



EAST 7TH STREET

LOS ANGELES, CA 90023

FOR LEASE

 **CUSHMAN & WAKEFIELD**
GILL | BURNS | YOO

LOCATION



COMMERCE

VERNON

ARTS DISTRICT

EAST 7TH ST

LA RIVER



Ace * Mission Studios

HIGHLIGHTS



Functional Well Maintained
Space – 100% HVAC 1st Floor



Dock High Loading
in Large Yard



Substantial Parking in Two (2)
Fenced Surface Lots



On-Site Security



Next to New 6th Street Bridge
and Notable Amenities



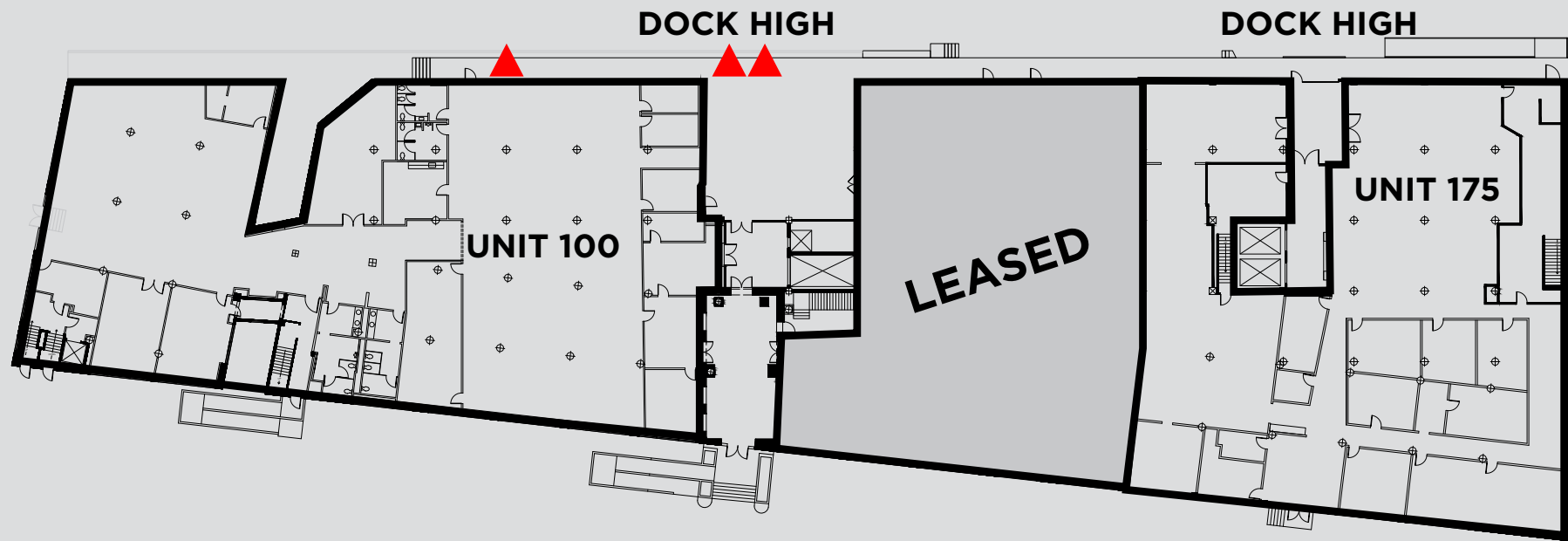
1/4 Mile to the 5,10,
60 and 101 Freeways



