PRIME ARTS DISTRICT
CREATIVE OFFICE
OPPORTUNITY

1900-1908 E 7TH PLACE

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SUMMARY

District Realty Group, as Exclusive Broker, is pleased to present 1900-1908 E 7th Place, two (2) adjacent recently renovated warehouses in Downtown LA’s booming Arts District. The Subject Properties are conducive to numerous desirable uses and are located just 1.5 blocks away from the Warner Music Building, a completed 254,000 SF project with fully occupied creative office and new exciting retail, a game-changer for the area’s landscape. The Property totals approximately 24,580 SF split into two adjacent buildings, one consisting of approximately 13,380 SF (1900 E 7th Pl.) and the other, 11,200 SF (1904/1908 E 7th Pl).

7th Place is quickly becoming a highly desirable, walkable street with retail, creative office, and an immersive theater (full liquor) arriving this year (3 buildings away). The Property was substantially renovated with new HVAC, a new roof, ADA bathrooms, freight elevator, upgraded electrical, and much more.
SPECIFICATIONS

**ASKING PRICE**
Submit Offer

**APN**
5166-017-008, 009

**ADDRESSES**
1900 /1904 + 1908 East 7th Place

**BUILDING SIZE**
1900/1904 East 7th: 13,380 SF (Includes 3,230 SF Mezzanine)
1908 East 7th: 11,200 SF (5,600 SF on each floor)
Total: 24,580 SF +/-

**LOT SIZE**
15,900 SF +/-

**ZONING**
M3

**MAJOR WORK COMPLETED**
1900/1904 East 7th: Rebuilt in 1990-1991
1908 East 7th: Complete Retrofit in 1990-1991

**CEILING HEIGHTS**
Clear Height Up To 23 Feet

**EARTHQUAKE RETROFIT**
Both Buildings Completed in 1990-1991
Blueprints and Permits Available Upon Request

*All dimensions are approximate and independently verified.*
TECHNICAL SPECIFICATIONS

POWER
1900/1904 E 7th: 800 Amps / 220 Volt, 3 Phase, 4 Wire w/ 480V Step Up Transformer
1908 E 7th: 3x200 Amps, 3 Phase + Single Phase 220 Volt, 3 Phase, One 460V Step Up Transformer

FREIGHT ELEVATOR
1908 E 7th: 2,500 LB Limit

HVAC
1908 E 7th Ground Flr: 2 Mini Splits
2nd Floor: 10 Ton Unit
1900/1904 E 7th: 9 Mini Splits 1 and 2 Tons Each
Roof Ventilator W/ Automatic Shut Off Dampers

ROLL UP DOORS
1900/1904 E 7th: 2x20’ High Power Roll Up Doors In Front and Rear
2nd 10’ Roll Up Door (Front)
14’ Power Roll Up Door (Side)
1908 E 7th: 2 Roll Up Doors (Front and Rear)

LIGHTING
New LEDs Throughout

ROOF
New Roof Installed in 2019

BATHROOMS
8 Newly Renovated ADA Compliant Bathrooms
1 Newly Renovated Full Bathroom W/ Tub & Shower
1 Staff Bathroom/Mop Room
FEATURES + HIGHLIGHTS

Highly Desirable Arts District Location (Walking Distance To Warner Music, Bestia, Everson Royce, Everson Royce/Silver Lake Wine)

Ideal For Creative Office, Retail, Gallery, and Other Creative Industrial Uses

Located In An Opportunity Zone

Central to Numerous Amenities, Restaurants, Entertainment, Retail, and much more.

Convenient Freeway Access

Rear Yard + Parking In Front

Brand New Roof (February 2019)

Retrofitted in 1988

Buildings Offer Common Access To One Another Via Second Floor

Over 8 Private Offices & Lab Rooms

Can Be Delivered Vacant
1900/1904 E 7th Place \ FLOOR PLAN

Ground Level
Loading
10'9" x 13'9"

3,230 SF Mezzanine Offices & Restrooms

Ground Level
Loading
16' x 20'

Ground Level
Loading
9'4" x 13'9"
1908 E 7th Place
ARTS DISTRICT \ FLOOR PLAN

Diagram showing the layout of the Arts District floor plan. It includes labeled areas for ground level loading, freight elevator, storage mezzanine, and bathrooms. Dimensions are marked as 40' and 140".
ARTS DISTRICT \ UNDER CONSTRUCTION

UNDER CONSTRUCTION
6TH STREET VIADUCT
Developer: City of Los Angeles

The iconic Sixth Street Viaduct is being demolished and replaced. The new bridge’s community features will enhance the vital connection between the growing Arts District on the west side of the Los Angeles River and historic Boyle Heights on the east side. Completion is scheduled for 2019.

UNDER CONSTRUCTION
AMP LOFTS
Developer: BLOUR Associates

Across the street from Warner Music’s new headquarters in the Arts District, this project includes 320 apartments and 20,000 SF of retail.

UNDER CONSTRUCTION
ROW DTLA
Developer: Atlas Capital

Transformation of 1.5 million SF of industrial space into a creative destination is underway with the first retail and office tenants taking occupancy.
2018 DOWNTOWN LA SURVEY

**LIVE**

- **65,000 Residents**
- **$98,900 Median Income**
- **38 Median Age**
  - 47% Married/Partnered
  - 59% Female
  - 41% Male
  - 86% Regularly visit FIGAT7TH
  - 66% Are passionate about DTLA
  - 60% Have lived in DTLA for less than 5 years

**WORK**

- **500,000 Weekday Population**
- **$97,800 Median Income**
- **39 Median Age**
  - 52% Married/Partnered
  - 65% Female
  - 35% Male
  - 68% Regularly visit Grand Central Market
  - 54% Are at top, senior, or professional staff levels
  - 36% Would consider living in DTLA in the future

**VISIT**

- **19 Million Visitors**
- **$71,300 Median Income**
- **40 Median Age**
  - 44% Married/Partnered
  - 70% Female
  - 30% Male
  - 89% Have visited Grand Central Market
  - 86% Have visited LA Live
  - 83% Have visited Staples Center
  - 65% Completed 4 years of college or higher
  - 62% Think Downtown LA is moving in the right direction
BARS + BREWERIES + DISTILLERIES
1. GREEN DISTILLERY
2. OUR/LOS ANGELES VODKA
3. TONY'S SALOON
4. SILVER LAKE WINE
5. EVERSON ROYCE BAR
6. POUR HAUS WINE BAR
7. IRON TRIANGLE BREWERY
8. FLASK AND FIELD
9. THE SPIRIT GUILD

RESTAURANTS + CAFES
1. THE PORTER JUNCTION CAFE
2. STEVEN'S DELI
3. MARU COFFEE
4. STUMPTOWN COFFEE ROASTERS
5. COSME LA
6. BESTIA
7. BREADLOUNGE
8. GUERRILLA TACOS
9. PIZZANISTA
10. CHURCH & STATE
11. DAILY DOSE
12. LITTLE BEAR
13. URBAN RADISH
14. BLUE BOTTLE COFFEE
15. SIXTH+MILL
16. OFFICINE BRERA
17. FACTORY KITCHEN
18. TARTINE MANUFACTORY
19. PARAMOUNT COFFEE PROJECT

RETAIL + MUSEUMS
1. ROLLING GREENS
2. UPTOWN PUP
3. BASE COAT NAIL SALON
4. ARCH THE
5. COMMONWEALTH
6. THE HOUSE OF MACHINES
7. WEPLAY LIVE
8. TWOBIT CIRCUS
9. DOVER STREET MARKET
10. ICA LA
11. BODEGA
12. MISSION WORKSHOP