



FOR LEASE



STREET RETAIL



810 - 5,724 SF



## City Center West Retail Space

1301-1307 W 7th Street | Los Angeles | CA 90017

### PROPERTY HIGHLIGHTS

- New Construction
- 63,363 SF mixed-use project with 76 residential units above retail space
- Highly trafficked and signalized corner
- Across the street from historic Mayfair Hotel and site of a 304-unit mixed-use project
- Venting available for restaurant use

### OFFERING SUMMARY

Available SF:	Suite C - 1,679 SF
	Suite B - 810 SF
	Suite A - 3,235 SF
	<b>Total 5,724 SF</b>
	Contiguous space available

### Tracy Taft

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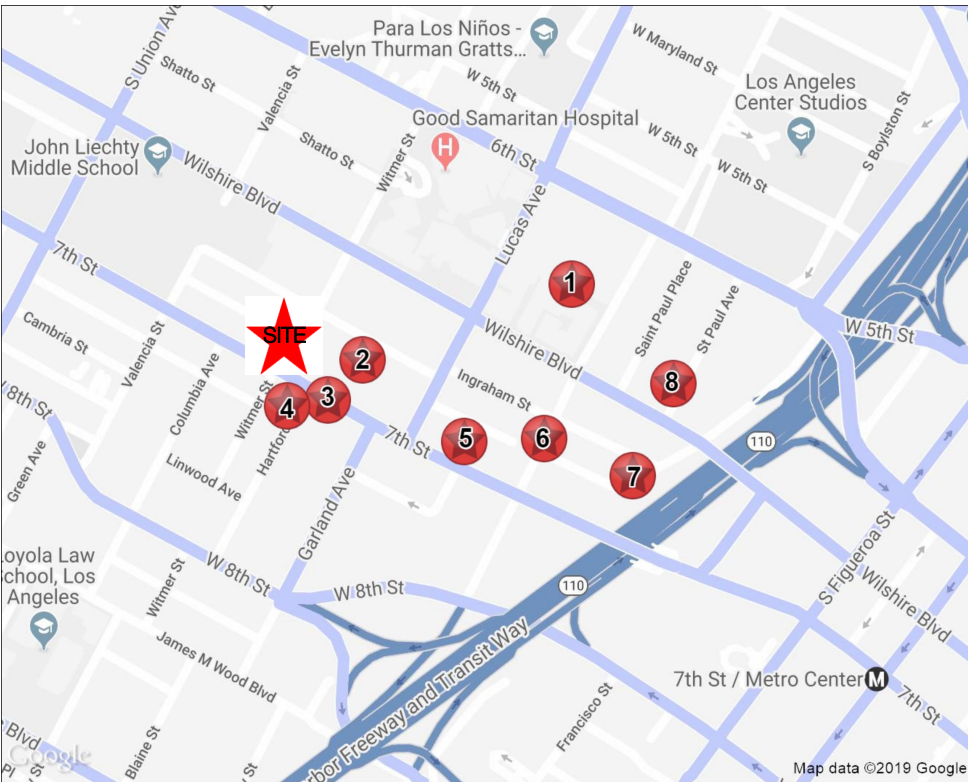
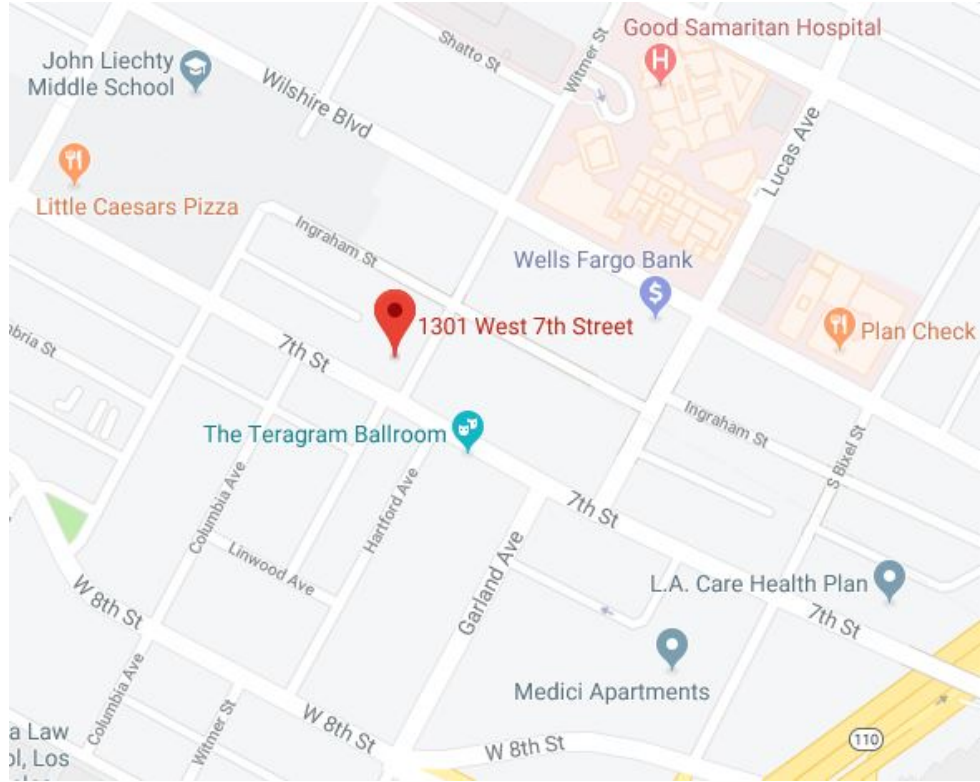


