

Full Bar with Live Music & Dancing  
**1948 E 7th St**  
Los Angeles, CA 90021



**ASSET SALE**

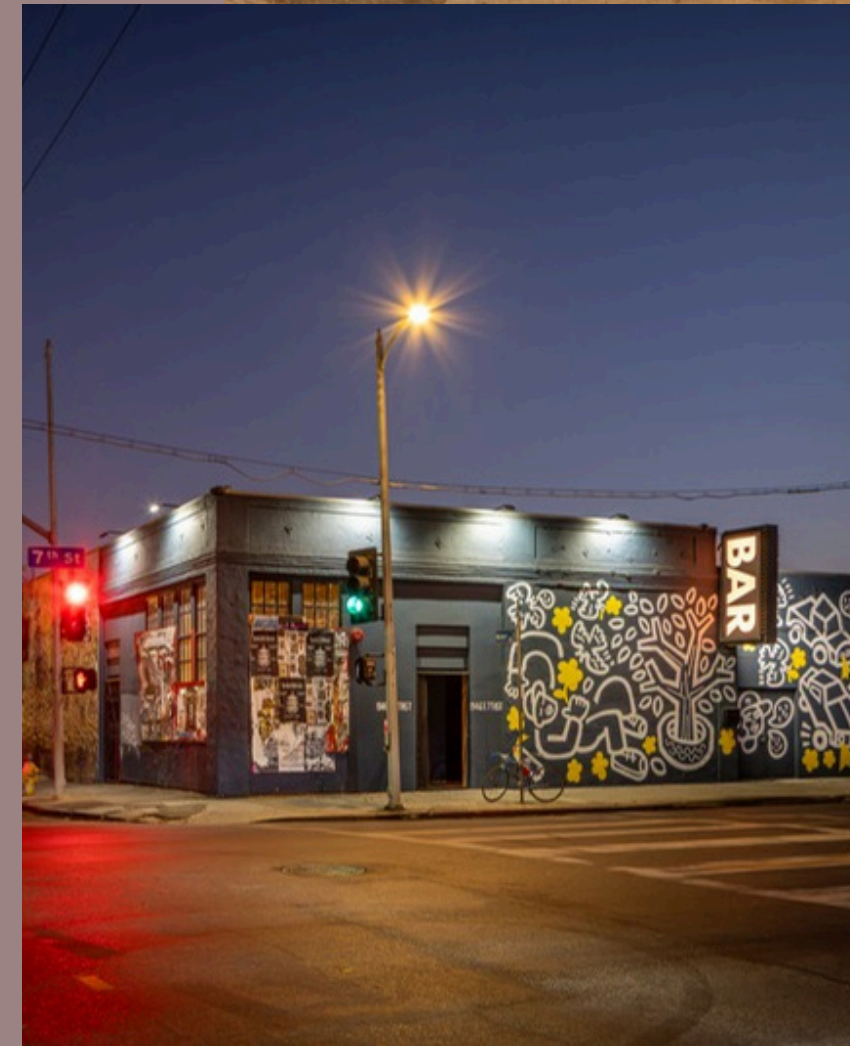
# LOCATION

***Arts District Downtown Los Angeles***

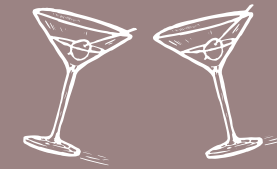


1948 E 7th St consists of 2,760 SF and features a brand new buildout with all new equipment, offering a rare, never-before-opened opportunity for an operator. The space is further enhanced by 20-foot ceilings, an office mezzanine, and immediate proximity to an adjacent parking lot, providing exceptional functionality for high-volume operations.

With its modern infrastructure, permitted live music and dancing, and turnkey condition, this offering presents a unique opportunity to establish a premier bar or live entertainment concept in a fully built, unused space.



# DETAILS



<b>SIZE</b>	2,760 sf
<b>RENT</b>	\$3.50/sf base + NNN (est. at \$.60)
<b>KEY MONEY</b>	\$350,000.00
<b>LICENSE</b>	Type 48 license
<b>ENTERTAINMENT</b>	Permitted for live music and dancing.

## HIGHLIGHTS:

- Newly sprinklered building for max occupancy of 140
- Adjacent 100-car parking lot
- Brand new buildout
- All new equipment
- 20 ft ceilings

