

brand new mixed-use development
retail/restaurant space available

7TH STREET APARTMENTS

1331 W 7th Street | Los Angeles, CA 90017

For more information, please contact:

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property highlights

ADDRESS | 1331 W 7th Street
Los Angeles, CA 90017

PROJECT | Mixed-use: 87 apartment units with ground floor retail

SPACE AVAILABLE | 1,500 square feet

PRICE | \$3.50 NNN

TENANT DELIVERY DATE | Available now

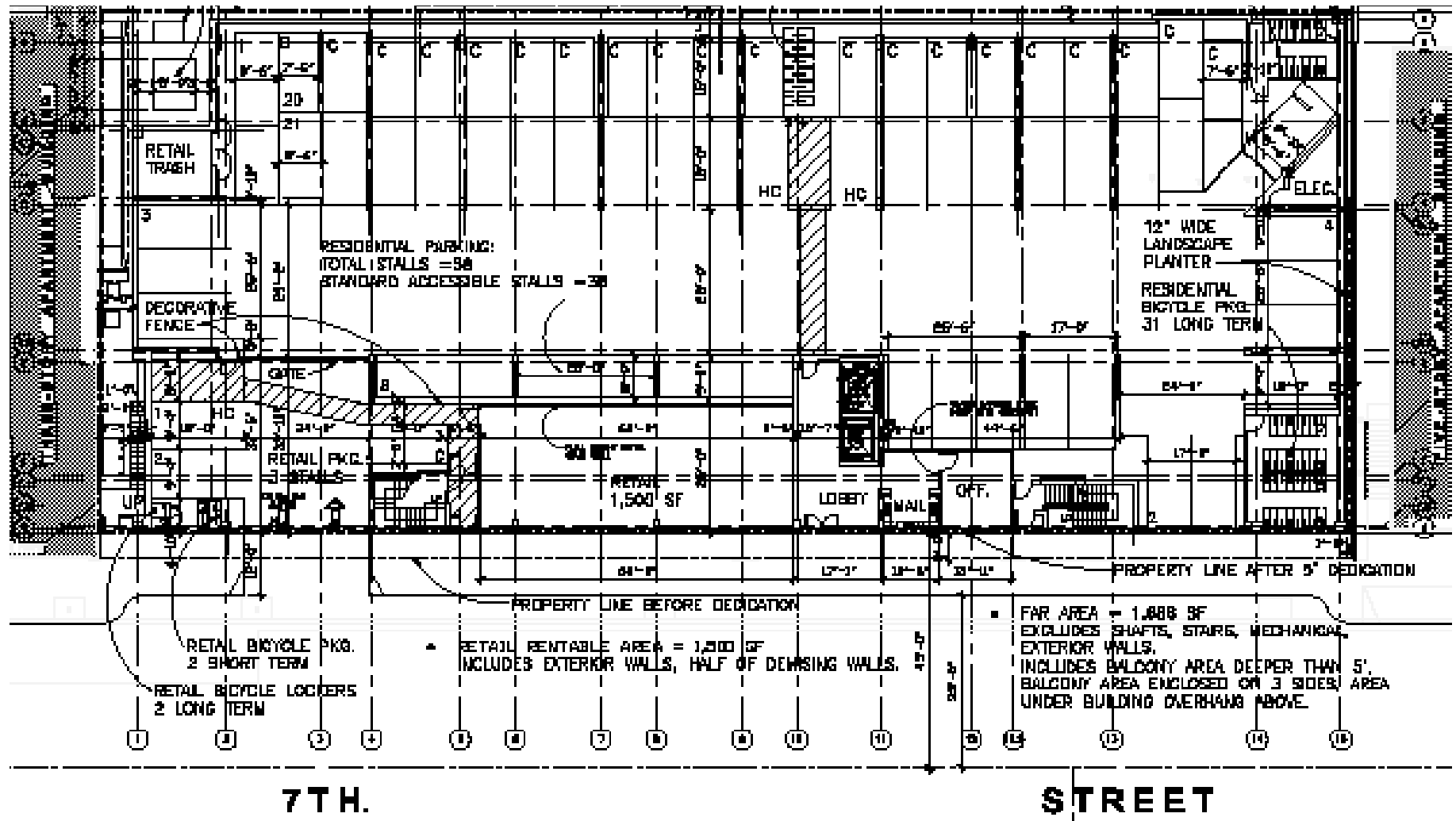
USES | Retail, Restaurant

PARKING | Retail parking available

WALK SCORE | 92 - Walker's Paradise

