



For Lease
2500 W 7th St
Westlake-MacArthur Park



Completed in 1924 in the Spanish Colonial Revival style by architects Morgan, Walls & Clements, 2500 W 7th St is one of MacArthur Park's most architecturally stunning buildings. A recently completed restoration and building modernization underscores the building's historic character.

Anchor tenants at 2500 W 7th St include MacArthur Park mainstays Aardvark Letterpress – Celebrating their 50th Anniversary in 2020; and paper supply shop McManus & Morgan (established 1923).

Joining Aardvark and McManus & Morgan is leading LA-based architecture and design group, Commune Design and gallerist Hannah Hoffman.

Available Spaces

| | | |
|----------|------------------|------------|
| Retail C | GF Retail | ±749 RSF |
| Retail D | GF Retail | ±743 RSF |
| Retail F | GF Retail | ±998 RSF |
| Retail G | GF Retail / Café | ±517 RSF |
| Retail H | GF Restaurant | ±2,999 RSF |

Rent

Call Broker for Details

Term: 3-10 Years

Occupancy: Available Now

Building Features

- The building has been completely renovated while maintaining its historic character and detailing.
- Restored architectural features include the Churrigueresque detailing found on windows and the main entrance way.
- Centrally located within one of LA's most diverse neighborhoods.
- The Westlake / MacArthur Park Station (B & D lines) is only a 5 minute walk.

Details

- Commune-designed interior and exterior details in the building.
- Custom wood windows & doors.
- Polished concrete and wood flooring.
- 9-15 foot ceiling heights.
- On-street parking and at surrounding public lots.
- Fully approved Type-47 CUB with seating for 167 including an exclusive outdoor patio.

Note
Each unit has its own HVAC.



*Requires revocable permit with the City of Los Angeles
Floor plan and estimated square footage for informational purposes only

