



LOS ANGELES
ATHLETIC
CLUB

EST. 1880

LANDMARK RETAIL & RESTAURANT SPACE FOR LEASE





**LOS ANGELES
ATHLETIC
CLUB**

EST.

1880

431 W. SEVENTH STREET, LOS ANGELES, CA 90014

Presented by:

JUSTIN WEISS

310-887-3450

Justin.Weiss@kwprealestate.com

DRE #01920886

LEE SHAPIRO

310-887-6226

Lee.Shapiro@kwprealestate.com

DRE #00961769



REAL ESTATE



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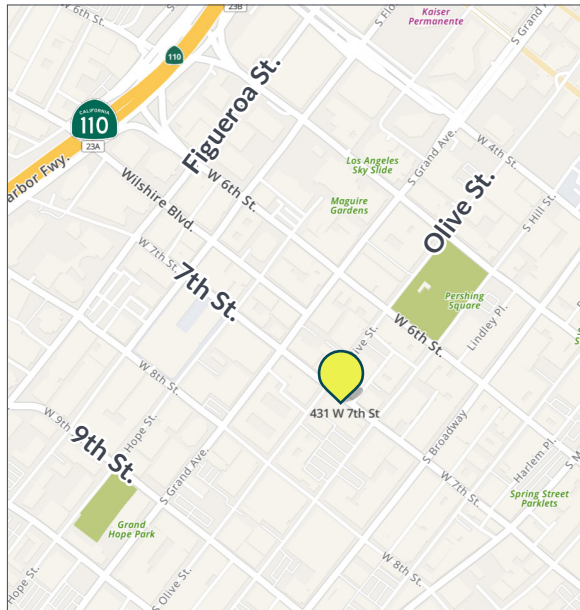
AVAILABLE

	Size (SF):	Rent (PSF/Mo., NNN):
Retail Space A:	±4,470*	\$4.50
Retail Space B:	±3,000*	\$4.25
*Can be combined to ±7,470 SF		
Retail/Restaurant Space C:	±4,335	\$4.25
NNN:	±\$1.00 PSF/Mo.	
Parking:	Ample on-site standard and valet customer parking	

PROPERTY HIGHLIGHTS

- Ground floor of the iconic Los Angeles Athletic Club boasting a massive high-end full-service fitness center, members club, numerous restaurants and bars and a luxury hotel
- Situated in a prime section of DTLA's 7th Street restaurant and retail row active morning, noon and late night
- Surrounded by thousands of residential units, 10,000 plus residents and numerous Class A office buildings within 3-5 blocks of the property
- Within 2 blocks of the 7th Street Metro Station
- Ample on-site standard and valet customer parking

* Prospective tenants are hereby advised that all uses are subject to City approval