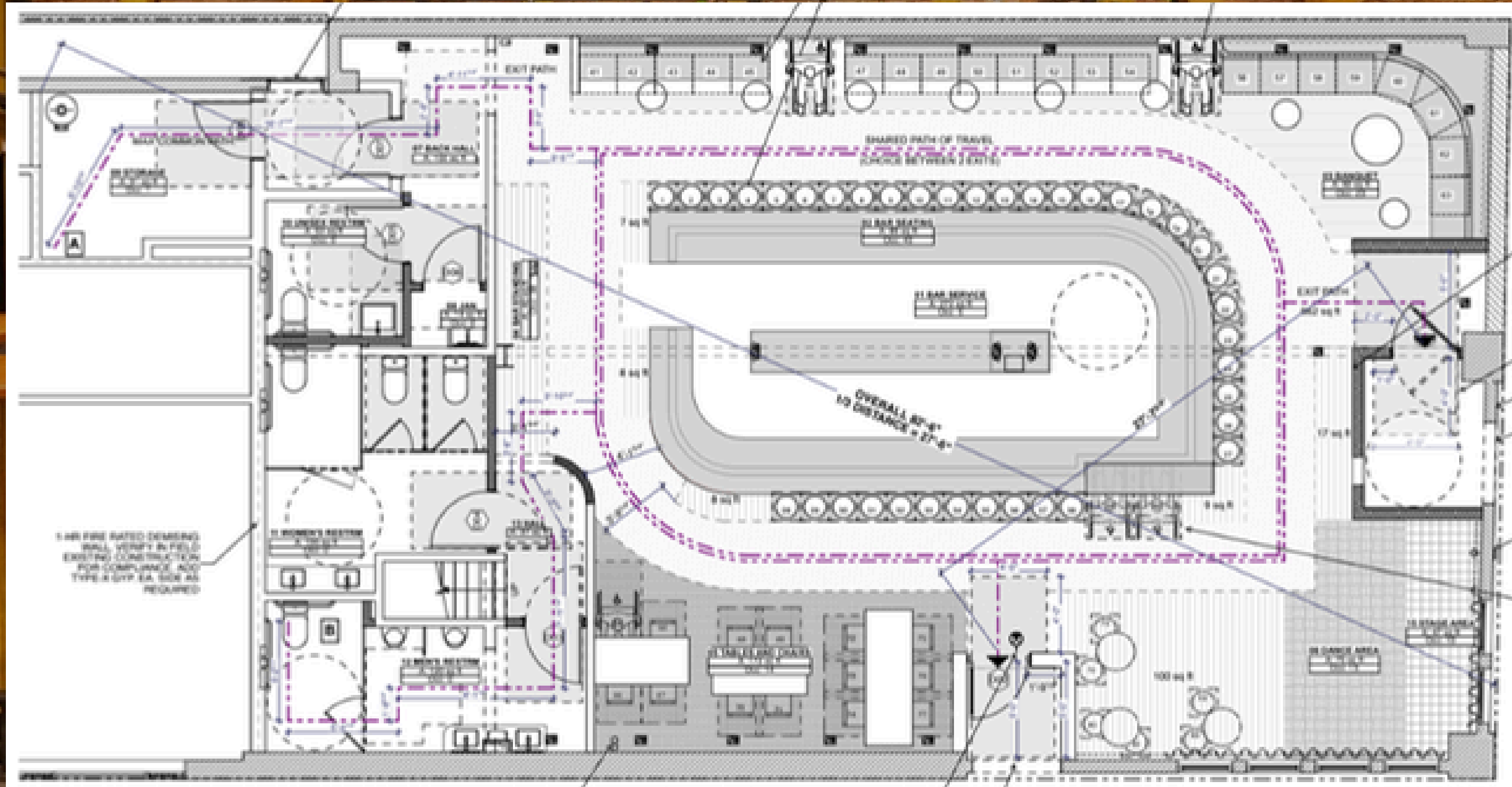






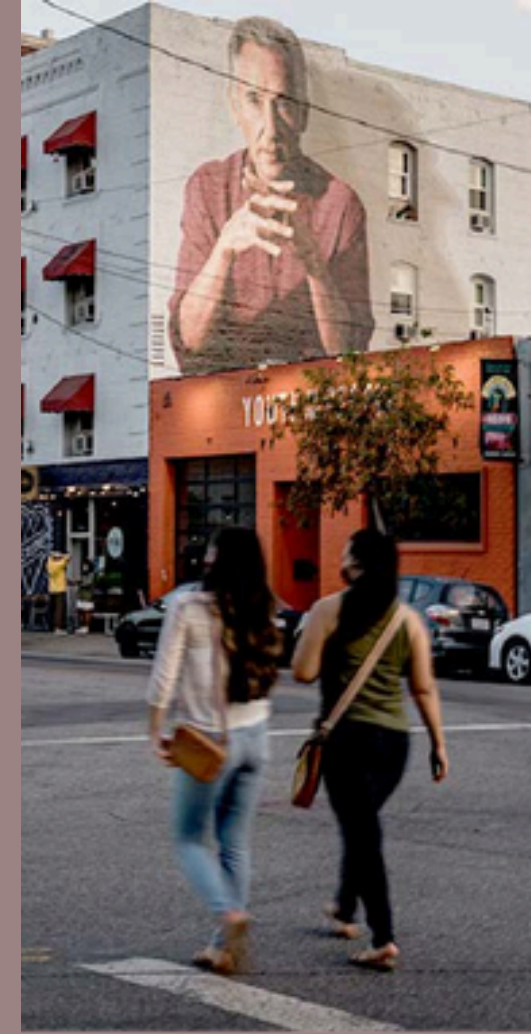
# FLOORPLAN

2,760 SF



# NEIGHBORHOOD

Anchored by prominent galleries such as **Hauser & Wirth** and **Corey Helford Gallery**, and award-winning culinary destinations including **Bestia**, **Bavel**, **Damian**, **Death & Co.**, **Afuri**, and **Girl & the Goat**, the Arts District has firmly established itself as both a local favorite and an international destination. Complementing its culinary and arts scene, notable retailers such as **Le Labo**, **The House of Woo**, and the curated mix of shops and dining at **ROW DTLA** further reinforce the neighborhood's position as one of Los Angeles' most dynamic and sought-after lifestyle districts.



MARU



*Manuela*



# CONTACT

## Lorena Tomb

CEO | Founder  
Lorena@urbanlimere.com  
213.277.7247 x1  
BRE#01894475



## Chris Stewart

Senior Associate  
213.400.4454  
Chris@urbanlimere.com  
BRE # 02142374