Retail C
Ground Floor Retail
± 749 RSF

Term: 3-10 Years
Occupancy: Available Now



Retail D
Ground Floor Retail
± 743 RSF

Term: 3-10 Years
Occupancy: Available Now



Retail F
Ground Floor Retail
±998 RSF

Term: 3-10 Years
Occupancy: Available Now



Retail G
Ground Floor Retail / Café
±517 RSF

Term: 3-10 Years
Occupancy: Available Now



Retail H

Ground Floor Restaurant

± 2,999 RSF

Term: 5-10 Years

Occupancy: Available Now

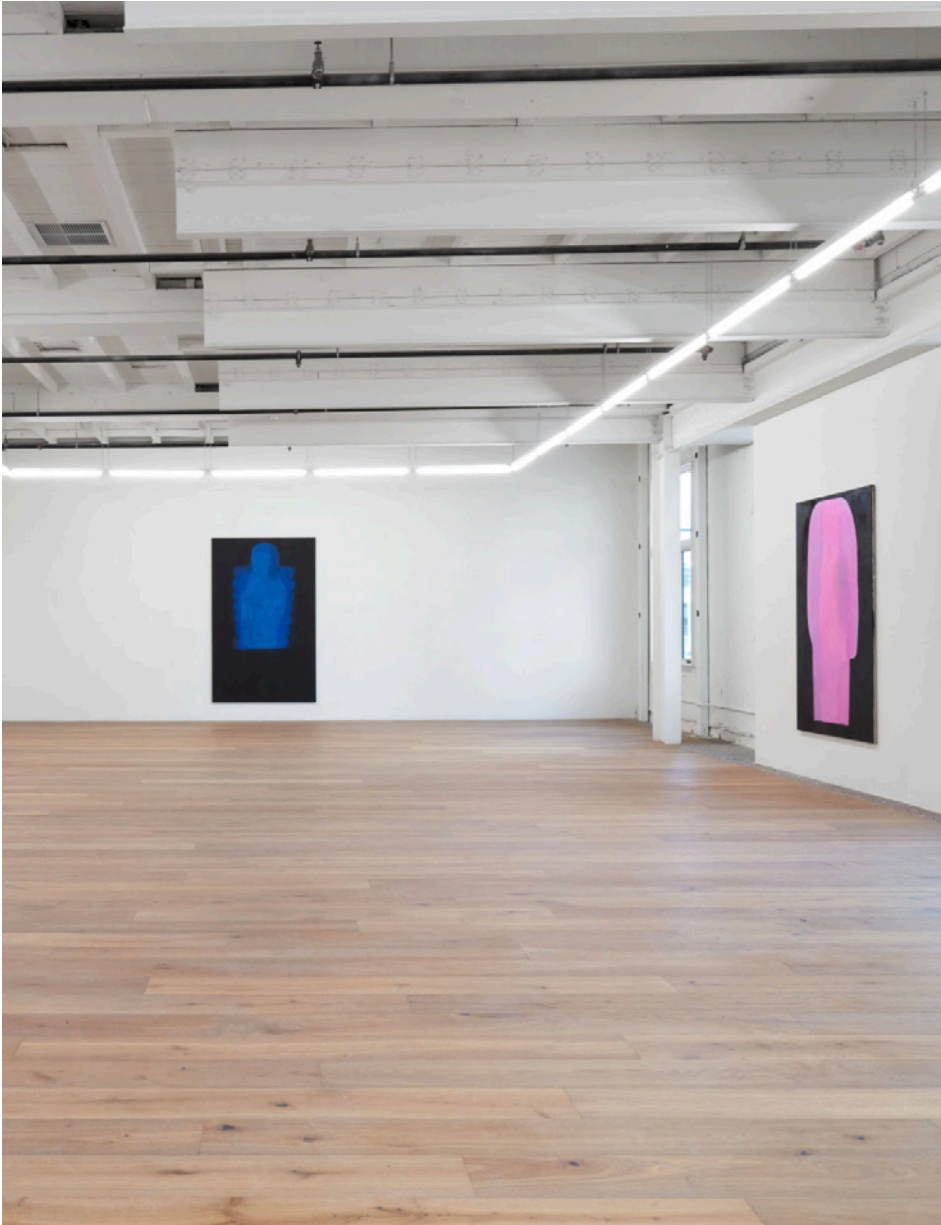
Restaurant Features

- Health department-compliant restrooms in place and ready to use.
- Private outdoor dining in the back, as well as sidewalk seating in the front.
- Approved CUB for full line alcohol sales from 8a-2a daily (in the restaurant and café space) with 98 seats indoors, 58 seats in the back patio and 11 seats on the sidewalk. Outdoor patio seating must shut down by 10pm, Sun-Thur, and by 11pm, Fri-Sat. Tenant needs to acquire type-47 license.
- Landlord TI budget for build-out available.

Restaurant Specs

- Grease Waste – 4” stubbed to premises with dedicated 1,500 gallon grease interceptor.
- Sanitary Waste – 4” stubbed to premises.
- Water – 1.5” CW stub into space for bar and restaurant.
- Gas – individual meter with 1,073 CFH design capability.
- HVAC – two split system units with a capacity of 9-tons and 2,960 CFM.
- Grease Ducts (2) — both gas and wood fuel possibilities, exhaust fan and make up air unit in premises, ready for expansion providing up to 4800 cfm.
- Electrical – new 3-phase panel with dedicated meter sized sufficiently for a full service restaurant.





Hannah Hoffman



Commune Design

Commune's El Centro project in Hollywood



Aardvark Letterpress



Westlake-MacArthur Park's story goes back to the late 1800s. The neighborhood's park was built around a reservoir that was connected to the LA River. By the 1920s, West 7th St had developed into one of LA's first high-end shopping districts.

Today, Westlake-MacArthur Park's diverse immigrant culture is thriving alongside new development as well as a newfound interest in revitalizing the neighborhood's landmark buildings including the nearby MacArthur—in redevelopment for production and event space, as well as live/work units.

Creative Space's Neighborhood Series is a look at the places we love and work in from the perspective of a resident creative's photo lens.

In Westlake-MacArthur Park, Creative Space invited photographer Rick Rodney to show us around the neighborhood he calls home.

Photography by @rickrodneypphoto



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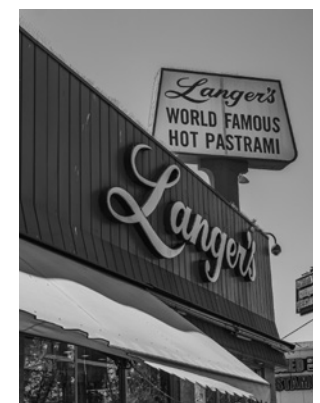
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3



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6

1. 2500 W 7th St's historic facade
2. MacArthur Park's street vendors.
3. The lake at MacArthur Park.
4. The Westlake/MacArthur Park Metro Station.
5. A mural by Kent Twitchell at the former Otis College building
6. The historic and world famous Langer's Deli.



