

PRIME ARTS DISTRICT LOCATION

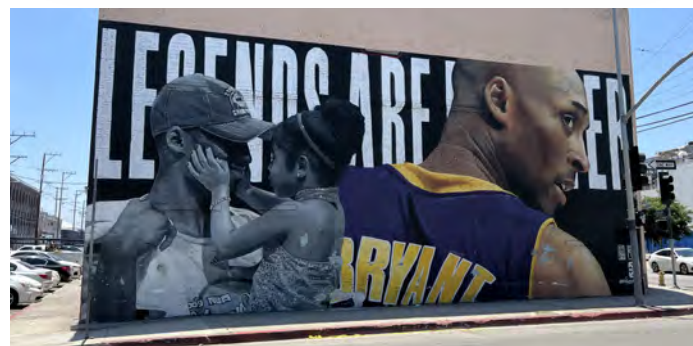
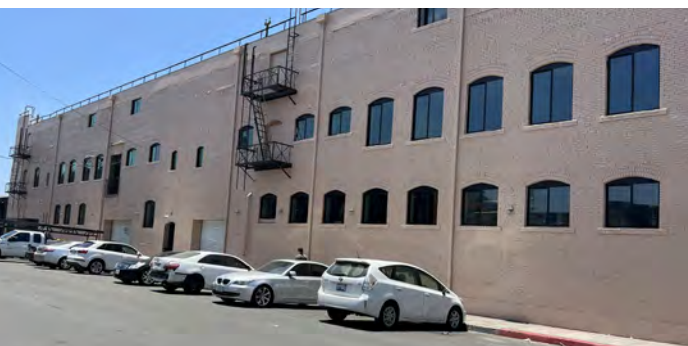
RETAIL / FLEX / INDUSTRIAL SPACE FOR LEASE/ MAJOR REFURBISHMENT ALMOST COMPLETE



2,500 SF-10,000 SF AVAILABLE

400
S. ALAMEDA ST.

LOS ANGELES | CALIFORNIA | 90013



FOR MORE INFORMATION,
PLEASE CONTACT US:

DAVID MUIR

P: 213.270.2244

DAVID.MUIR@DAUMCOMMERCIAL.COM

CA LICENSE #01210653

JERRY SACKLER

P: 213.270.2267

JERRY.SACKLER@DAUMCOMMERCIAL.COM

CA LICENSE #01098039

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LOCATED IN THE HEART OF THE ARTS DISTRICT

FOR LEASE



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BUILDING FEATURES

- Prime Arts District / Little Tokyo Location
- Located in Opportunity Zone
- Functional Three-Story Warehouse with Freight Elevator
- Brick Construction with Character
- Functional Layout for Many Creative Uses
- Signalized Corner / High Traffic Location
- Dock High and Ground Level Loading



14'
Building Height
(Per Floor)



