

ACROSS FROM 7TH ST/METRO CENTER SUBWAY STATION High Profile Restaurant/Retail Available in DTLA

818 West 7th Street, Los Angeles, CA 90017

KWP
REAL ESTATE

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Virtual Tours Inside



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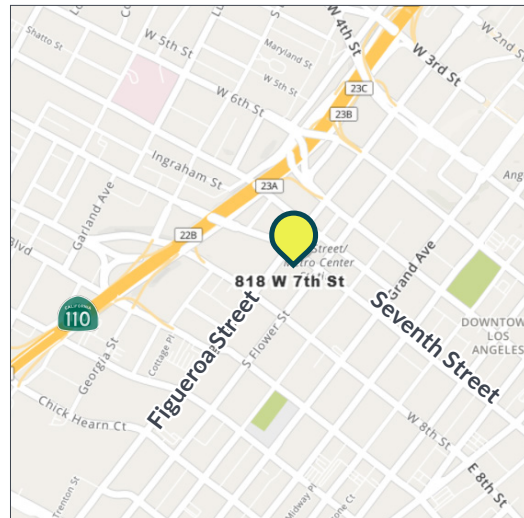
AVAILABLE

	Size (SF):	Rent (PSF/Mo., NNN):
Unit 804:	±2,747	\$4.15
Unit 808:	±1,560	\$3.50
Unit 868:	±2,074	\$4.15
NNN:	±\$0.80 PSF/Mo.)	
Parking:	Limited On-Site Parking	

PROPERTY HIGHLIGHTS

- The property is a 1920s era historic office building with unique character
- Located on 7th Street, Downtown LA's retail and restaurant row
- Heavy lunch and dinner crowds
- ±100,000 Financial District employees within walking distance
- Across the street from the 7th St./Metro Center subway station, which links DTLA with Hollywood, North Hollywood, Union Station, USC, Culver City, Santa Monica and Long Beach
- Within two blocks of the 110 Freeway with easy access to on/off ramp
- Within a five minute walk of ±10,000 residential apartments and condos

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



NEIGHBORING TENANTS



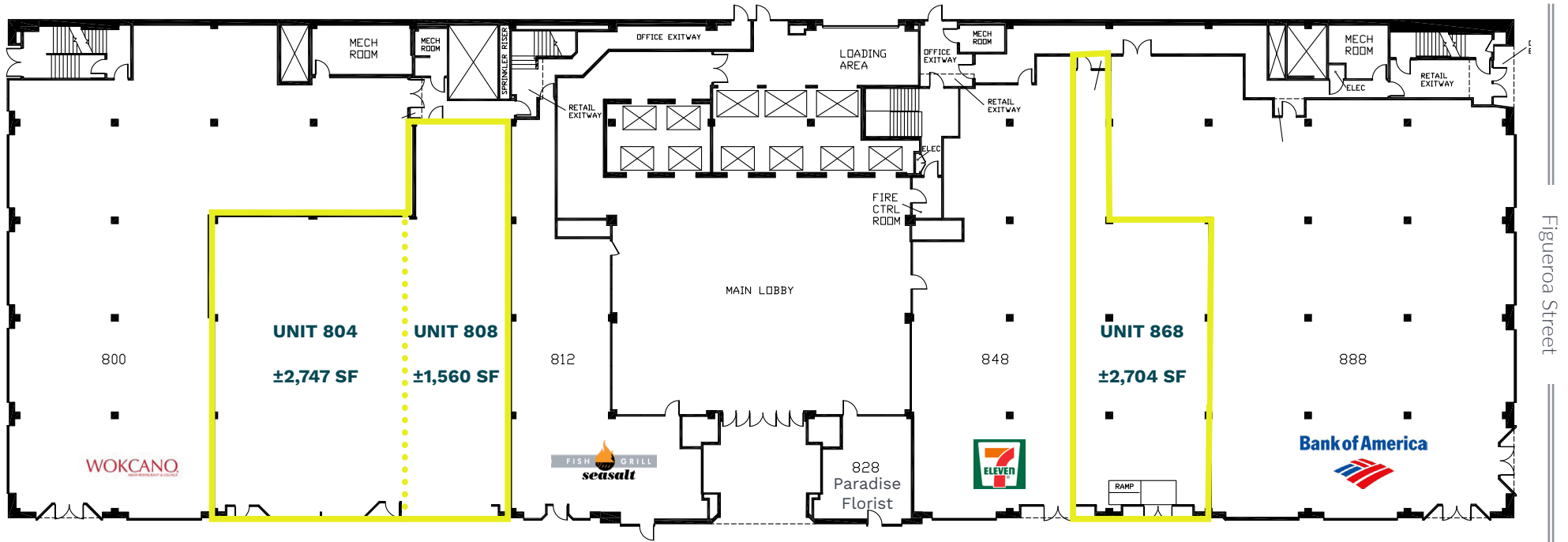
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SITE PLAN



NORTH

Seventh Street

Figueroa Street

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UNIT 804
RENDERINGS



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UNIT 808

 [CLICK FOR VIRTUAL TOUR](#)

