

RETAIL CAMPUS IN DTLA'S FASHION DISTRICT

Restaurant/Retail Space with Patio Oasis



110-114 E. 7th Street, Los Angeles, CA 90014

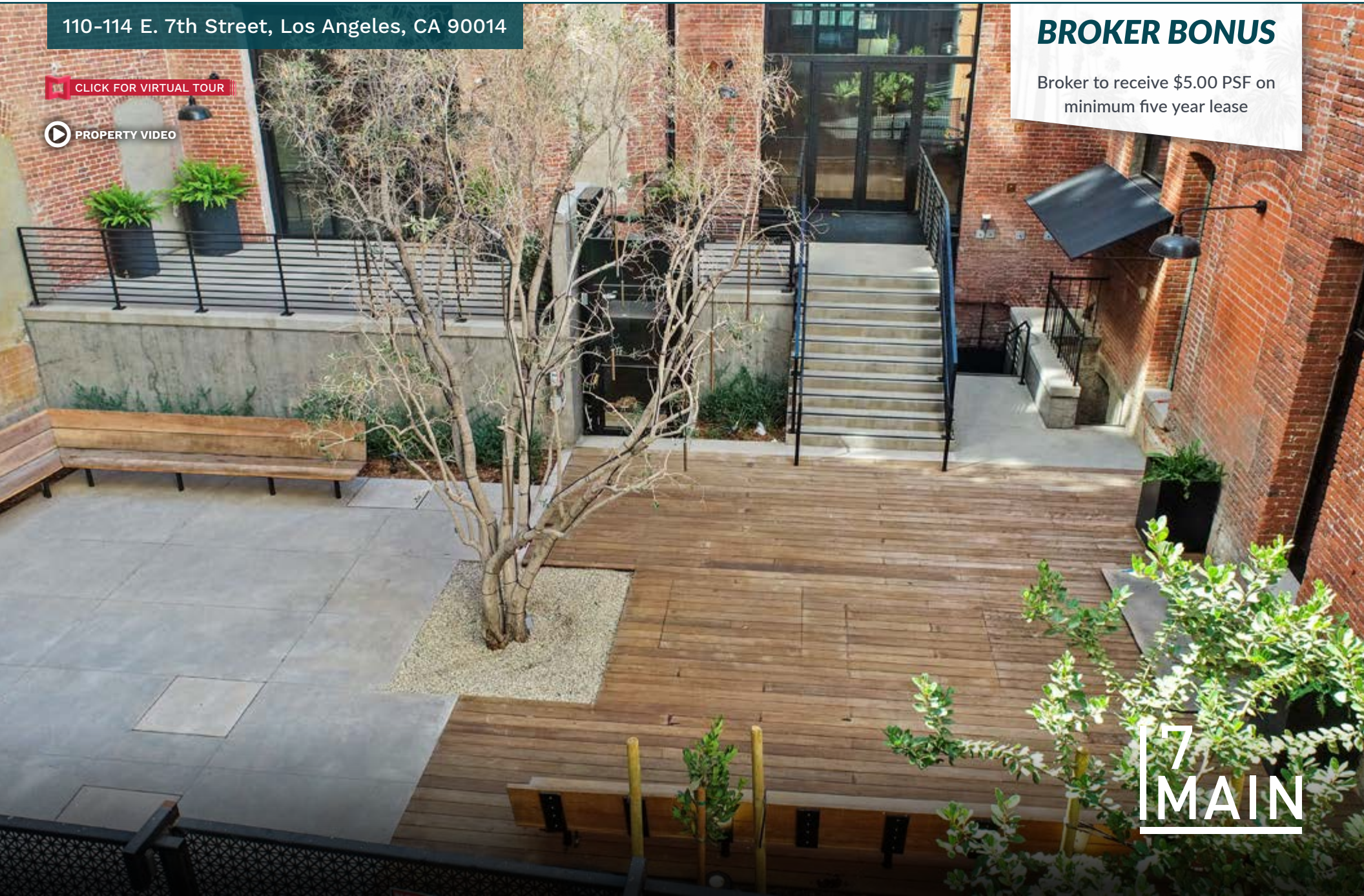
[CLICK FOR VIRTUAL TOUR](#)

 PROPERTY VIDEO

BROKER BONUS

Broker to receive \$5.00 PSF on minimum five year lease

17
MAIN



Restaurant Space with Patio Oasis

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AVAILABLE

Size ±1,100 SF - 4,400 SF
with ±2,002 SF private outdoor patio space included

Rent: \$1.50 PSF/Mo., NNN

NNN: ±\$1.00 PSF/Mo.

