

# PRIME ARTS DISTRICT LOCATION

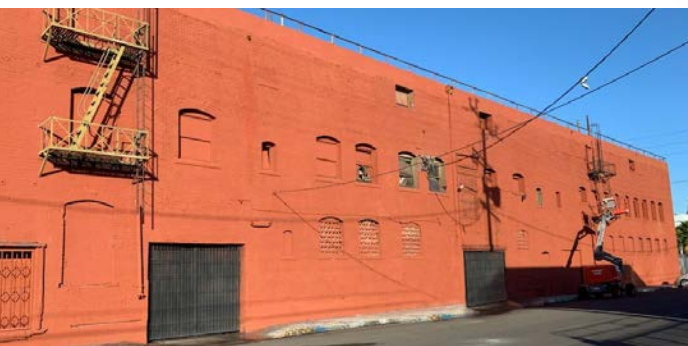
RETAIL / FLEX / INDUSTRIAL SPACE FOR LEASE/ MAJOR REFURBISHMENT ALMOST COMPLETE



3,000 SF-10,000 SF AVAILABLE

**S. ALAMEDA ST.**

LOS ANGELES | CALIFORNIA | 90013



FOR MORE INFORMATION,  
PLEASE CONTACT US:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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3,000 SF - 10,000 SF AVAILABLE

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)



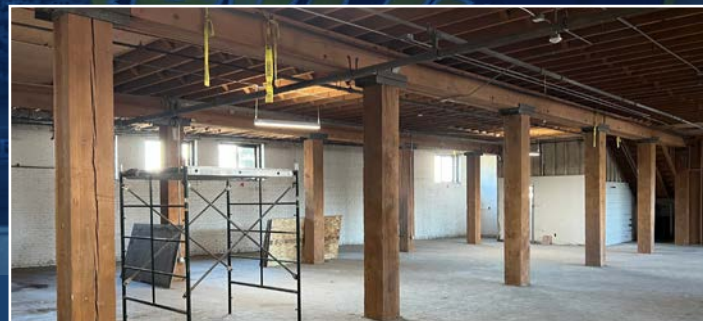
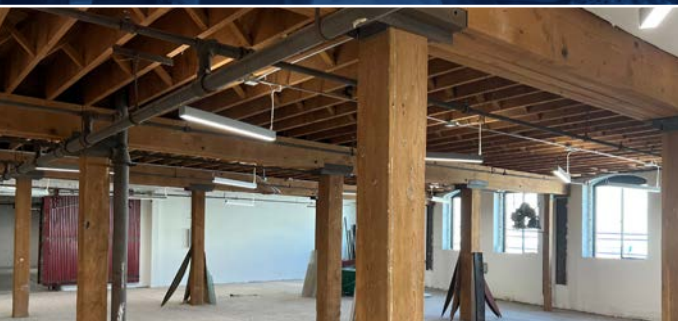
Ample  
Street  
Parking



