

2500
W 7TH STREET
LOS ANGELES • CA 90057

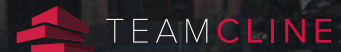
FOR SALE / LEASE

**±20,500 FOR SALE & ±10,808 SF FOR LEASE
RETAIL & OFFICE UNITS**

FOR LEASE

2ND FLOOR UNITS ▶ OFFICE B & C: ±4,153 RSF | OFFICE D: ±1,648 RSF

1ST FLOOR UNITS ▶ RETAIL C: ±761 RSF | RETAIL D: ±741 RSF | OFFICE H: ±3,510 RSF





Located in the vibrant MacArthur Park district just west of Downtown LA, 2500 W 7th Street offers ±20,500 SF of restored retail and creative office space across two floors. This architecturally distinctive building features ground-floor retail units with street frontage and high ceilings, and bright, open-layout office suites on the second floor with abundant natural light. Surrounded by a dense mix of residential and commercial activity, the property combines historic charm with modern upgrades—ideal for boutique retailers, creative users, and professional services looking for a high-visibility, centrally located space.

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MacArthur Park's Most Architecturally
Stunning Building



A Current Tenant Mix of Innovative
Brands and Historic Landmarks



Recently Completed Restoration



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

This property is defined by a tenant roster that blends long-standing businesses with innovative creative brands. Together, they bring stability, daily activation, and cultural value — making the building both a secure investment and a vibrant community hub for new tenants.

JURASSIC MAGIC COFFEE SHOP

Home to its third Los Angeles café, Jurassic Magic draws steady foot traffic with a contemporary coffee program and strong community following.



AARDVARK LETTERPRESS

A premier custom printing studio with decades of presence in Los Angeles, Aardvark specializes in invitations, branding, fine art, and business stationery. Their reputation and longevity highlight the building's ability to attract enduring, high-quality tenants.

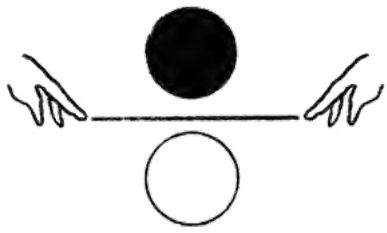
MCMANUS & MORGAN

Serving artists and designers for over a century since 1923, McManus & Morgan, and considered a historic site by the LA Conservancy, provides fine art and specialty papers.



COMMUNE

An award-winning design studio recognized globally for architecture, interiors, branding, and product design, Commune elevates the building's profile while anchoring it in the city's thriving creative community.