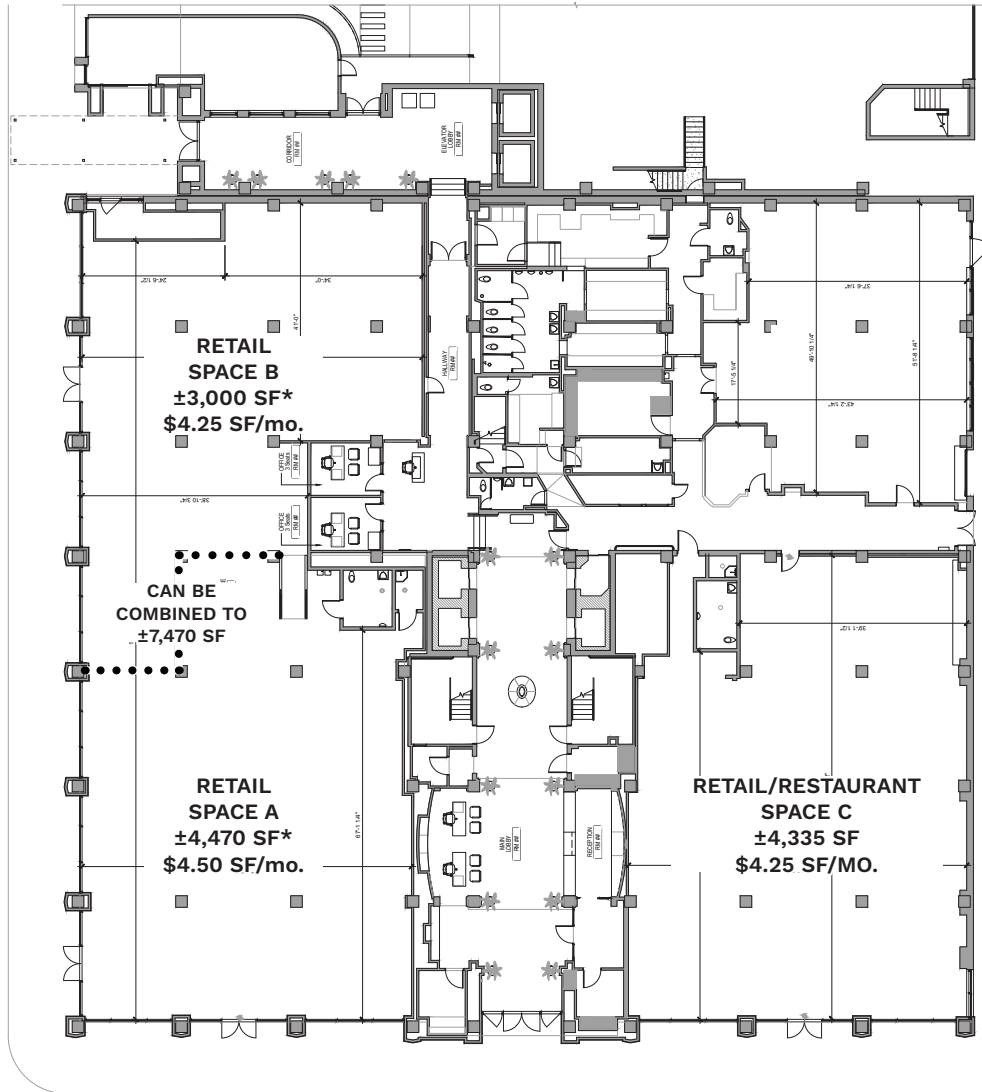


BOTTEGA LOUIE





Olive St.



All rents are PSF/Mo., NNN

Seventh St.





LOS ANGELES ATHLETIC CLUB

431



RETAIL SPACE A & B is on the southwest corner of the building and runs the entire length of the Olive Street side.





West Facing View of 7th Street Restaurant & Retail Row from the Los Angeles Athletic Club

CONVENIENT PARKING

Ample customer parking in a 6-level private garage dedicated to the property. This is one of the best parked properties for retail in all of Downtown Los Angeles.



LOS ANGELES ATHLETIC CLUB THEN & NOW



THEN: *The Los Angeles Athletic Club has been operating out of its building at the corner of 7th and Olive streets in DTLA since 1912.*

Designed and renowned L.A. architects John Parkinson and George Bergstrom, the Beaux-Arts style structure was the first on the West Coast to have a pool (nicknamed “The Plunge”) above the ground floor. From its outset, the Club was far more than a gym; it was a place where men and women came together to celebrate theatrics, poetry, and the ethos of sound mind in a sound body.

