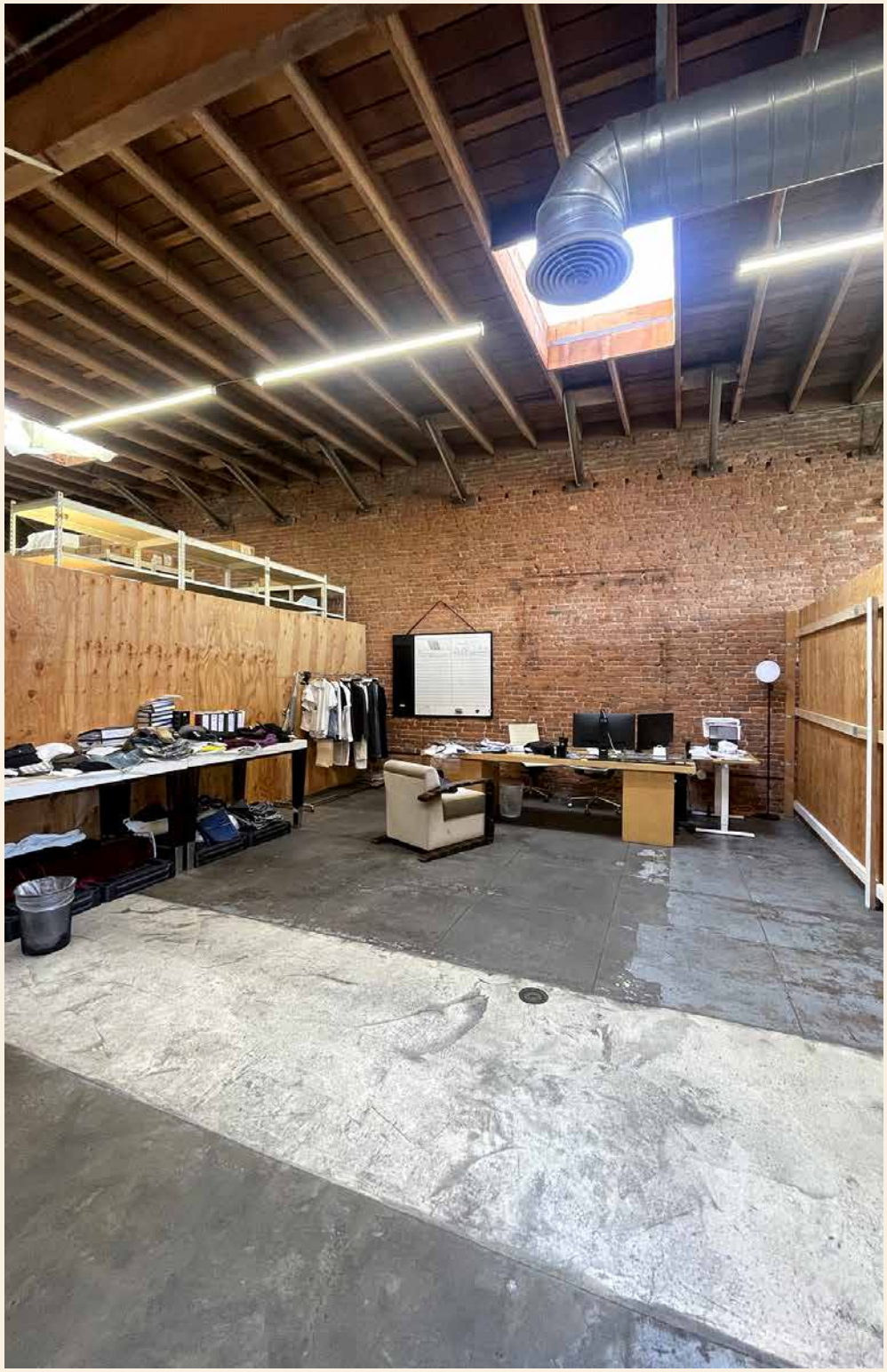




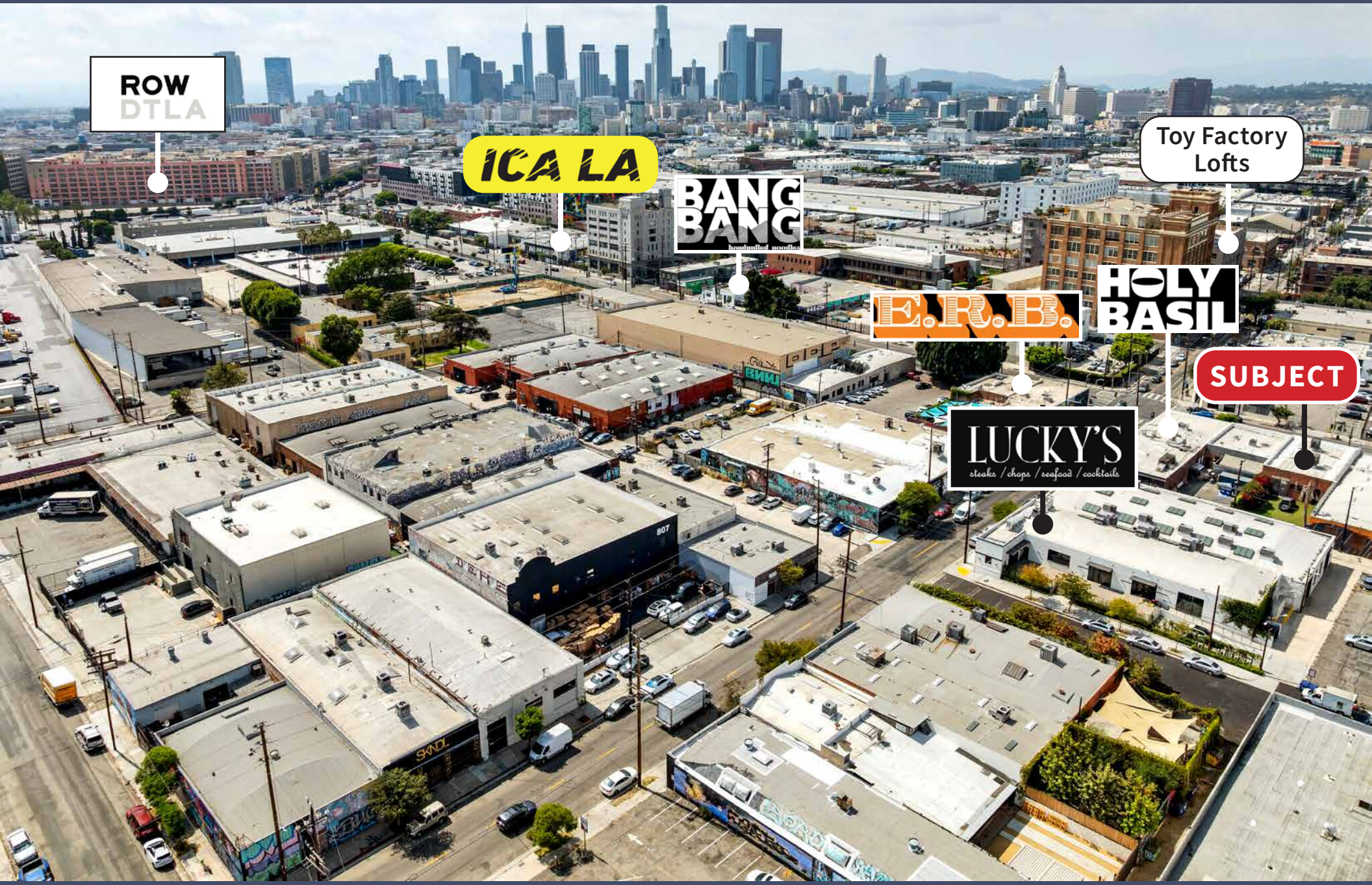




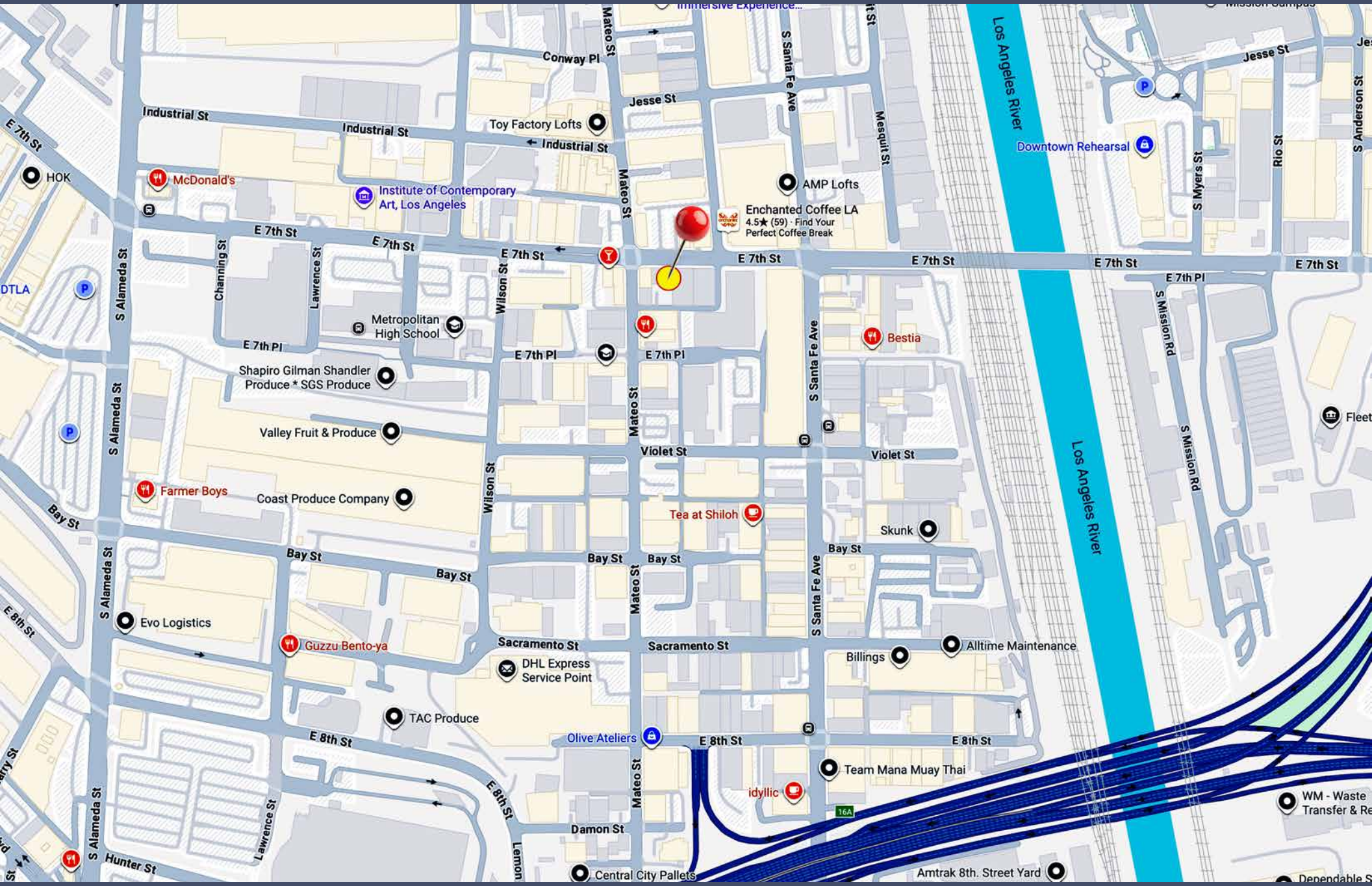




AERIAL PHOTO



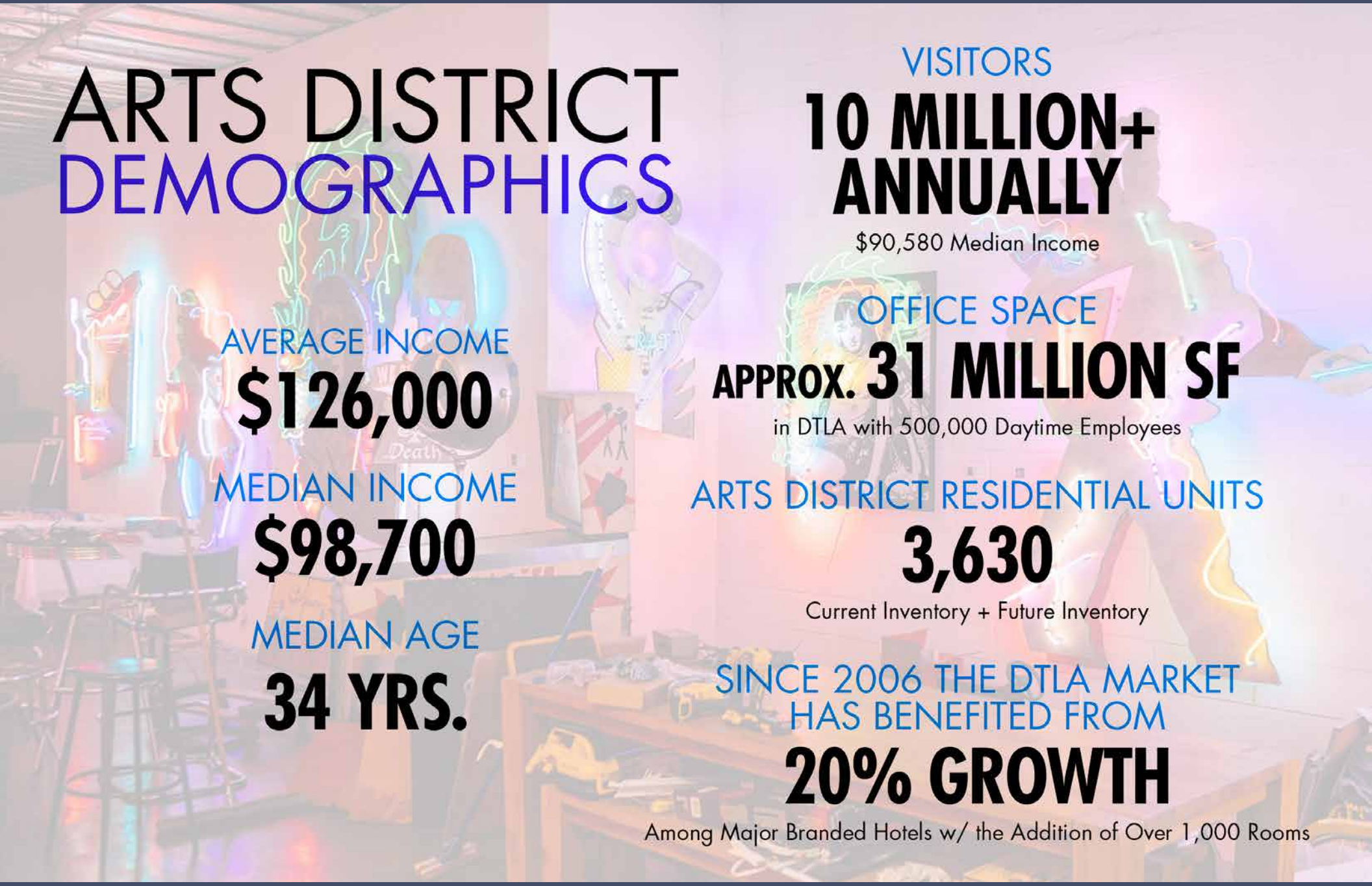
AREA MAP


Conway Pl
Jesse St
Industrial St
Toy Factory Lofts
Mateo St
S Santa Fe Ave
Mesquit St
Los Angeles River
Downtown Rehearsal
S Myers St
Rio St
S Anderson St
E 7th St
HOK
McDonald's
Institute of Contemporary Art, Los Angeles
AMP Lofts
Enchanted Coffee LA
4.5★ (59) · Find Your Perfect Coffee Break
DTLA
S Alameda St
Channing St
Lawrence St
Wilson St
Metropolitan High School
E 7th Pl
Bestia