MULTIPLE DOCK HIGH POSITIONS



LARGE PARKING & TRUCK COURT



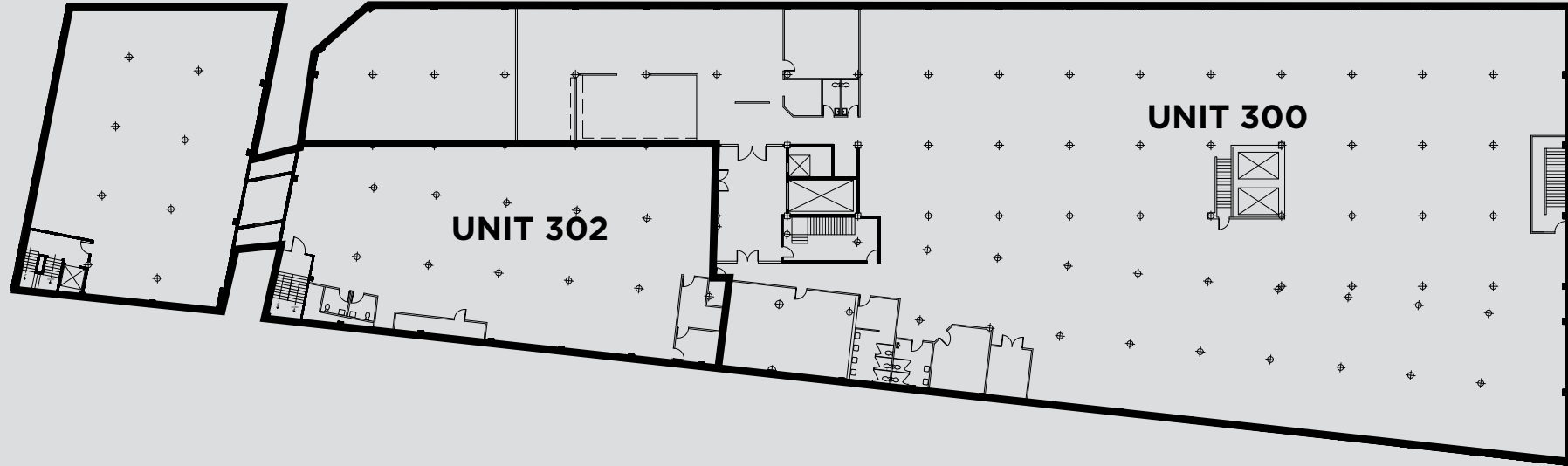
FIRST FLOOR

Unit 100: ±18,000 SF

Unit 175: ±13,075 SF



UNIT 100



THIRD FLOOR

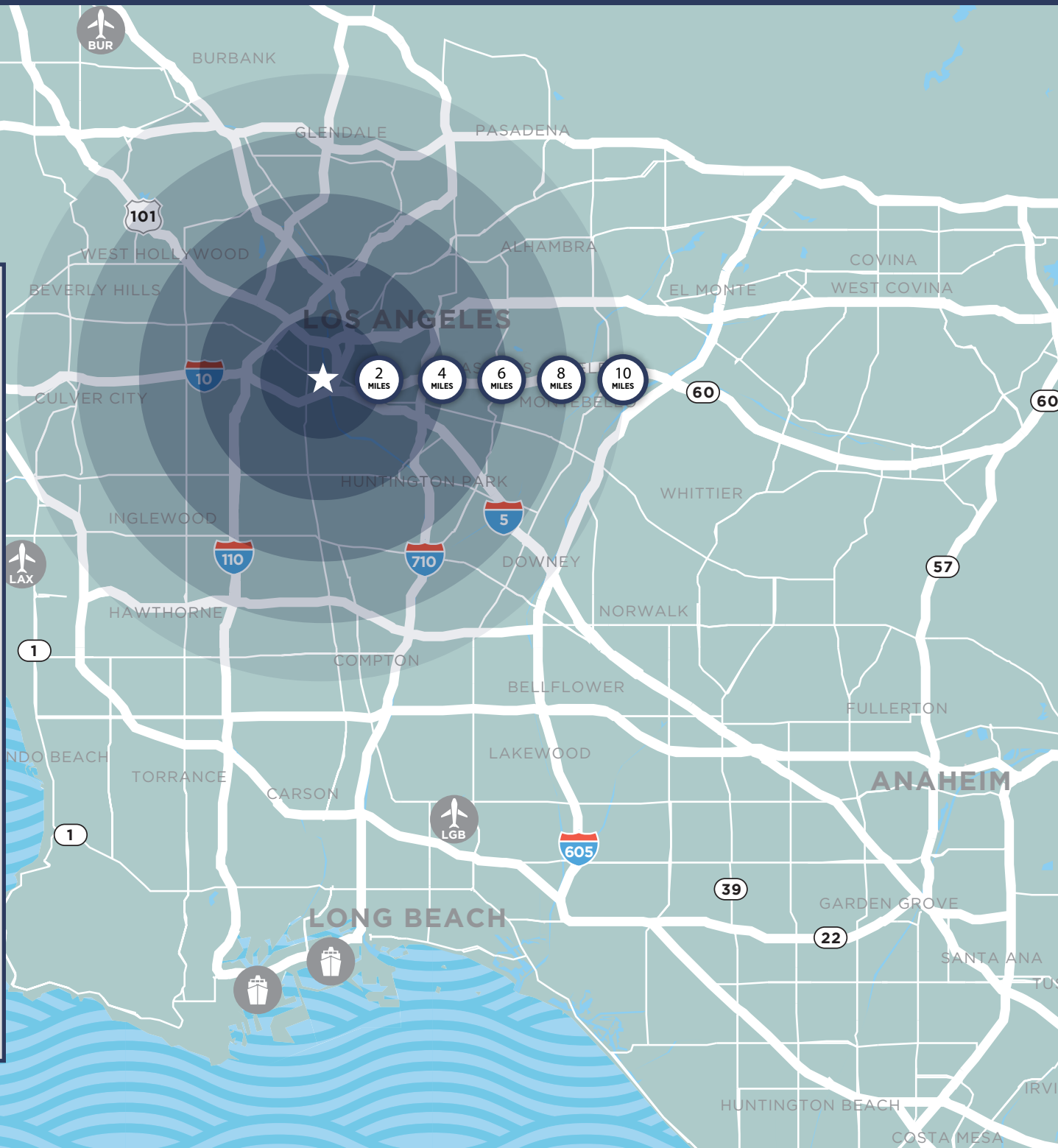
Unit 300: ±30,529 SF

Unit 300 can be demised.

Unit 302: ±15,995 SF



UNIT 300



DISTANCE FROM PROPERTY (MILES)

0.6 10 FREEWAY	8.5 HOLLYWOOD
0.3 5 FREEWAY	13.3 BURBANK
2.2 DOWNTOWN	20.5 LAX
5.2 COMMERCE	26.0 PORTS



POPULATION*
3.4M



AVG. HOUSEHOLD INCOME*
\$87,303



COLLEGE DEGREES*
25%

*WITHIN A 10 MI RADIUS



GIRL & THE GOAT

AMENITIES

arts district



SOHO HOUSE



CAFE DULCE



BAVEL

- COFFEE
- BARS
- RESTAURANTS
- MARKETS
- MUSEMS
- STUDIOS



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