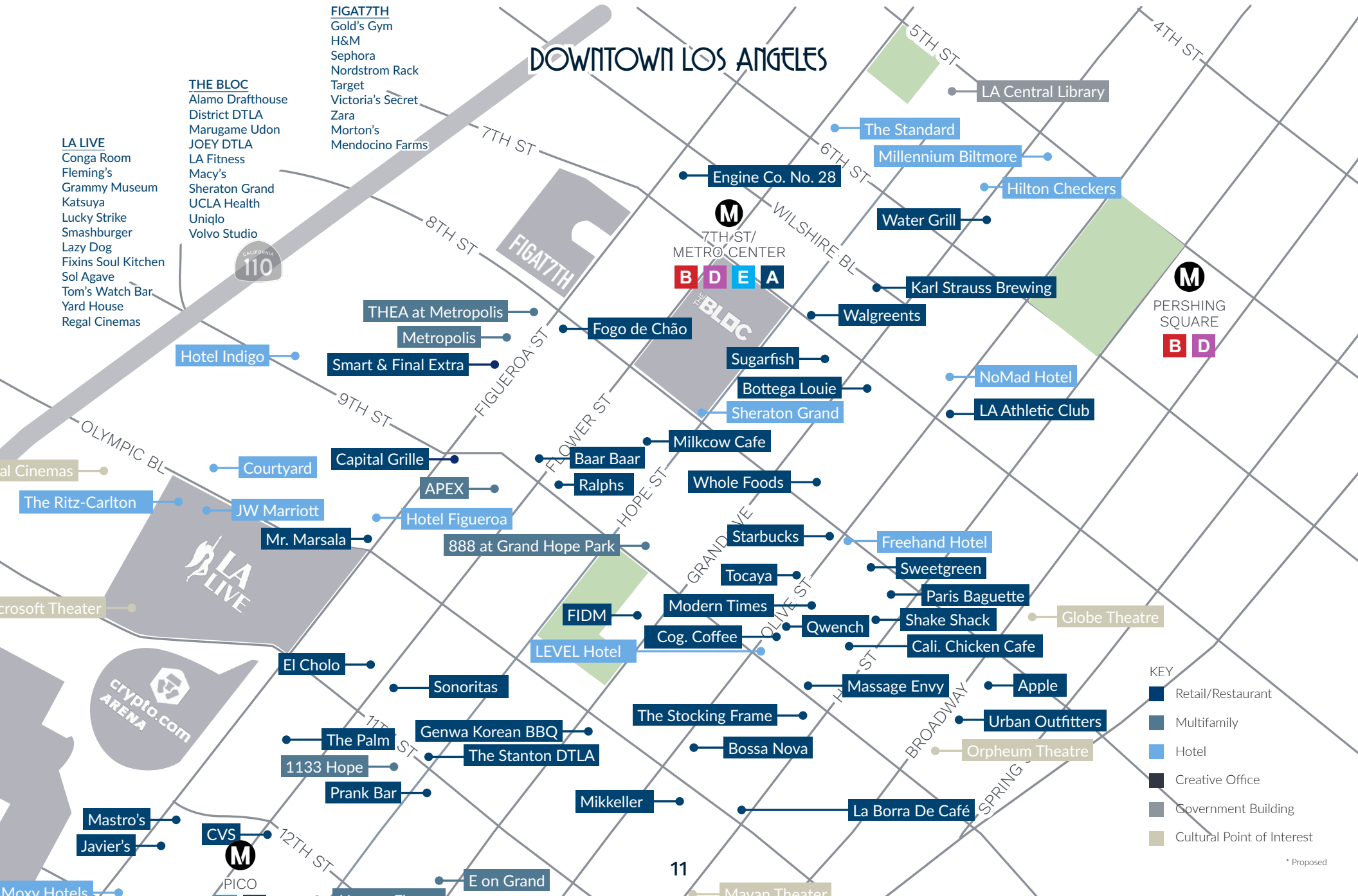


NOW: *The LAAC grew up alongside the city itself—with membership rosters reading like a “Who’s Who” of Los Angeles.*

In 1912 we outgrew our original space, and we’ve been downtown in our custom Beaux-Arts building ever since. As we evolve, innovate, and embrace the forward-thinking milieu of DTLA, we’re still rooted in our history and grounded in tradition. That balance between old and new drives our actions, attitude, and style.



DOWNTOWN LOS ANGELES



LA LIVE
Conga Room
Fleming's
Grammy Museum
Katsuya
Lucky Strike
Smashburger
Lazy Dog
Fixins Soul Kitchen
Sol Agave
Tom's Watch Bar
Yard House
Regal Cinemas

THE BLOC
Alamo Drafthouse
District DTLA
Marugame Udon
JOEY DTLA
LA Fitness
Macy's
Sheraton Grand
UCLA Health
Uniqlo
Volvo Studio

FIGAT7TH
Gold's Gym
H&M
Sephora
Nordstrom Rack
Target
Victoria's Secret
Zara
Morton's
Mendocino Farms

- KEY
- Retail/Restaurant
 - Multifamily
 - Hotel
 - Creative Office
 - Government Building
 - Cultural Point of Interest

* Proposed



DTLA DEMOGRAPHICS

Live 80,000+ RESIDENTS


\$93,000
AVERAGE HHI



61%
25-54 YEARS OLD

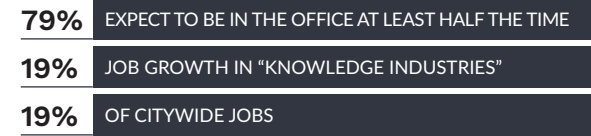
67%
LOVE DTLA


67% POST
SECONDARY EDUCATION



46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK

Work 288,000+ JOBS

\$95,000
AVERAGE HHI



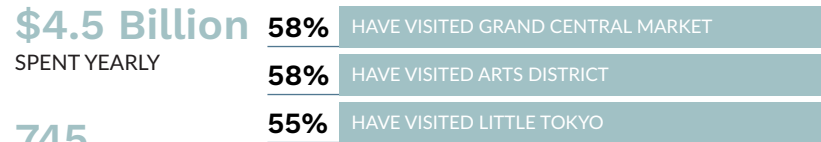
61%
30-54 YEARS OLD


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023




171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE



Source: DCBID Demographic Survey 2024



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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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