

DTLA ARTS DISTRICT LEASE OPPORTUNITY



1922
7TH PLACE

11,000 Sq.Ft. Ground Floor Industrial/Flex Space

- Prime Arts District Location
- Ground Floor Space
- Great for Any Industrial or Flex Applications
- Open Floor Plan
- Located Midway Between Alameda Street & the Los Angeles River



Exclusively offered by
Samuel P Luster
Associate
213.222.1200 office
818.584.4344 mobile
sam@majorproperties.com
Lic. 02012790

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.

1922 E 7TH PLACE, LOS ANGELES, CA 90021

Property Highlights

Available Ground Floor Area	11,000± Sq.Ft.
Stories	Two
Construction	Masonry
Year Built	1925
Ceiling Height	14±'
Exterior Docks	Yes
Parking	5± Surface Spaces
Zoning	LA M3
APN	5166-017-006

- Newly renovated industrial/flex building
- Prime DTLA Arts District location!
- Many possible uses! Manufacturing, warehouse, flex etc.
- Close to Warner Chappell Music, Bestia, Pizzanista, Bread Lounge, Guerilla Tacos, Soho House, and many other amenities
- High ceiling clearance
- Exposed concrete
- On-site parking for 5 vehicles
- 1 block south of 7th Street
- 1/2 block west of Mateo Street

Lease Rental: \$19,250 Per Month (\$1.75 Per SF MG)

Term: 3-5 Years

Interior Photos



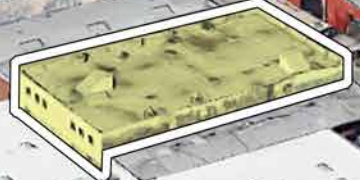
Property Aerial



ALAMEDA STREET

7TH STREET

MATEO STREET



Arts District Office Tenants



Arts District Attractions



- 01 EAT DRINK AMERICANO
- 02 HAUSER, WIRTH & SHIMMEL GALLERY
- 03-A BLACKTOP COFFEE
- 03-B ALCHEMY WORKS
- 04 POCKETO
- 05 WURSTKÜCHE
- 06 ANGEL CITY BREWERY
- 07 EIGHTY TWO
- 08-A UMAMI BURGER
- 08-B 3.1 PHILLIP LIM
- 09 LE LABO
- 10 THE PIE HOLE
- 11 ART SHARE LA
- 12 GROUNDWORK COFFEE CO.
- 13 ARTS DISTRICT BREWING
- 14 FRITZI
- 15-A GROW THE PRODUCE SHOP
- 15-B EDIBOL
- 15-C CAFÉ GRATITUDE
- 15-D BULLETPROOF COFFEE HENNESSEY + INGALLS
- 16 SALT & STRAW
- 17 SHINOLA
- 18 THE CHAIRMAN
- 19 URTH CAFE
- 20 RESIDENT
- 21 TROJAN CROSSFIT
- 22 LOS ANGELES CLEANTECH INCUBATOR
- 23-A ZINC CAFE
- 23-B BAR MATEO
- 24 BLUE BOTTLE COFFEE
- 25 FACTORY KITCHEN
- 26 VILLAINS TAVERN
- 27 WILLOW STUDIOS
- 28 A+D MUSEUM
- 29 OFFICINE BRERA
- 30-A DAILY DOSE CAFE
- 30-B POUR HAUS WINE BAR
- 31 CHURCH & STATE
- 32 LITTLE BEAR
- 33 THE SPRINGS LA
- 34 URBAN RADISH
- 35 TONY'S SALOON
- 36 PIZZANISTA!
- 37 EVERSON ROYCE BAR
- 38 SILVERLAKE WINE ARTS DISTRICT
- 39 BREAD LOUNGE
- 40 PETTY CASH TAQUERIA
- 41 BESTIA
- 42 STUMPTOWN COFFEE ROASTERS
- 43 HD BUTTERCUP
- 44 SOHO HOUSE
- 45 AMERICAN TEA ROOM
- 46 THE GAREY BUILDING
- 47 WARNER MUSIC GROUP

Recent Arts District Developments



1. THE GAREY BUILDING
Built in 2016
320 Units/5 Stories



2. ONE SANTA FE
(Residential)
Built in 2014
438 Units



3. THE FORD FACTORY BUILDING
257,000 SF office building leased by Warner Music for the next 13 years. Will open fall of 2018.



4. 6AM PROJECT
58-story towers
636,000 SF of mixed-use, complex that is proposed to feature live/work residences, creative offices, hotel and retail uses, and public gathering spaces.
*PROPOSED



5. FOURTH & TRACTION
(Offices/Retail/Restaurants)
32,000 SF of creative office space & 10,000 SF of Retail spaces.



6. SOHO HOUSE
(Hotel / Bar)
A Members-Only club that will include 1,500 SF performance space, a 14,000 SF public market, a rooftop pool/observation deck and 36 guest rooms.



7. 668 ALAMEDA
(Residential)
Residential projects will replace an old cold storage building with 475 live-work apartments and 45,500 square feet of commercial space.
*PROPOSED



8. 670 MESQUIT
(Residential / Retail)
two boutique hotels with about 225 rooms, 800,000 square feet of creative office space, about 250 residential units, shops, and open space along the LA River.
*PROPOSED



9. 929 EAST SECOND STREET
(Residential / Offices / Clubs)
64,000 Square Feet
*PROPOSED



10. ARTS DISTRICT CENTER
(Mixed Use)
129 live-work condominiums, a 113-room boutique "art" hotel
*PROPOSED



11. LUCKY BRAND HEADQUARTERS
(Offices)



12. 940 E 2ND ST LOFTS
(Residential)
40+ Units



13. BARKER BLOCK
530 S. HEWITT ST.
(Residential)
320 Units

Arts District Demographics

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

Downtown Los Angeles Demographics

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.

I LIVE in DTLA



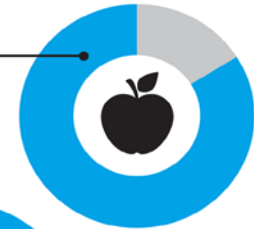
\$123K

Average Household Income



84%

want more
supermarkets



38

Median
Age



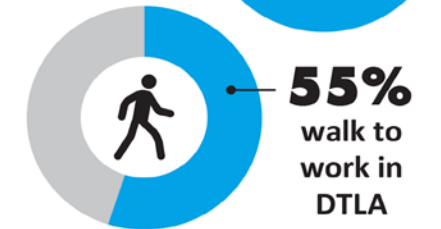
81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years



80% are passionate about DTLA



55%
walk to
work in
DTLA

I WORK in DTLA



\$122K

Average Household Income



33%

regularly use
Metro Rail to
commute



41

Median
Age



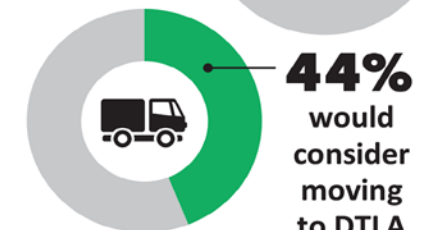
81%

Earned a BA or Higher

63% are top executives or professionals



79% say DTLA is a good fit for their industry



44%
would
consider
moving
to DTLA

I VISIT DTLA



Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



**1922 E 7th Place
Los Angeles, CA 90021
11,000± Sq.Ft. Available
Ground Floor Space**

Exclusively offered by
Samuel P Luster
Associate
213.222.1200 office
818.584.4344 mobile
sam@majorproperties.com
Lic. 02012790

MAJOR PROPERTIES
1200 W Olympic Blvd
Los Angeles, CA 90015

majorproperties.com

