

FOR LEASE 2500 W 7th St, Los Angeles, CA 90057

Total ±3,140 SF of Retail & Office Units Available

First Floor Retail Units: C ±749 SF, D ±743 SF

Second Floor Office Unit: D ±1,648 SF



Lee & Associates® - Los Angeles, Inc.
1201 N. Main Street
Los Angeles, CA 90012
(323) 922-3832 | team-cline.com
Corp. ID # 02174865

Melanie Guillen

P \ 323.922.3746
E \ mguillen@lee-associates.com
Lic. ID # 01322895

Evan Jurgensen

Senior Vice President
P \ 323.922.3733
E \ ejurgensen@lee-associates.com
Lic. ID # 01967347

2500 W 7th St

Los Angeles, CA 90057

Disclaimer

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.



Lee & Associates® - Los Angeles, Inc.
1201 N. Main Street
Los Angeles, CA 90012
(323) 922-3832 | team-cline.com
Corp. ID # 02174865

Melanie Guillen
P \\ 323.922.3746
E \\ mguillen@lee-associates.com
Lic. ID # 01322895

Evan Jurgensen
Senior Vice President
P \\ 323.922.3733
E \\ ejurgensen@lee-associates.com
Lic. ID # 01967347

Property **Highlights**



MacArthur Park's Most
Architecturally Stunning Building



Recently Completed Restoration



Located in High-Density Area with
Diverse Residential & Commercial Mix



Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

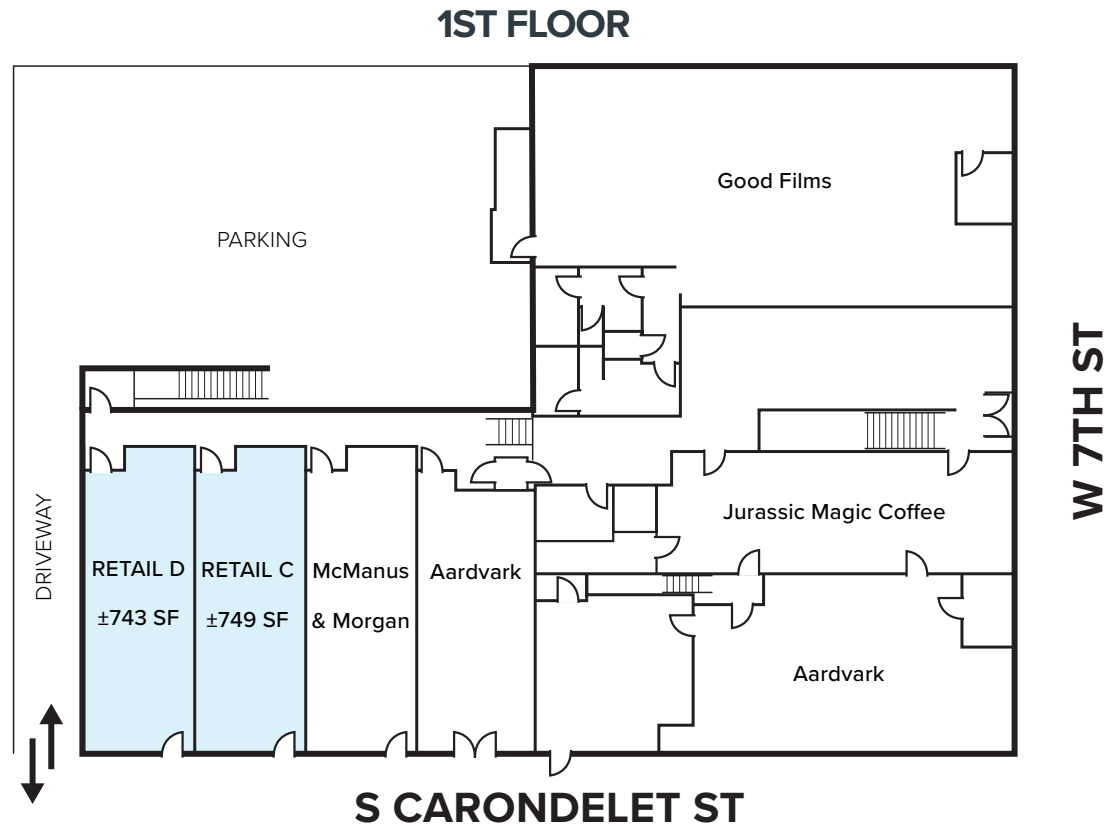
Site Plan - 1st Floor

Retail Units C & D Available

GROUND-FLOOR SPACE AVAILABLE

IDEAL FOR RETAIL OR CREATIVE OFFICE

HIGH VISIBILITY / STREET FRONTAGE



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify.



Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

Retail **Unit C**



Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

Retail Unit D



Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

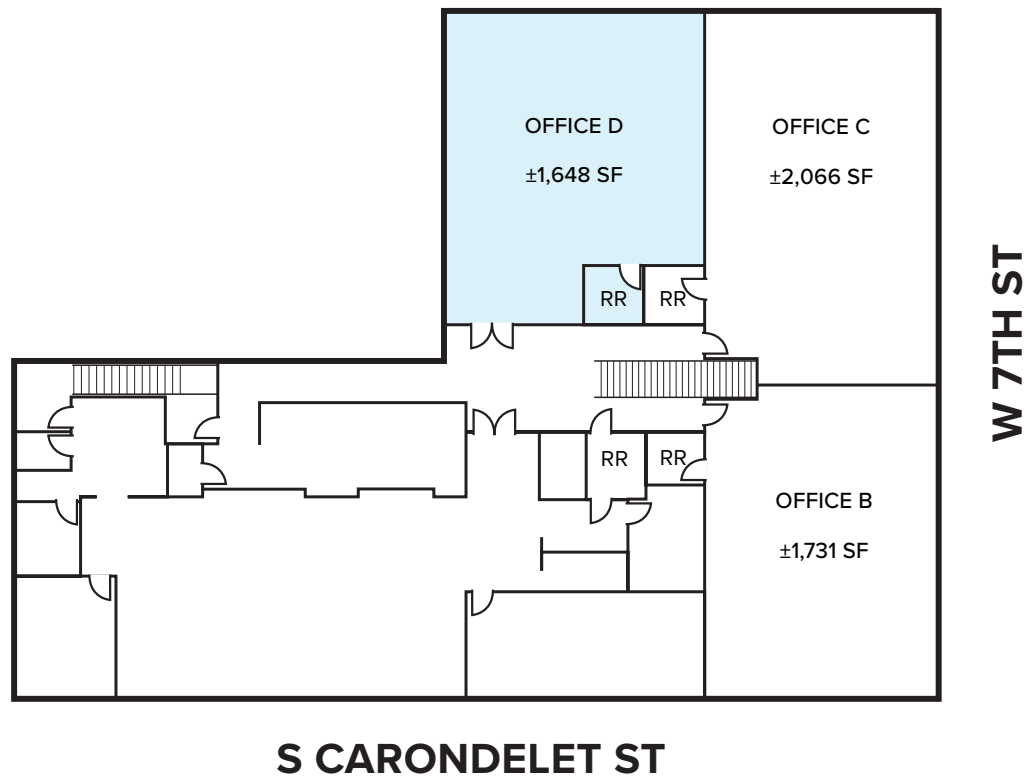
Site Plan - **2nd Floor** Office Unit D Available

2ND FLOOR CREATIVE OFFICE SPACE

BRIGHT & OPEN LAYOUT

ABUNDANT NATURAL LIGHTING

2ND FLOOR



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify.



Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

Office **Unit D**

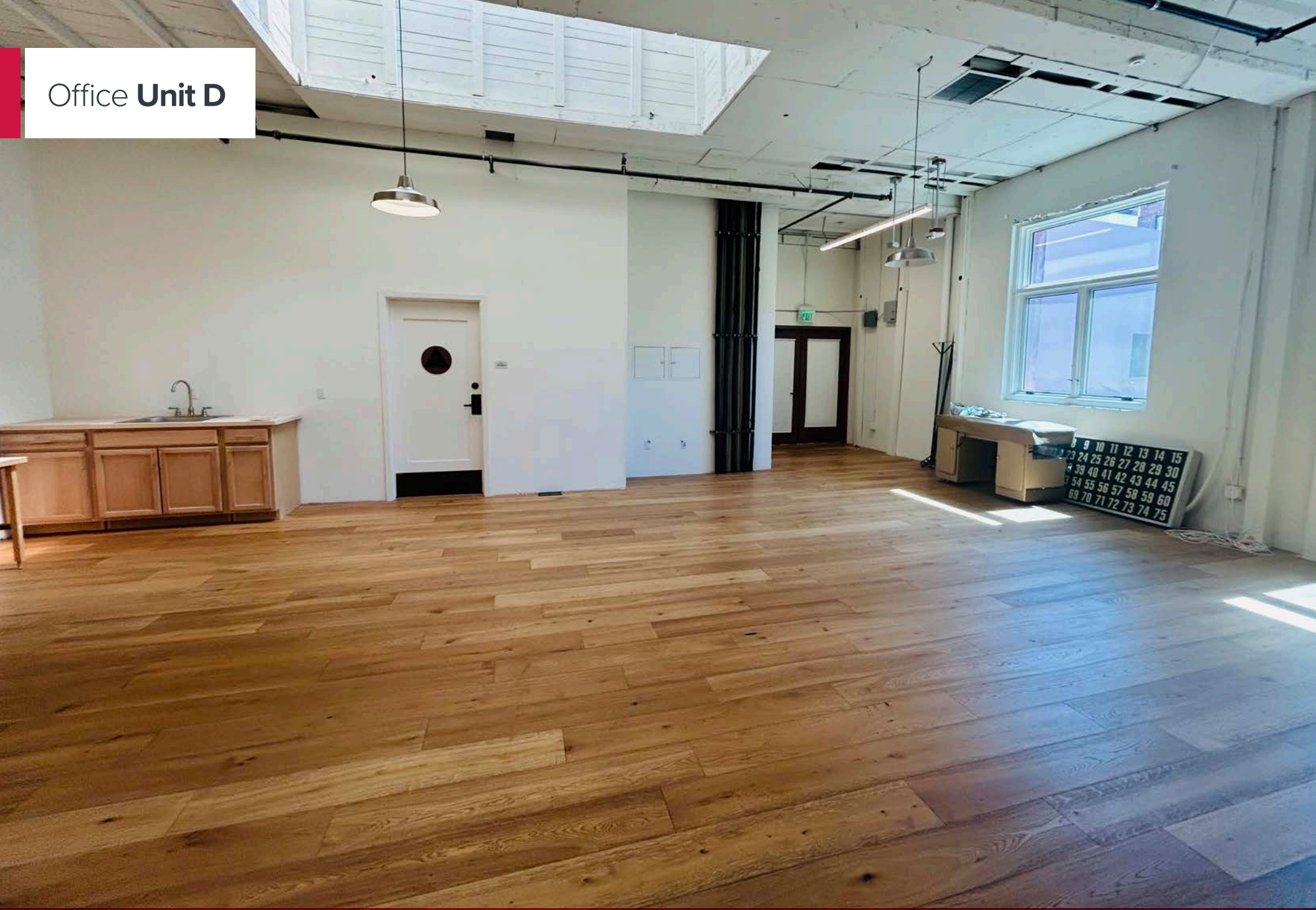


Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

Office **Unit D**

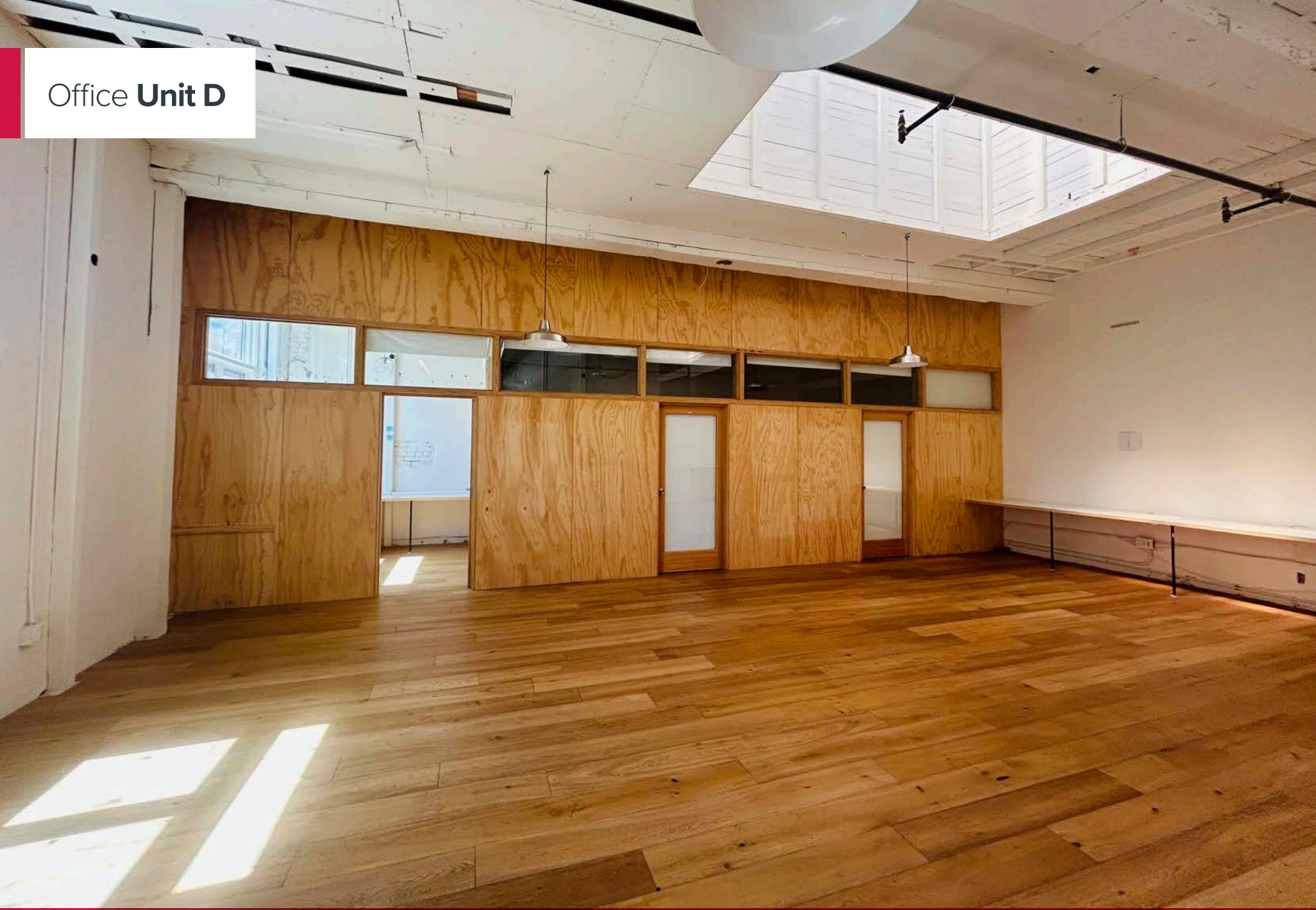


Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

Office **Unit D**

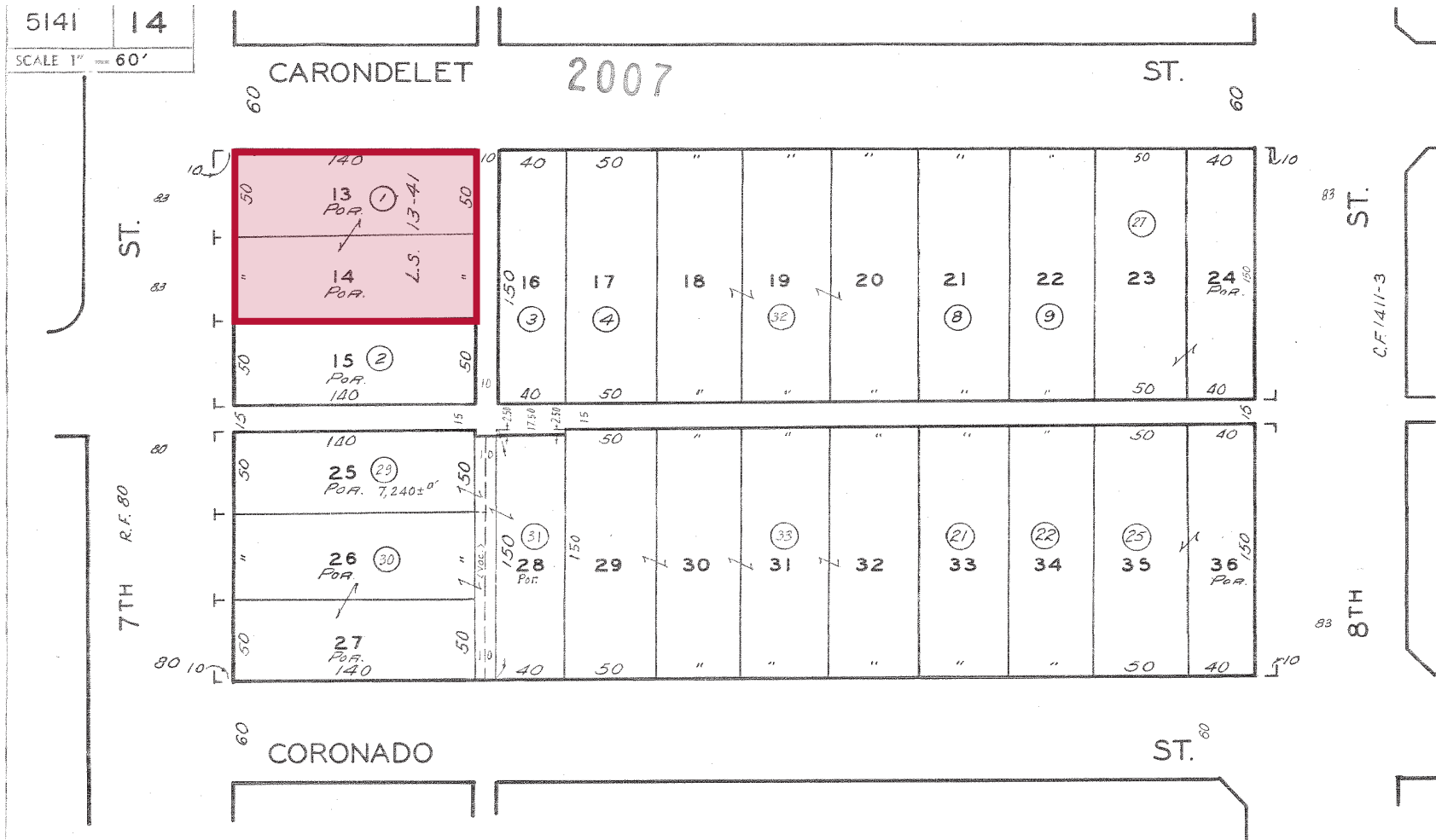


Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

Parcel Map



94
94
*94
*94
991
BDC

CODE
12706

FOR PREV. ASGMT. SEE 1682-14



Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

A detailed map of the Westlake area in Los Angeles, centered on MacArthur Park and MacArthur Lake. A red pin with a white 'LA' logo is placed on Wilshire Blvd between W 7th St and W 8th St. The map shows various streets including Wilshire Blvd, S Rampart Blvd, S Coronado St, S Alvarado St, and James M Wood Blvd. Landmarks such as the Lafayette Multipurpose Community Center, Southwestern Law School, and Hoover Street Elementary School are labeled. A north arrow is in the bottom left corner.



Traffic Count Map