TRANSIT SCORE | 92 - Rider's Paradise

floor plan



VALENCIA



218 Residential Units

Good Samaritan Hospital
1,300 Employees

1100 WILSHIRE CONDOS



228 Residential Units

WILSHIRE BLVD

VERO LOFTS



199 Residential Units

L.A. Care Health Plan
350 Employees

VALENCIA ST

WITMER ST

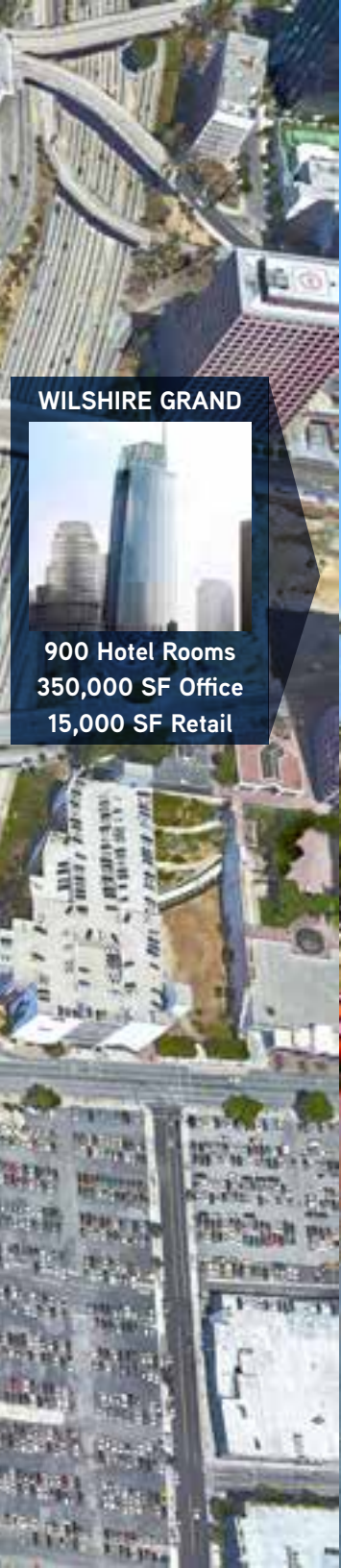
W 7TH ST

1331 W 7th St

LA Housing Department
200 Employees



Averages ±300,000
Cars Per Day

An aerial photograph of the Wilshire Grand building in Los Angeles, showing its distinctive tiered design and surrounding urban landscape.