**Ample
Street
Parking**



**Full
Remodel
2023**



**2,500 SF-10,000 SF
Space Available**



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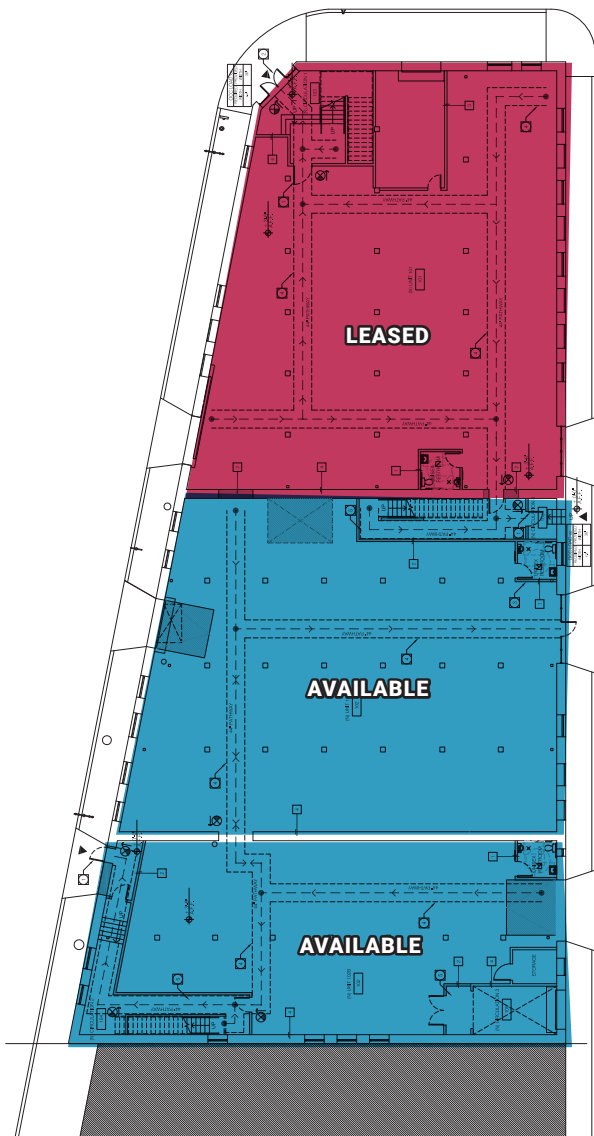
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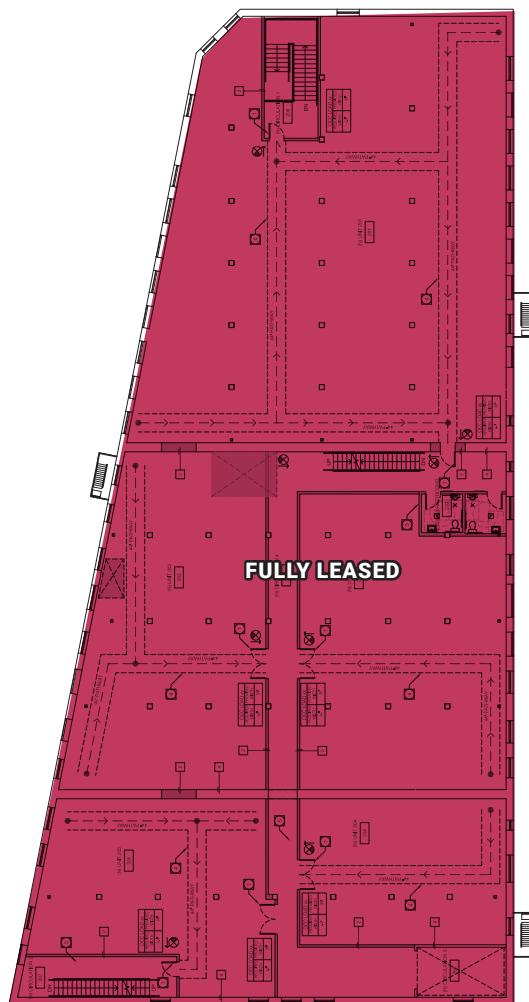
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FOR LEASE