JURASSIC MAGIC COFFEE SHOP



CURRENT TENANT

FOR LEASE

GROUND-FLOOR SPACE AVAILABLE

IDEAL FOR RETAIL OR CREATIVE OFFICE

HIGH VISIBILITY / STREET FRONTAGE

1ST FLOOR

AVAILABLE UNITS

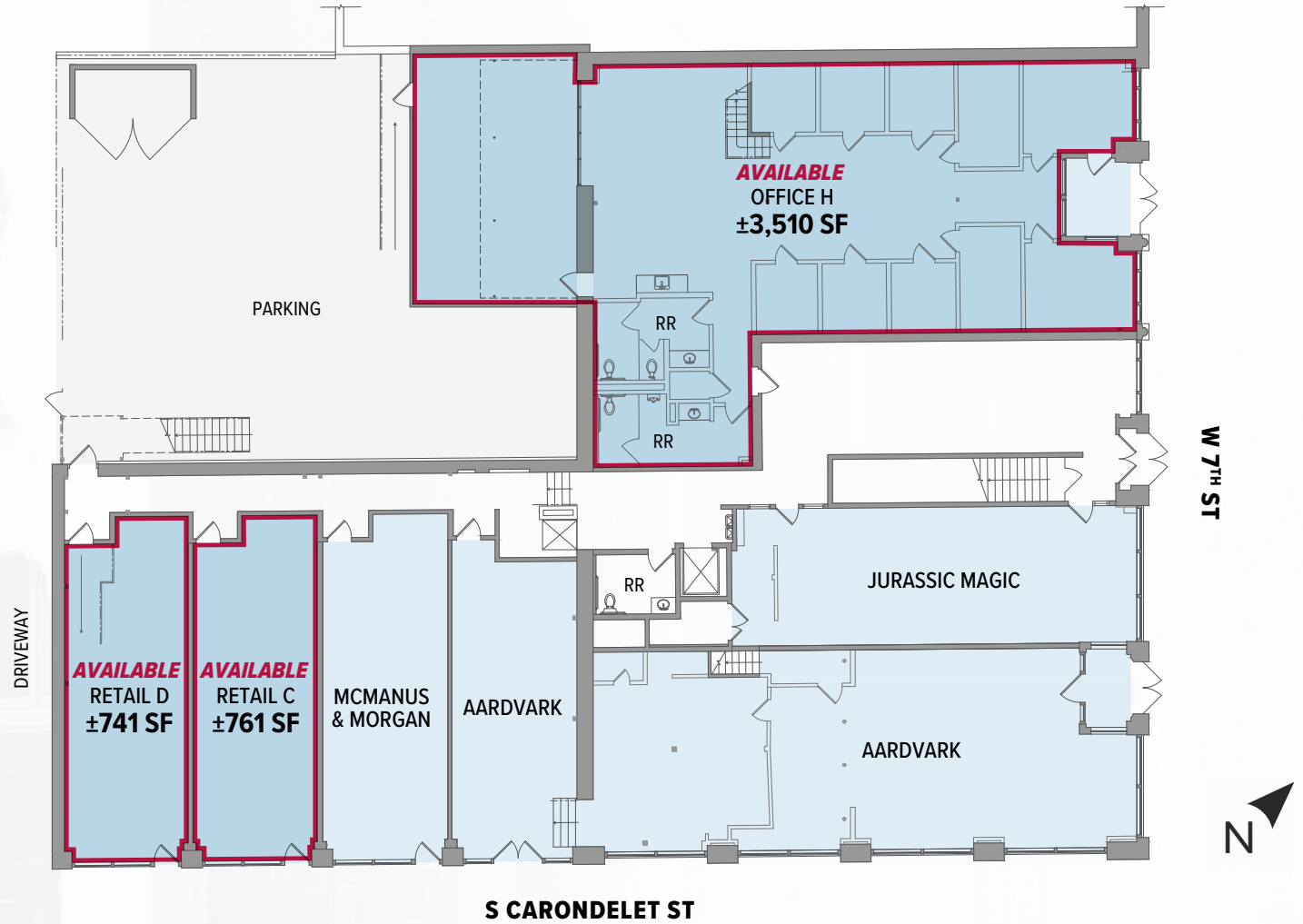
RETAIL

UNIT C ±761 RSF

UNIT D ±741 RSF

OFFICE

UNIT H ±3,510 RSF



FLOOR PLAN





±741 RSF

RETAIL UNIT D | PHOTO



OFFICE UNIT H | PHOTOS

±3,510 RSF

FOR LEASE

