

PRIME ARTS DISTRICT LOCATION

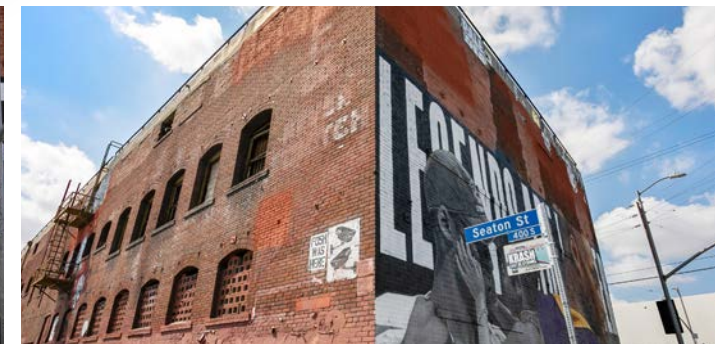
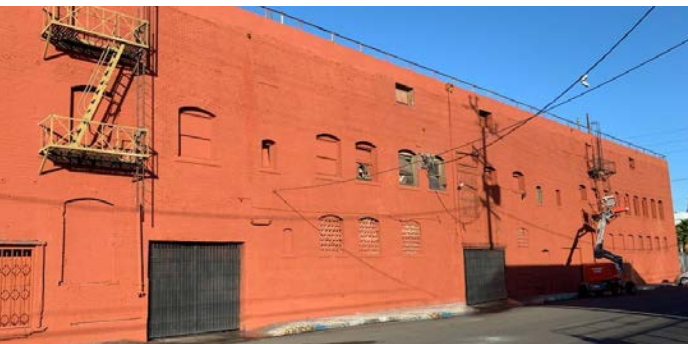
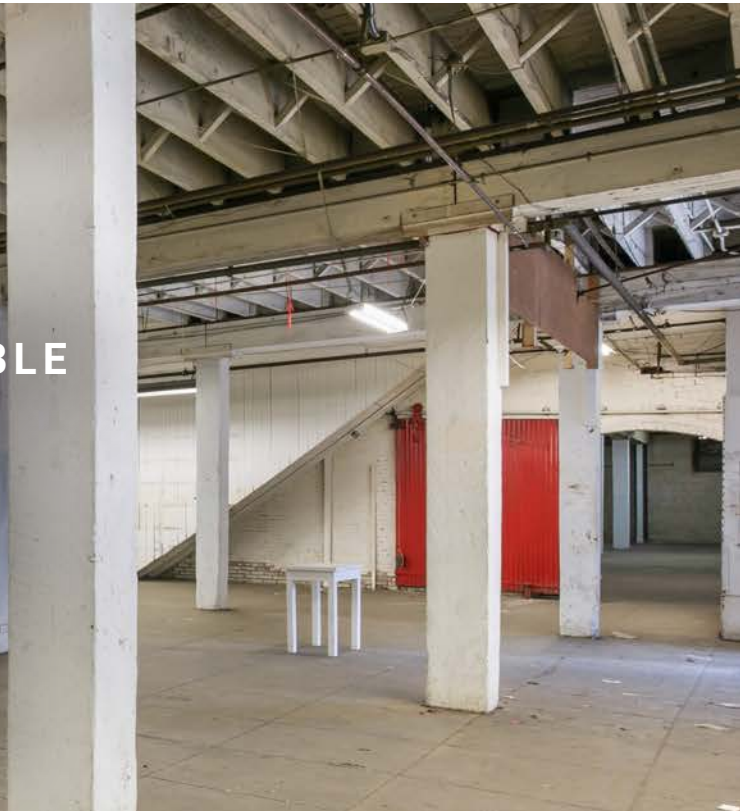
RETAIL / FLEX / INDUSTRIAL SPACE FOR LEASE



5,000 SF-48,276 SF AVAILABLE

400
S. ALAMEDA ST.

LOS ANGELES | CALIFORNIA | 90013



FOR MORE INFORMATION,
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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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)



