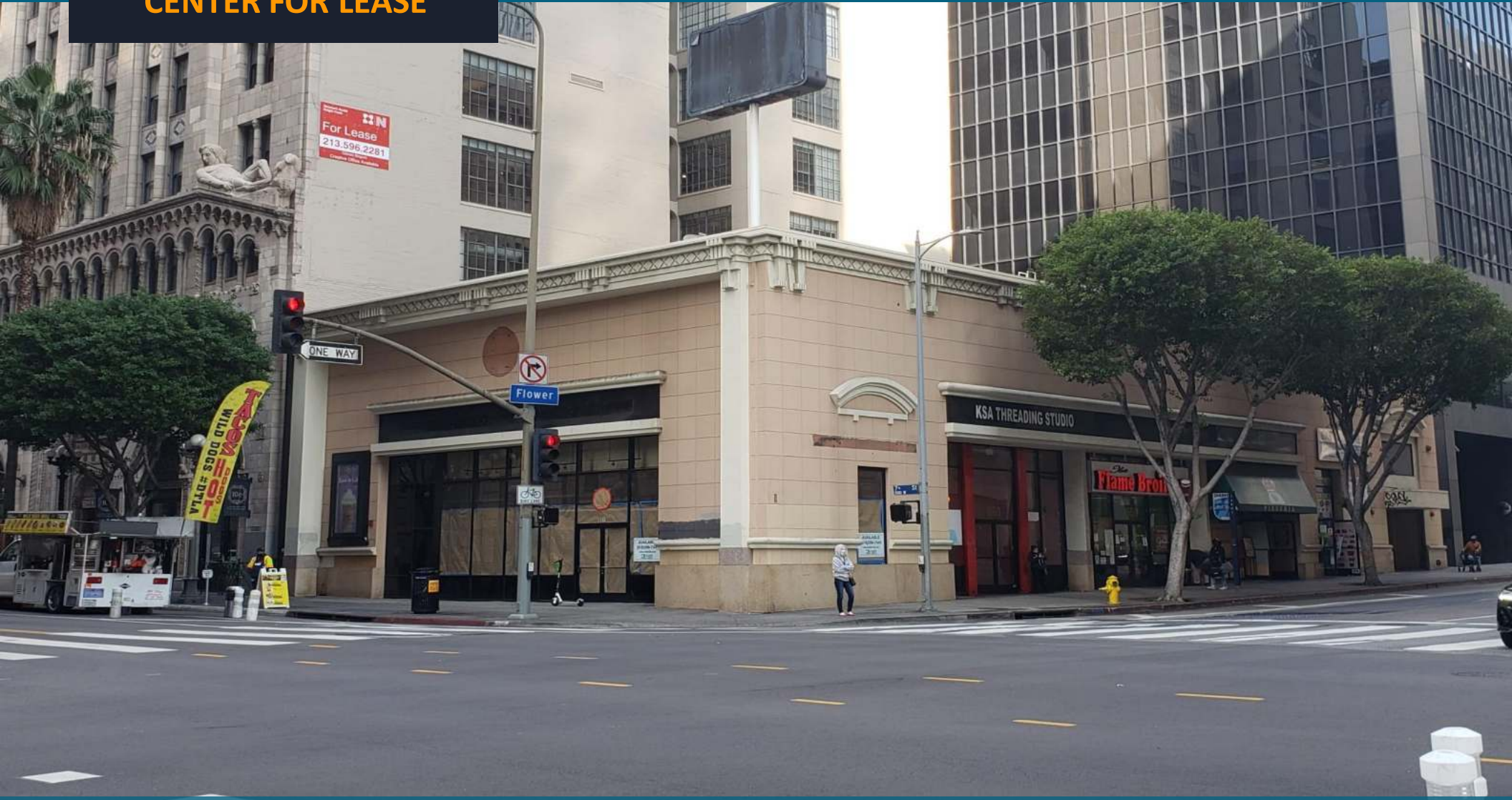


**RETAIL SPECIALTY
CENTER FOR LEASE**

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Beverly Hills, CA 90211



PROPERTY INTRODUCTION

Trimax Realty, Inc. is pleased to present a signalized corner retail building in the heart of Downtown Los Angeles located at 801 W. 7th St.

801 W. 7th St. is located at the corner of 7th St. and Flower St. It has built in customer base with its high traffic area, direct access to the Metro Sub-Station, 'The Block', retail, Whole Foods, Offices, and more. The visibility is clear from patrons on foot, by car, or in their office. It is hard to miss on this highly desired corner with high exposure of signage.

Ownership is open to any and all uses (approved by LA City).



MAIN TENANCY SUMMARY & AVAILABILITY

MAIN TENANCY

Property is currently being vacated by Ownership as in discussion with various new tenancy. Remaining tenant is Flame Broiler.

SPACE AVAILABILITY SUMMARY

- 801 W. 7th St. – Formerly the “Coffee Bean” space is comprised of approximately 2,200 sq. ft. currently is divided into 2 with a demising wall that can be removed. The 2,200 sq. ft. must be leased as one unit and can’t be taken at any less space.
 - There is an opportunity to divide space into 1,100 sq. ft. if 2 businesses take possession at same time. Inquire for more details
- Flame Broiler Space – Available January 2022. Approximately 1,400 sq. ft.
- Pizza Space – Formerly a pizza space. All equipment included. Approximately 900-1000 sq. ft.
- End Space – Approximately 1100 sq. ft. has a use for retail, service, restaurant, etc.
- Basement space – 5000-5500 sq. ft. of basement space open for any use. Tenant responsible for all Tenant Improvement. No Elevator.

UNIT DETAILS,
PHOTOS
AND
FLOOR PLANS



UNIT 801 (7th) + 661 (Flower) – COMBINED

UNIT 801 + 661

- Formerly the “Coffee Bean” space is comprised of approximately 2,200 sq. ft. space. Currently is divided into 2 with a demising wall that can be removed.
- The 2,200 sq. ft. must be leased as one space and can’t be taken at any less space.

USES:

- BAR
- CLUB
- RESTAURANT
- KAROKE
- RETAIL
- GYM
- LANDLORD OPEN TO OTHER USE PROPOSALS

3D TOUR:

- Unit 801 - <https://my.matterport.com/show/?m=j4NtyK1rcnp&brand=0>
- Unit 661 - <https://my.matterport.com/show/?m=FGK17UAXnLC&brand=0>