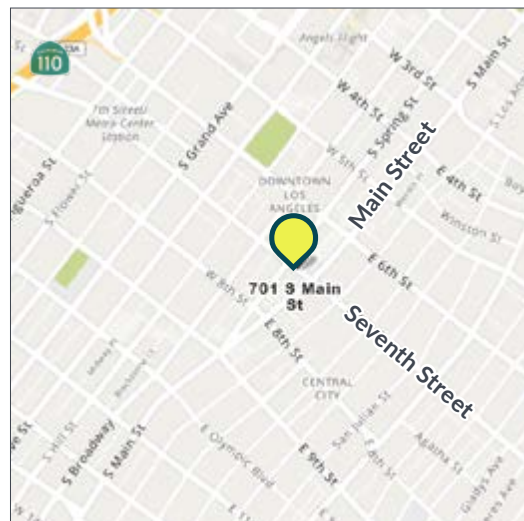
PROPERTY HIGHLIGHTS

- One of the most unique restaurant opportunities in LA featuring a private, garden entry point to a backyard oasis for patron dining with a Type 47 CUP
- Situated at the crossroads of the Historic Core and Fashion District on the eastern end of Downtown's 7th Street Restaurant/Retail Row
- Sister property, The Fabric Building, is around the corner and is fully occupied by a high profile tech company
- Between both properties, the entire block is elevated into a creative office campus
- Within 2 blocks of 50,000 daytime fashion district employees, many of which are trend-setting 20 & 30 somethings working at the California Mart, New Mart and Cooper Buildings.
- Short walk to the Financial District and nearby transit
- 6,000 residential units within a 3 block radius.
- On-site parking and ample surface parking on campus
- [Click here for property video](#)

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



NEIGHBORING TENANTS



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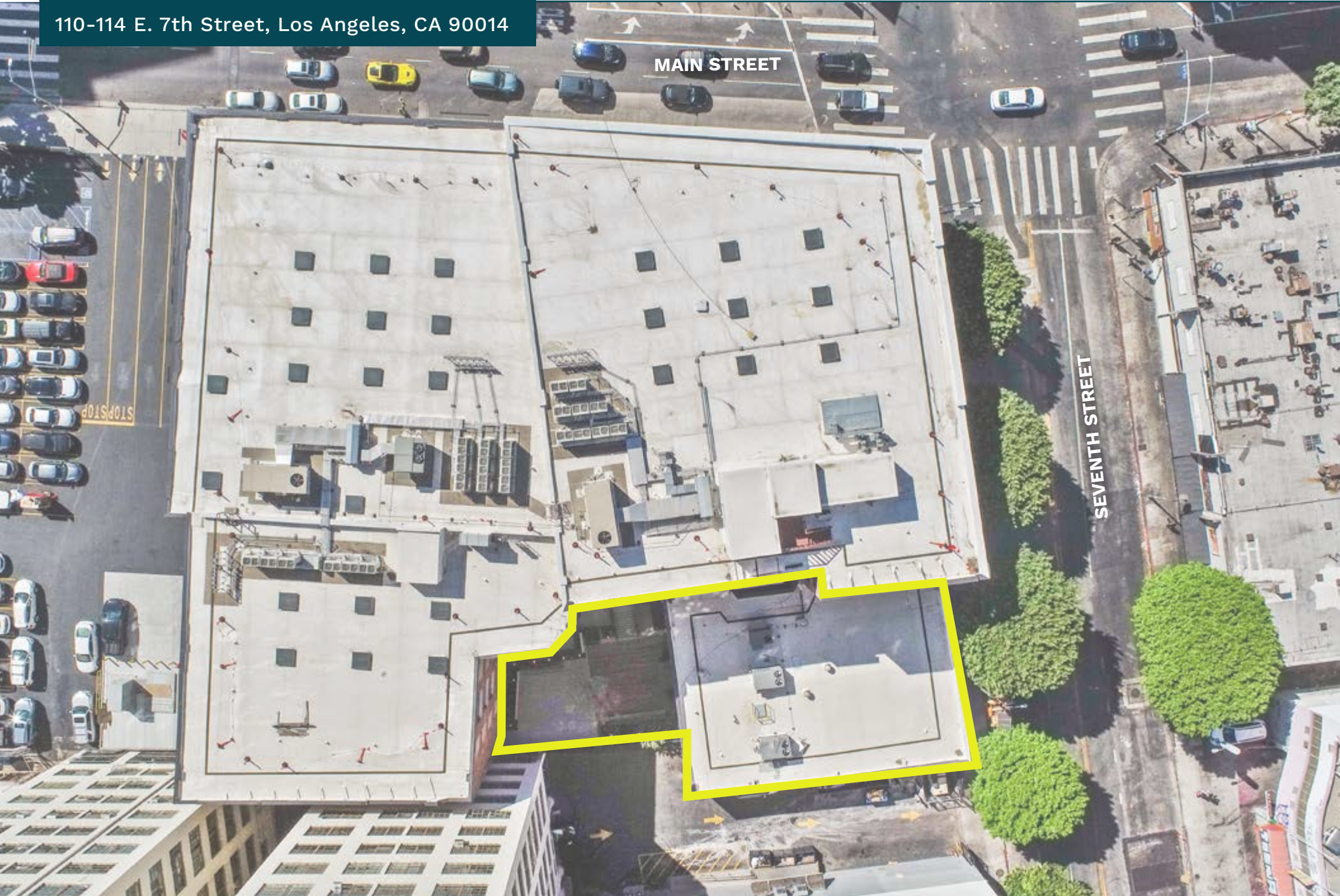
NORTH *all rents are PSF/Mo., NNN