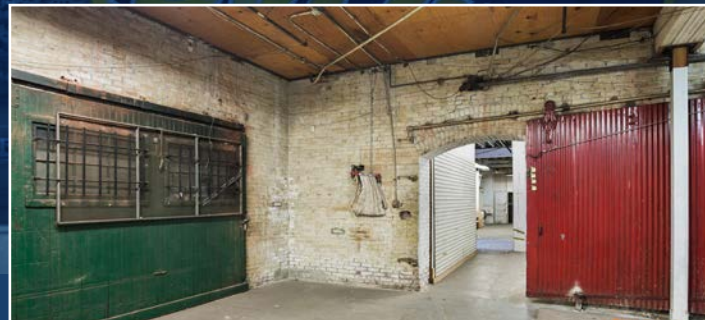
12
Parking Spaces



1930
Year Built



5,000 SF-48,276 SF
Space Available



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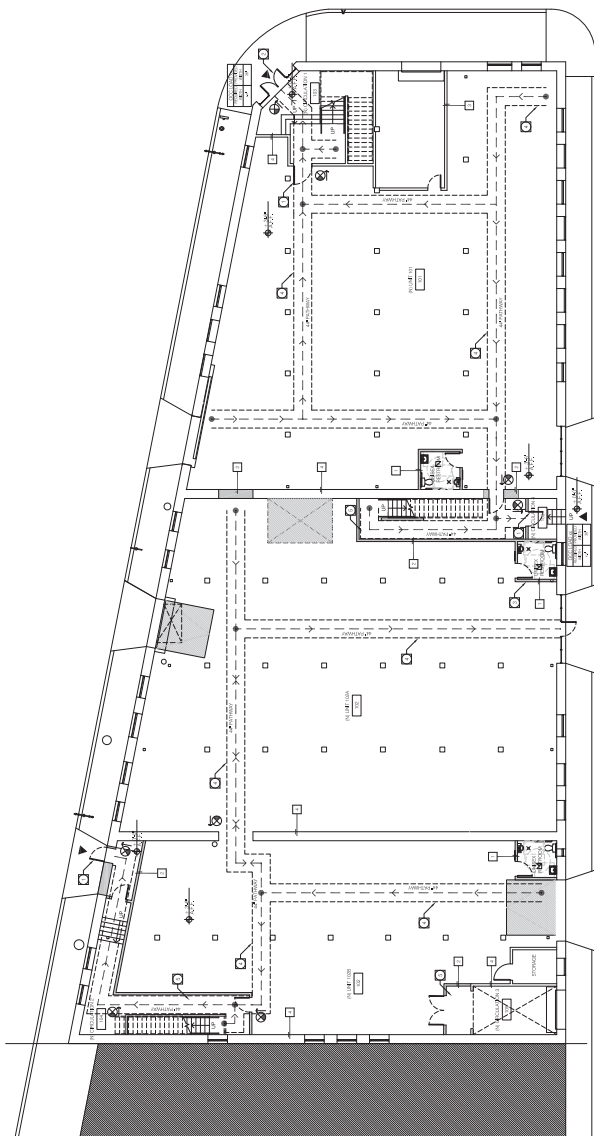
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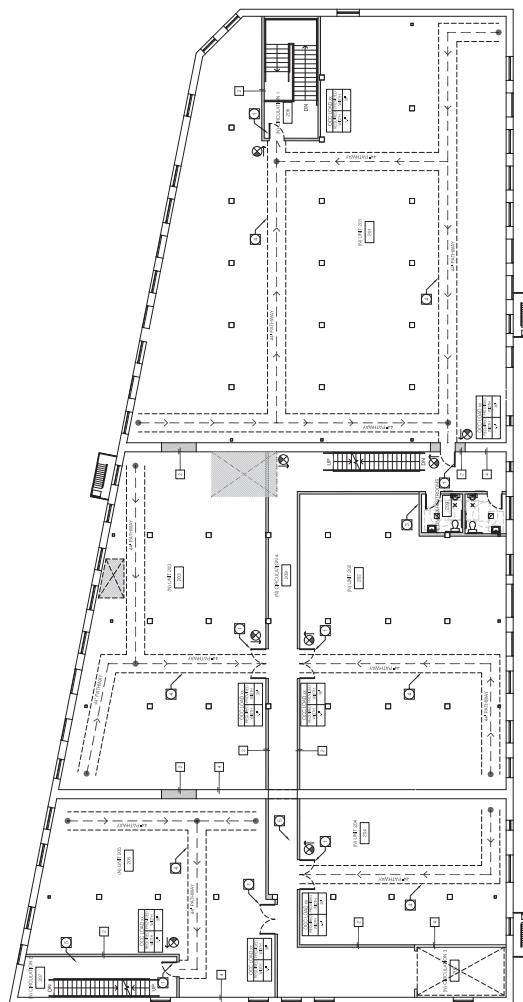
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FOR LEASE



