

±14,882 SF
AVAILABLE

FOR SALE COMMERCIAL LAND



IN THE ARTS DISTRICT
1911 E. 7TH ST. | LOS ANGELES | CA



FOR MORE INFORMATION,
PLEASE CONTACT US:

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COMMERCIAL LAND



**In the Arts
District**



**14,882 SF
Land Parcel**



**Transit Oriented
Communities**



**Fenced
Paved/Yard**



**Qualified
Opportunity Zone**

FEATURES

- 14,882 Available SF
- Excellent Development Opportunities
- Transit Oriented Communities Tier 2
- Fenced Paved/Yard
- Qualified Opportunity Zone
- M3 Zone



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A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



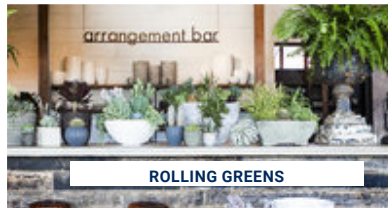
DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



ROLLING GREENS



HOUSE OF MACHINES



GUERRILLA TACOS



TARTINE MANUFACTORY

RESTAURANTS

1. Father's Office
2. Inko Nito
3. Manuela
4. Wurstkuche
5. Cafe Gratitude
6. Urth Caffe
7. The Chairman
8. Bavel
9. Zinc Cafe
10. Factory Kitchen
11. Officine BRERA
12. Urban Radish
13. Little Bear
14. Church & State
15. Tartine Manufactory
16. Guerrilla Tacos
17. Bread Lounge
18. Bestia
19. Cosme LA
20. Girl & the Goat

COFFEE

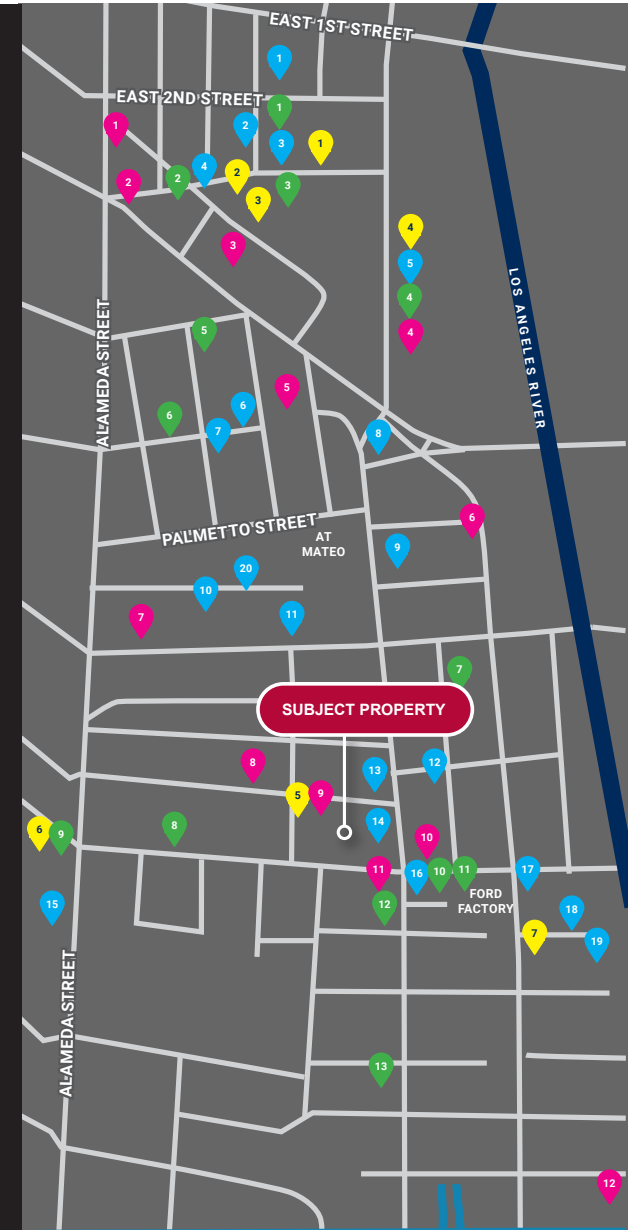
1. Eat.Drink.Americano
2. Blacktop Coffee
3. Groundwork Coffee Co.
4. Bulletproof Coffee
5. Cafe Societe
6. Cafe Dulce
7. Stumptown Coffee Roasters

BARS & BREWERIES

1. Angel City Brewery
2. Eighty Two
3. Arts District Brewing Co.
4. Westbound
5. Resident DTLA
6. Villain's Tavern
7. Lost Spirits Distillery
8. Iron Triangle Brewery
9. Pour Haus Wine Bar
10. Tony's Saloon/ Pizzanista
11. Everson Royce Bar
12. Greencraft Distillery

RETAIL / MUSEUMS

1. Hauser & Wirth
2. 3.1 Phillip Lim
3. Apolis: Common Gallery
4. Hennessy + Ingalls
5. A+D Museum
6. Arts District Co-op
7. Dover Street Market
8. ICA LA
9. Mission Workshop
10. Commonwealth
11. The House of Machines
12. The Good Liver
13. Rolling Greens



