

FOR SALE OR LEASE

Prime Arts District Adjacent Creative Property



Major Price Reduction: Sale Price Reduced by \$355,000!

2231 EAST 7TH STREET, LOS ANGELES, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum

- 1-Story Creative Building
- DTLA Arts District Adjacent
- Ideal For Owner/User
- Many Possible Uses!
- Signalized Hard Corner



Exclusively offered by

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Property Photos



Property Photos



Property Offering

- 2231 E 7th Street consists of a one-story, 4,785 SF creative building that is ideal for an owner/user. The freestanding, clear span building has a wood beam ceiling and exposed red brick. The interior has an open, creative vibe with one small office and a lobby area.
- The property is situated just east of the DTLA Arts District, and is just minutes from numerous new retail, restaurant, office, hotel and residential properties. The signalized corner location provides excellent exposure and visibility.
- The offering is highly secure, and provides an owner/user a perfect opportunity to create a private club or bar, studio, gallery, professional or creative offices, etc.
- The building was completely remodeled in 2019 and is available for immediate possession.

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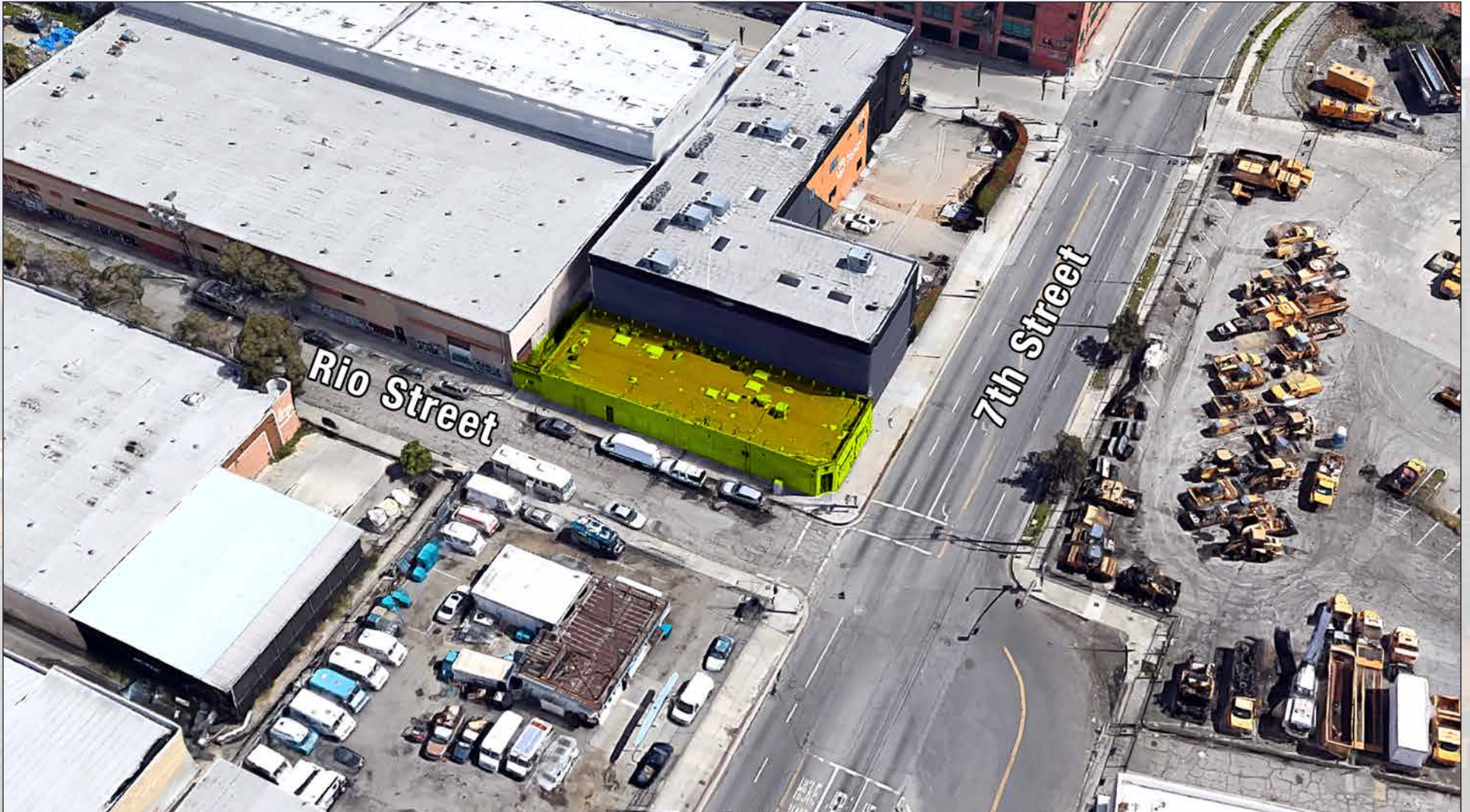
Property Details

