

Downtown Los Angeles

California

**697 Witmer St.
Los Angeles, CA 90046**

Located in City West near Downtown LA, 697 Witmer St. offers high visibility and strong foot traffic.

Ideal for retail, office, QSR, or service use. Surrounded by schools, parks, and hospitals, with ample parking and easy access. A prime spot in a vibrant, family-friendly neighborhood.





Property HIGHLIGHTS

Located in a dense and vibrant urban corridor, this property benefits from strong daytime and residential populations. Surrounded by major employers, hospitals, and public institutions, it offers unmatched convenience for both commuters and local residents. Its central location within a mixed-use neighborhood undergoing steady residential and commercial growth enhances its appeal for a variety of businesses.

- Excellent street frontage on W 7th St with daily traffic counts exceeding 30,000.
- Ideal for medical, retail, QSR, or service-based businesses.
- Close proximity to the 110 Freeway and major transit lines.
- Minutes from Downtown LA, and Koreatown



Suite G118 - VACANT



Size: 3500 SF
Lease Type: NNN Lease
Property Type: Retail
Parking: Available within Premises
Condition: Excellent
Available: Ready for Leasing

Key Features:

- Spacious layout for a variety of uses
- Best for retail or service businesses
- High visibility corner space and easy access to major roads
- Parking available for tenants and customers
- Close to public transportation and local amenities



MARKET OVERVIEW

1301-1307 W 7th St is located in the heart of Downtown Los Angeles, surrounded by dense residential, office, and entertainment developments. The area is a major employment and transit hub, served by the 7th St/Metro Center Station and multiple freeways. Nearby attractions include The Bloc, Crypto.com Arena, and L.A. Live.

Downtown LA sees over 500,000 workers and millions of visitors annually, driving strong foot traffic and retail demand. The city continues to invest in revitalization efforts, attracting next-generation retailers, restaurants, and creative office users.

LARGEST EMPLOYERS IN THE AREA INCLUDES:

