

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

**Total ±5,206 SF of Retail & Office Units Available**

First Floor Retail Units | C: ±749 SF / D: ±743 SF

Second Floor Office Units | C: ±2,066 SF / D ±1,648 SF



Lee & Associates® - Los Angeles, Inc.  
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## 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.



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## Property **Highlights**



MacArthur Park's Most  
Architecturally Stunning Building



Recently Completed Restoration



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



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# Site Plan - 1st Floor

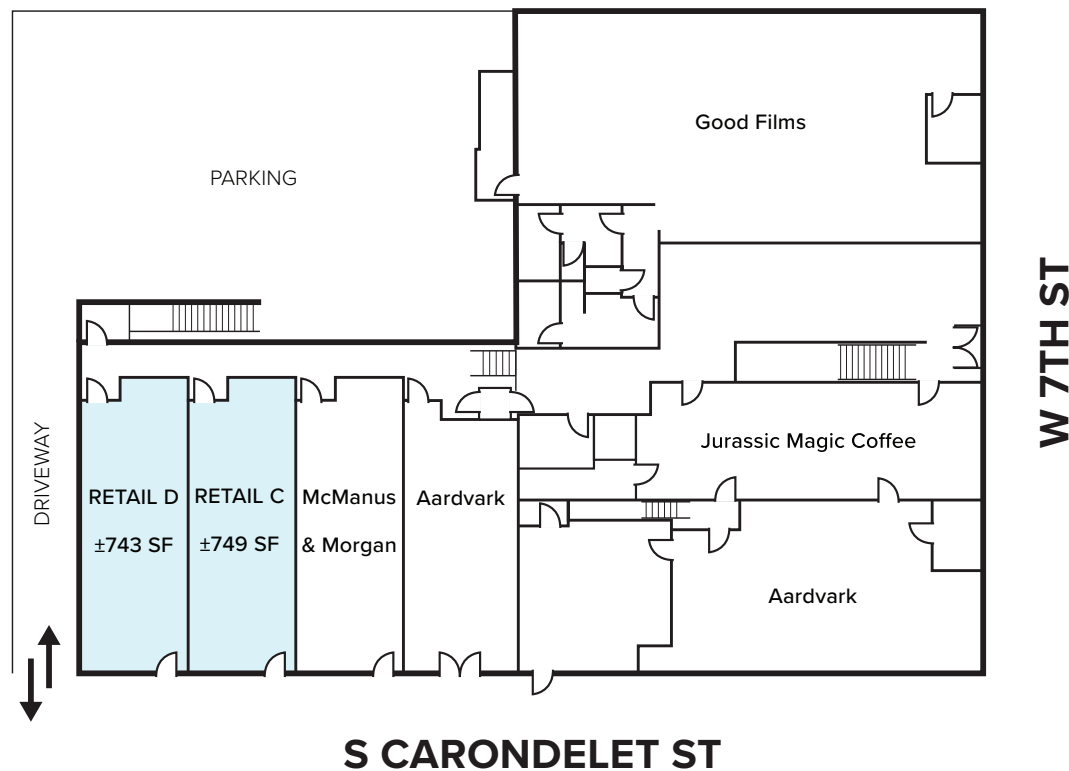
## Retail Units C & D Available

GROUND-FLOOR SPACE AVAILABLE

IDEAL FOR RETAIL OR CREATIVE OFFICE

HIGH VISIBILITY / STREET FRONTAGE

### 1<sup>ST</sup> FLOOR



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



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## Retail **Unit C**



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## Retail Unit D



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# Site Plan - **2nd Floor**

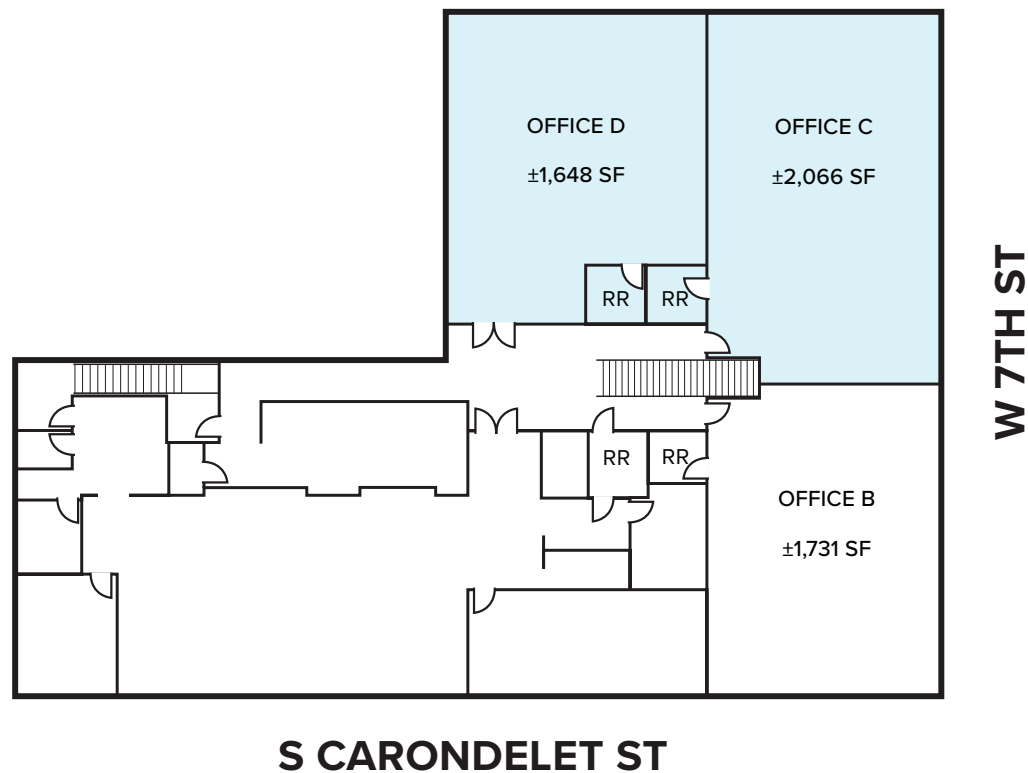
## Office Units C & D Available

2ND FLOOR CREATIVE OFFICE SPACE

BRIGHT & OPEN LAYOUT

ABUNDANT NATURAL LIGHTING

### 2<sup>ND</sup> FLOOR



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## Office **Unit D**



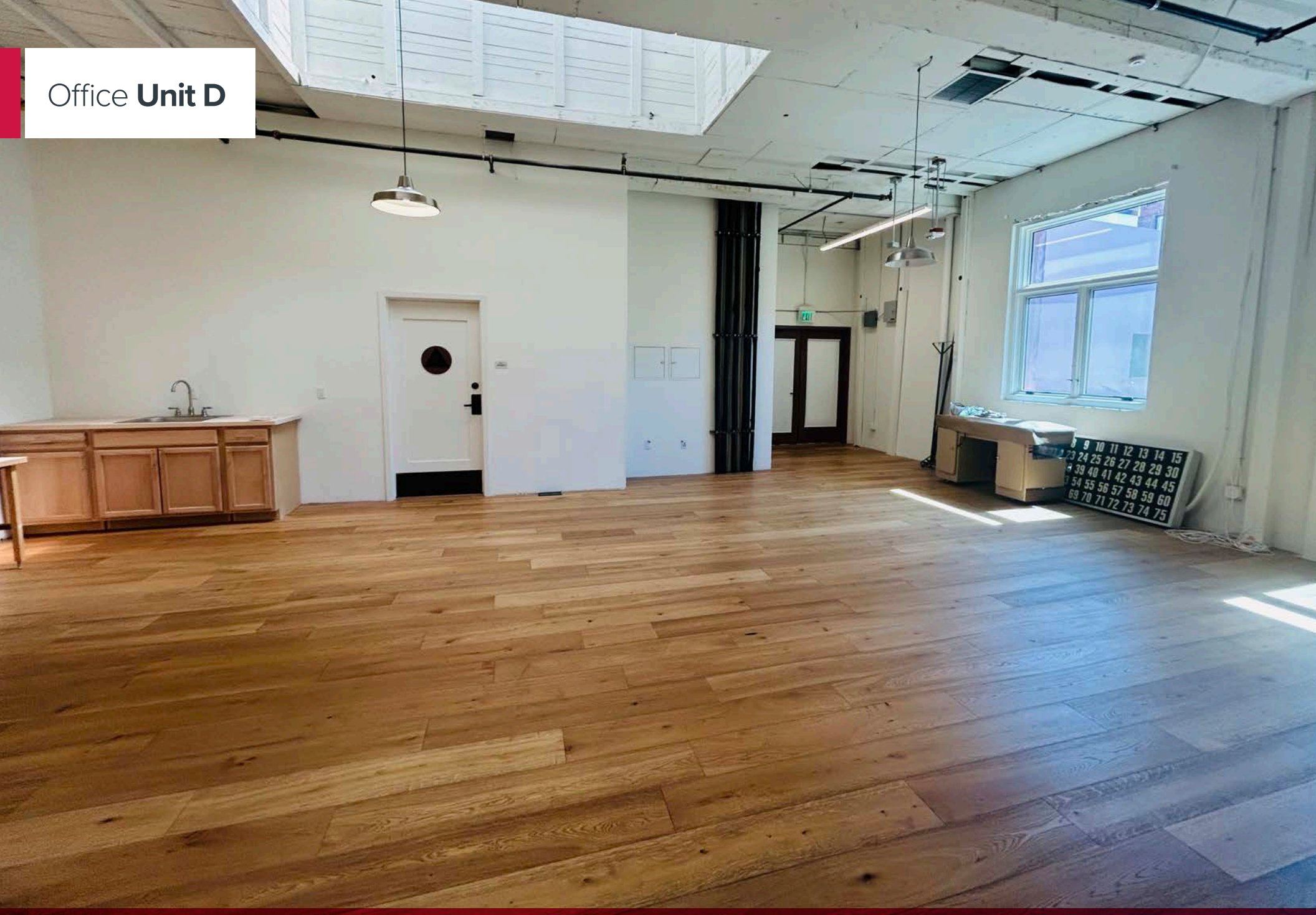
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## Office **Unit D**