UNIT 801 PHOTOS



UNIT 801 PHOTOS



UNIT 801 PHOTOS



UNIT 801 PHOTOS



UNIT 801 PHOTOS



UNIT 801 PHOTOS

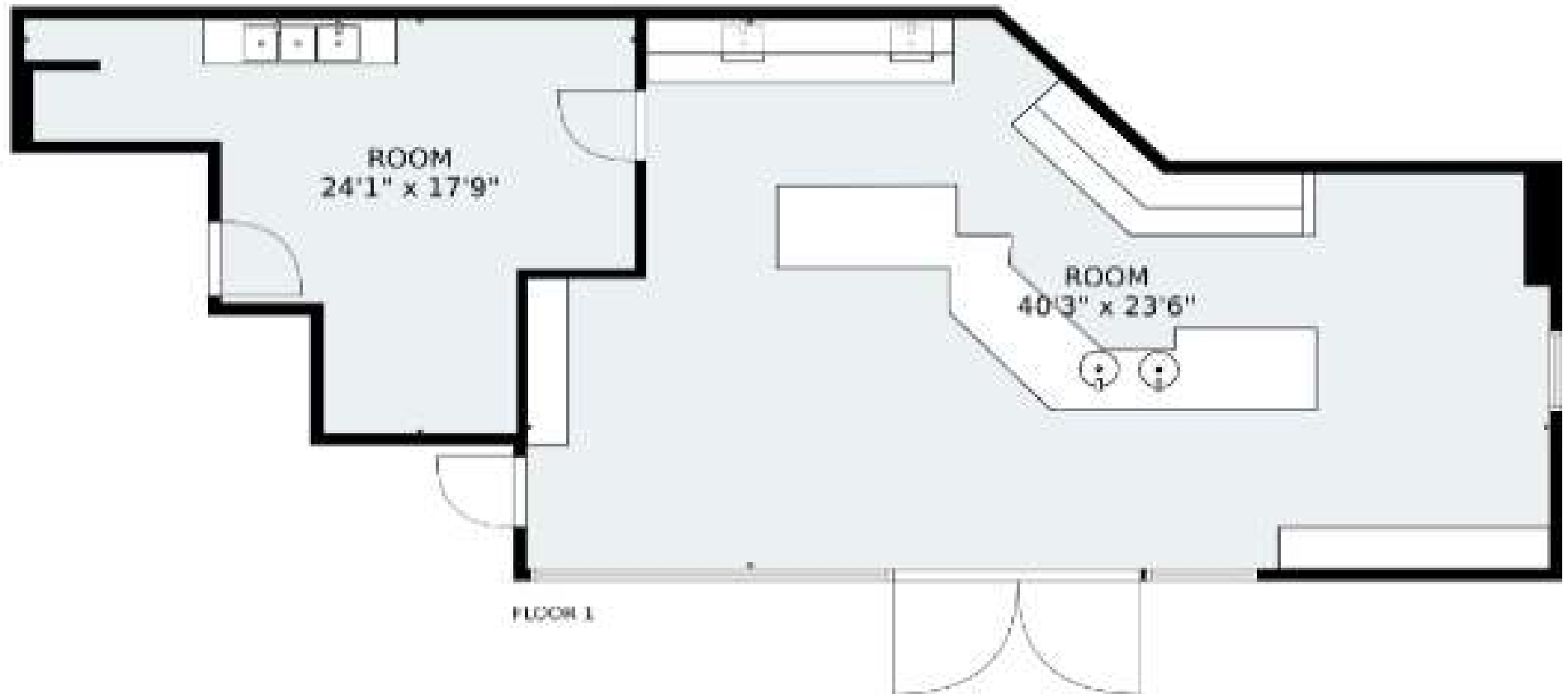


UNIT 801 PHOTO TOP VIEW



UNIT 801 FLOOR PLAN

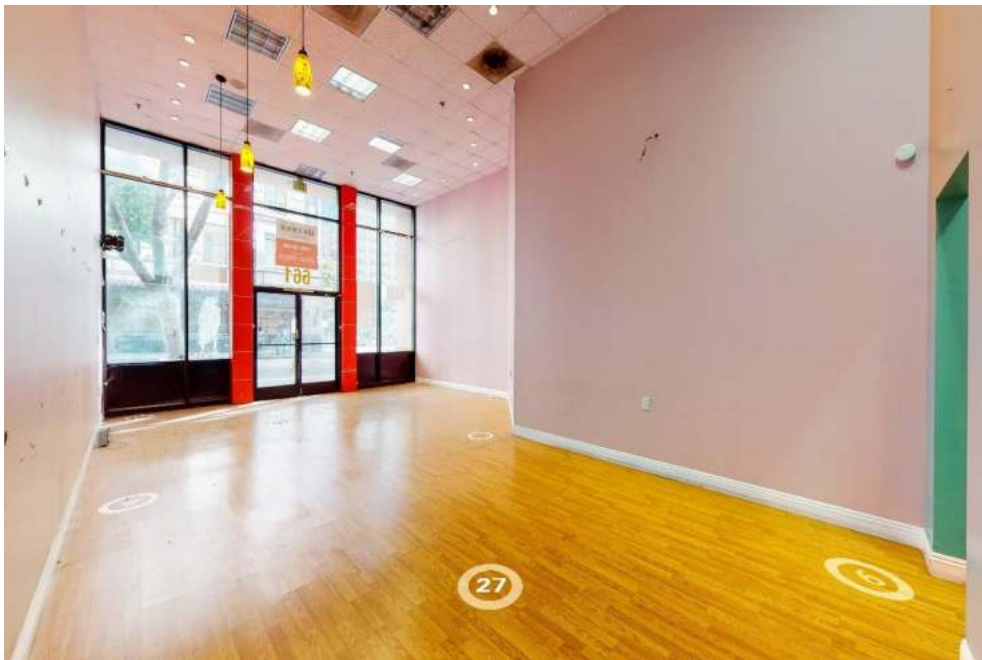
FLOOR PLAN



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



UNIT 661 PHOTOS



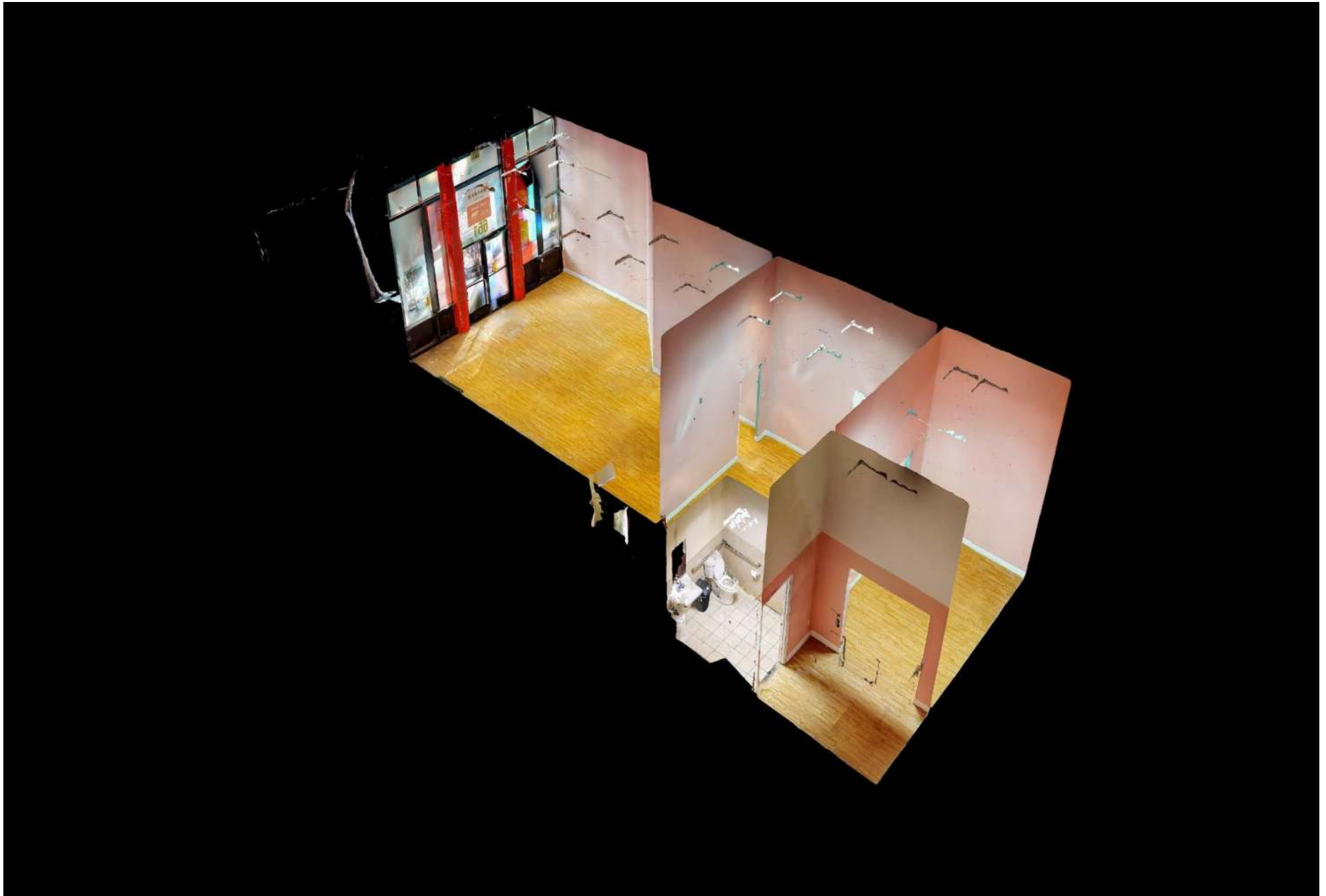
UNIT 661 PHOTOS



UNIT 661 PHOTOS



UNIT 661 PHOTO TOP VIEW



UNIT 661 FLOOR PLAN



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



UNIT 659 FLOWER ST. DETAILS

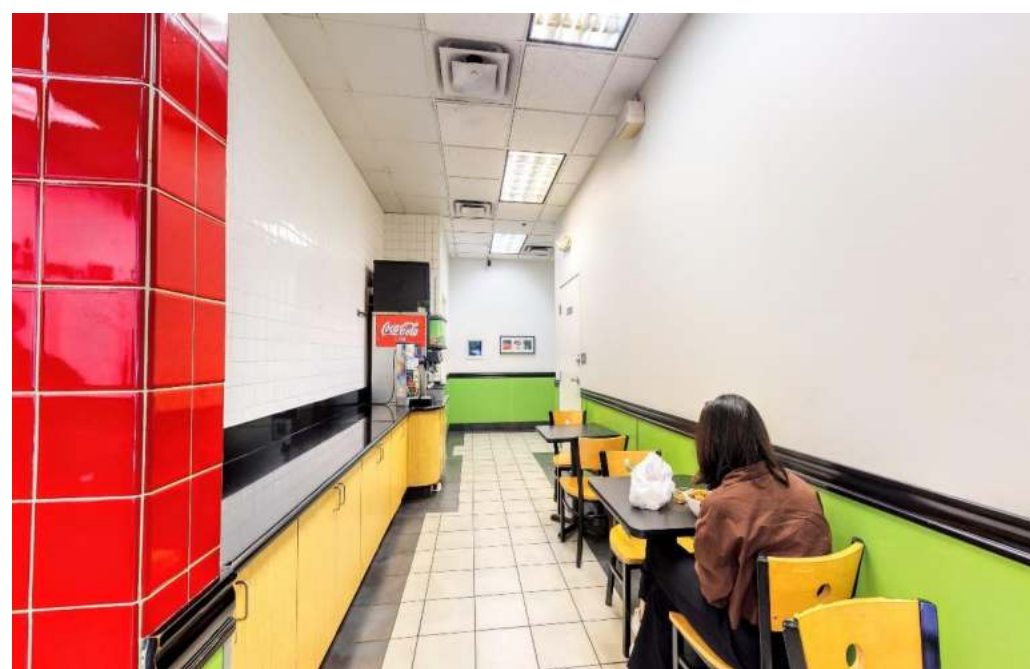
UNIT 659

- Flame Broiler Space – Possible availability in 2022. Approximately 1,400 sq. ft.

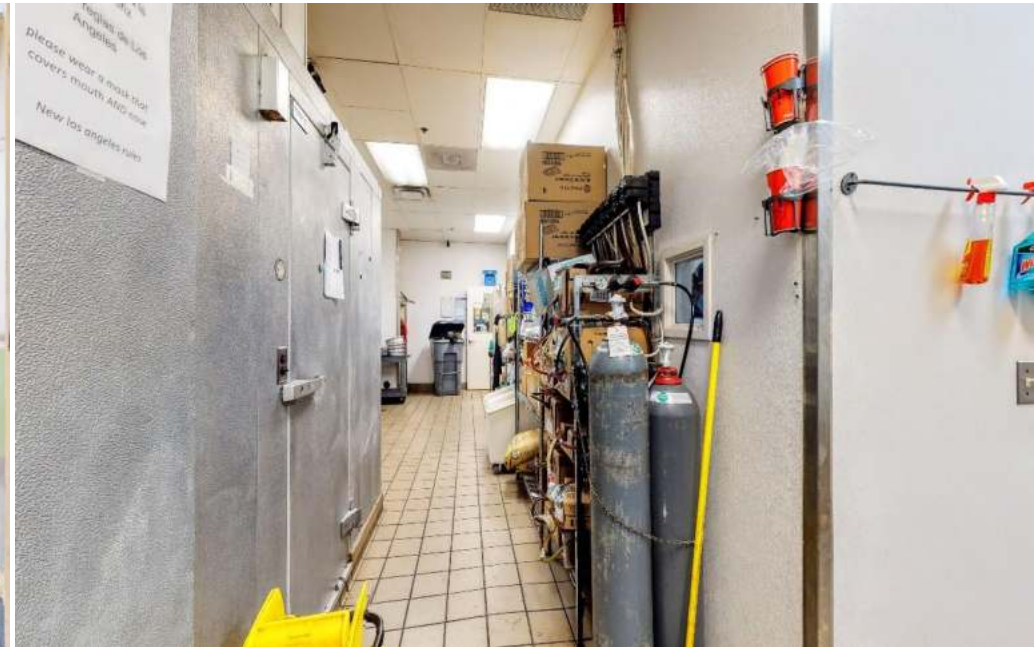
3D TOUR:

- <https://my.matterport.com/show/?m=37GcAfDWAGd&brand=0>

UNIT 659 FLOWER ST PHOTOS



UNIT 659 FLOWER ST PHOTOS



UNIT 659 FLOWER ST PHOTOS



UNIT 659 FLOWER ST PHOTOS



UNIT 659 FLOWER ST PHOTOS



UNIT 659 FLOWER ST PHOTO TOP VIEW



UNIT 657 DETAILS

UNIT 657

- Formerly a pizza space.
- All equipment included.
- Approximately 900-1000 sq. ft.