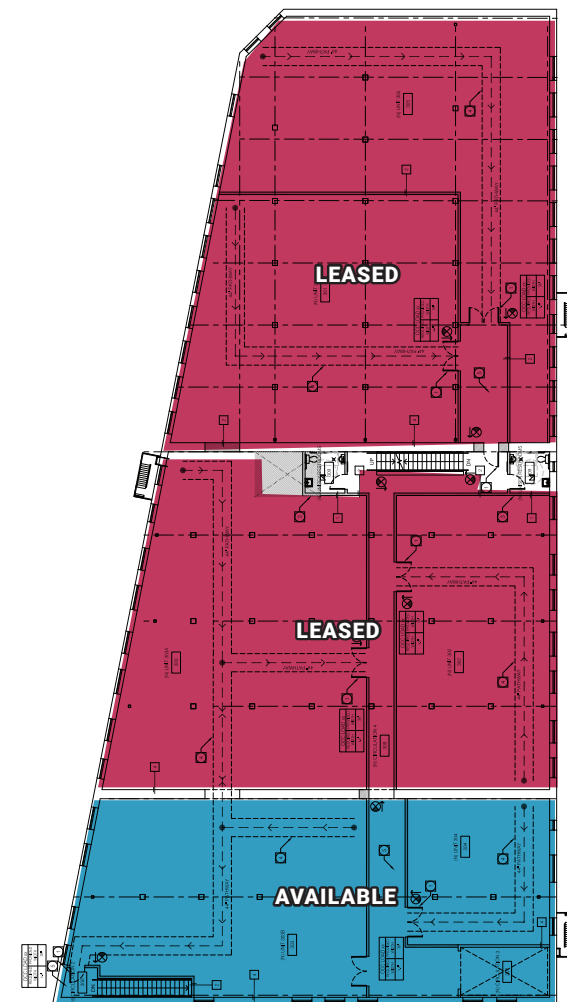
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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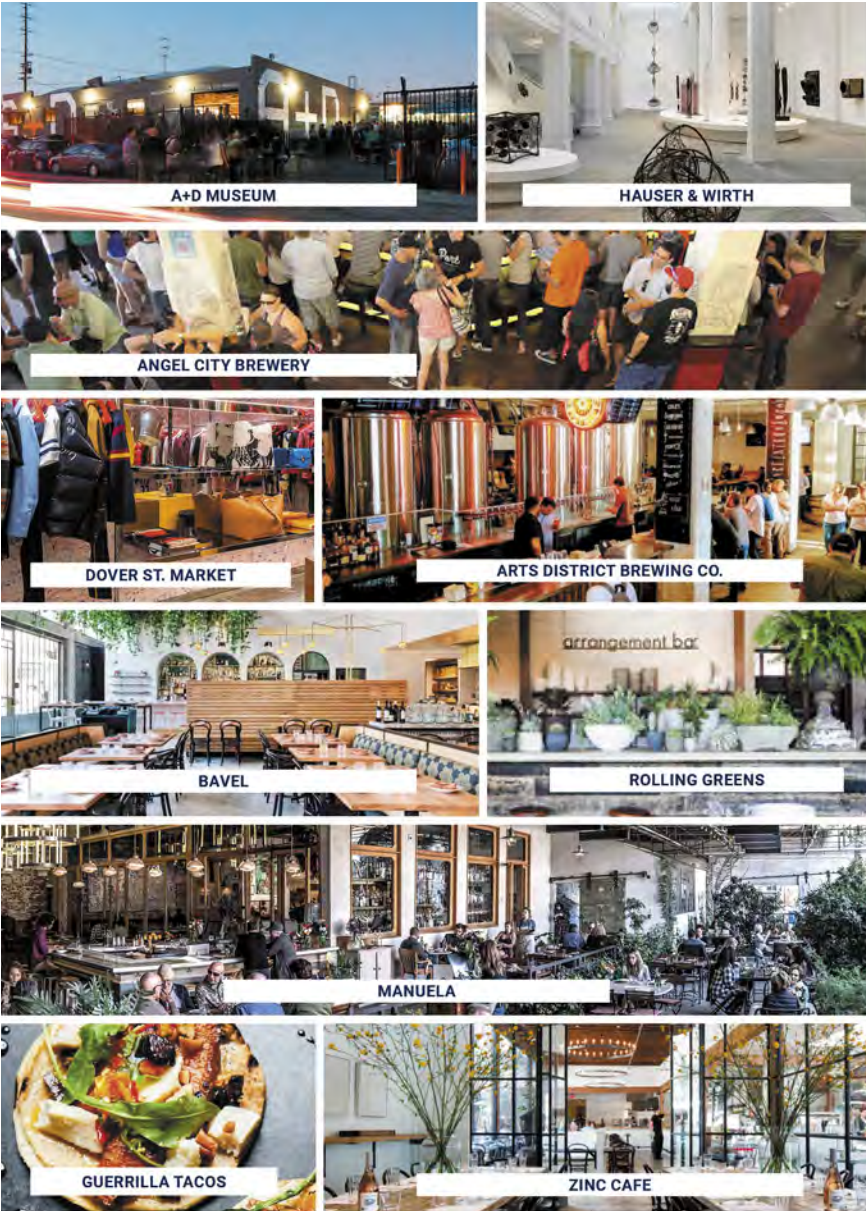