Full  
Remodel  
2023



3,000 SF-10,000 SF  
Space Available



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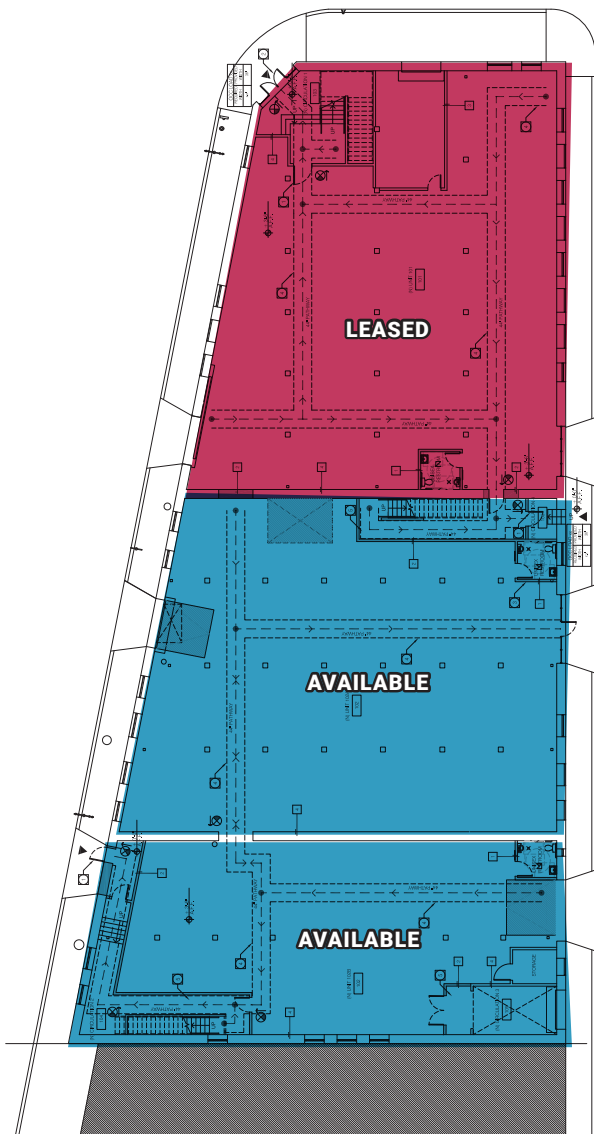
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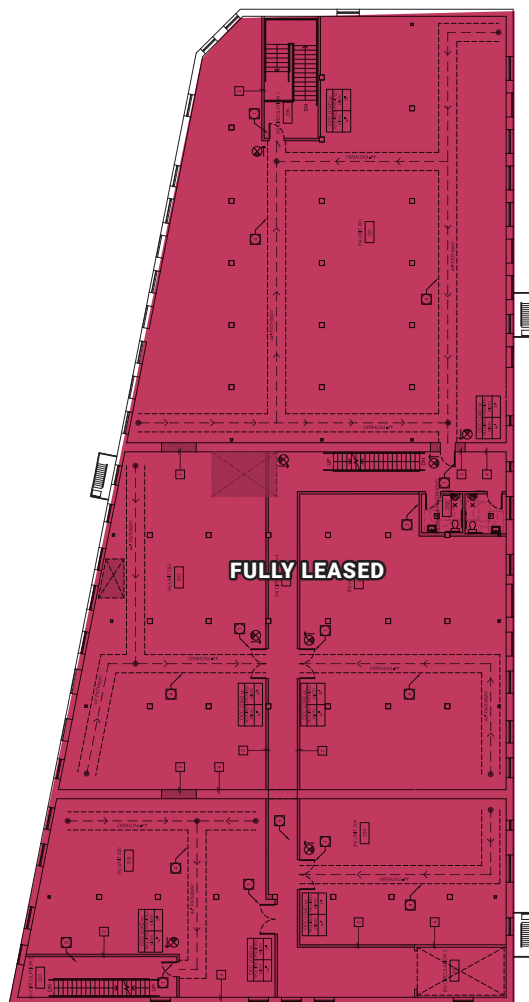
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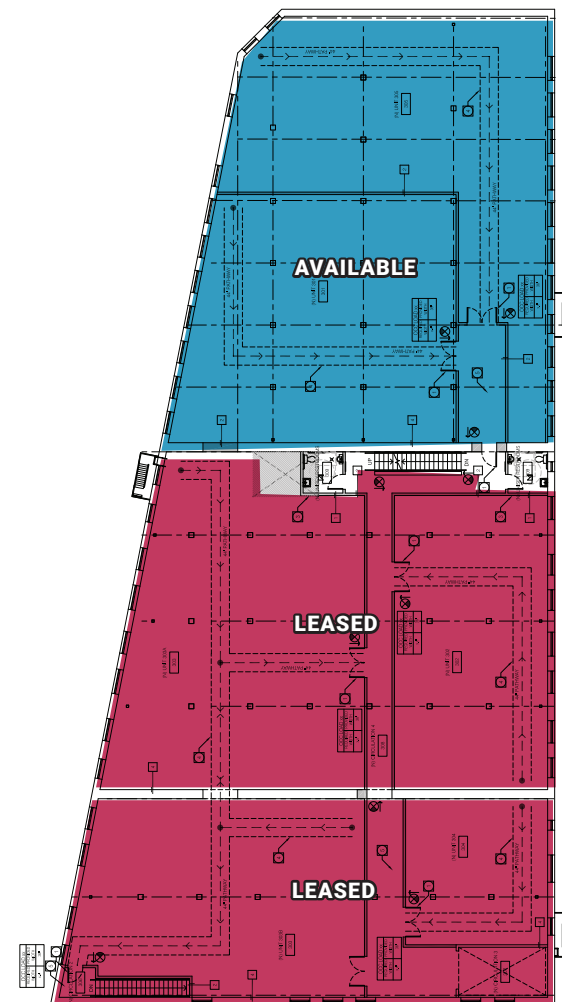
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**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

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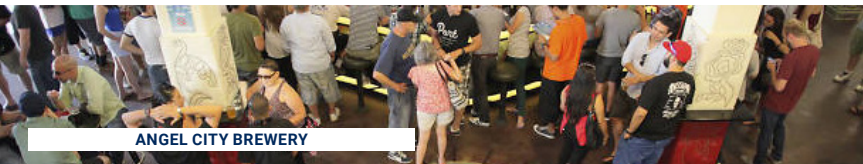
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A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



