

**811 W 7th**

The Fine Arts Building



**2<sup>ND</sup> GEN RESTAURANT, SHOWROOM  
RETAIL, DESIGN SPACE  
AVAILABLE NOW**

**Exclusively listed by:**

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**[finearts811.com](http://finearts811.com)**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

  
**MANCHESTER**  
CAPITAL MANAGEMENT



# PROPERTY DETAILS

**Address:** 811 W. 7th Street, Los Angeles, CA 90017

**Uses:** 2nd Generation Restaurant, Showroom, Retail, Design Space.

**Total Size:** ±12,328 RSF

**Mezzanine:** ±2,679 RSF



**Ground Floor:**

Suite A: ±7,356 RSF

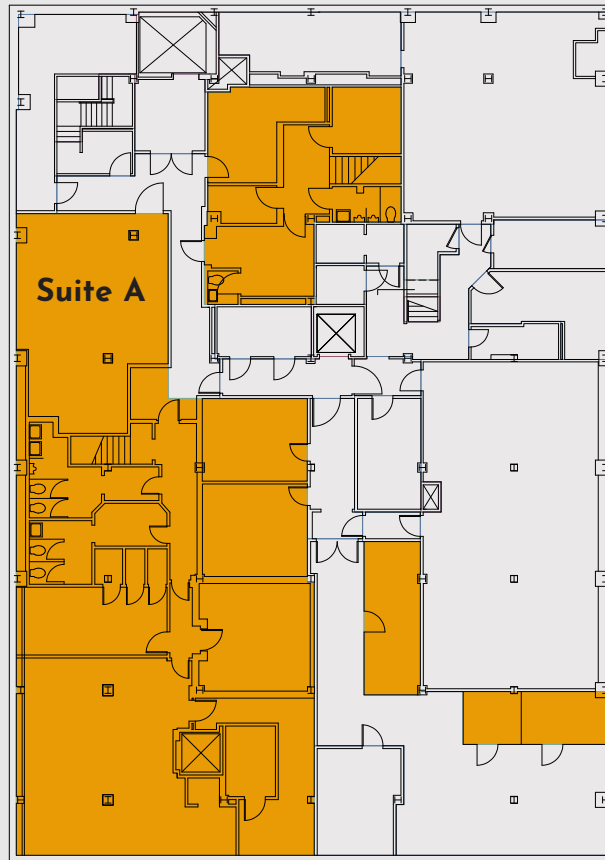
Suite B: ±2,293 RSF



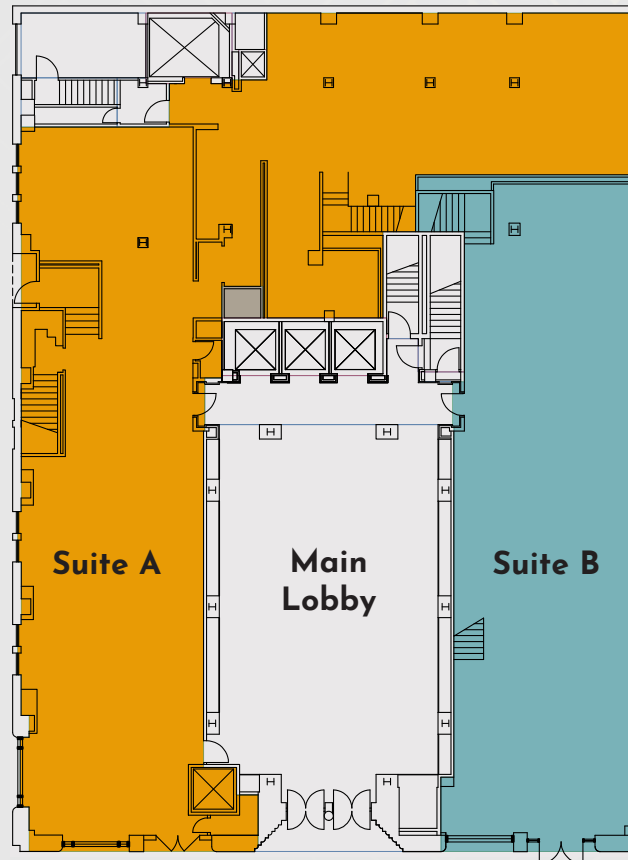


# FLOOR PLANS

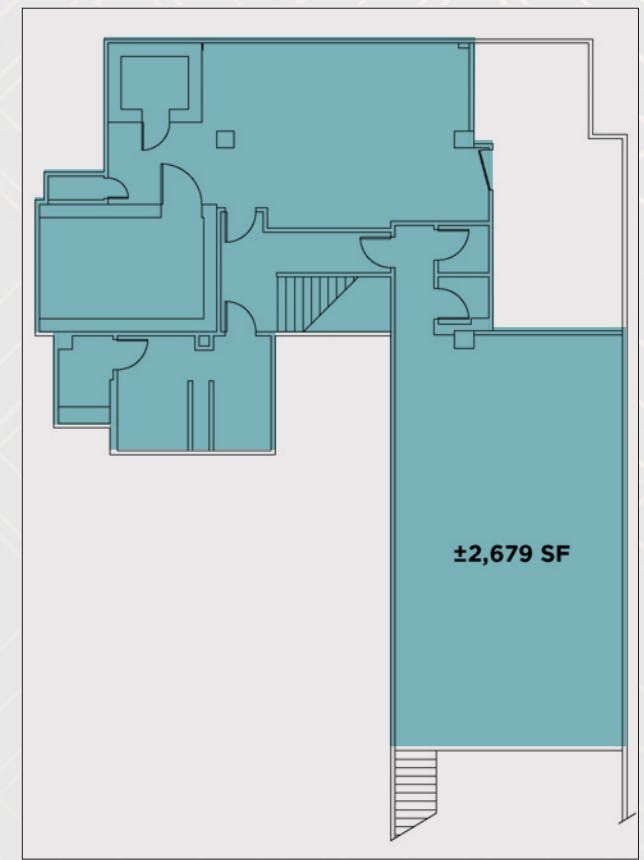
Basement



Ground Floor



Mezzanine



2nd Gen Fully Built-Out Restaurant Bar Space

**Suite A:**  $\pm 7,356$  RSF (Ground Floor 4,320 SF + 3,036 SF Basement)

**Suite B:**  $\pm 2,293$  RSF Ground Floor +  $\pm 2,679$  SF Mezzanine



**Suite A**



**Suite B**

*\*Note: actual floor layout may vary slightly from the plans below*