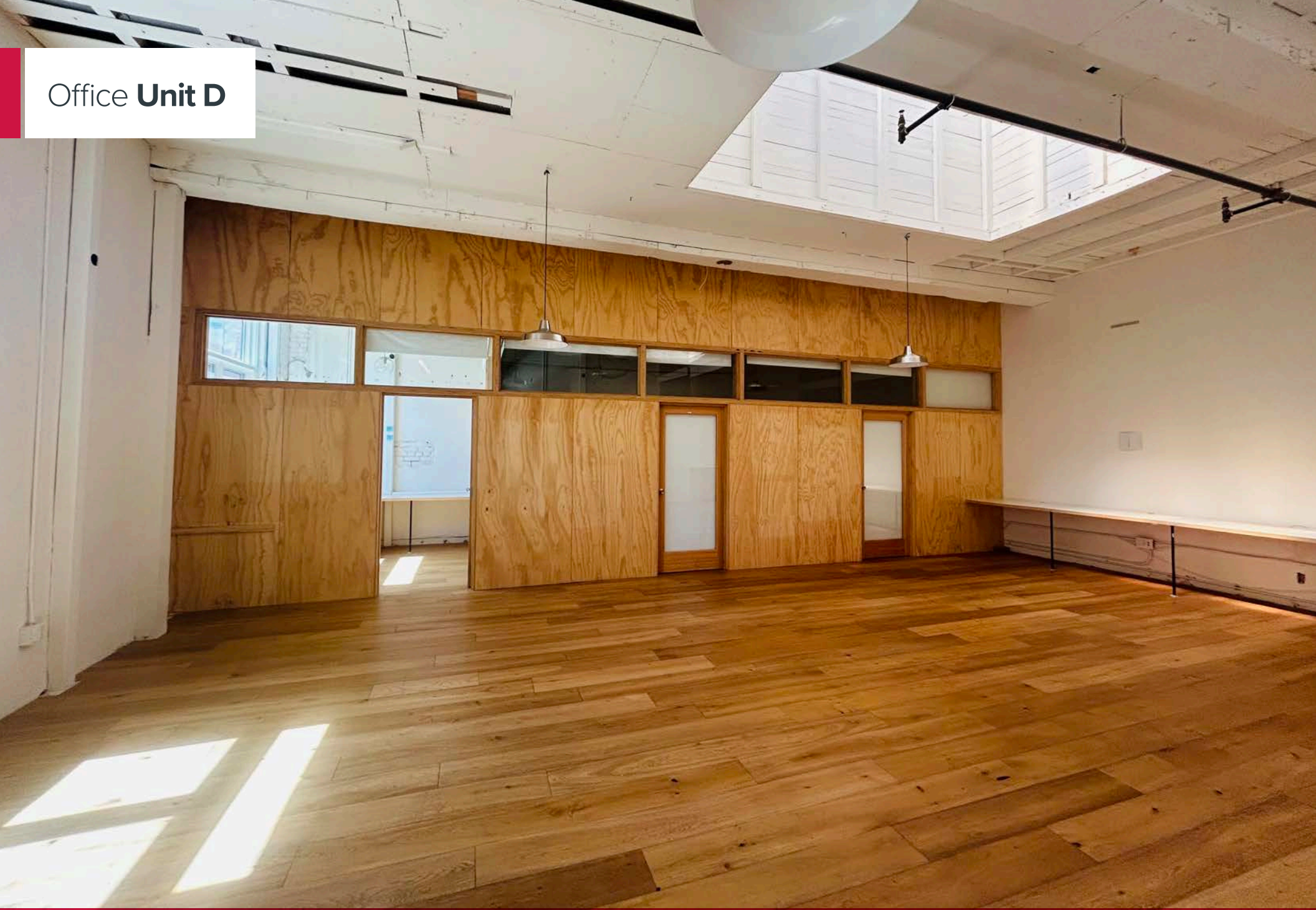
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