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RESTAURANTS	COFFEE	BARS & BREWERIES	RETAIL / MUSEUMS
<ol style="list-style-type: none"> 1. Father's Office 2. Inko Nito 3. Manuela 4. Wurstkuche 5. Pizzanista 6. Urth Caffe 7. Pizza de Nonna 8. Bavel 9. Zinc Cafe 	<ol style="list-style-type: none"> 1. Eat.Drink.Americano 2. Blacktop Coffee 3. Groundwork Coffee Co. 4. Bulletproof Coffee 	<ol style="list-style-type: none"> 1. Angel City Brewery 2. Eighty Two 3. Arts District Brewing Co. 4. Westbound 5. Resident DTLA 6. Lets Go Disco 7. Lost Spirits Distillery 	<ol style="list-style-type: none"> 10. Factory Kitchen 11. Officine BRERA 12. Guerrilla Tacos 13. Bread Lounge 14. Bestia 15. Cosme LA 16. Girl & the Goat 17. Cha Cha Cha
<ol style="list-style-type: none"> 1. Eat.Drink.Americano 2. Blacktop Coffee 3. Groundwork Coffee Co. 4. Bulletproof Coffee 	<ol style="list-style-type: none"> 5. Cafe Societe 6. Cafe Dulce 7. Stumptown Coffee Roasters 	<ol style="list-style-type: none"> 8. The Bike Shed 9. Death & Co 10. Tony's Saloon/ Pizzanista 11. Everson Royce Bar 12. Greencraft Distillery 	<ol style="list-style-type: none"> 10. Factory Kitchen 11. Officine BRERA 12. Guerrilla Tacos 13. Bread Lounge 14. Bestia 15. Cosme LA 16. Girl & the Goat 17. Cha Cha Cha
<ol style="list-style-type: none"> 1. Hauser & Wirth 2. 3.1 Phillip Lim 3. Apolis: Common Gallery 4. Hennessey + Ingalls 5. A+D Museum 6. Dover Street Market 7. ICA LA 	<ol style="list-style-type: none"> 8. Mission Workshop 9. Commonwealth 10. The House of Machines 11. The Good Liver 12. Rolling Greens 		