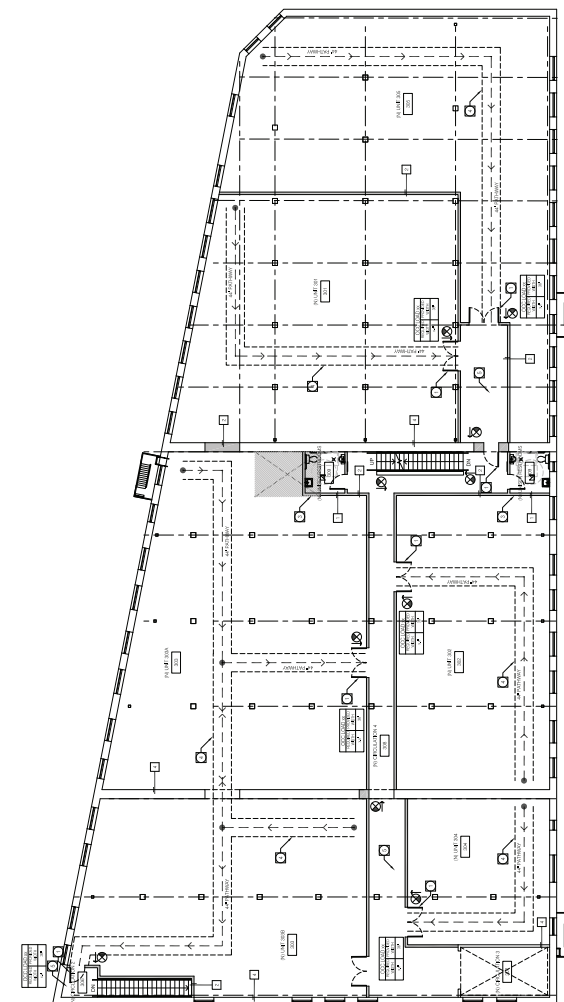
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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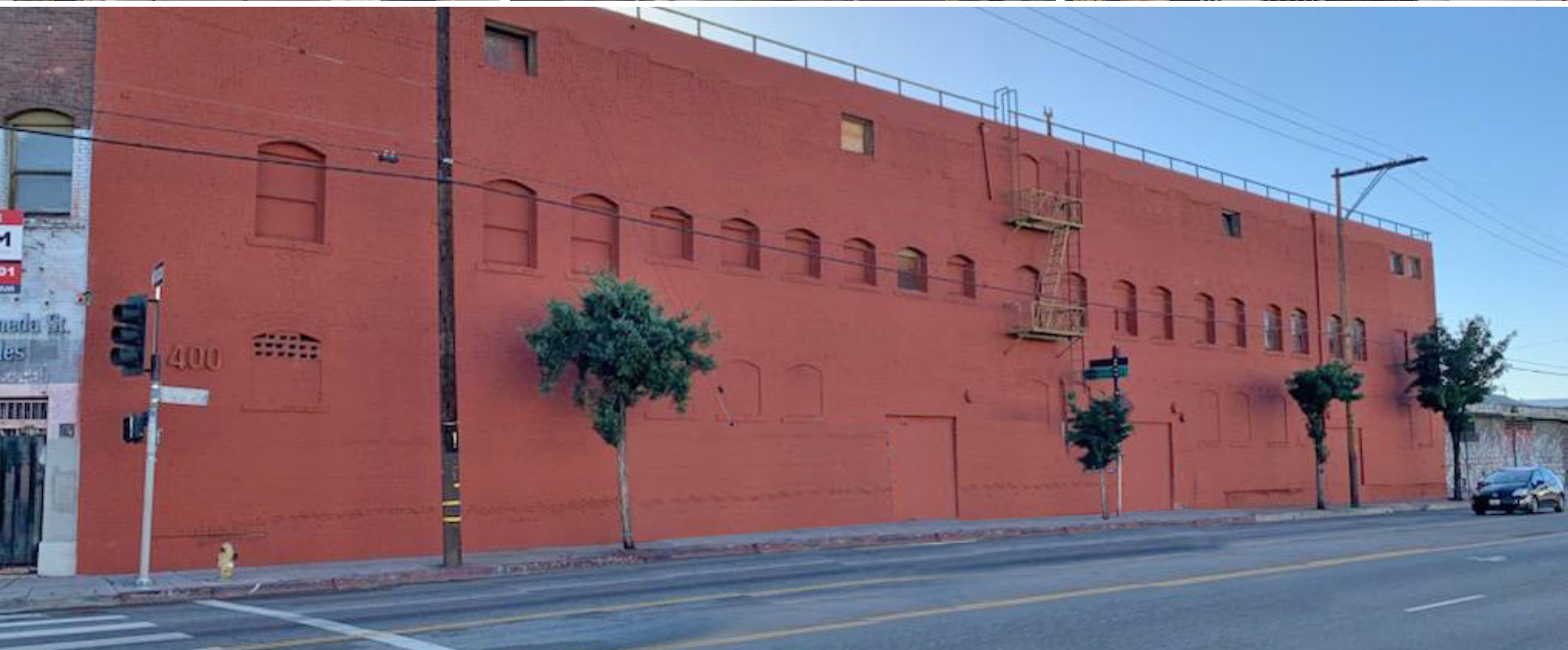
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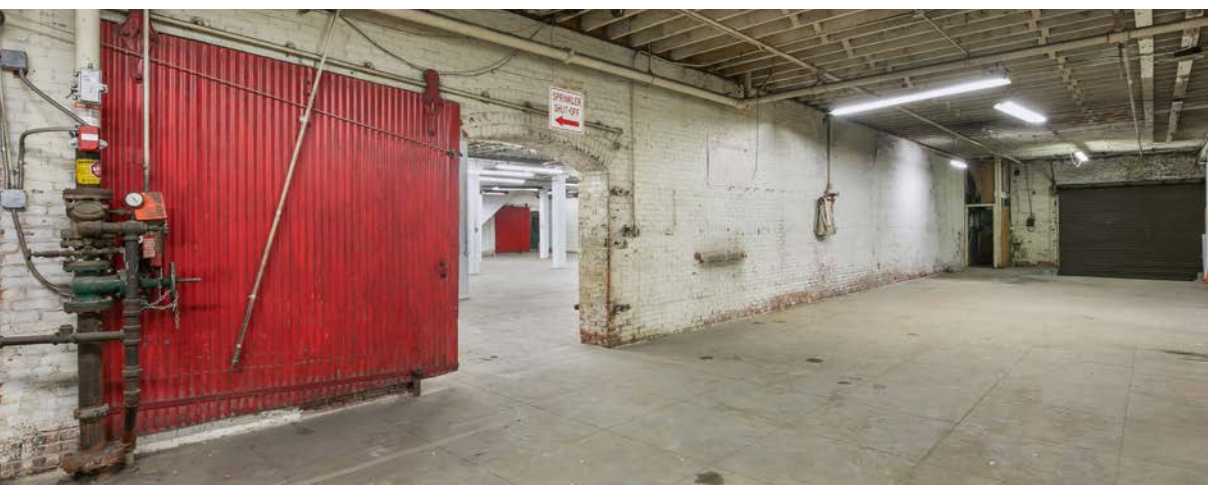