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CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz
Innovation Campus
9. AT MATEO
10. 640 S Santa De
11. Ford Factory
(Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. 400 South Alameda
4. ICA LA
5. 2057 East 7th Street
6. Firehouse Hotel & Bar
7. Soho Warehouse
8. Rolling Greens
9. LA Times Printing Plant Site

RESIDENTIAL / MIXED USE

1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria
Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Buscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet
(HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House

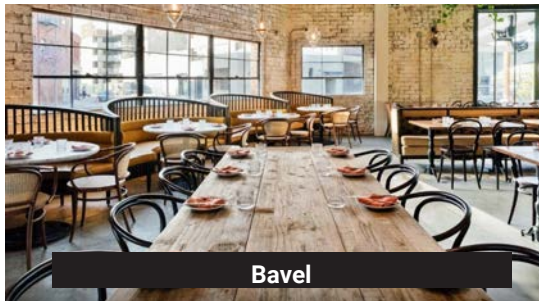


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Bestiala



Bavel



The Factory Kitchen



BRERA Ristorante



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OPPORTUNITY ZONE BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years

map by cartifact*

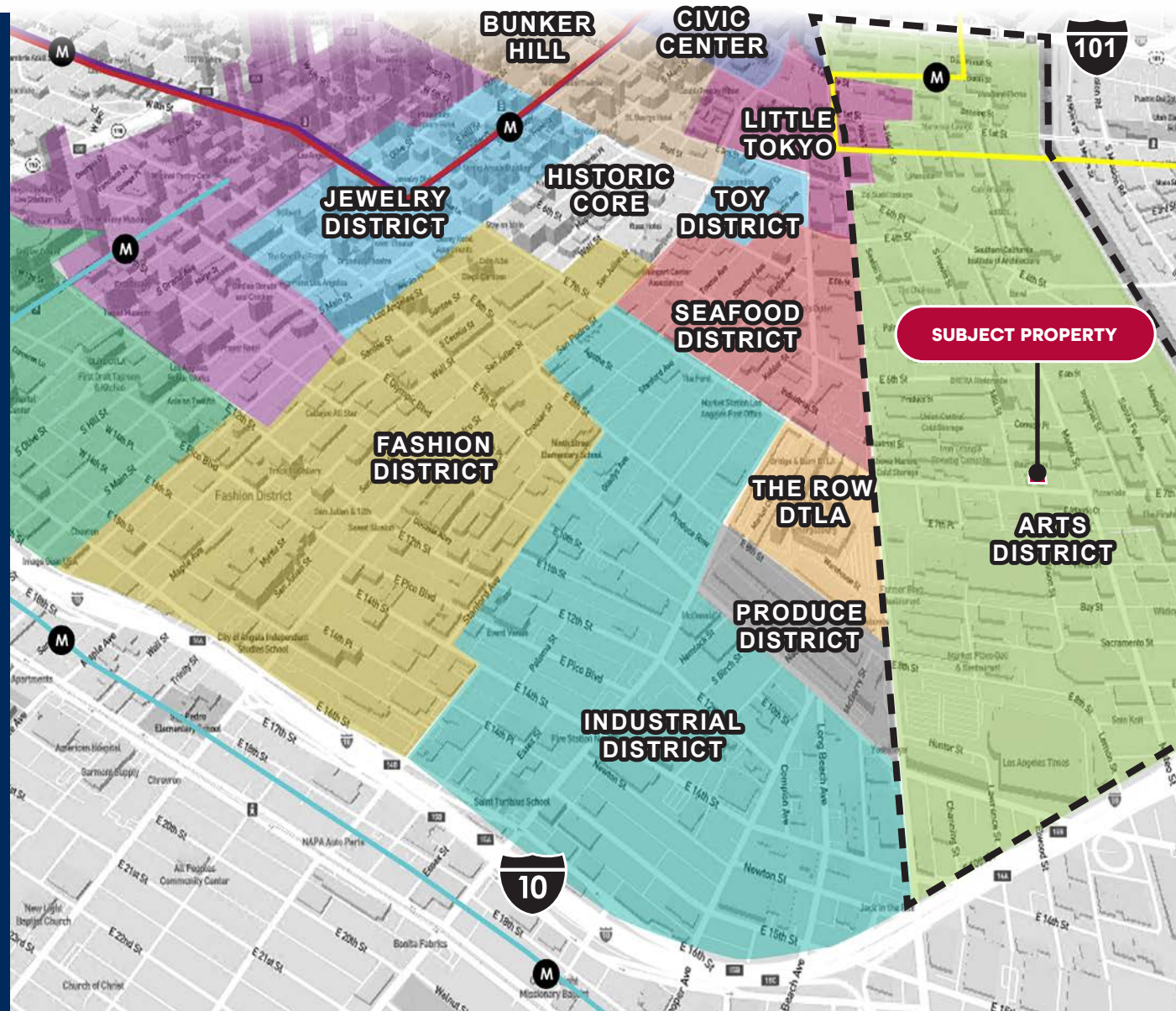
DEMOGRAPHICS

+161,517
PEOPLE
(2 MILE RADIUS)

+57,586
HOUSEHOLDS
(2 MILE RADIUS)

\$81,302
HH INCOME
(2 MILE RADIUS)

\$9.9B
CONSUMER SPENDING
(2 MILE RADIUS) | 2022



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ZIMAS PUBLIC Generalized Zoning 03/02/2023 City of Los Angeles Department of City Planning



GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

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