USES:

- OFFICE SPACE
- RETAIL
- FOOD RELATED
- BEAUTY (SPA, NAILS, HAIR, ETC.)
- GYM/EXERCISE
- MASSAGE/SPA
- LANDLORD OPEN TO OTHER USE PROPOSALS

3D TOUR:

- <https://my.matterport.com/show/?m=i7f7D8enq7V&brand=0>

UNIT 657 PHOTOS



UNIT 657 PHOTOS



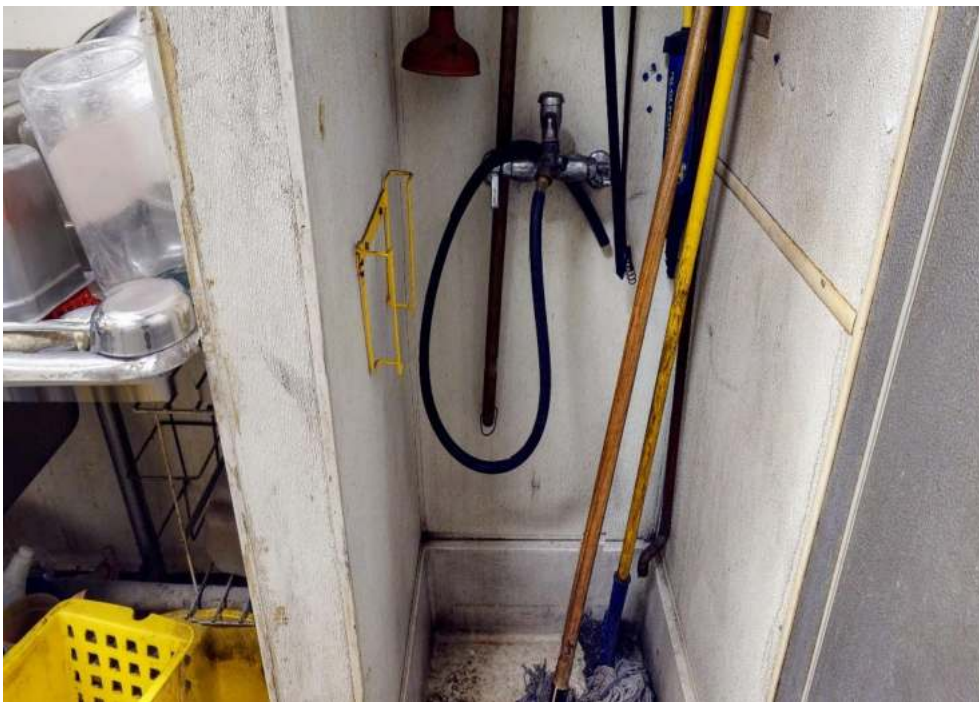
UNIT 657 PHOTOS



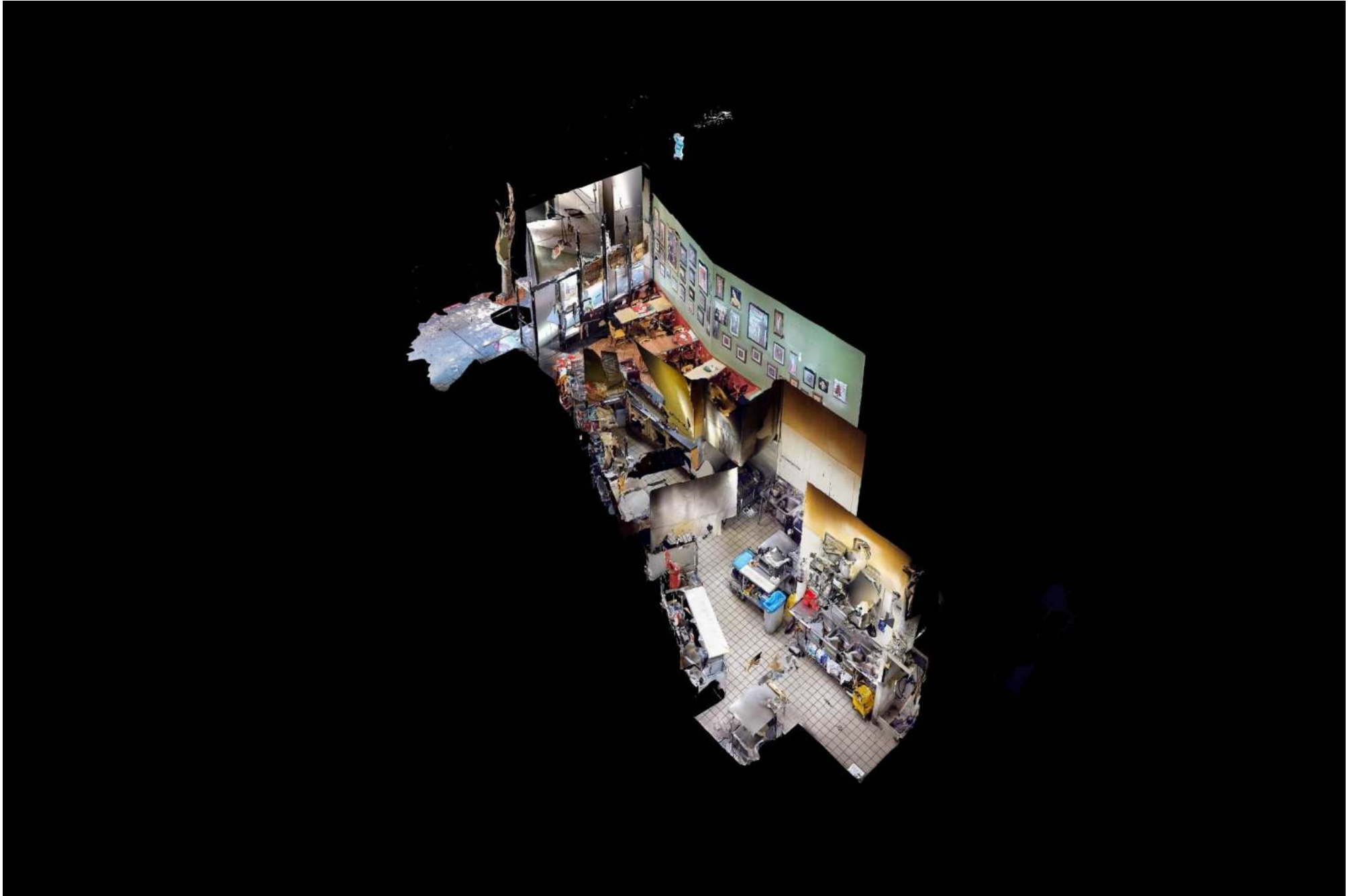
UNIT 657 PHOTOS



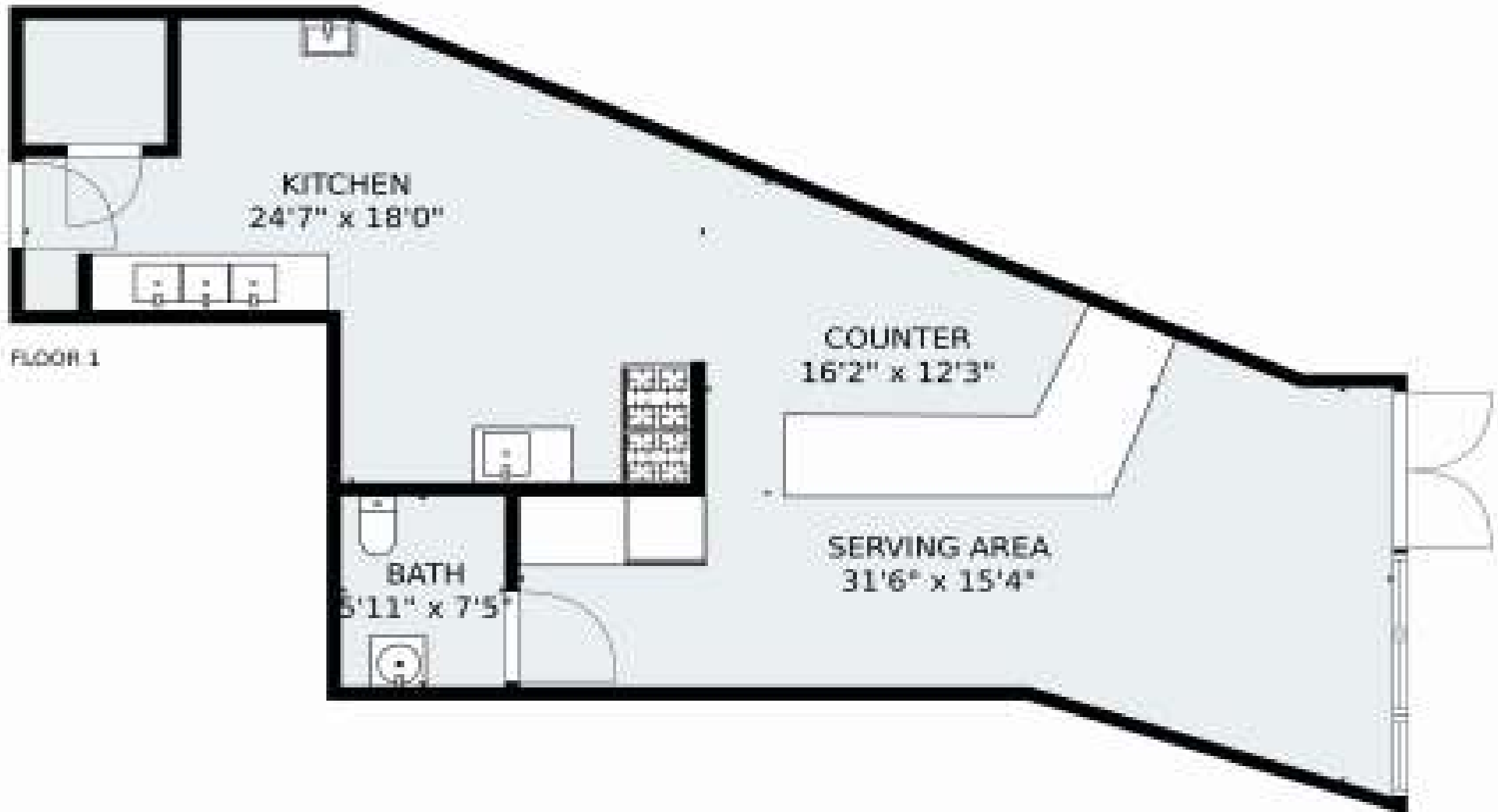
UNIT 657 PHOTOS



UNIT 657 PHOTO TOP VIEW



657 FLOOR PLAN



Please check the listing details for the square footage. All measurements were captured via 3D laser scans, and are approximate.