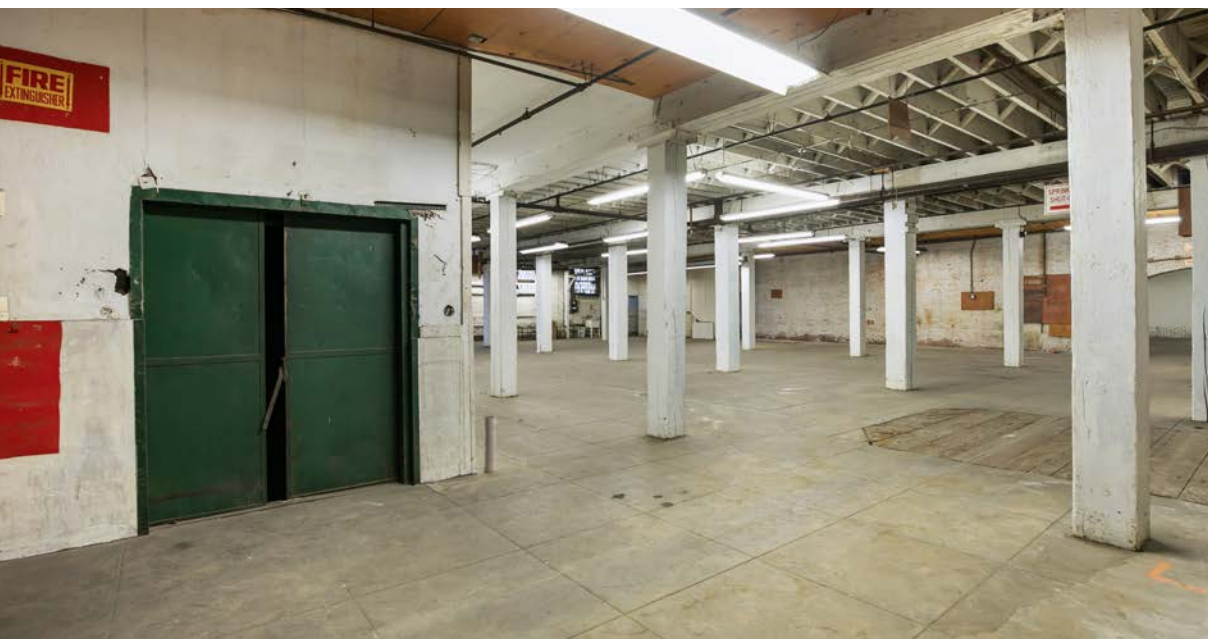
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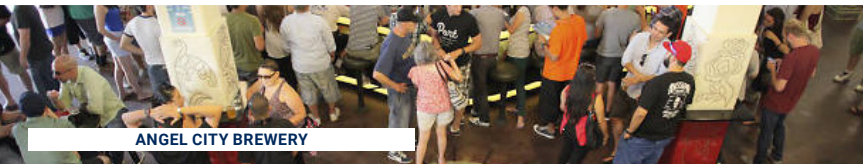
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A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