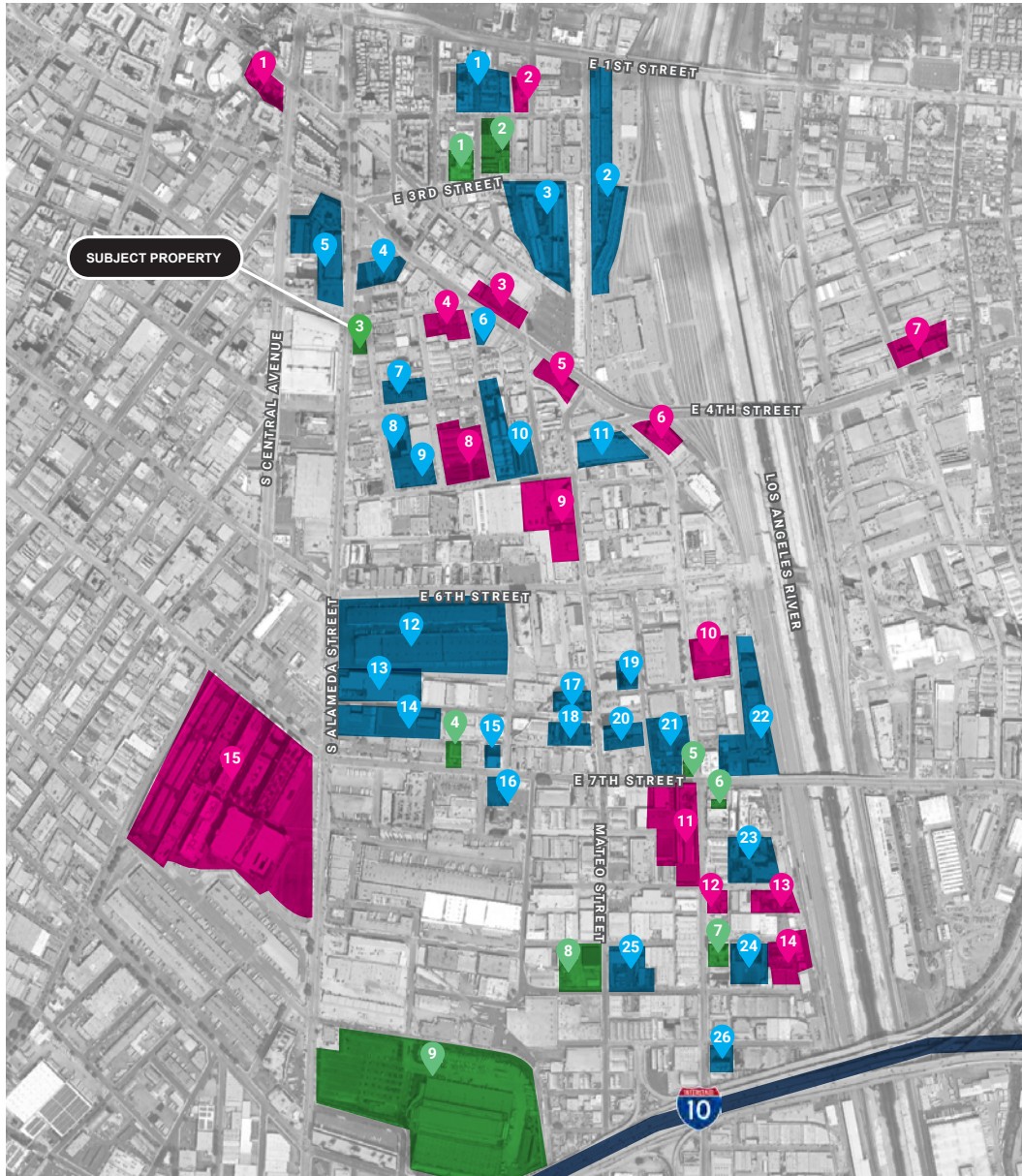


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CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz
Innovation Campus
9. AT MATEO
10. 640 S Santa De
11. Ford Factory
(Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. 400 South Alameda
(subject property)
4. ICA LA
5. 2057 East 7th Street
6. Firehouse Hotel & Bar
7. Soho Warehouse
8. Rolling Greens
9. LA Times Printing Plant Site

RESIDENTIAL / MIXED USE

1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria
Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Buscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet
(HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House