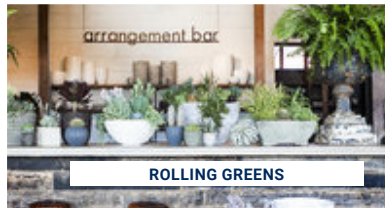
DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



ROLLING GREENS



MANUELA



GUERRILLA TACOS



ZINC CAFE

**RESTAURANTS**

- 1. Father's Office
- 2. Inko Nito
- 3. Manuela
- 4. Wurstkuche
- 5. Cafe Gratitude
- 6. Urth Caffe
- 7. The Chairman
- 8. Bavel
- 9. Zinc Cafe
- 10. Factory Kitchen
- 11. Officine BRERA
- 12. Guerrilla Tacos
- 13. Bread Lounge
- 14. Bestia
- 15. Cosme LA
- 16. Girl & the Goat

**COFFEE**

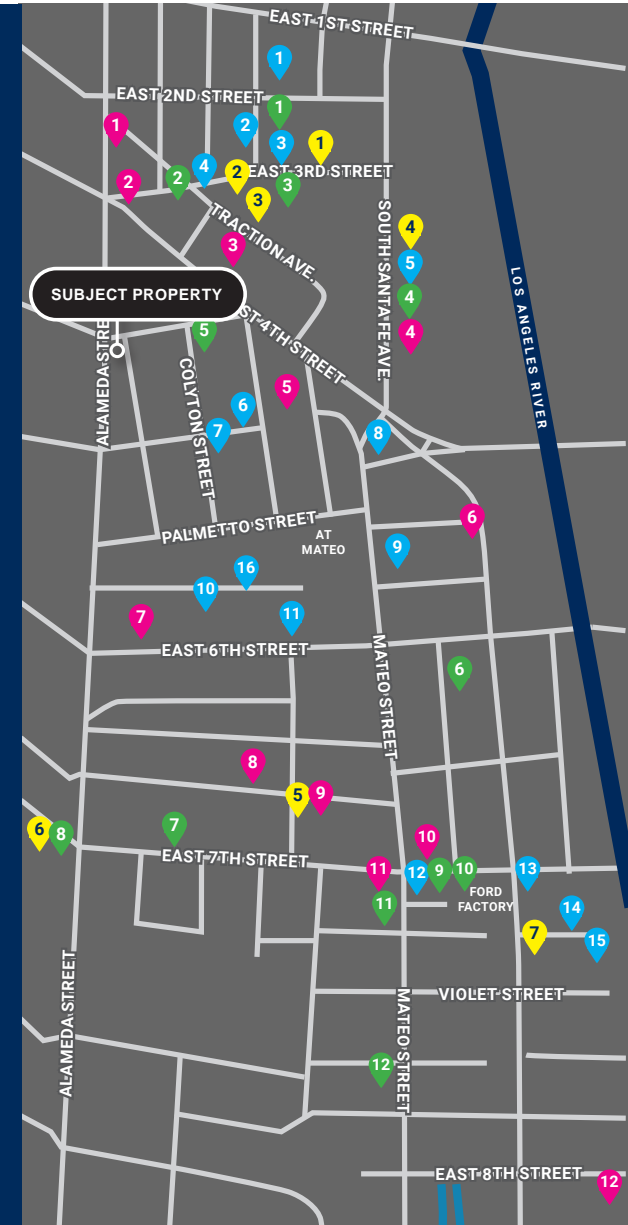
- 1. Eat.Drink.Americano
- 2. Blacktop Coffee
- 3. Groundwork Coffee Co.
- 4. Bulletproof Coffee
- 5. Cafe Societe
- 6. Cafe Dulce
- 7. Stumptown Coffee Roasters

**BARS & BREWERIES**

- 1. Angel City Brewery
- 2. Eighty Two
- 3. Arts District Brewing Co.
- 4. Westbound
- 5. Resident DTLA
- 6. Villain's Tavern
- 7. Lost Spirits Distillery
- 8. Iron Triangle Brewery
- 9. Pour Haus Wine Bar
- 10. Tony's Saloon/Pizzanista
- 11. Everson Royce Bar
- 12. Greencraft Distillery

**RETAIL / MUSEUMS**

- 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
- 8. Mission Workshop
- 9. Commonwealth
- 10. The House of Machines
- 11. The Good Liver
- 12. Rolling Greens