Shapiro Gilman Shandler Produce * SGS Produce
Valley Fruit & Produce
Violet St
S Mission Rd
Farmer Boys
Coast Produce Company
Tea at Shiloh
Skunk
Bay St
Evo Logistics
Guzzu Bento-ya
Sacramento St
DHL Express Service Point
Billings
Alltime Maintenance
TAC Produce
Olive Ateliers
E 8th St
Team Mana Muay Thai
idyllic
WM - Waste Transfer & Re
Damon St
Lemon
Hunter St
Central City Pallets
Amtrak 8th. Street Yard
16A

NEARBY ARTS DISTRICT AMENITIES



ESTLR CROSSFIT
Tatsu ramen with a soul
Urth Caffe
ZINC CAFE & BAR
Blue Bottle Coffee
comunitymade
The Factory Kitchen
AFURI ramen • dumpling
Hanks Organic
ORBITAL STUDIOS
Flamingo Bar
dōmi
3BLACKDOT
Bike Shed Moto Co
CAMELIA
ICA LA
Yess
TONY'S SALOON
PIZZANISTA!
kodō hotel
Bread LOUNGE
BESTIA
Everson Royce Bar
Hi Bakery
Damian
BASK
Ditroit Taqueria
FarmerBoys BREAKFAST, BURGERS & MORE
House of Cocotte Cuisine & Hub
LOKELS
WARNER MUSIC GROUP
Tea at Shiloh
MARU
Sacramento St
Etiquette Coffee
Greenbar
Idyllic
Guzzu Bento-ya
Seaton St
Colyton St
S Central Ave
S Alameda St
Palmetto St
Factory Pl
E 6th St
E 4th St
S Anderson St
Jesse St
S Mission Rd
Lemon St
E 6th St
E 7th St
Ceres Ave
Kohler St
Merchant St
Stanford Ave
Gladys Ave
E Olympic Blvd
Naomi Ave
10



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

FOR SUBLEASE

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DTLA ARTS DISTRICT RETAIL OPPORTUNITY

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Exclusively offered by:

Jamie Kennedy
Sales Associate
412.589.2751
jamie@majorproperties.com
DRE LIC. 02426913



Ryan Kirschner
Sales Associate
323.538.2882
ryan@majorproperties.com
DRE LIC. 02317290



Anthony S Behar
Executive Vice President
310.880.2329
anthony@majorproperties.com
DRE LIC. 01368565



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