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Girl & the Goat



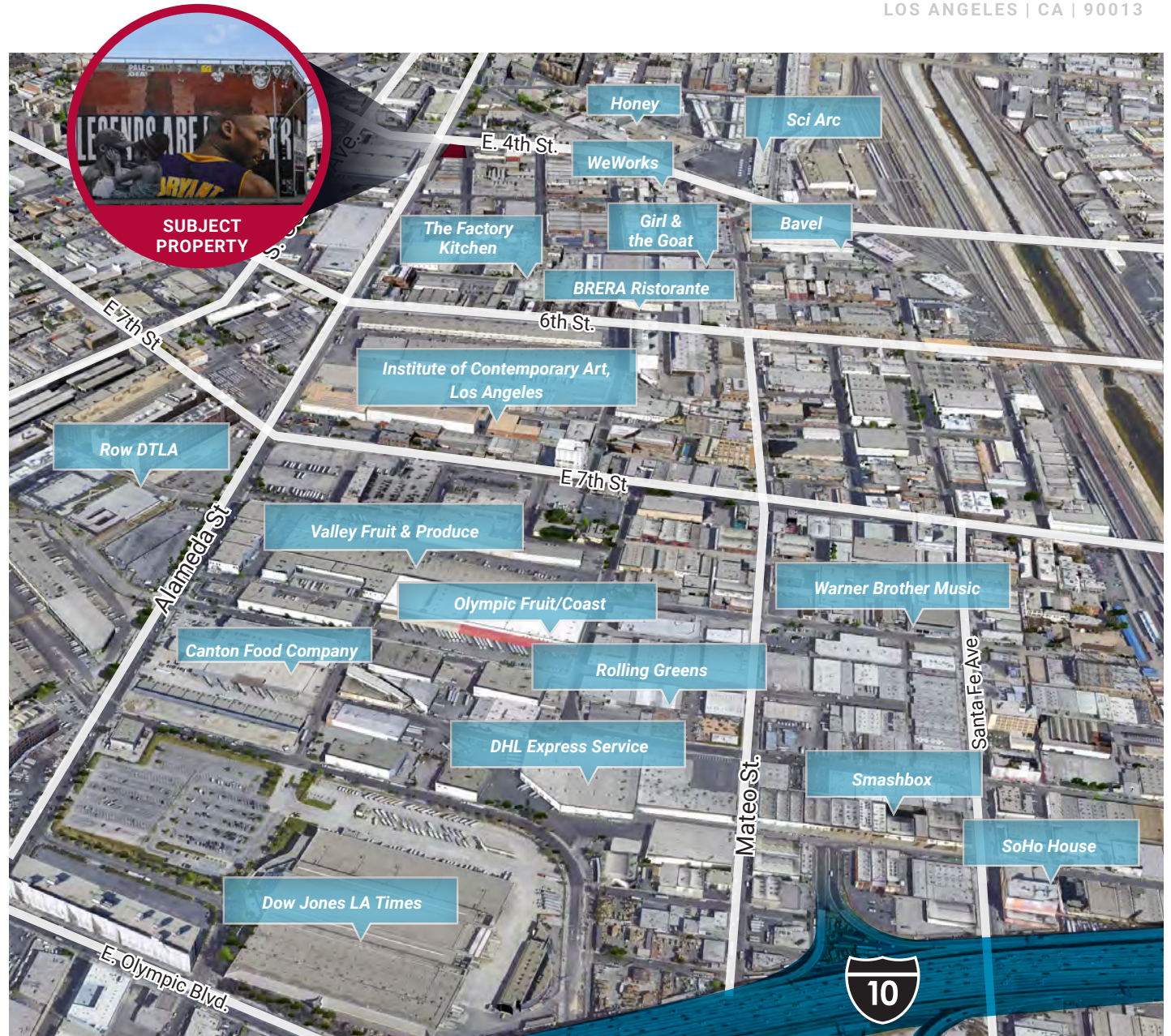
Bavel



The Factory Kitchen



BRERA Ristorante



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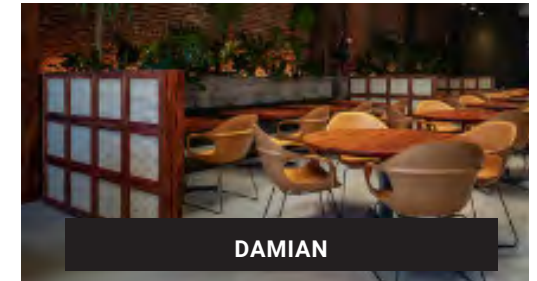


ABOUT THE ARTS DISTRICT

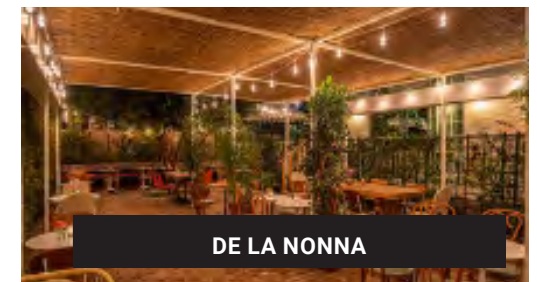
The formal borders of the Arts District run from the L.A. River to Alameda Street (with a western carve out for neighboring Little Tokyo), and from the 101 freeway down to 7th Street—though there a few spots south of there that we'd still embrace as being part of the neighborhood. You'll find most of the activity in the center of that area, with a particularly dense cluster of spots around Traction Avenue and 3rd Street.

The somewhat walkable neighborhood features plenty of coffee shops, designer and local boutiques and what's likely the highest density of the city's best restaurants. These rich cultural pockets lie amidst a stretch of early-20th-century warehouses—many former factories—that have since converted into swanky lofts and creative spaces, so read on for the best places to eat, drink (both coffee and booze), play and shop.

Source: <https://www.timeout.com/los-angeles/downtown-arts-district-los-angeles>



DAMIAN



DE LA NONNA