UNIT 808
FORMER 3RD GEN.
SAKE BAR RESTAURANT SPACE

±1,560 SF

Seventh Street



NORTH



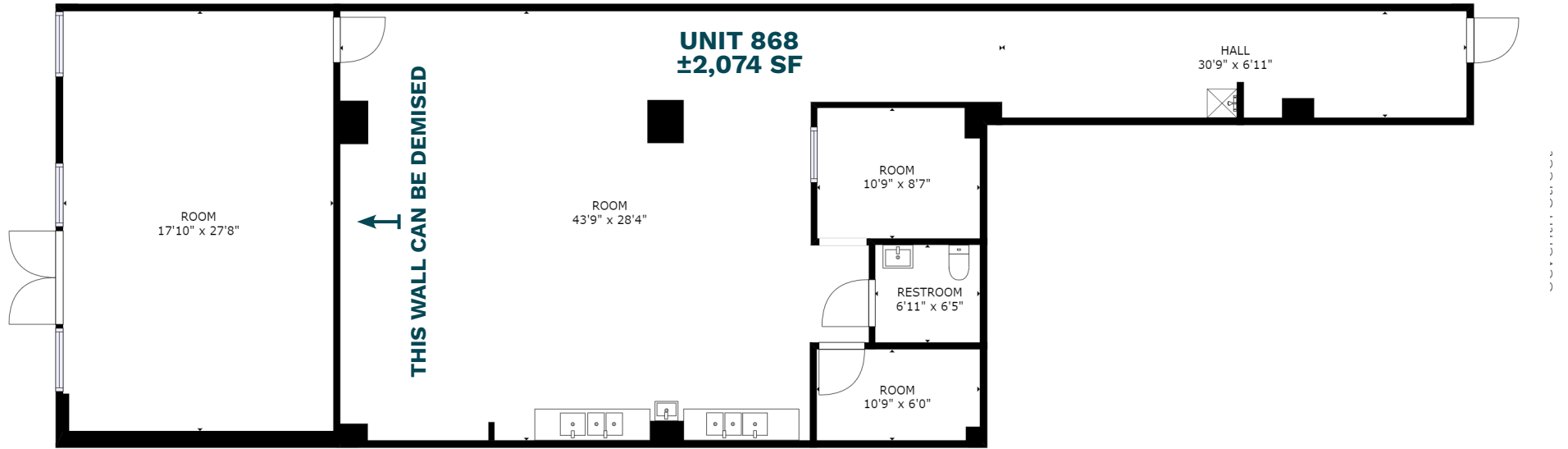
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UNIT 868

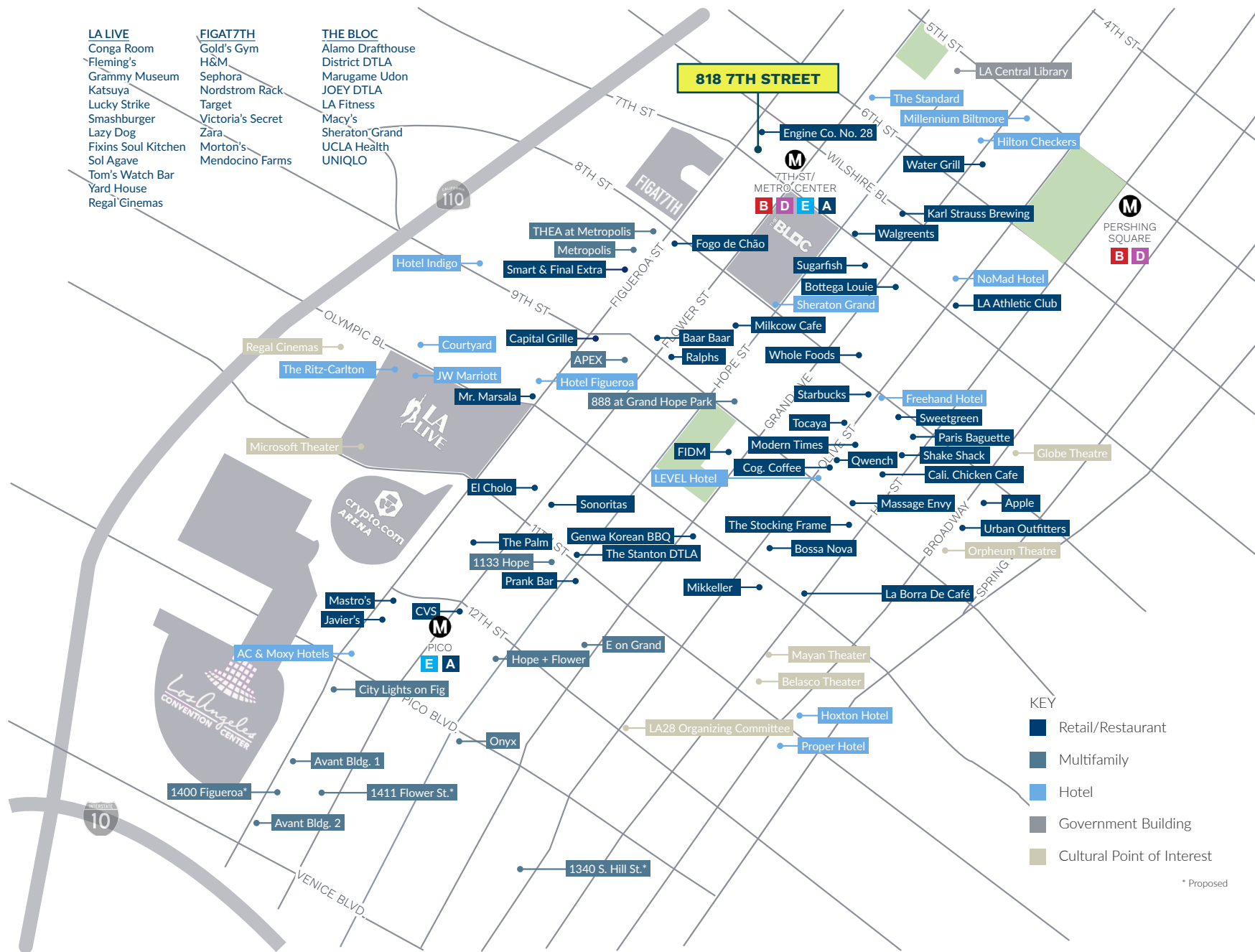


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DTLA DEMOGRAPHICS


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	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	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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