## PROPERTY DESCRIPTION

1301-1307 West Seventh Street is part of the explosive growth and development in the City West section of Downtown Los Angeles. In addition to the recently completed 193,000 square foot medical pavilion on the Good Samaritan Hospital campus, there are currently +/-4,200 living units built, under construction or in planning within a five-block radius of the building.

## LOCATION DESCRIPTION

Located on the signalized corner of 7th Street & Witmer Street and across the street from the historic and refurbished Mayflower Hotel.



 <b>Sofia</b> 1120 W 6th St 606 Units New Development	 <b>HOM Lofts</b> 1230 Inghram St 80 Units Planned Development	 <b>1237 Seventh Street</b> 1237 W 7th St 306 Units Proposed Mixed-use
 <b>Historic Mayfair Hotel</b> 1258 W 7th St 296 Rooms Refurbished	 <b>The Seven</b> 1135 W 7th St 241 Units Planned Development	 <b>675 Bixel</b> 675 S Bixel St 422 Units Planned Development
 <b>1018 Inghram</b> 1018 Inghram St No. Units TBD In Development	 <b>1027 Wilshire</b> 1027 Wilshire Blvd 376 Units Planned Development	

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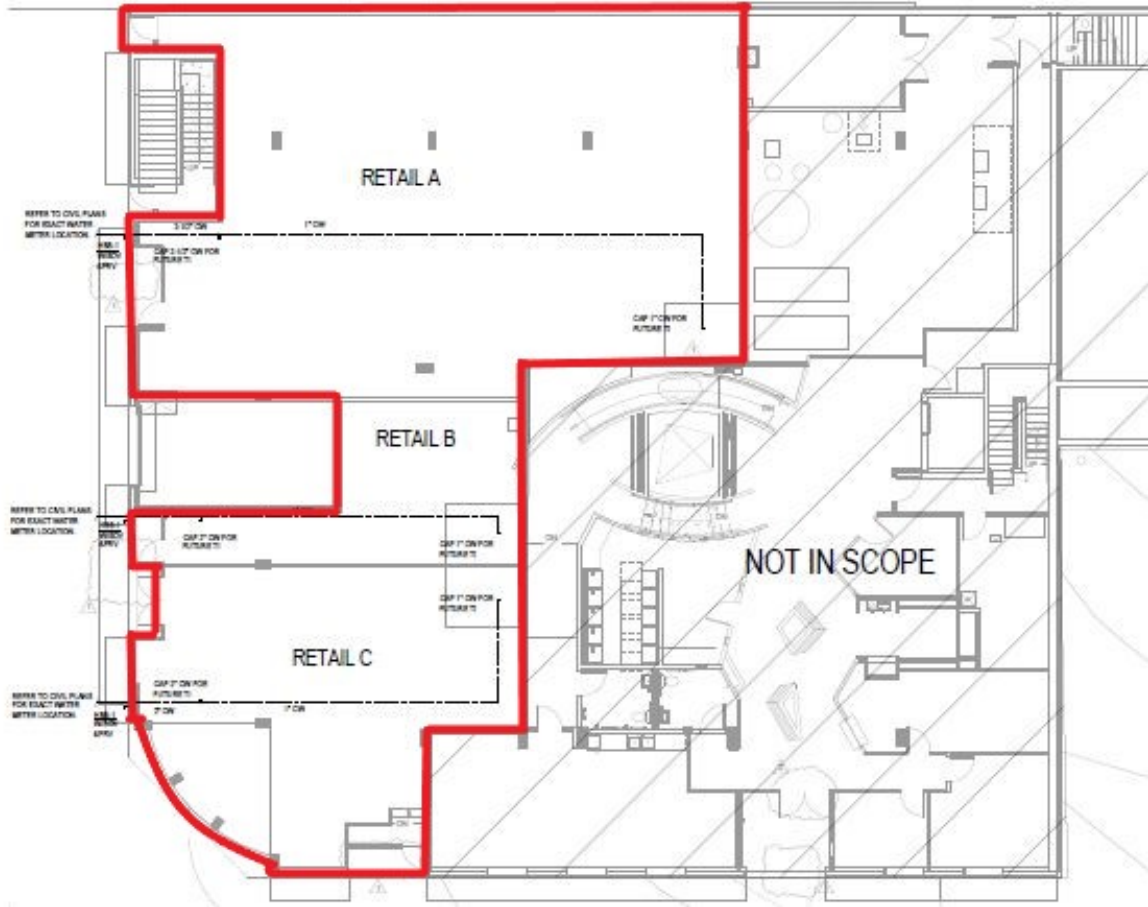