## DTLA BY THE NUMBERS



**85,000+**

Residential population



**\$86,000**

Average household income



**300,000+**

Worker population



**9,000+**

Hotel rooms



**23,000 CPD**

Traffic counts



**36**

Median age



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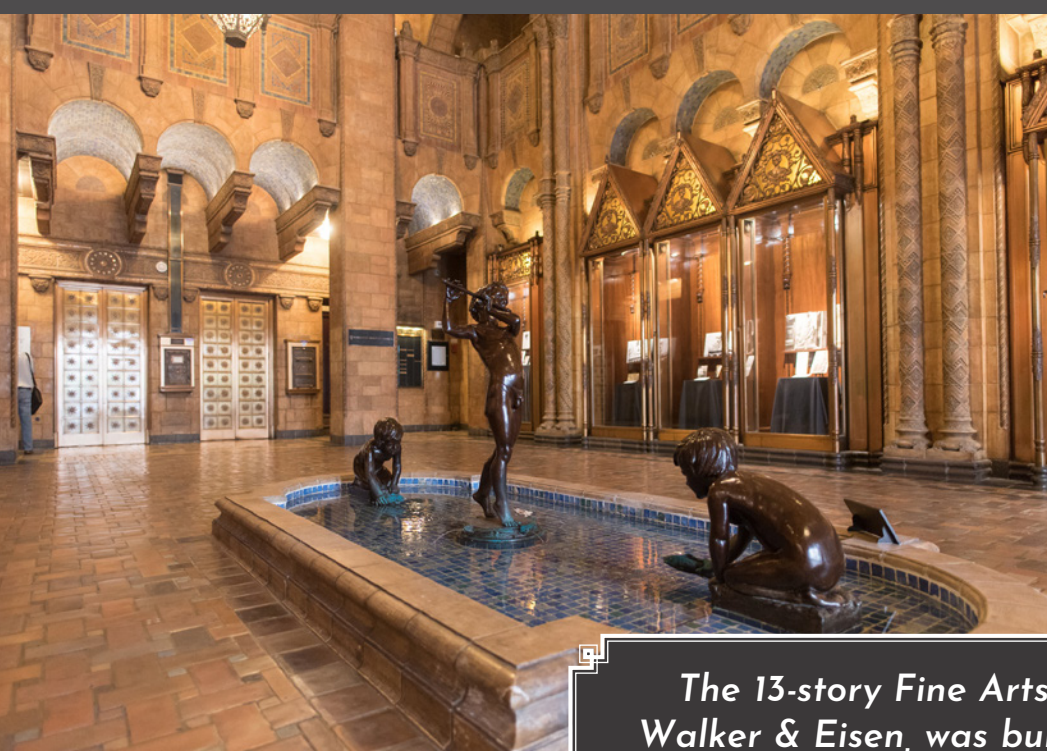
Mezzanine



Ground Floor







*The 13-story Fine Arts Building, designed by Walker & Eisen, was built in 1926 as studios and galleries for downtown artists and has been fully restored as a premier creative office building.*





# LOCATION MAP





# AMENITIES MAP

WALK  
SCORE  
97

TRANSIT  
SCORE  
100

BIKE  
SCORE  
85

CITY NATIONAL  
PLAZA



SETTECENTO  
RESTAURANTE

INTERCONTINENTAL  
HOTELS & RESORTS

SITE

THE  
DELPHI

THE  
BILTMORE  
LOS ANGELES

FIGAT 7TH  
SHOPPING MALL

NORDSTROM **1** RACK

TARGET



FIVE GUYS  
BURGERS and FRIES

ZARA **H&M**



MENDOCINO FARMS  
sandwich market



THE BLOC  
SHOPPING CENTER

JOEY  
RESTAURANTS

LAIFITNESS.



UCLA Health



BOTTEGA LOUIE



DTLA

S FIGUEROA ST

S FLOWER ST

W 7TH ST

W 6TH ST

S GRAND AVE



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