

Over 56,000 SF For Lease On Broadway in DTLA



Anchor Retail With Basement

309 W. 7th Street, Los Angeles, CA 90014



Available

Size: ±56,500 SF
Ground: ±21,500 SF
Basement: ±35,000 SF

Rent: Call broker

Parking: Ample parking on-site

Available: Immediately

Features

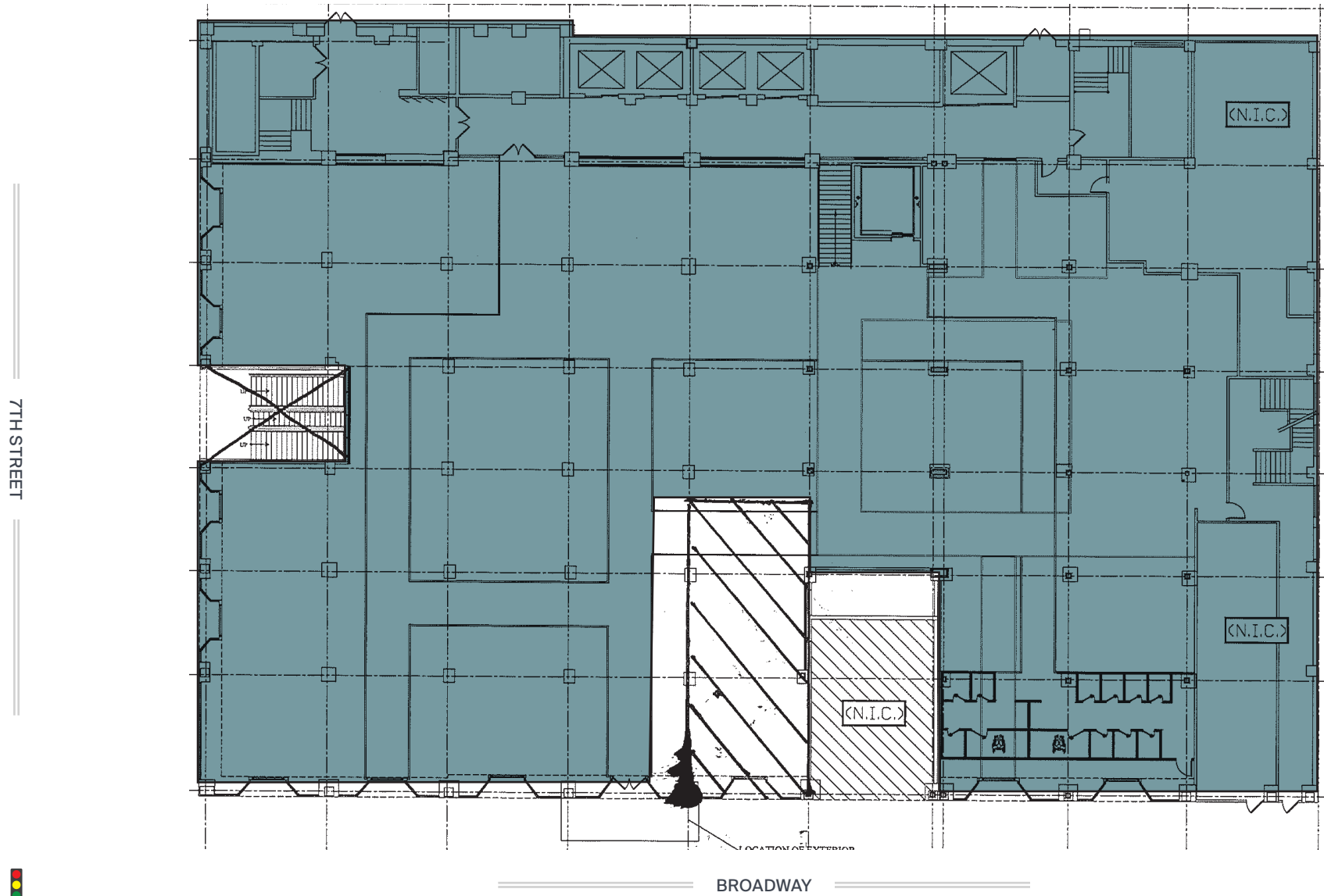
- ▶ Spaces can be leased separately or together
- ▶ Best location on Broadway in DTLA
- ▶ One block from the Apple Store
- ▶ Surrounded by regional and national retailers
- ▶ Premier large retail space
- ▶ High ceilings
- ▶ Escalator and elevator access between floors
- ▶ Move-in ready condition