2ND FLOOR CREATIVE OFFICE SPACES

BRIGHT & OPEN LAYOUT

ABUNDANT NATURAL LIGHTING

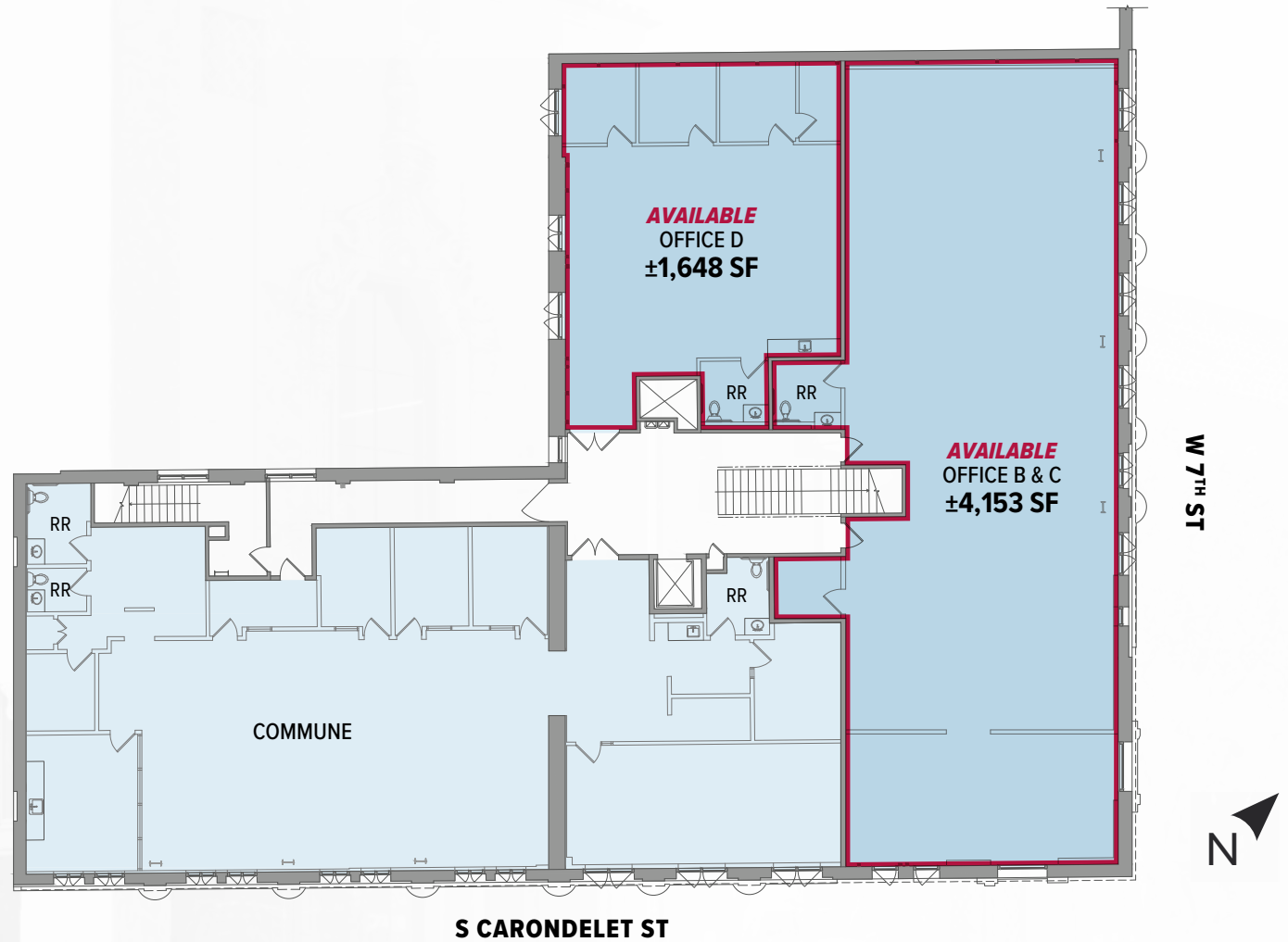
2ND FLOOR

AVAILABLE UNITS

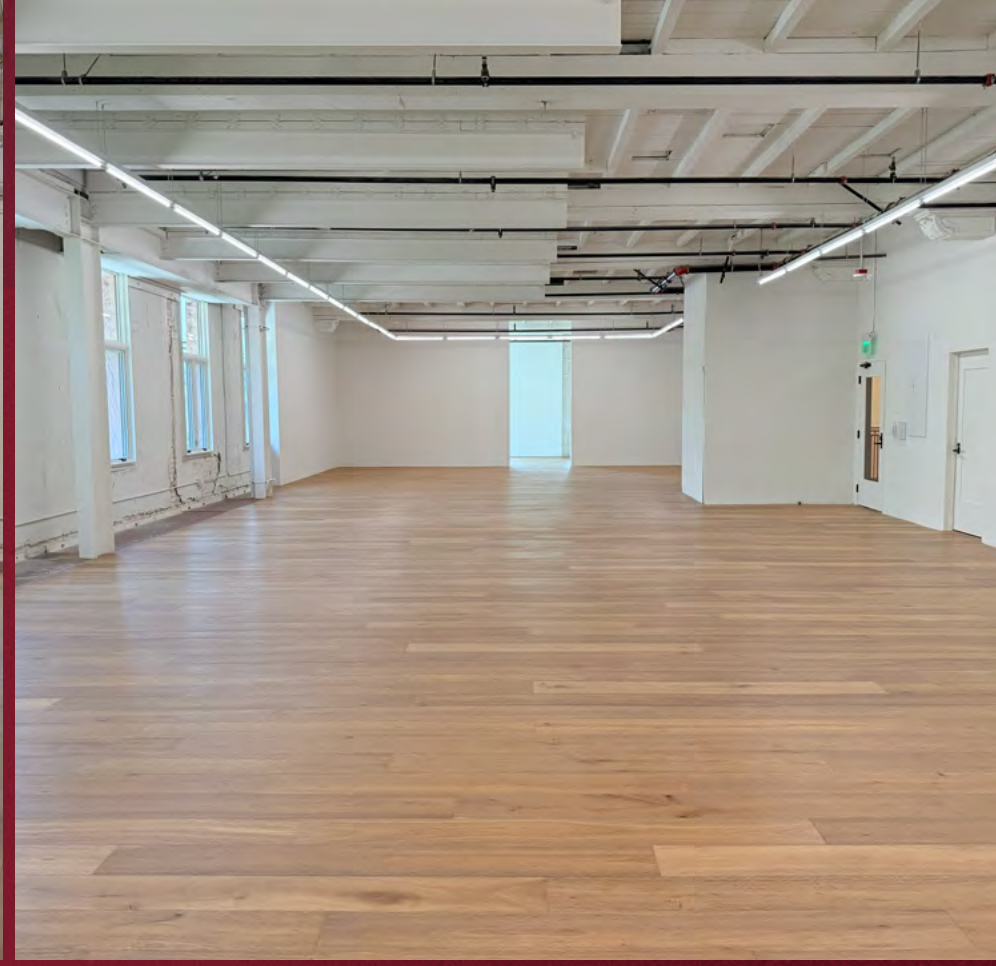
OFFICE

UNITS B & C ±4,153 RSF

UNIT D ±1,648 RSF



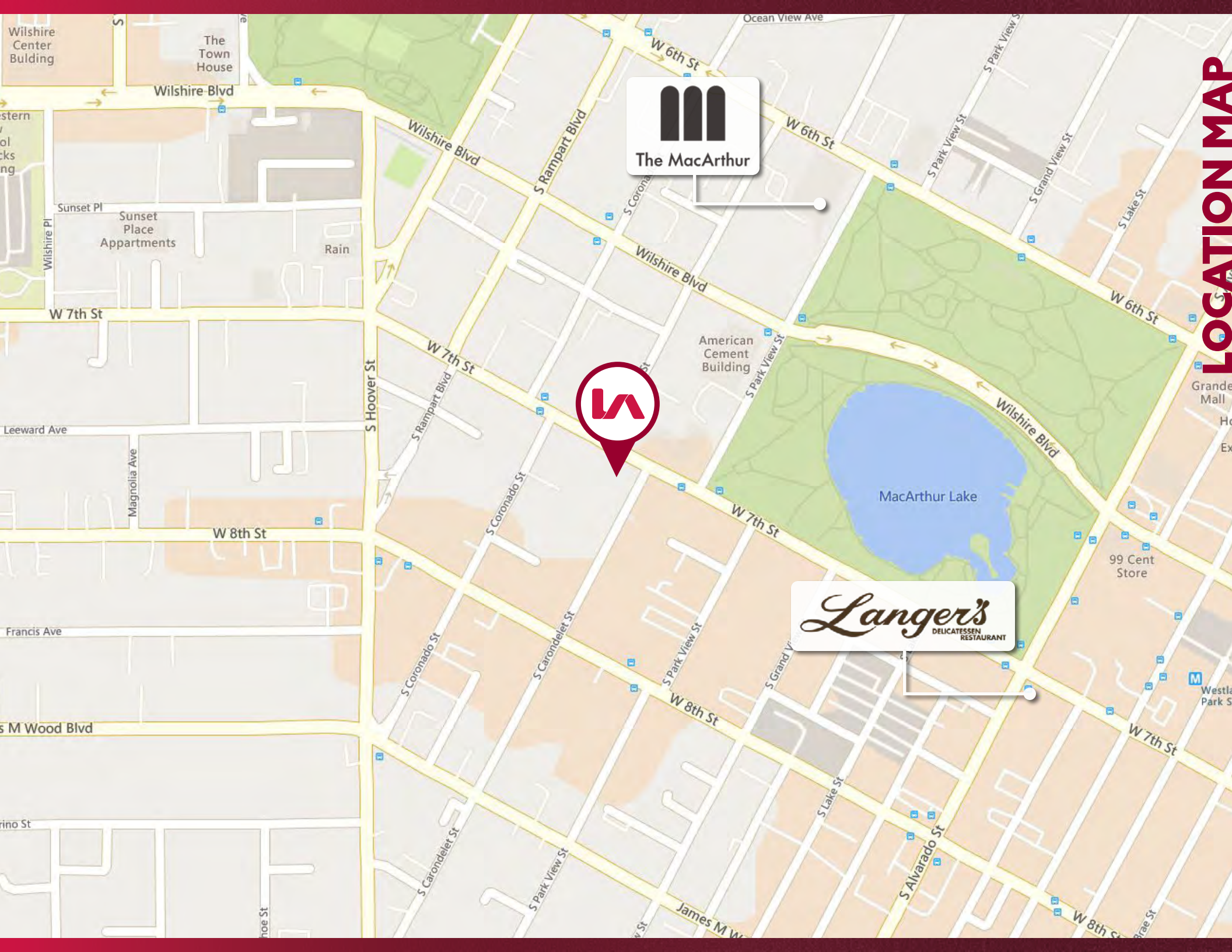
FLOOR PLAN





OFFICE UNIT D | PHOTOS

±1,648 RSF




The MacArthur



Langer's
DELICATESSEN
RESTAURANT

LOCATION MAP