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## 1301-1307 W 7th Street

Los Angeles, California 90017

7th Street



Witmer Street

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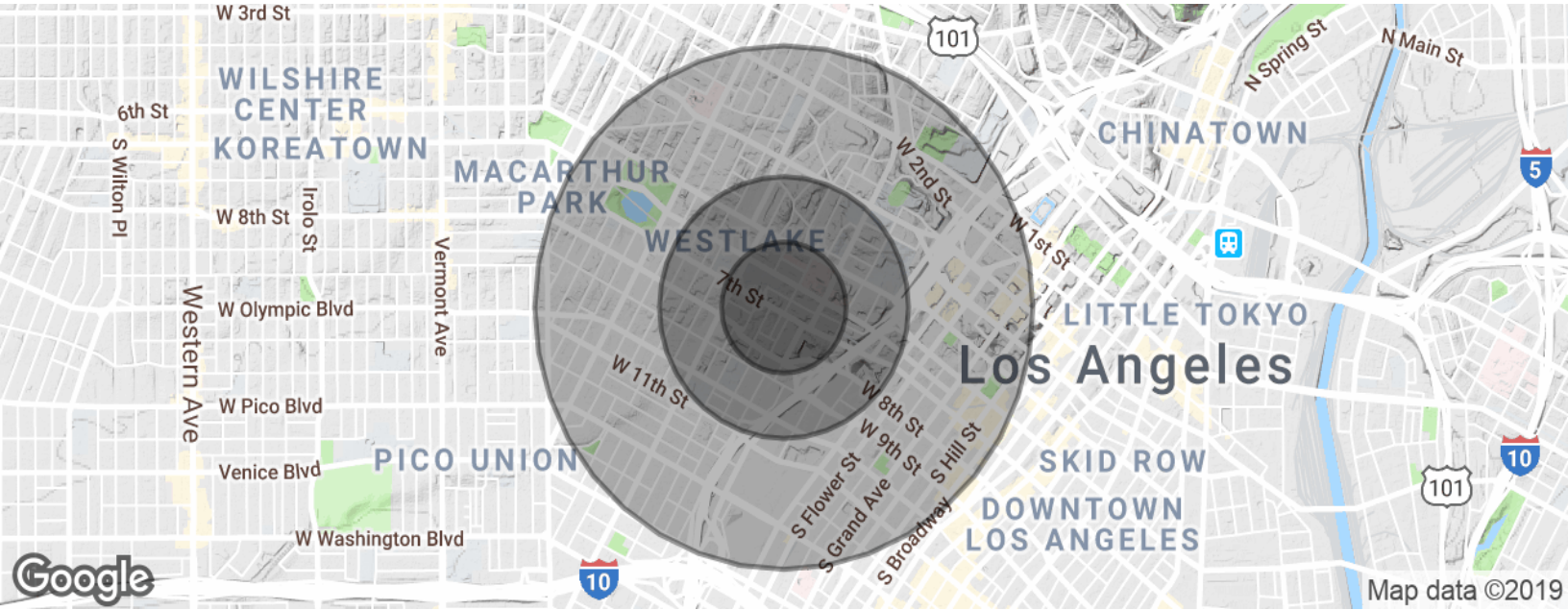
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**POPULATION**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total population	7,629	28,328	88,734
Median age	26.5	27.9	29.8
Median age (Male)	27.2	27.8	29.4
Median age (Female)	26.9	28.9	30.4

**HOUSEHOLDS & INCOME**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total households	2,790	9,848	30,784
# of persons per HH	2.7	2.9	2.9
Average HH income	\$33,375	\$32,124	\$36,138
Average house value		\$508,855	\$525,402

\* Demographic data derived from 2010 US Census

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