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



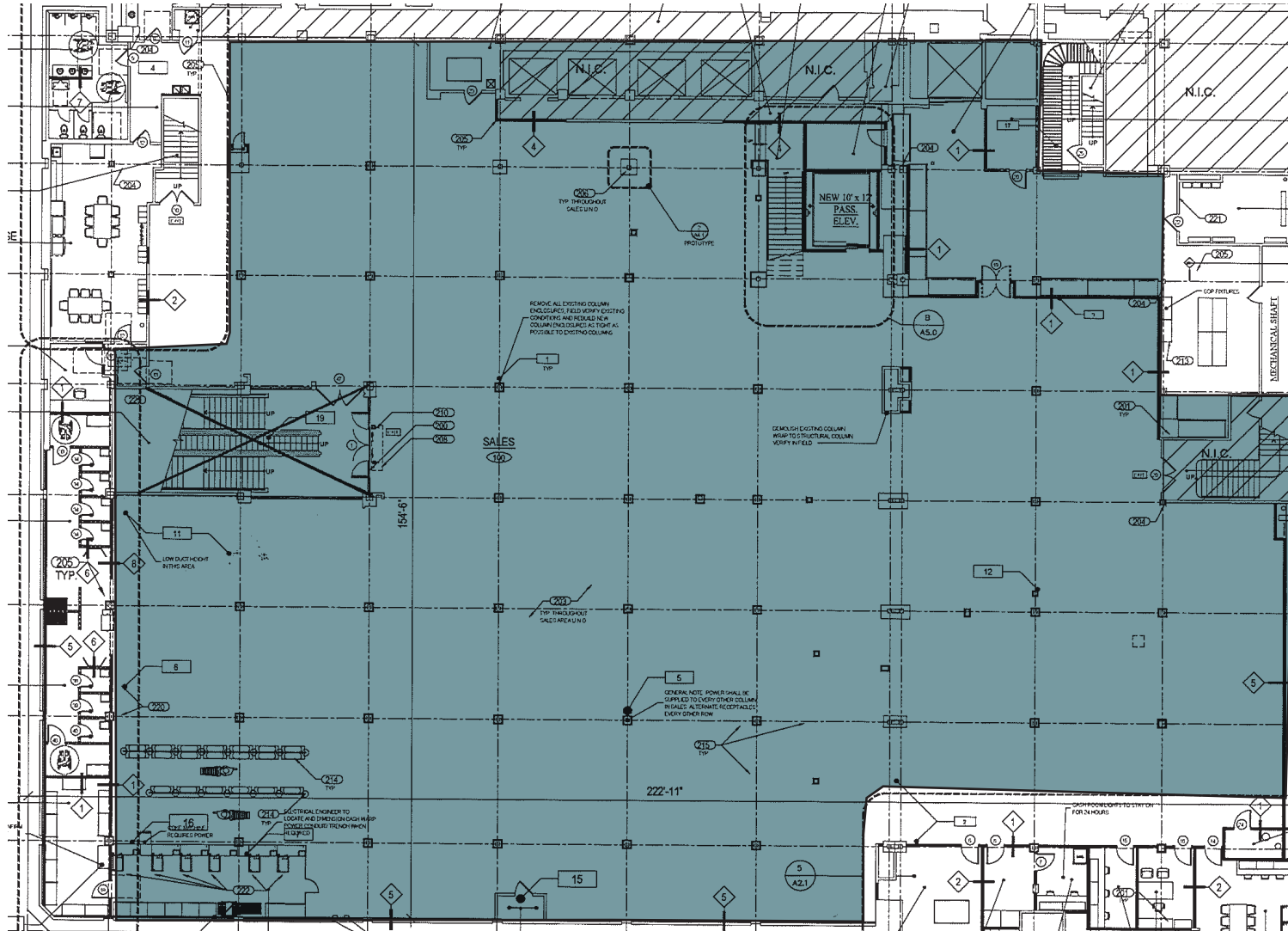
Ground Floor

±21,500 SF



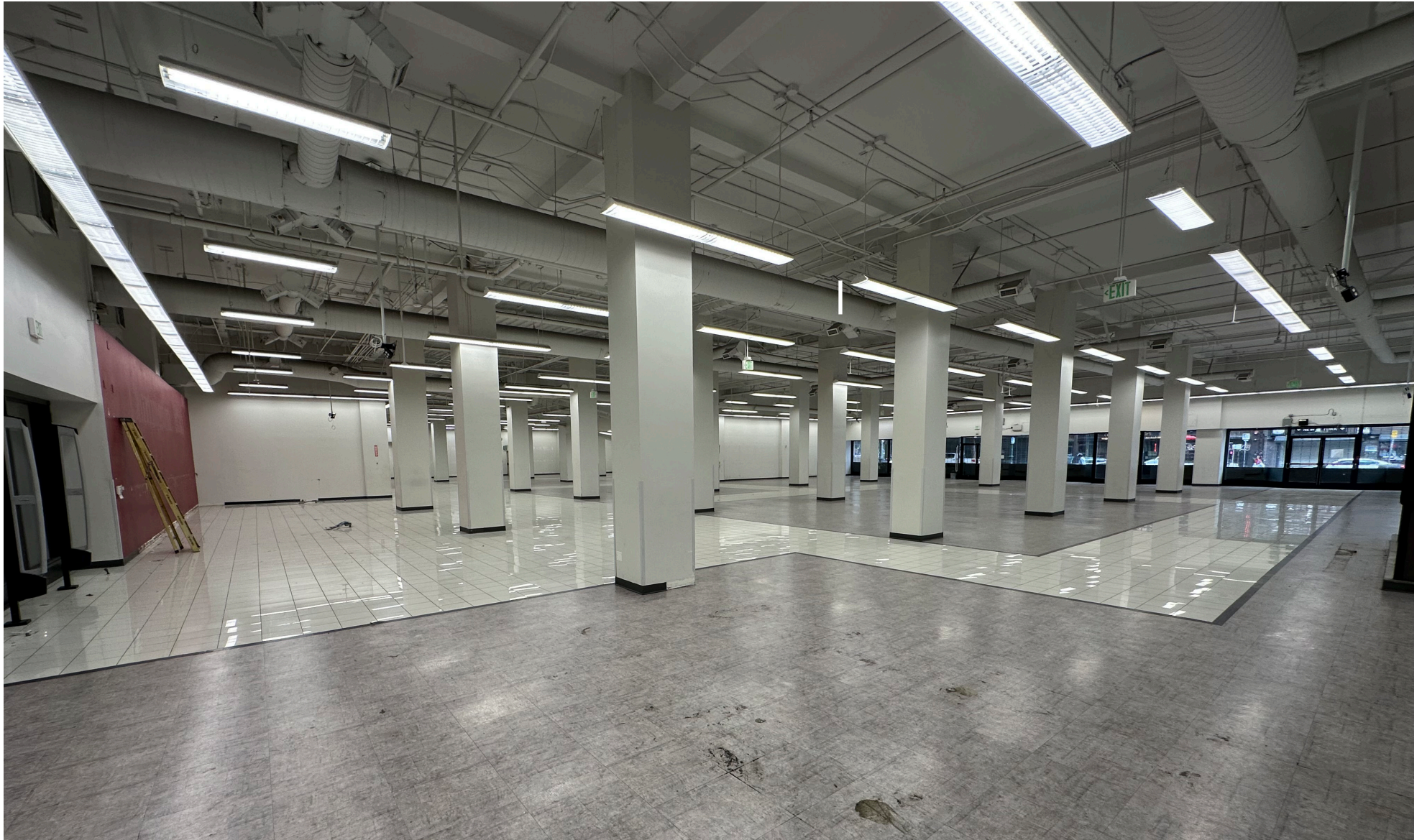
Basement

±35,000 SF



Ground Floor

±21,500 SF



Ground Floor

±21,500 SF



Ground Floor

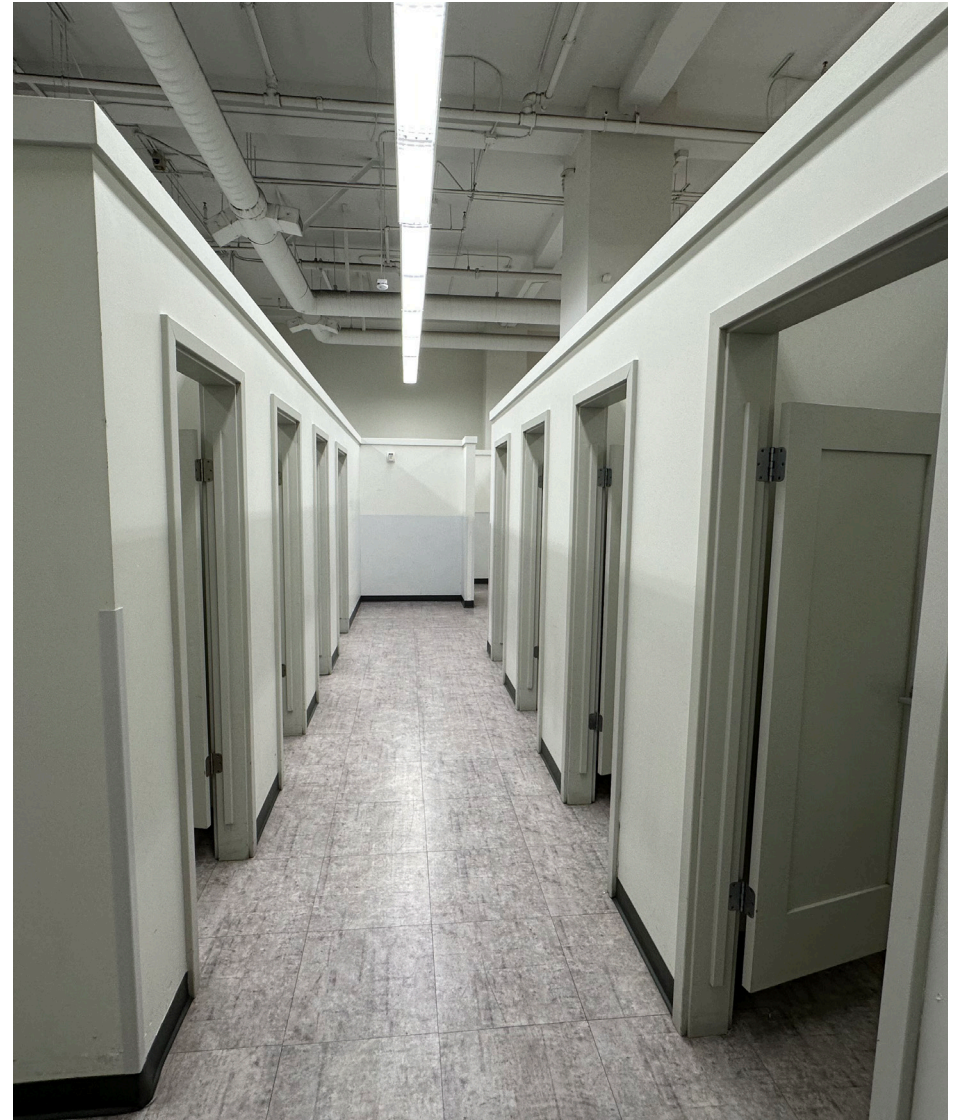
±21,500 SF



Entrance from parking lobby



Fitting rooms



Basement

±35,000 SF