UNIT 655 DETAILS

UNIT 655

- Approximately 1100 sq. ft. has a use for retail, service, restaurant, etc.

3D TOUR:

- <https://my.matterport.com/show/?m=92vTbg2PpaK&brand=0>

UNIT 655 PHOTOS



UNIT 655 PHOTOS



UNIT 655 PHOTOS



UNIT 655 PHOTOS



UNIT 655 PHOTOS



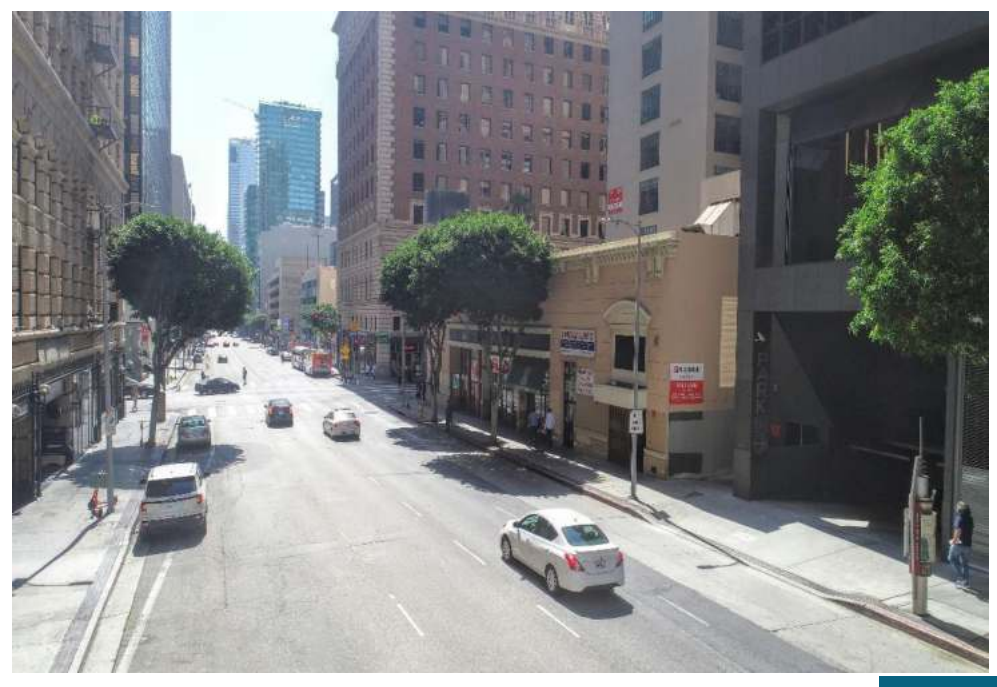
UNIT 655 PHOTOS



UNIT 655 PHOTOS



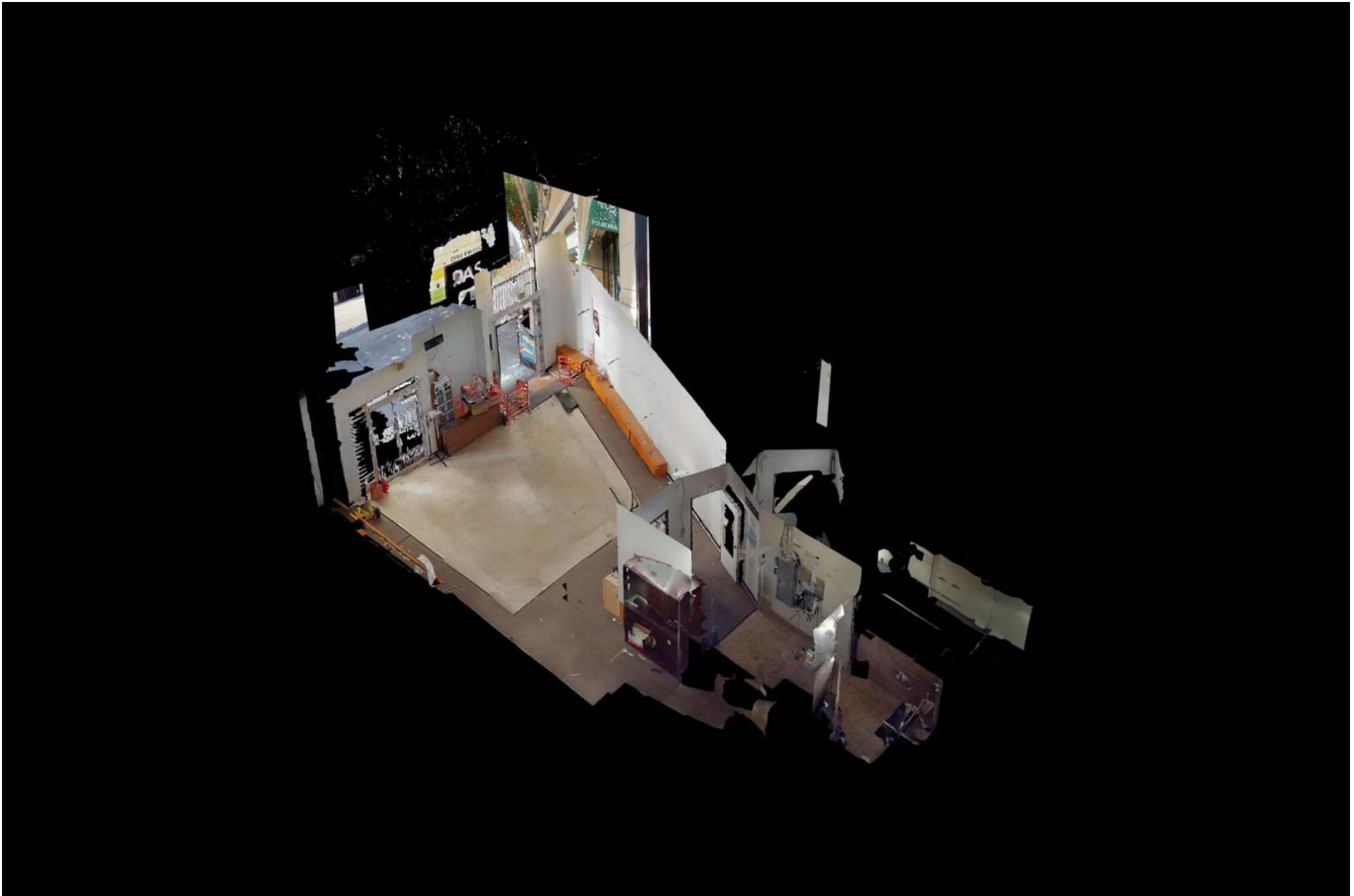
