

2022 E 7th

FOR SALE

ARTS DISTRICT 100% LEASED
COVERED LAND PLAY

22,851 SF OF IMPROVEMENTS
ON 0.66 ACRES OF LAND

\$12,300,000

 CUSHMAN &
WAKEFIELD

TEAM
CONDON

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2014-2022 E 7TH STREET, LOS ANGELES, CA 90021

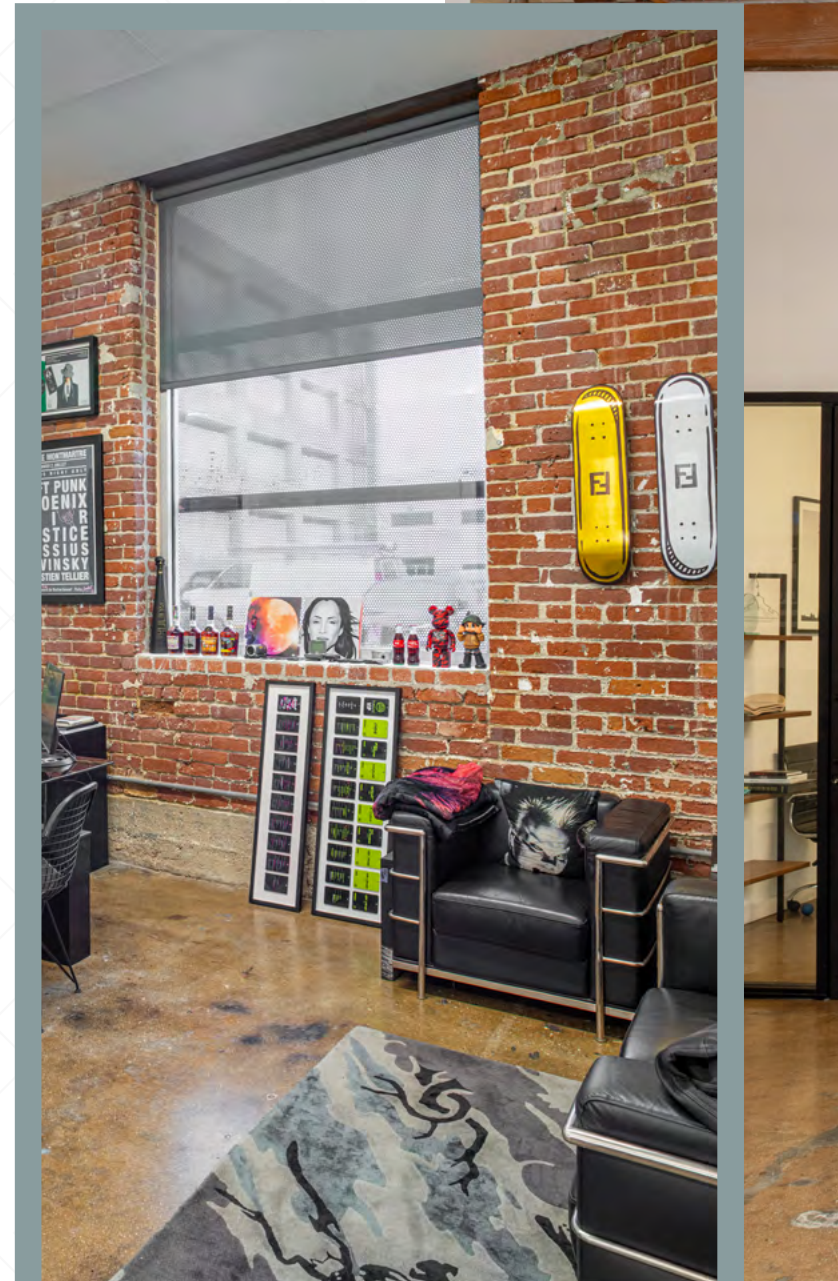
The Opportunity

Cushman & Wakefield of California, Inc. as exclusive advisor, is pleased to present the opportunity to acquire the leased fee interest in 2022 E 7th Street in Los Angeles, CA (the “Property”), which consists of two brick and bow-truss buildings that total 22,851 square feet and a 6,300 SF surface parking lot located in the bustling Arts District submarket of Downtown Los Angeles.

The Property is 100% leased to two tenants: The Foundation (FDS USA, Inc. - 11,651 SF) and House of Cocotte Cuisine & Hub (Cocotte Communication, LLC - 11,200 SF). The Foundation’s lease runs through August 2027 and represents upgraded creative office space with exposed brick wall and noise-insulated private offices with glass doors. House of Cocotte Cuisine & Hub’s lease runs through February 2028 and was carefully transformed into a creative hub of modular space that reflects modern, flexible meeting and event area.

The Property benefits from its central location in the Arts District, which is bounded by the L.A. River to the east, Alameda Street to the west (with a western carve out for neighboring Little Tokyo), the 101 freeway to the north, and by 7th Street to the south. The Arts District is often targeted by technology and creative office tenants for its inventory of creative commercial properties and its proximity to the Los Angeles CBD, the 101, 110, and 5 Freeways. Major tenants in the Arts District now include Twitch, Apple, Adidas, Spotify, Sony, Honey, and Warner, among many others.

The Property is uniquely positioned in its build as a creative commercial property that can be easily occupied by either office and/or retail users. With 100% of the property being leased through at least August 2027, the Property represents a covered land play, where an investor or developer can benefit from the attractive cash flow, while simultaneously entitling the site for future multifamily use or to eventually occupy the building as an owner-user.





2022 E 7th

Investment Highlights

THE FASTEST-GROWING SUBMARKET IN THE REGION

The Arts District is one of the fastest-growing submarkets in the region. Its evolution as one of the top choices for creative office tenants and the burgeoning demand for production/studio space, has drawn billions of dollars of investment capital from around the country. The Property is located within proximity to the Greyhound Bus Terminal, which was recently sold to Prologis and is planned for studio/production development.



WALKABLE LIFESTYLE

The Arts District location offers a true live/work/play lifestyle that today's urban tenants strongly desire. In addition to the numerous nearby employers, the neighborhood includes a plethora of dining, retail, and entertainment amenities.



RENOVATED BRICK AND BOW-TRUSS FREESTANDING BUILDING

The Property is beautifully constructed to feature high bow-truss ceilings, natural lighting throughout the buildings via skylight windows, polished concrete floors, and exposed brick walls. The House of Cocotte Cuisine & Hub space was recently upgraded to a modular concept space that serves as a creative hub for working, meeting, relaxing, and entertaining.



FULLY-LEASED INVESTMENT OPPORTUNITY

The Property represents the opportunity to acquire a 100% leased bow-truss building with in-place leases at attractive rental rates and a WALT of just under five years. The strong lease rates demonstrate the Property's unique and updated interior build-out, with creative office space serving one portion of the Property, and modular event and meeting space serving the portion of the Property.



QUALIFIED OPPORTUNITY ZONE

The Property is located in a Qualified Opportunity Zone, allowing investors to potentially capitalize on preferential tax benefits.



EAST 7TH STREET

Property Overview

Address	2014-2022 E 7th Street Los Angeles, CA 90013
Property Type	Creative Commercial (office and retail)
Year Built (Renovated)	1924 (2014)
Stories	1
Net Rentable Area	22,851 SF
Occupancy	100% leased
Number of Tenants	2
Parking	31 surface parking stalls + 2 ADA stalls
Lot Size	28,730 SF (0.66 Acres)
APN	5166-015-002, 5166-015-003, 5166-015-009



Site Plan



2022 E 7th

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