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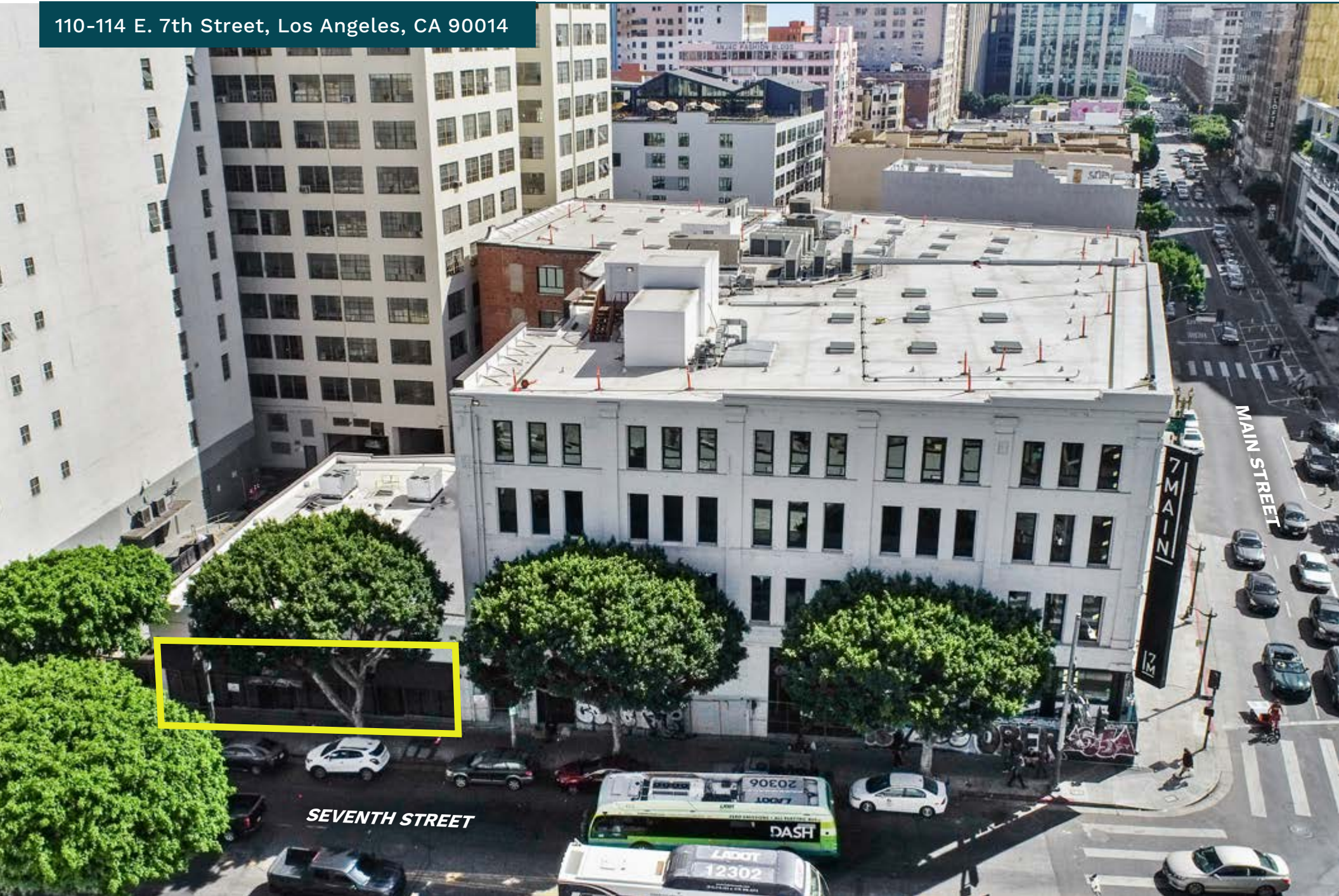