UNIT 655 PHOTOS



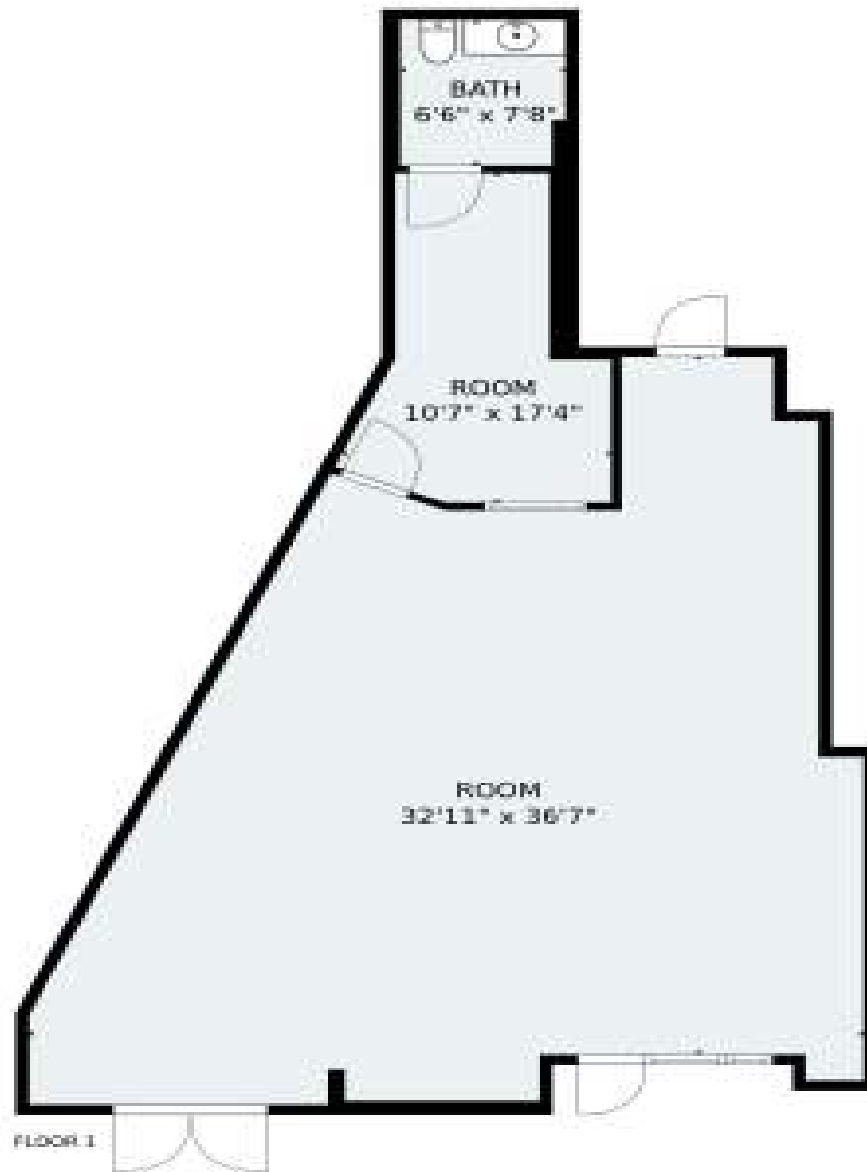
UNIT 655 PHOTOS



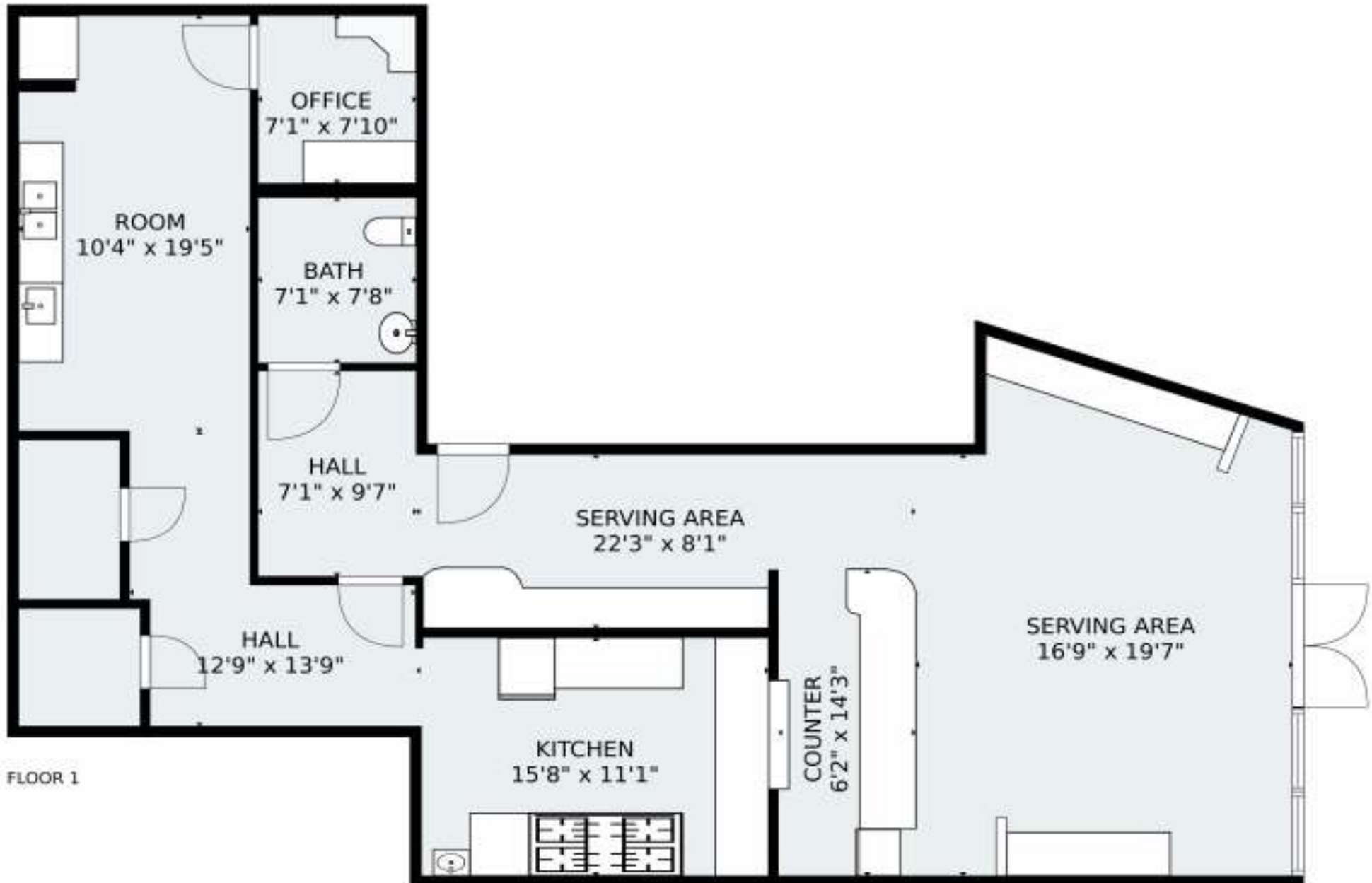
UNIT 655 PHOTO TOP VIEW



OFFICE UNIT 655 FLOOR PLAN



RESTAURANT UNIT 655 FLOOR PLAN



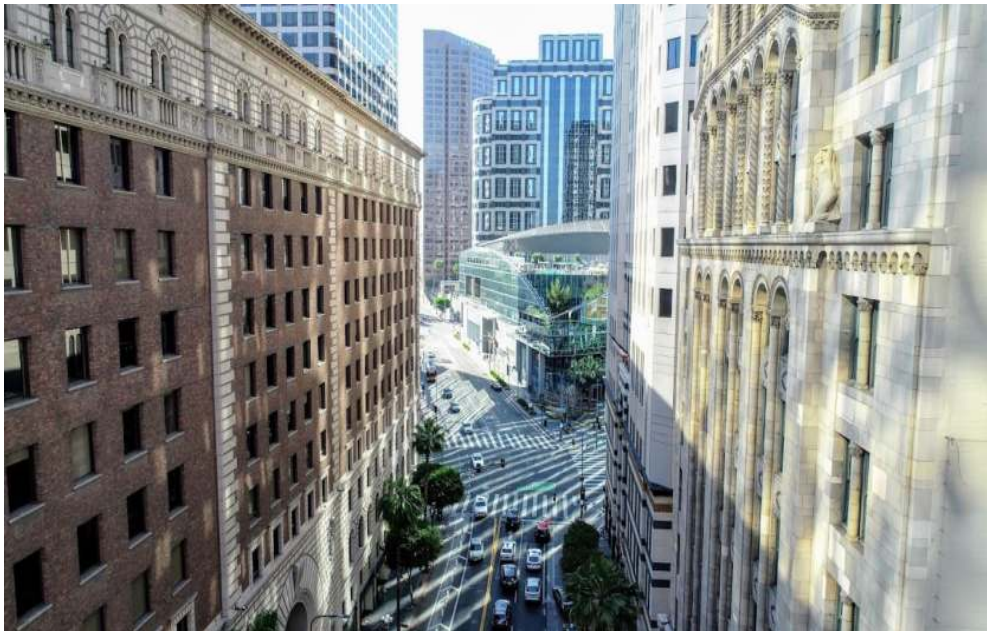
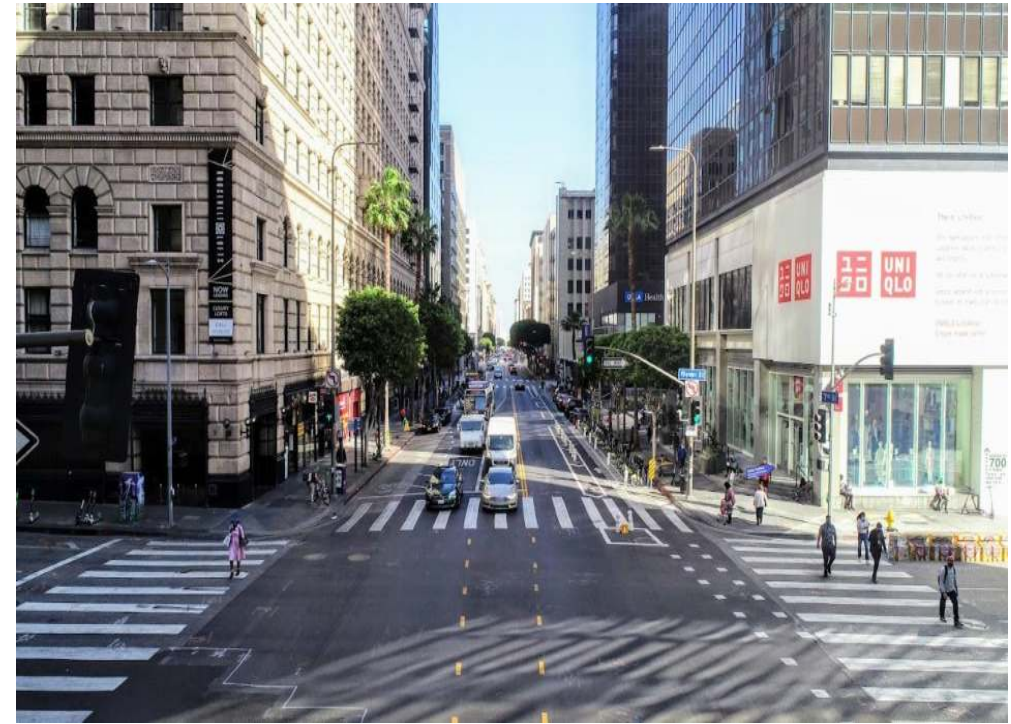
EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