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

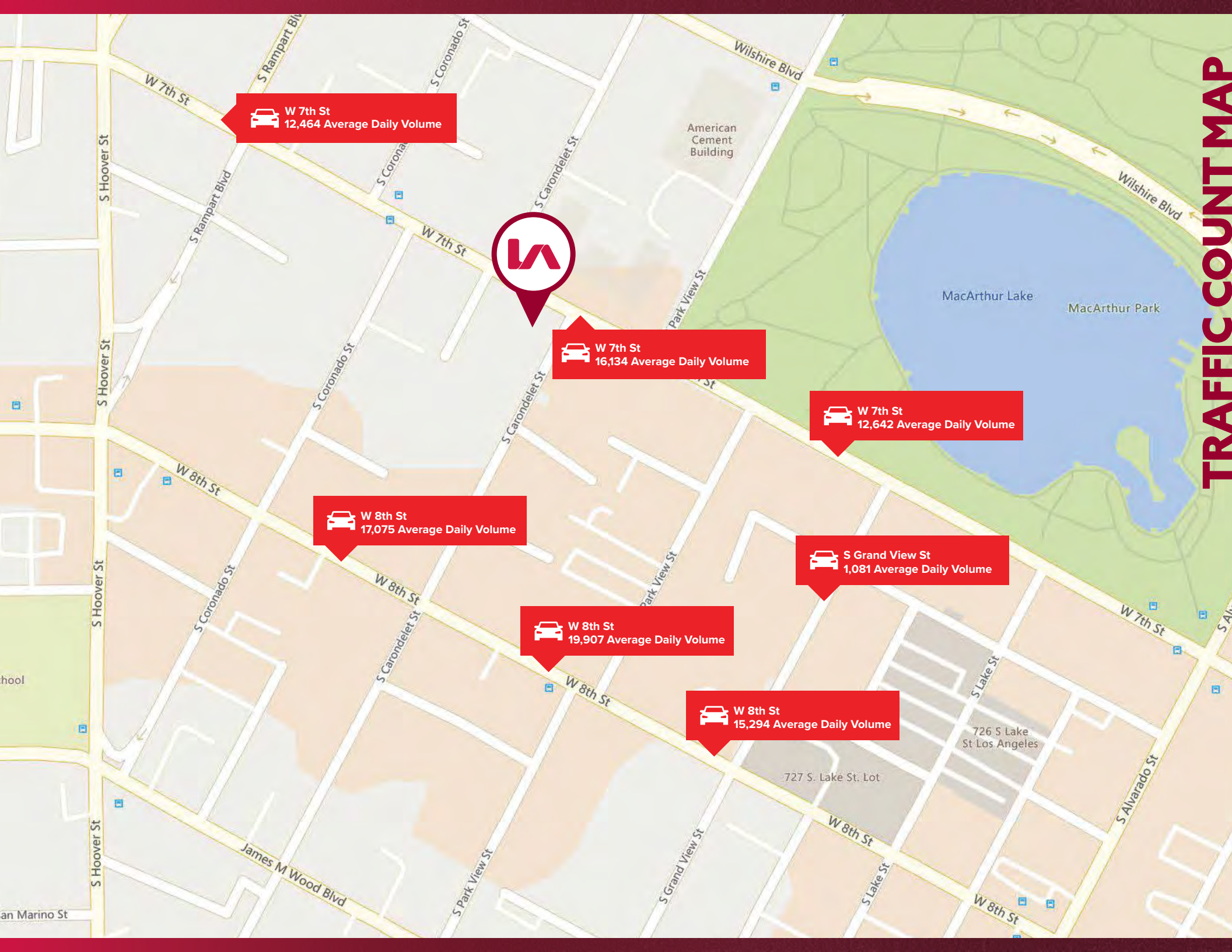
W 8th St
19,907 Average Daily Volume

W 8th St
15,294 Average Daily Volume

S Grand View St
1,081 Average Daily Volume

MacArthur Lake
MacArthur Park

W 7th St
W 8th St
S Grand View St
S Lake St
S Alvarado St
S Hoover St
S Rampart Blvd
S Coronado St
S Carondelet St
Park View St
Wilshire Blvd
James M Wood Blvd
726 S Lake St Los Angeles
727 S Lake St Lot





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.



For More Information,
Please Contact

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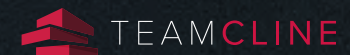
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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

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.