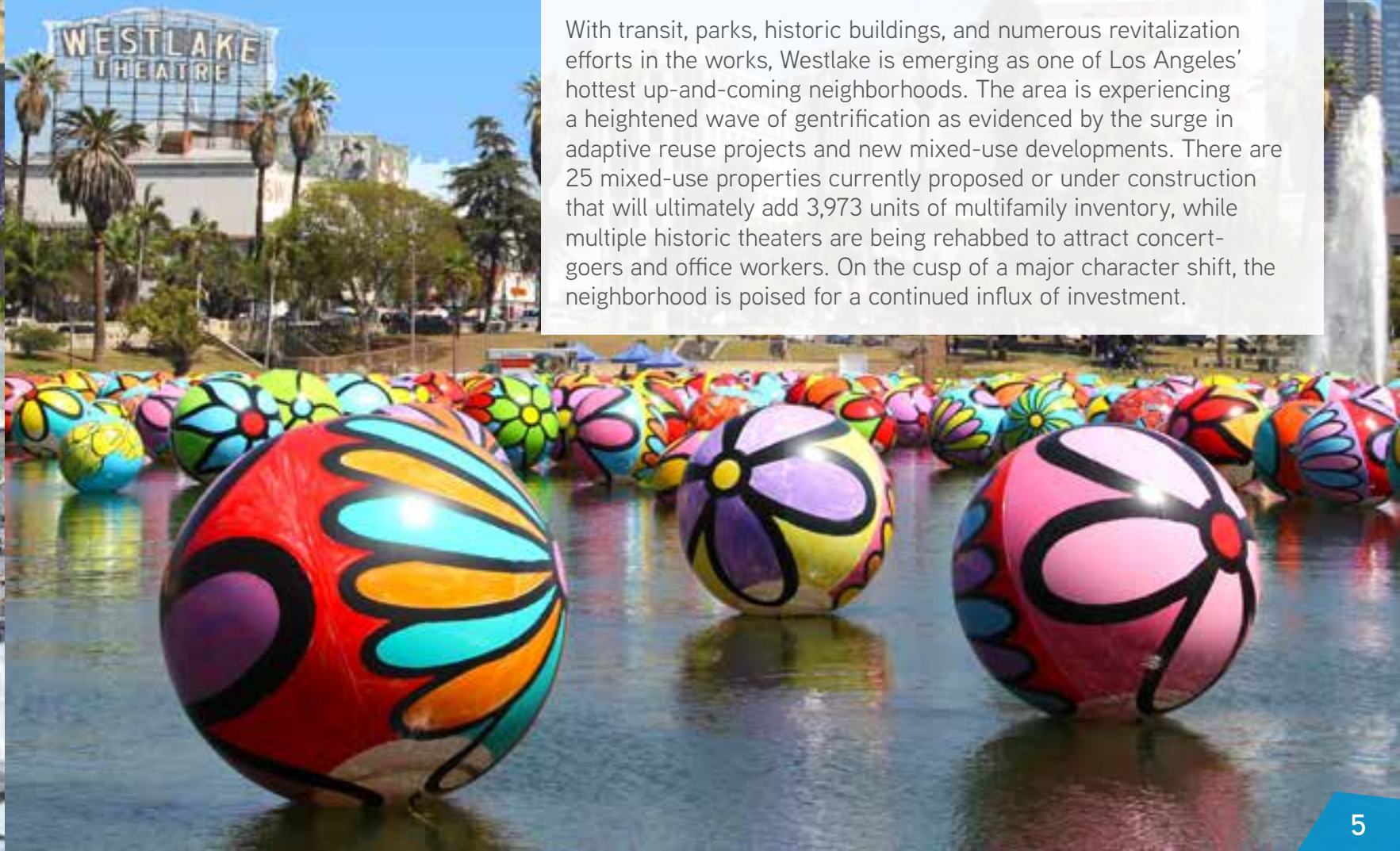
WILSHIRE GRAND

900 Hotel Rooms
350,000 SF Office
15,000 SF Retail

market overview

Immediately west of Downtown Los Angeles, Westlake spans 2.72 square miles that are flanked by Silver Lake and Echo Park to the north, Downtown to the east, Pico-Union to the south, and Koreatown to the west. The neighborhood accounts for the second-highest density in the County with approximately 108,839 residents.

With transit, parks, historic buildings, and numerous revitalization efforts in the works, Westlake is emerging as one of Los Angeles' hottest up-and-coming neighborhoods. The area is experiencing a heightened wave of gentrification as evidenced by the surge in adaptive reuse projects and new mixed-use developments. There are 25 mixed-use properties currently proposed or under construction that will ultimately add 3,973 units of multifamily inventory, while multiple historic theaters are being rehabbed to attract concert-goers and office workers. On the cusp of a major character shift, the neighborhood is poised for a continued influx of investment.





BAR/NIGHTLIFE

- 1 Monty Bar

COFFEE SHOP

- 1 Starbucks
- 2 Starbucks

DEVELOPMENTS

- 1 Fig Central
- 2 Metropolis
- 3 The Bloc
- 4 Wilshire Grand
- 5 Valencia

DRUGSTORE

- 1 Rite Aid Pharmacy

ENTERTAINMENT

- 1 Walt Disney Concert Hall
- 2 LA Live
- 3 Staples Center
- 4 LA Convention Center
- 5 The Grammy Museum
- 6 Jonathan Club
- 7 MacArthur Park Lake
- 8 The Teragram Ballroom

HOSPITALITY

- 1 The Standard
- 2 JW Marriott
- 3 Sheraton
- 4 Hotel Figueroa

HOSPITALS

- 1 Good Samaritan Hospital
- 2 City of Hope Development LA

MIXED-USE

- 1 TenTen Wilshire
- 2 The Piero Apartments
- 3 Medici Apartments
- 4 GLO Apartments
- 5 1100 Wilshire Condos
- 6 Vero