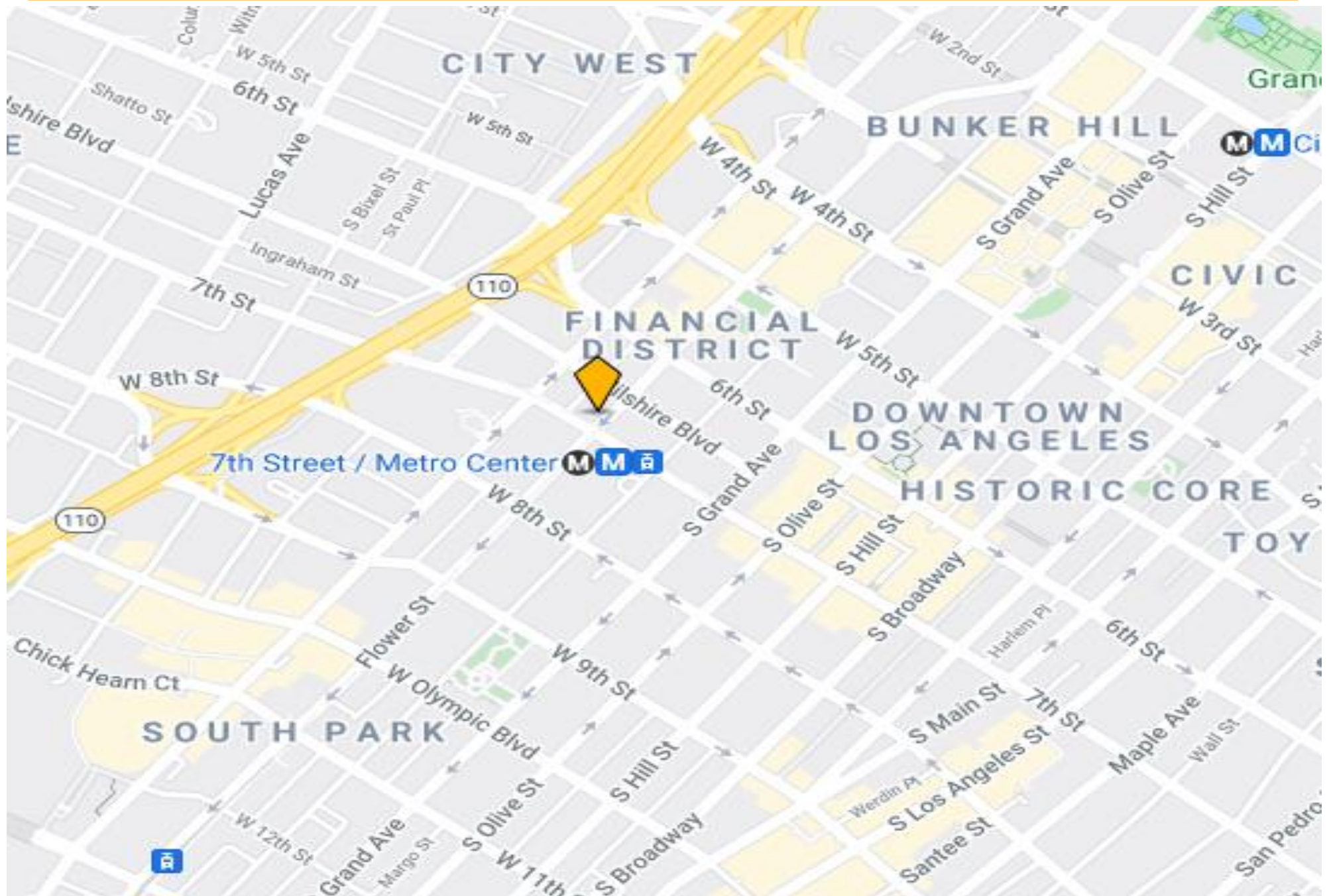
EXTERIOR PHOTOS



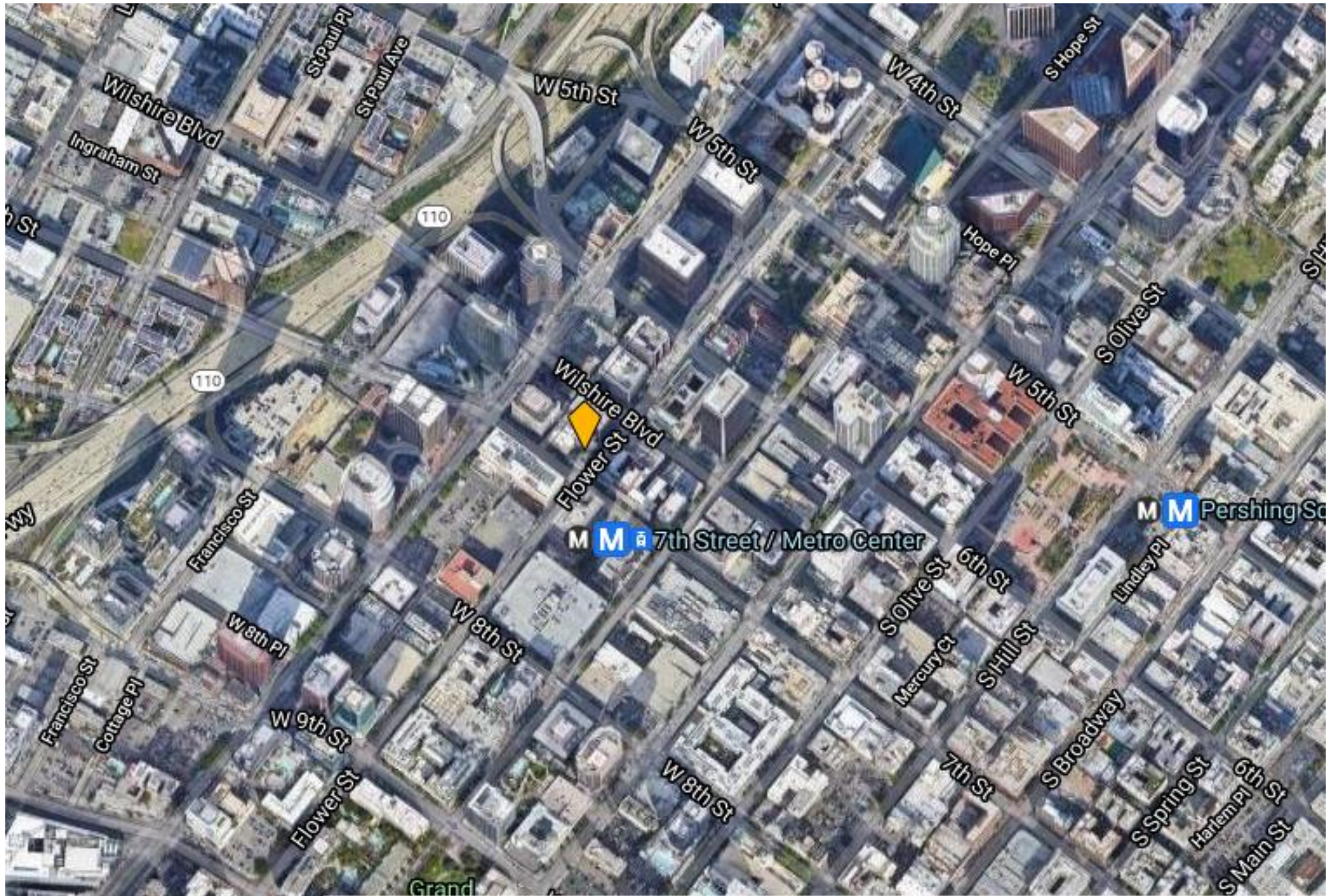
MAPS
&
AERIALS



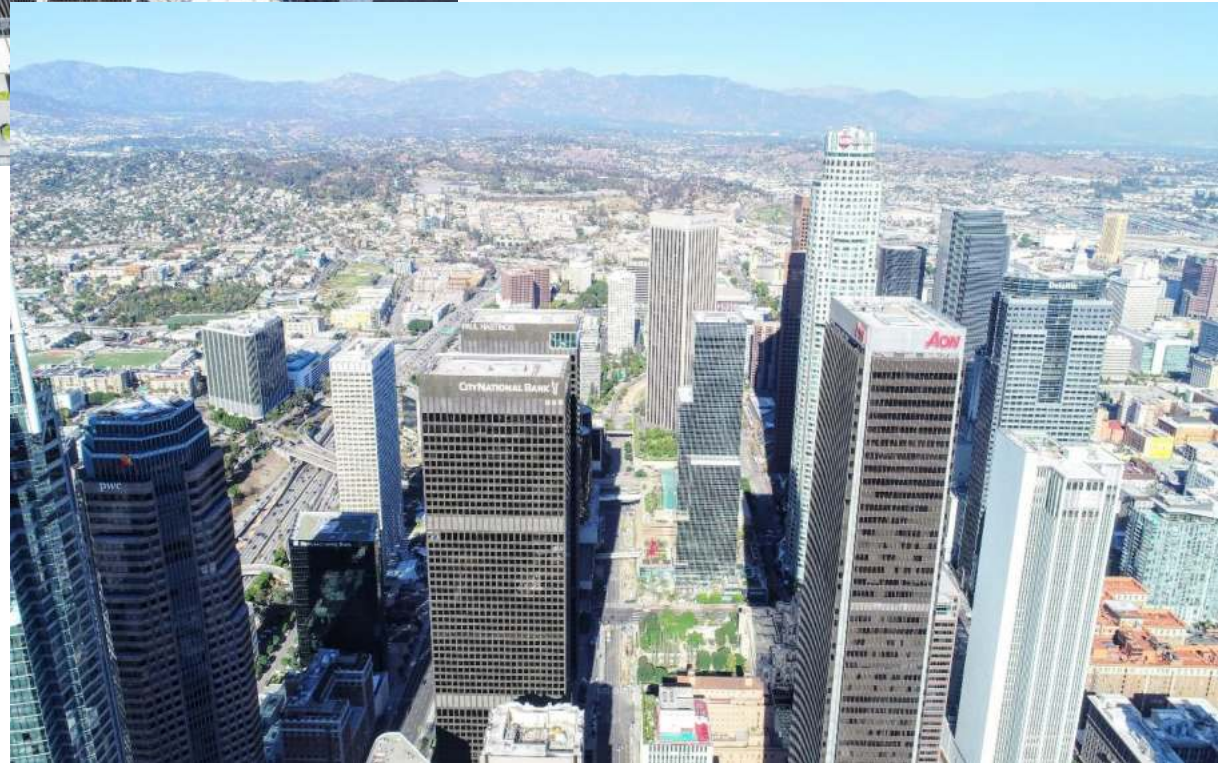
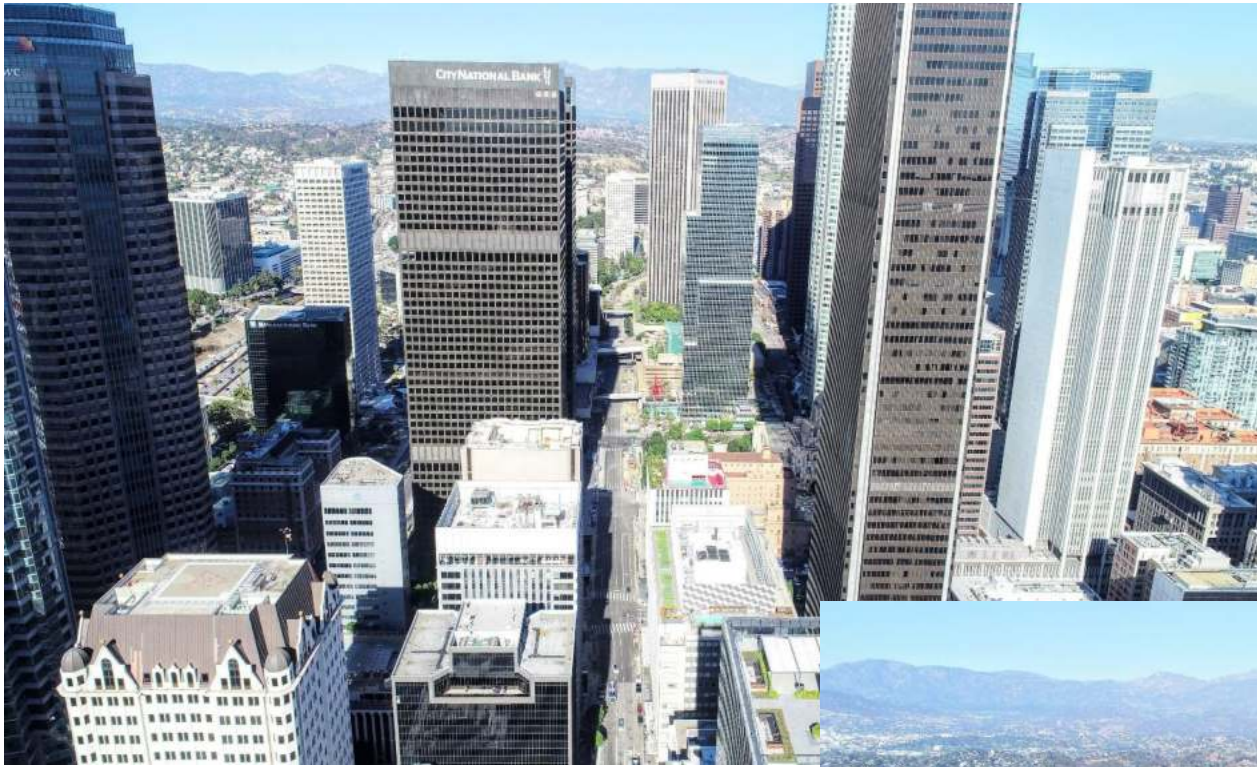
MAP LOCATION