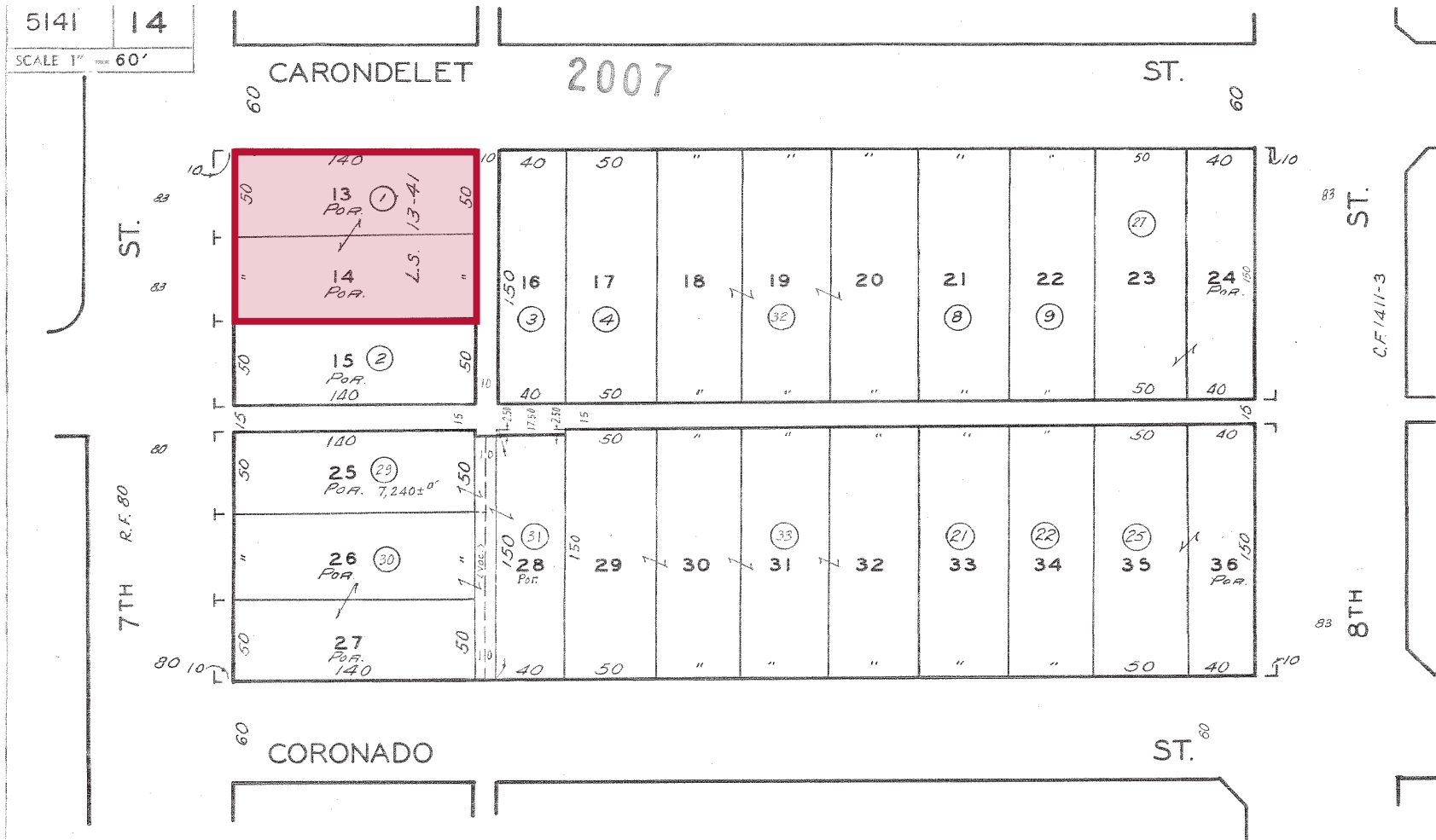
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# Parcel Map