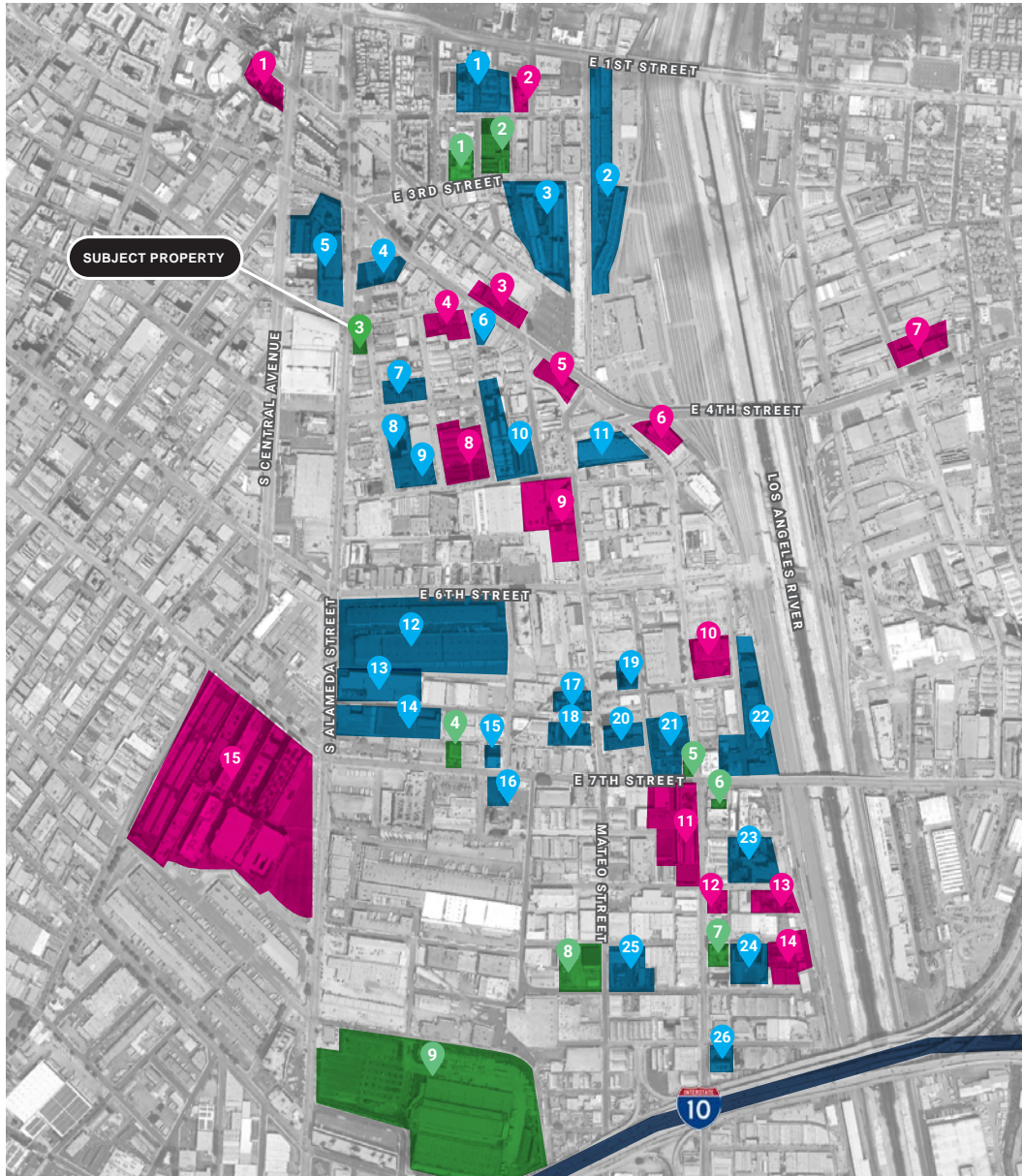


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# FOR LEASE



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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. Biscuit 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**