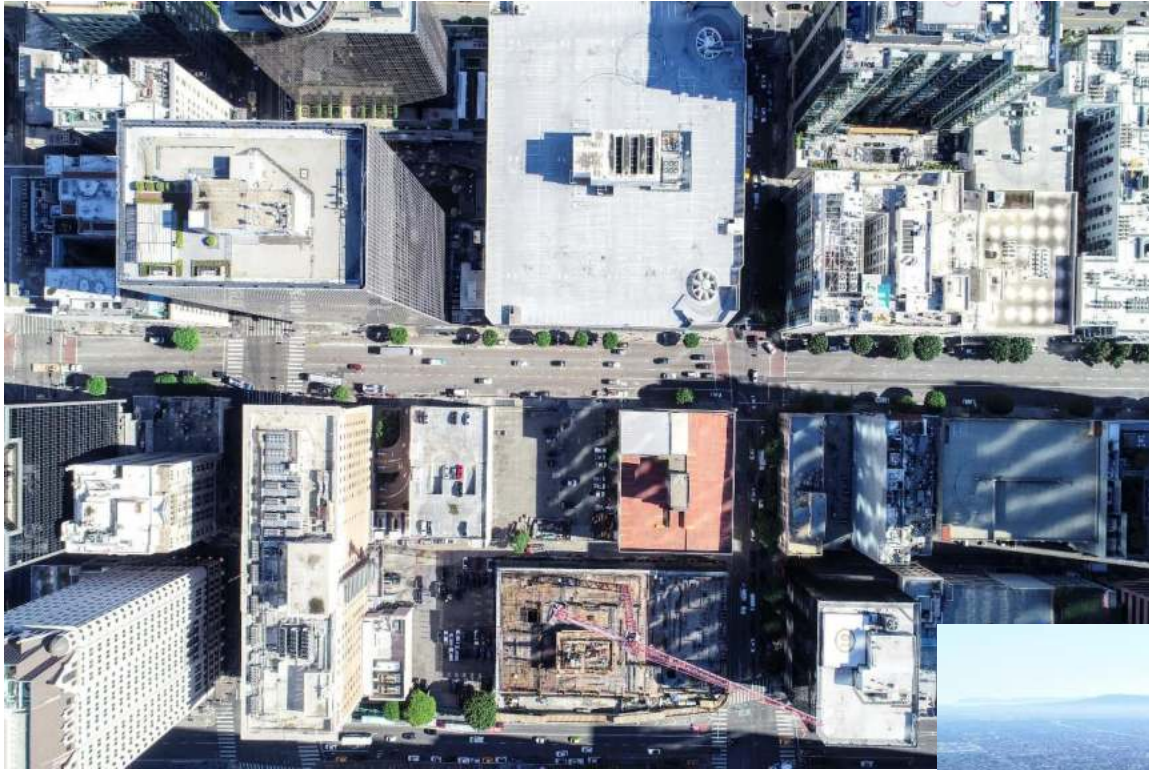
AERIAL MAP VIEW



AERIAL MAP VIEW



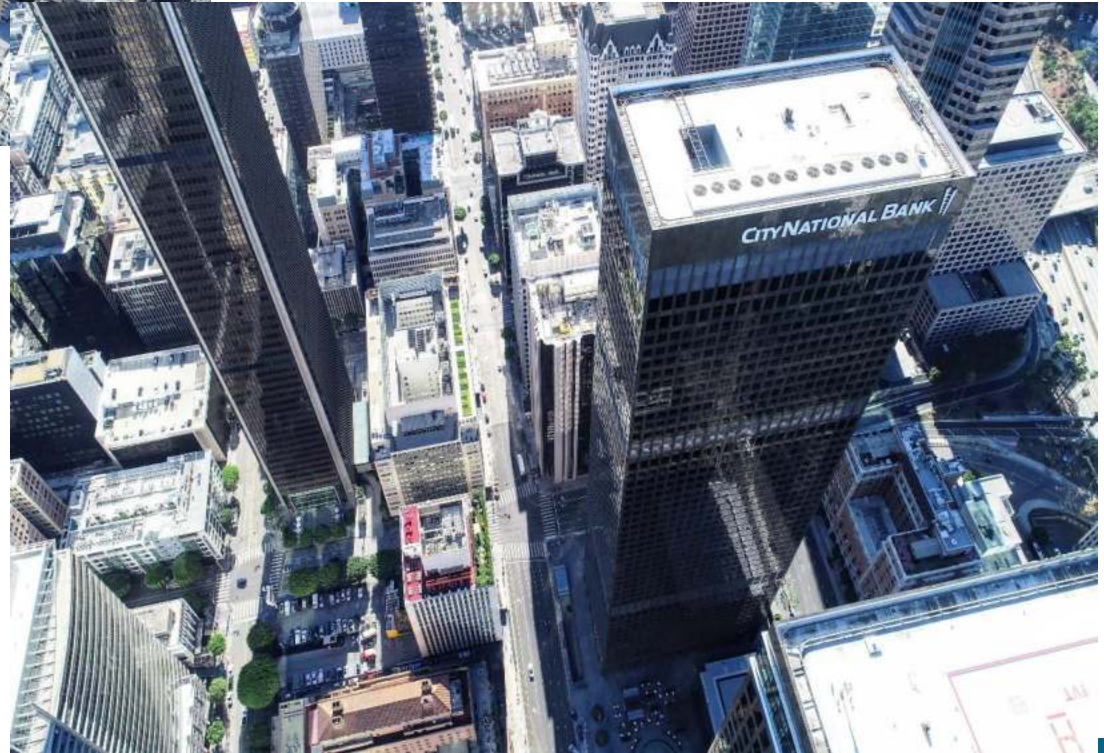
AERIAL MAP VIEW



AERIAL MAP VIEW



AERIAL MAP VIEW





DEMOGRAPHICS



DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	246,415	1,208,885	3,480,116
2021 Population	286,754	1,245,554	3,527,789
2026 Population Projection	291,486	1,239,972	3,501,406
Annual Growth 2010-2021	1.5%	0.3%	0.1%
Annual Growth 2021-2026	0.3%	-0.1%	-0.2%
Median Age	35.9	35.2	36.3
Bachelor's Degree or Higher	26%	23%	27%
U.S. Armed Forces	22	80	662

INFORMATION WAS RETRIEVED FROM COSTAR ON 09/20/21. THE INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Households

	2 mile	5 mile	10 mile
2010 Households	86,860	388,124	1,168,142
2021 Households	104,935	403,025	1,187,598
2026 Household Projection	107,286	401,786	1,179,355
Annual Growth 2010-2021	1.9%	0.7%	0.4%
Annual Growth 2021-2026	0.4%	-0.1%	-0.1%
Owner Occupied Households	10,543	82,205	378,658
Renter Occupied Households	96,743	319,581	800,697
Avg Household Size	2.5	2.9	2.9
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$2.5B	\$10.9B	\$36.9B