Building Area	4,785± SF
Office Area	One: 400± SF
Stories	One
Construction	Brick
Year Built	1925/Remodeled in 2019
Land Area	4,800± SF
Parking	Street
Ceiling Height	15'
Power	400A/240V/3-Ph/4-Wire
Sprinklered	No
Zone	LA M2
APN	5171-020-018
Walk Score	78
Transit Score	62

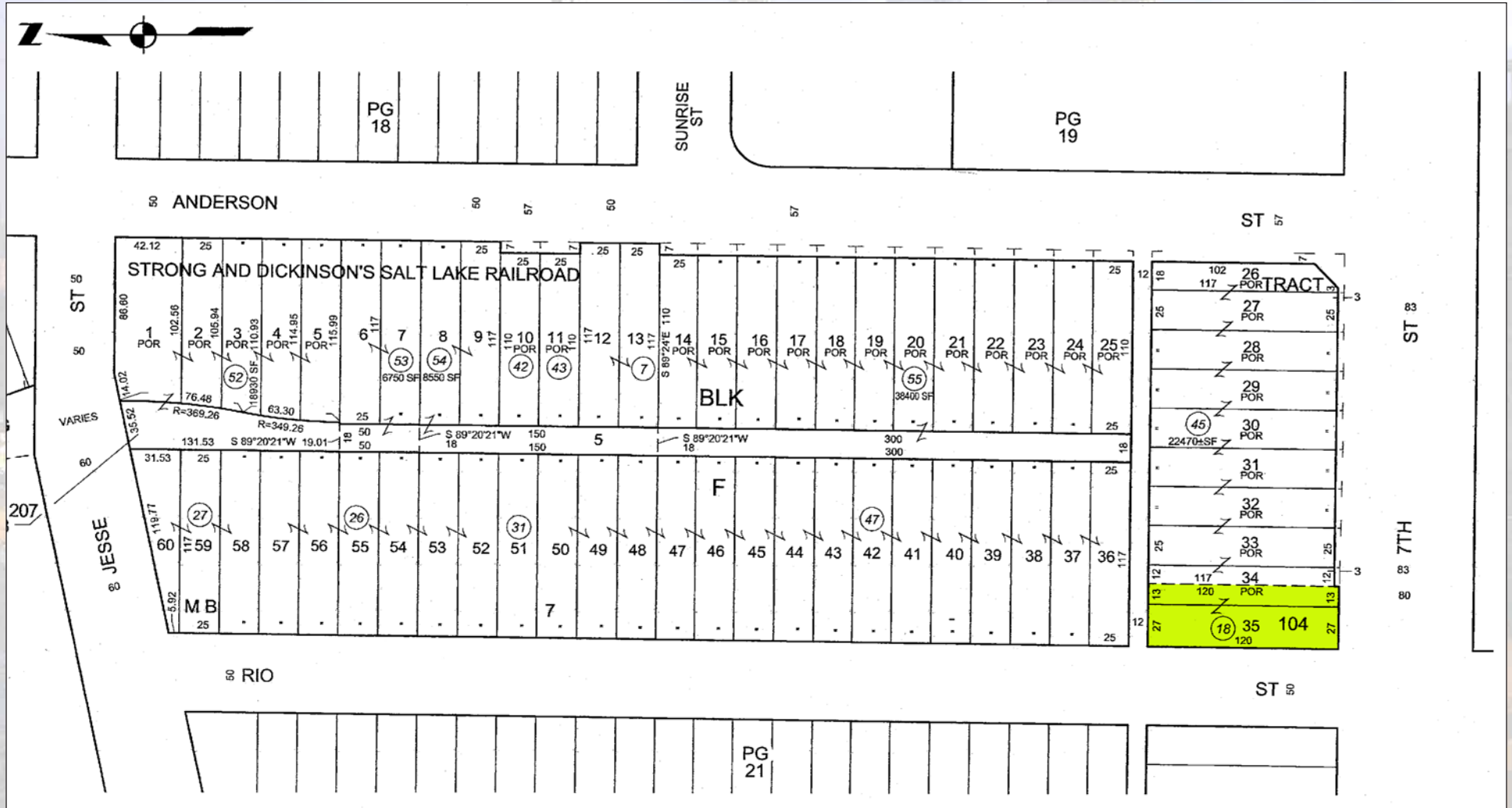
- One-story multi-use creative building
- Ideal for owner/user
- Located at the northeast signalized corner of 7th Street and Rio Street
- One-half mile east of Santa Fe Avenue
- Just blocks from 300,000 SF creative campus at 7th and Anderson Streets
- Nearby neighbors include new Warner Chappell Music building, Firehouse Hotel, Bread Lounge, Bestia, Urth Cafe, Zinc Cafe, ATMATEO, Spotify, Stumptown Coffee Roasters, and many new apartments
- New LED lighting **20**
- Exposed bricks
- Clear span with high ceiling
- Abundant street parking