RESTAURANTS

- 1 Langer's Deli
- 2 Pacific Dining Car
- 3 Bottega Louie
- 4 Kachi Deli Café & Grill
- 5 The Sandwich Joint

SCHOOLS

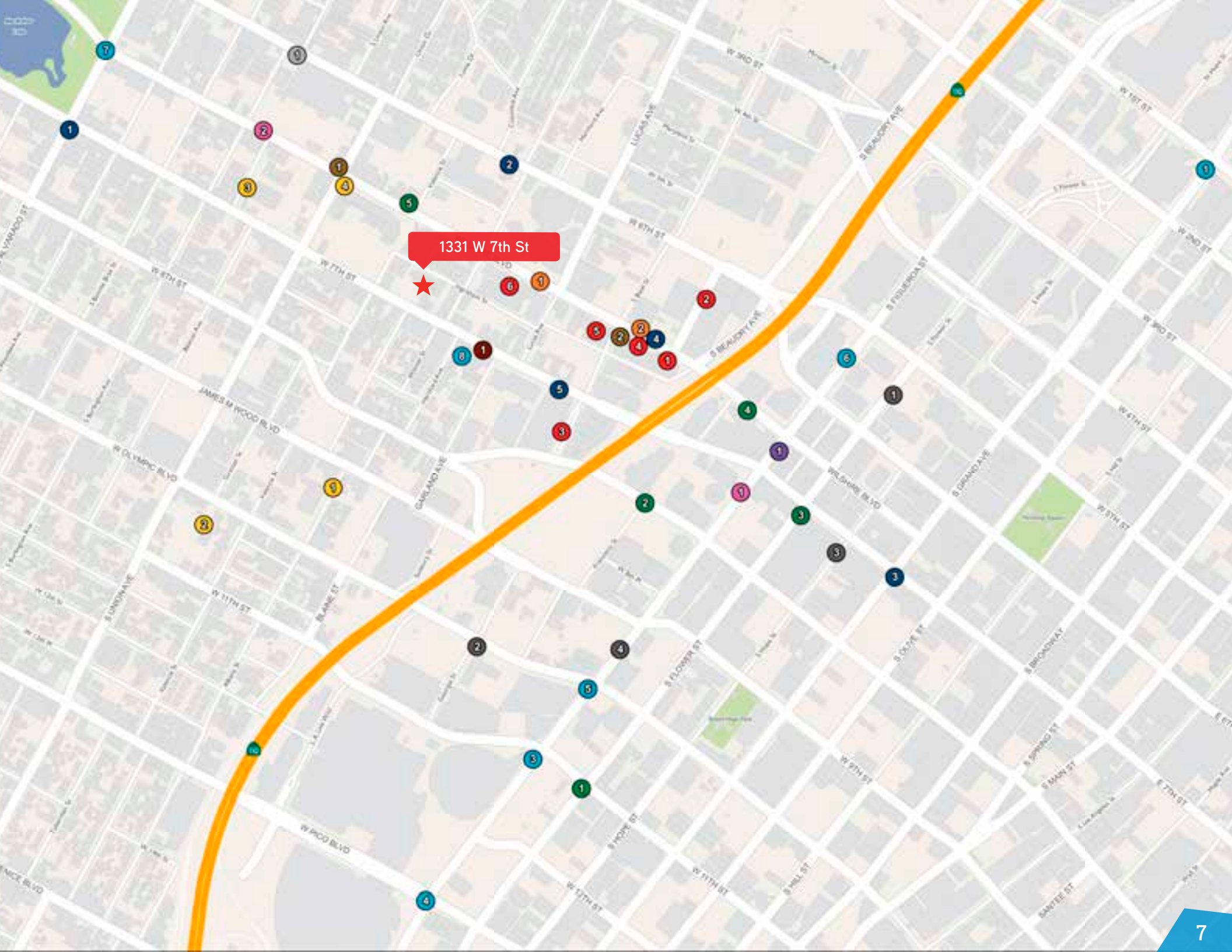
- 1 Loyola Law School
- 2 Tenth Street Elementary School
- 3 Esperanza Elementary School
- 4 John H Liechty Middle School

SHOPPING

- 1 FIGat7th
- 2 Home Depot

TRANSPORATION

- 1 7th St Metro Center Station



1331 W 7th St



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