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ADDITIONAL PARKING



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NEIGHBORHOOD



OFFICES

- 01 William Randolph Hearst's original office
- 08 Calmart
- 14 Broadway Trade Center
- 32 Fabric

HOTELS

- 02 Proper Hotel
- 04 The Hoxton Hotel
- 06 Ace Hotel
- 09 Freehand Hotel

- 23 Tuck Hotel
- 36 Nomad Hotel

RESIDENTIAL

- 05 Broadway Palace Apartments
- 11 Eastern Columbia
- 26 Copper Design Space
- 33 Santee Village
- 37 The Grace
- 38 The Griffin

RETAIL

- 03 Santee Alley
- 12 Acne Studios
- 13 Theory
- 15 A.P.C. & Aesop
- 16 A.L.C.
- 17 Gentle Monster
- 18 Urban Outfitters
- 19 Vans
- 20 Apple
- 21 Tanner Goods
- 27 Ron Tomson
- 29 COS
- 35 LA Flower Mart

F&B

- 07 Pattern Bar
- 10 Shake Shack & Sweetgreen
- 22 Verve Coffee
- 24 Terroni
- 25 Stumptown Coffee
- 28 Sonoratown
- 30 Little Damage
- 31 Wild Living Foods
- 34 No Ghost Bears

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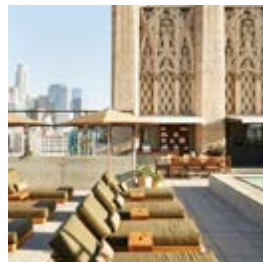
ROOFTOP BARS



01 Proper Hotel



02 The Hoxton Hotel



03 Ace Hotel



04 Freehand Hotel



05 Nomad Hotel



06 Perch



07 Fabric

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DTLA DEMOGRAPHICS

Live 80,000+ RESIDENTS

\$93,000

AVERAGE HHI

90%

RESIDENTIAL OCCUPANCY

26%

RESIDENTIAL INVENTORY GROWTH SINCE 2010

41%

POPULATION GROWTH 2010-2022

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

79%

EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME

19%

JOB GROWTH IN "KNOWLEDGE INDUSTRIES"

19%

OF CITYWIDE JOBS

61%

30-54 YEARS OLD



57% POST SECONDARY EDUCATION



57% COMMUTE LESS THAN 7 MILES FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion

SPENT YEARLY

58%

HAVE VISITED GRAND CENTRAL MARKET

58%

HAVE VISITED ARTS DISTRICT

55%

HAVE VISITED LITTLE TOKYO

745

RETAIL BUSINESSES PER SQUARE MILE



171 FOOD/BEVERAGE BUSINESSES PER SQUARE MILE



93 WALK SCORE



Source: DCBID Demographic Survey 2024

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