W 7th St
12,464 Average Daily Volume



W 7th St
16,134 Average Daily Volume



W 7th St
12,642 Average Daily Volume



W 8th St
17,075 Average Daily Volume



W 8th St
19,907 Average Daily Volume



S Grand View St
1,081 Average Daily Volume



W 8th St
15,294 Average Daily Volume



Melanie Guillen
Lic. # 01322895 | (323) 922-3746 | mguillen@lee-associates.com

Evan Jurgensen | Senior Vice President
Lic. # 01967347 | (323) 922-3733 | ejurgensen@lee-associates.com

2500 W 7th St
Los Angeles, CA 90057

Located just west of Downtown Los Angeles, MacArthur Park is undergoing a dynamic transformation, offering an exciting opportunity for office and retail tenants looking to position themselves at the heart of an evolving urban community.

Long known for its historic charm, cultural vibrancy, and proximity to the city center, MacArthur Park is benefiting from renewed investment and revitalization efforts. Major redevelopment projects, infrastructure improvements, and an influx of new businesses are breathing fresh life into the area, drawing interest from creative firms, boutique retailers, service providers, and entrepreneurial ventures alike.

For office tenants, MacArthur Park offers flexible layouts ideal for creative users, professional services, and small businesses seeking cost-effective, centrally located space. For retailers, the growing pedestrian traffic, historic storefronts, and proximity to residential developments make it an increasingly attractive place to build a loyal customer base.

While the area retains its culturally rich character, there is no doubt that MacArthur Park is in the midst of a promising new chapter. Forward-thinking tenants who invest in the neighborhood now will be well-positioned to grow alongside it.





2500 W 7th St, Los Angeles, CA 90057

Lee & Associates® - Los Angeles, Inc.
1201 N. Main Street
Los Angeles, CA 90012
(323) 922-3832 | team-cline.com
Corp. ID # 02174865

Melanie Guillen

P\\ 323.922.3746
E\\ mguillen@lee-associates.com
Lic. ID # 01322895

Evan Jurgensen

Senior Vice President
P\\ 323.922.3733
E\\ ejurgensen@lee-associates.com
Lic. ID # 01967347