Major Price Reduction! ~~\$2,350,000~~ \$1,995,000 (\$416.93 Per SF)
Lease Rental Reduced! \$11,900 Per Month (\$2.50 Per SF NNN)

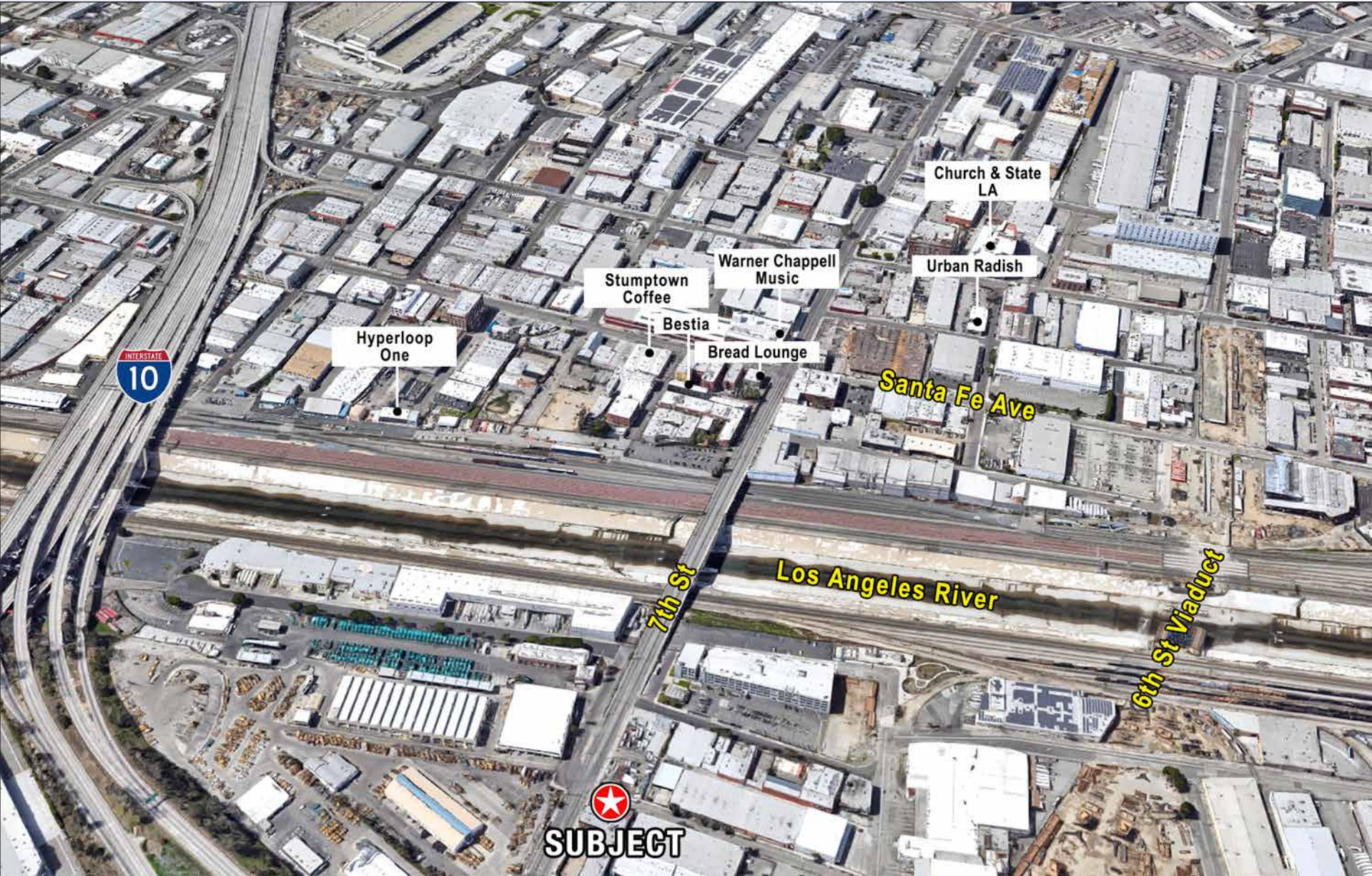
Property Aerial



Plat Map



Arts District Amenities



Comparable Values | Sold Properties

SUBJECT
 2231 E 7th St
 Los Angeles, CA 90023
 Zoned LA M2

Building SF : 4,785±
 Land SF : 4,800±
 Asking Price : \$2,800,000
 Per SF Building : \$585.16



1. Warehouse
 614 Mateo St
 Los Angeles, CA 90021
 Zoned LA M3
 Buyer: SweetFlower

Building SF : 5,600
 Land SF : 5,663
 Sale Date : 5/21/2019
 Sale Price : \$4,150,000
 Per SF Bldg : \$741.07



4. Office
 777 S Santa Fe Ave
 Los Angeles, CA 90021
 Zoned LA M3
 Buyer: Access Industries, Inc.

Building SF : 257,028
 Land SF : 64,033
 Sale Date : 4/1/2019
 Sale Price : \$193,500,000
 Per SF Bldg : \$752.84



2. Industrial
 2020 E 7th Pl
 Los Angeles, CA 90021
 Zoned LA M3
 Buyer: Access Industries, Inc.

Building SF : 31,716
 Land SF :
 Sale Date : 4/15/2019
 Sale Price : \$19,820,000
 Per SF Bldg : \$624.92



5. Industrial
 1219-1227 S Santa Fe Ave
 Los Angeles, CA 90021
 Zoned LA M3-3
 Buyer: NCP Management, Inc.

Building SF : 10,480
 Land SF : 24,394
 Sale Date : 2/21/2019
 Sale Price : \$7,374,000
 Per SF Bldg : \$703.63



3. Office
 2045 Violet St
 Los Angeles, CA 90021
 Zoned LA M3
 Buyer: Access Industries, Inc.

Building SF : 9,940
 Land SF :
 Sale Date : 4/15/2019
 Sale Price : \$12,180,000
 Per SF Bldg : \$1,225.35



6. Industrial
 1213 S Santa Fe Ave
 Los Angeles, CA 90021
 Zoned LA M3
 Buyer: NCP Management, Inc.

Building SF : 6,490
 Land SF : 7,405
 Sale Date : 2/21/2019
 Sale Price : \$4,076,500
 Per SF Bldg : \$628.12

Average Price Per Sq.Ft. Building Value: \$779.32

2231 E 7th Street
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4,785± SF Building
4,800± SF of Land



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