CODE  
12706

FOR PREV. ASSEMT. SEE 1682-14

94  
94  
\*94  
\*94  
991  
BDC

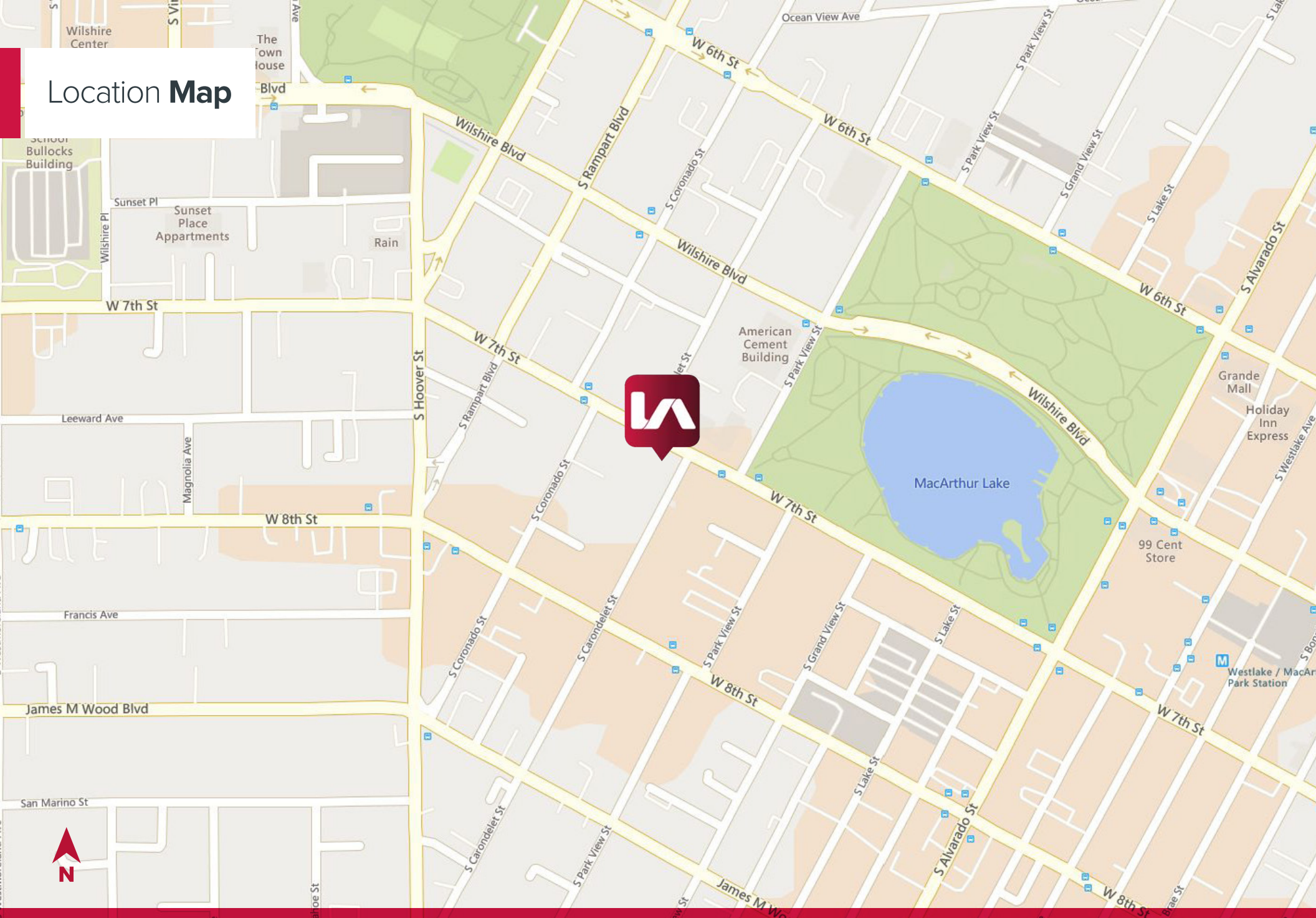


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# Location Map



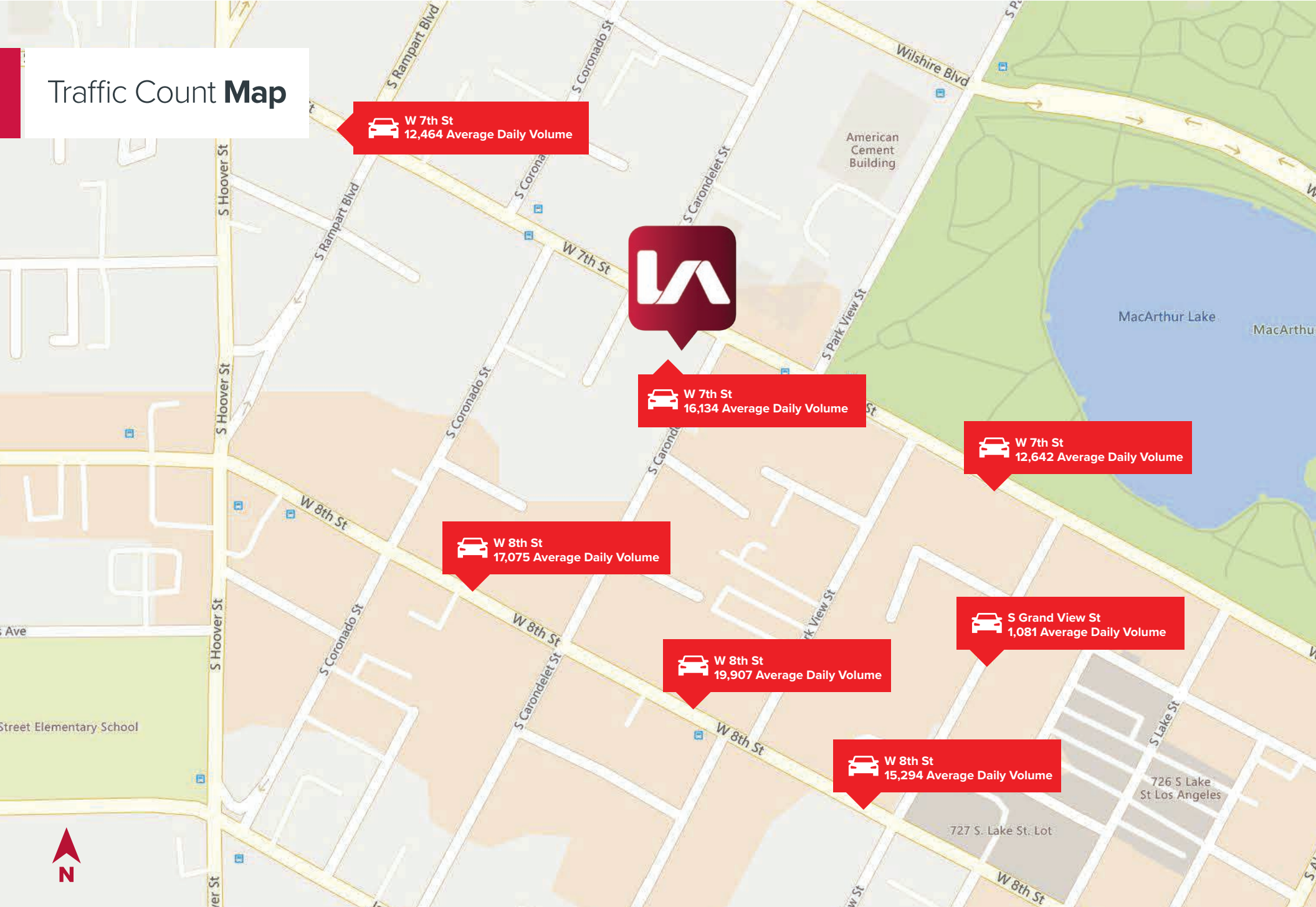
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# Traffic Count Map



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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.







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