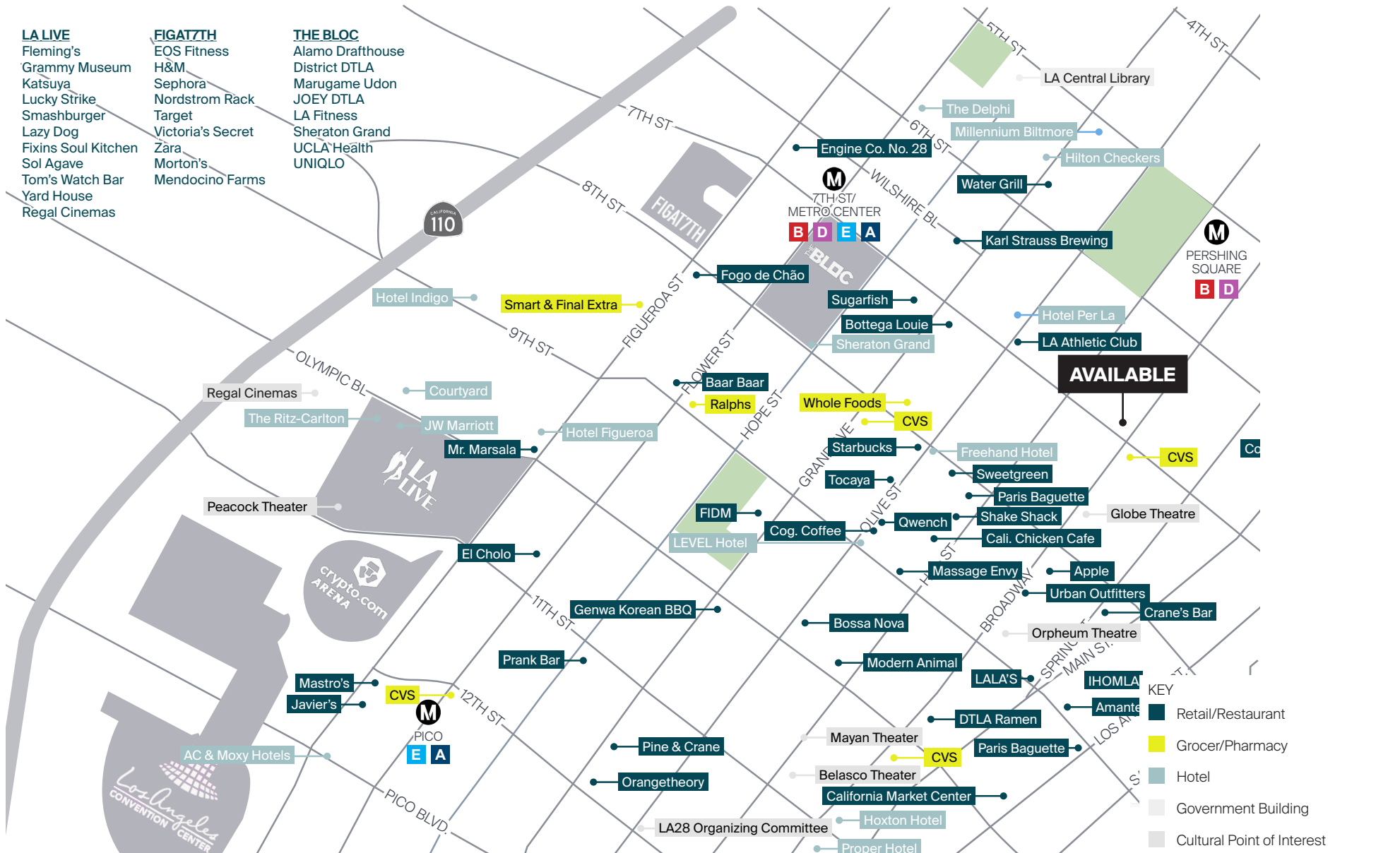


Basement

±35,000 SF



Downtown Los Angeles



Downtown Los Angeles

Live 81,000+ RESIDENTS

\$101,000

AVERAGE HHI

38

MEDIAN AGE

91%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
44%	POPULATION GROWTH 2010-2024



67% HAVE A POST-SECONDARY EDUCATION



49% WALK, BIKE, OR TAKE TRANSIT TO WORK



52% PLAN TO LIVE IN DTLA FOR 4 OR MORE YEARS

Visit 17+ MILLION VISITORS PER YEAR

\$4.8 Billion

SPENT YEARLY

723

RETAIL BUSINESSES PER SQUARE MILE

66%	HAVE VISITED LA LIVE
62%	HAVE VISITED THE BROAD MUSEUM
57%	HAVE VISITED CRYPTO.COM ARENA



171 FOOD & BEVERAGE BUSINESSES PER SQUARE MILE



93 WALK SCORE® WALKER'S PARADISE

Work 320,000+ JOBS

\$130,000

AVERAGE WAGE

60%

30-54 YEARS OLD

81%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
77%	CURRENTLY WORK 3-5 DAYS IN DTLA
19%	OF CITYWIDE JOBS



57% HAVE A POST-SECONDARY EDUCATION



48% COMMUTE LESS THAN 10 MILES FROM HOME

SOURCE: DCBID DEMOGRAPHIC SURVEY 2026

Your trusted *partners*

Justin Weiss

justin.weiss@kwprealestate.com
310-887-3450
DRE #01920886

Lee Shapiro

lee.shapiro@kwprealestate.com
310-887-6226
DRE #00961769