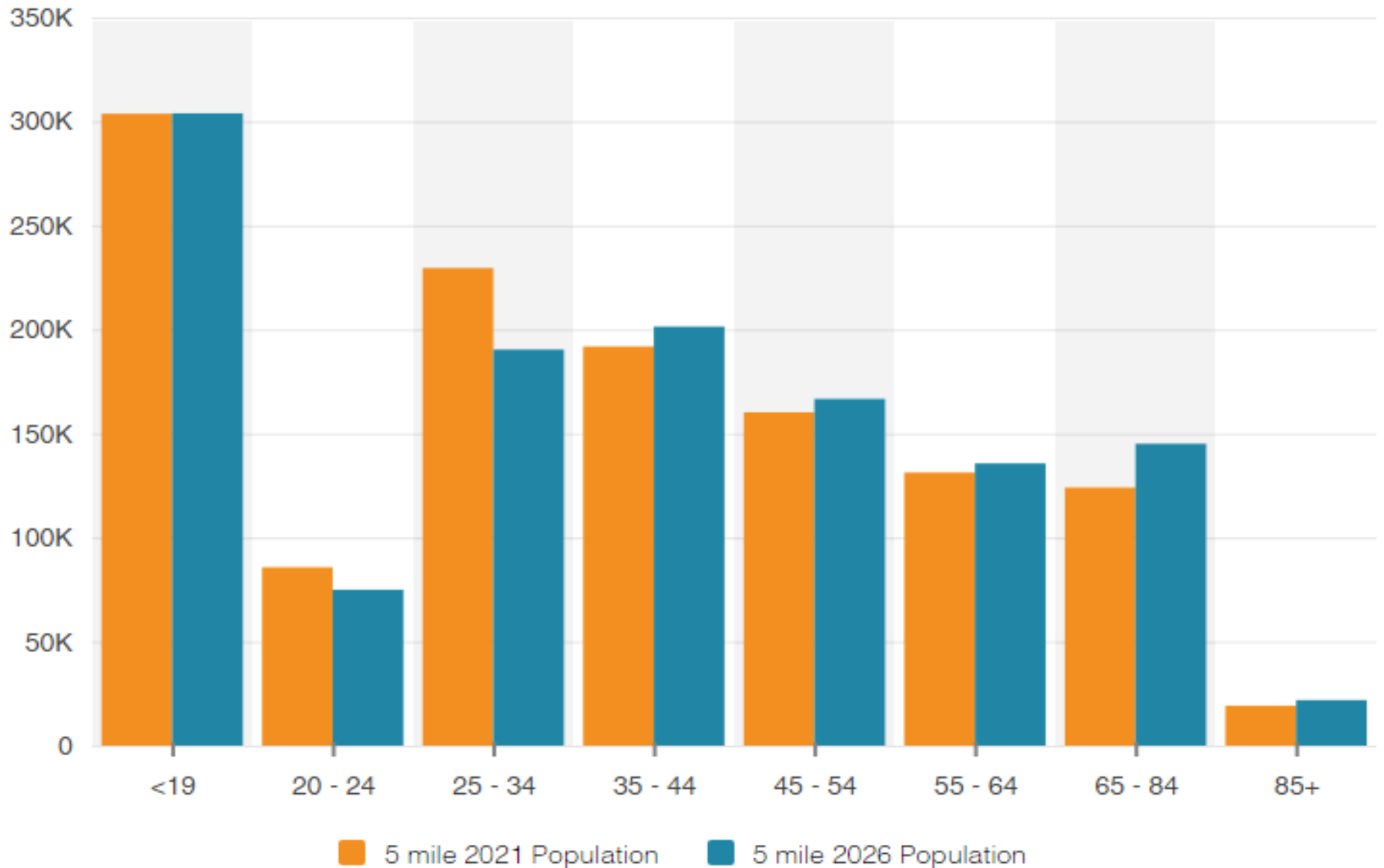
INFORMATION WAS RETRIEVED FROM COSTAR ON 09/20/21. THE INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Income	2 mile	5 mile	10 mile
Avg Household Income	\$68,496	\$71,735	\$87,175
Median Household Income	\$42,194	\$48,728	\$60,682
< \$25,000	35,573	111,698	264,716
\$25,000 - 50,000	22,387	93,692	238,403
\$50,000 - 75,000	14,394	66,953	197,229
\$75,000 - 100,000	9,717	41,575	134,333
\$100,000 - 125,000	7,366	29,932	105,803
\$125,000 - 150,000	4,575	17,495	65,458
\$150,000 - 200,000	5,038	18,870	75,131
\$200,000+	5,883	22,810	106,524

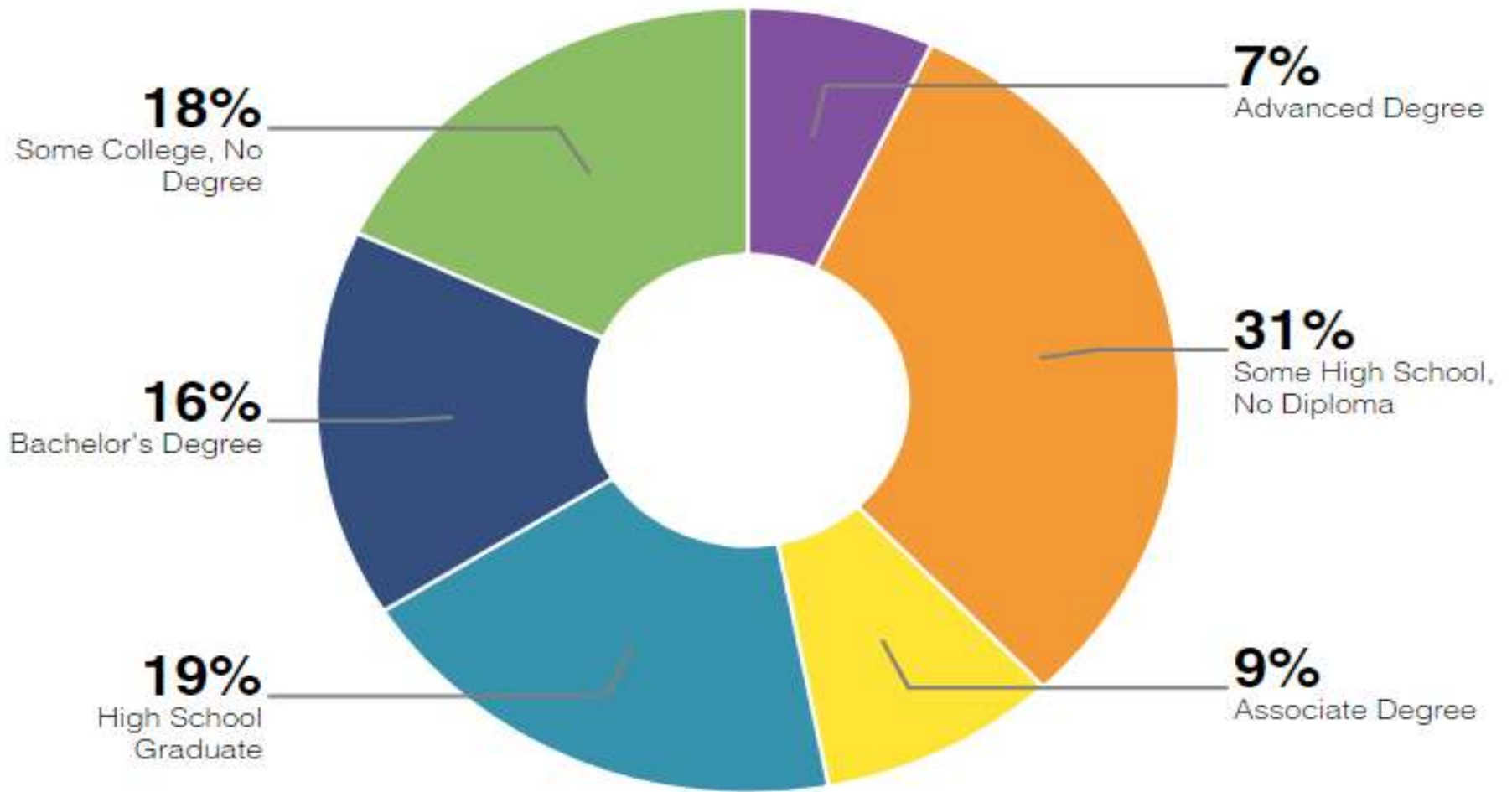
INFORMATION WAS RETRIEVED FROM COSTAR ON 09/20/21. THE INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

Population By Age



INFORMATION WAS RETRIEVED FROM COSTAR ON 09/20/21. THE INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

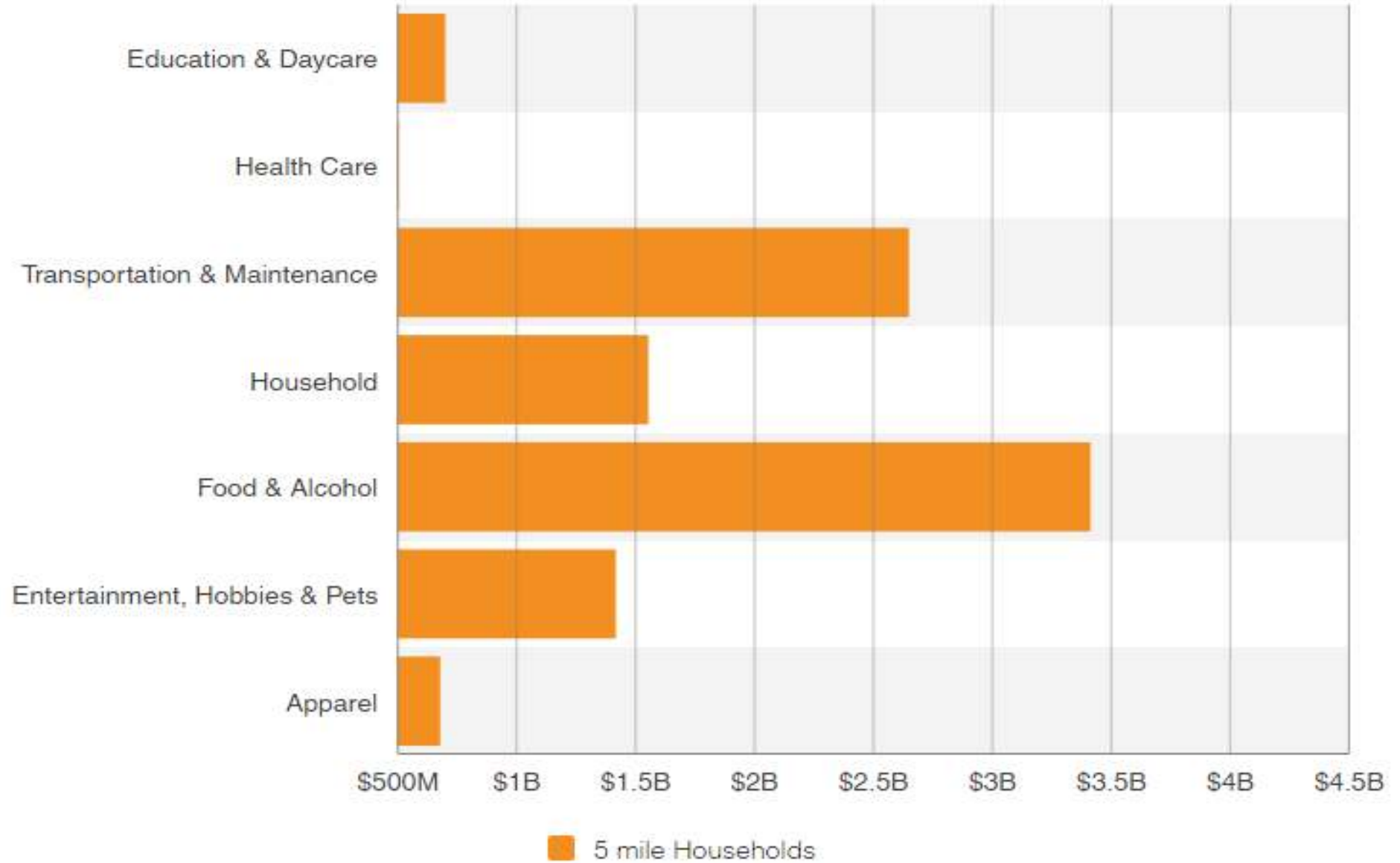
Educational Attainment



5 mile 2021 % of Population

INFORMATION WAS RETRIEVED FROM COSTAR ON 06/4/21. THE INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

Consumer Spending



INFORMATION WAS RETRIEVED FROM COSTAR ON 09/20/21. THE INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

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