Producer Jenji Kohan's office at the historic Hayworth Theater



The MacArthur



Street vendors along 7th Street



LaRayia's Bodega on W 6th St



The new residential tower at 2900 Wilshire Blvd



The historic signage at the Westlake Theatre

- 1 Dodger Stadium
- 2 Hayworth Theatre
- 3 The MacArthur / Park Plaza
- 4 Historic Otis Art Institute (1918-1997)
- 5 Historic American Cement Building
- 6 MacArthur Park
- 7 Metro Station
- 8 Downtown Los Angeles
- 9 Langer's Deli
- 10 Gaga LA & Reena Spaulings
- 11 Historic Chouinard Art Institute (1921-1971)
- 12 Historic Art Center College (1930-1945)
- 13 LaRaiya's Bodega
- 14 Historic Granada Buildings



95 Walk Score

Downtown LA

1.2 miles / ±4 minute on
Metro B or D Lines

Echo Park

2.4 miles / ±10 minute drive

Hollywood

5 miles / ±8 minute drive
±22 min on Metro B Line

Highland Park

8.2 miles / ±18 minute drive
±35 minutes on Metro with
transfer

Atwater Village

5.2 mile / ±20 minute drive

Silver Lake

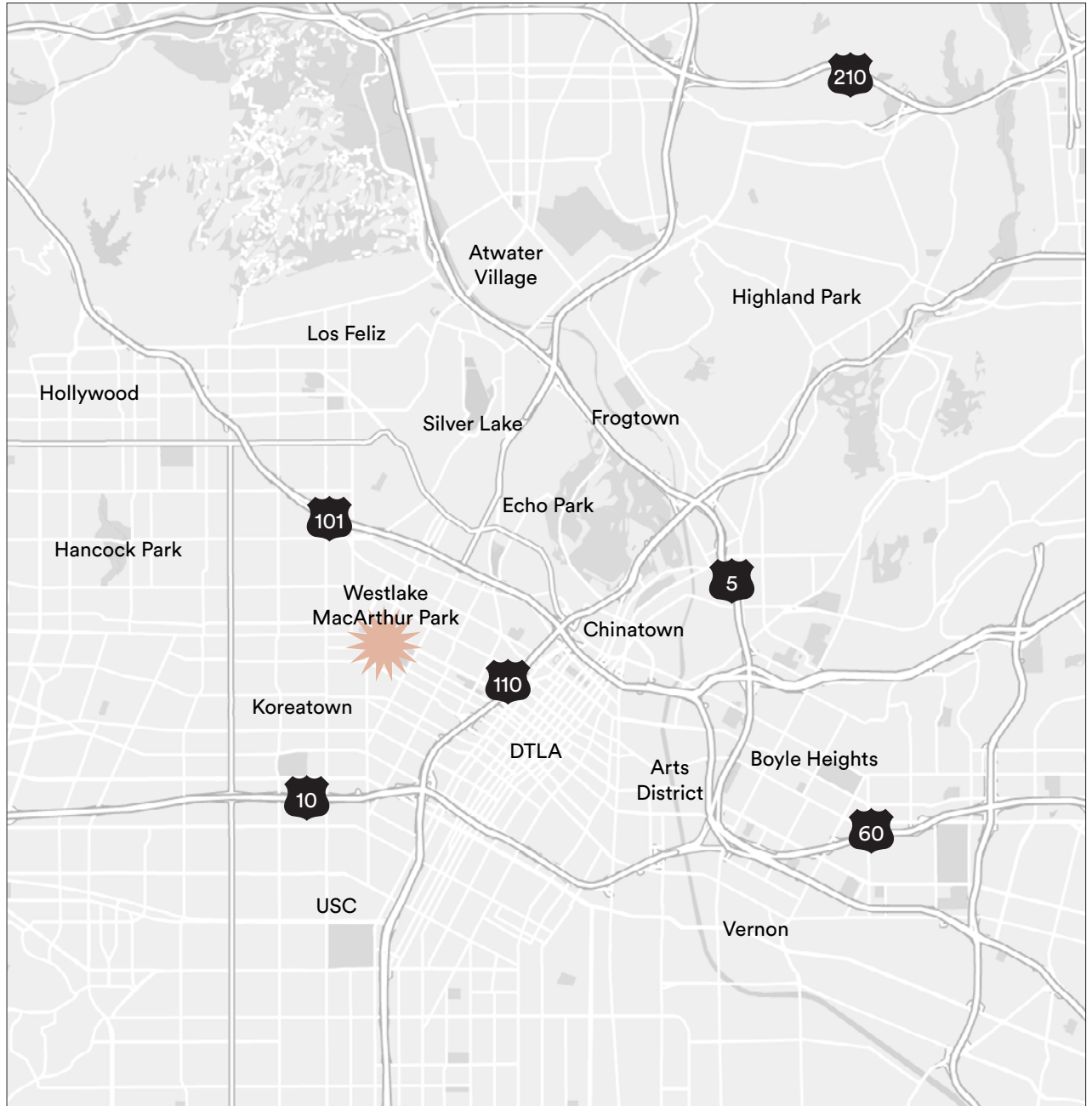
2.5 miles / ±10 minute drive

Hancock Park

3.5 miles / ±15 minute drive



You Are Here



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