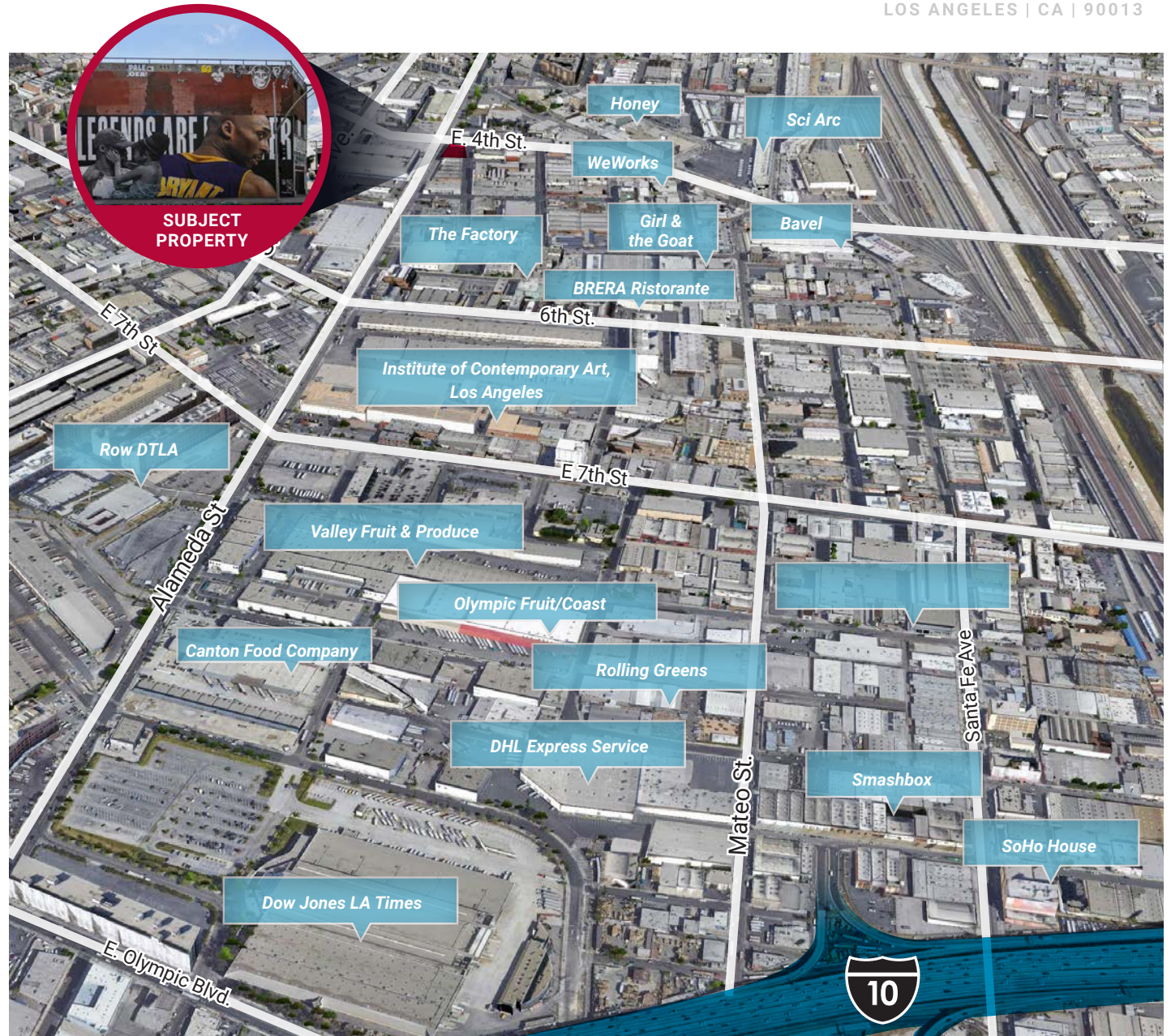
**Bavel**



**The Factory Kitchen**



**BRERA Ristorante**





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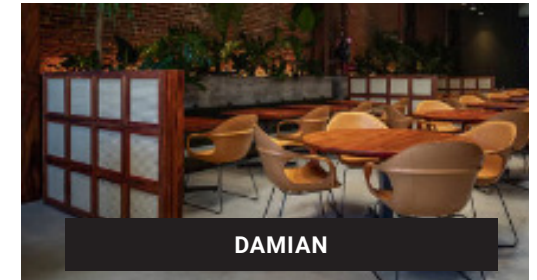


## ABOUT THE ARTS DISTRICT

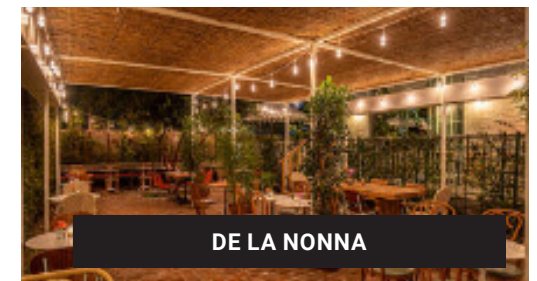
The formal borders of the Arts District run from the L.A. River to Alameda Street (with a western carve out for neighboring Little Tokyo), and from the 101 freeway down to 7th Street—though there a few spots south of there that we'd still embrace as being part of the neighborhood. You'll find most of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