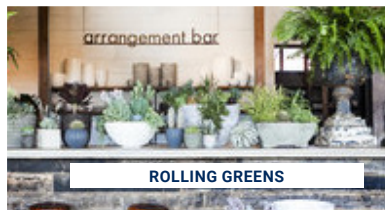
DOVER ST. MARKET



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

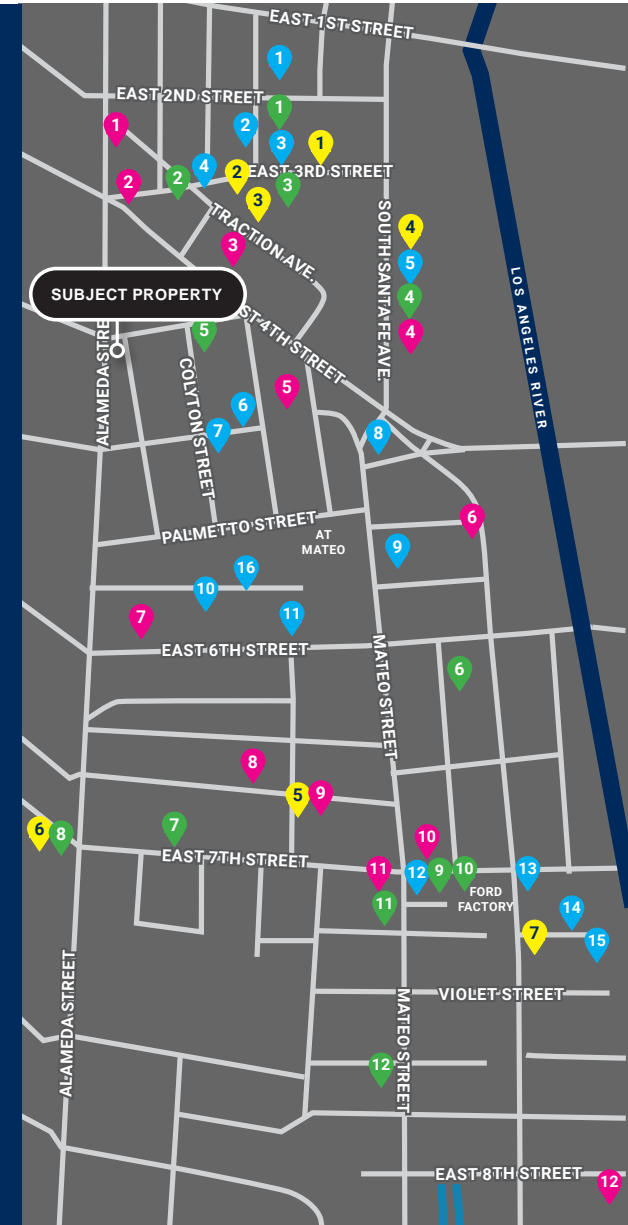
- 1. Eat.Drink.Americano
- 2. Blacktop Coffee
- 3. Groundwork Coffee Co.
- 4. Bulletproof Coffee
- 5. Cafe Societe
- 6. Cafe Dulce
- 7. Stumptown Coffee Roasters

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

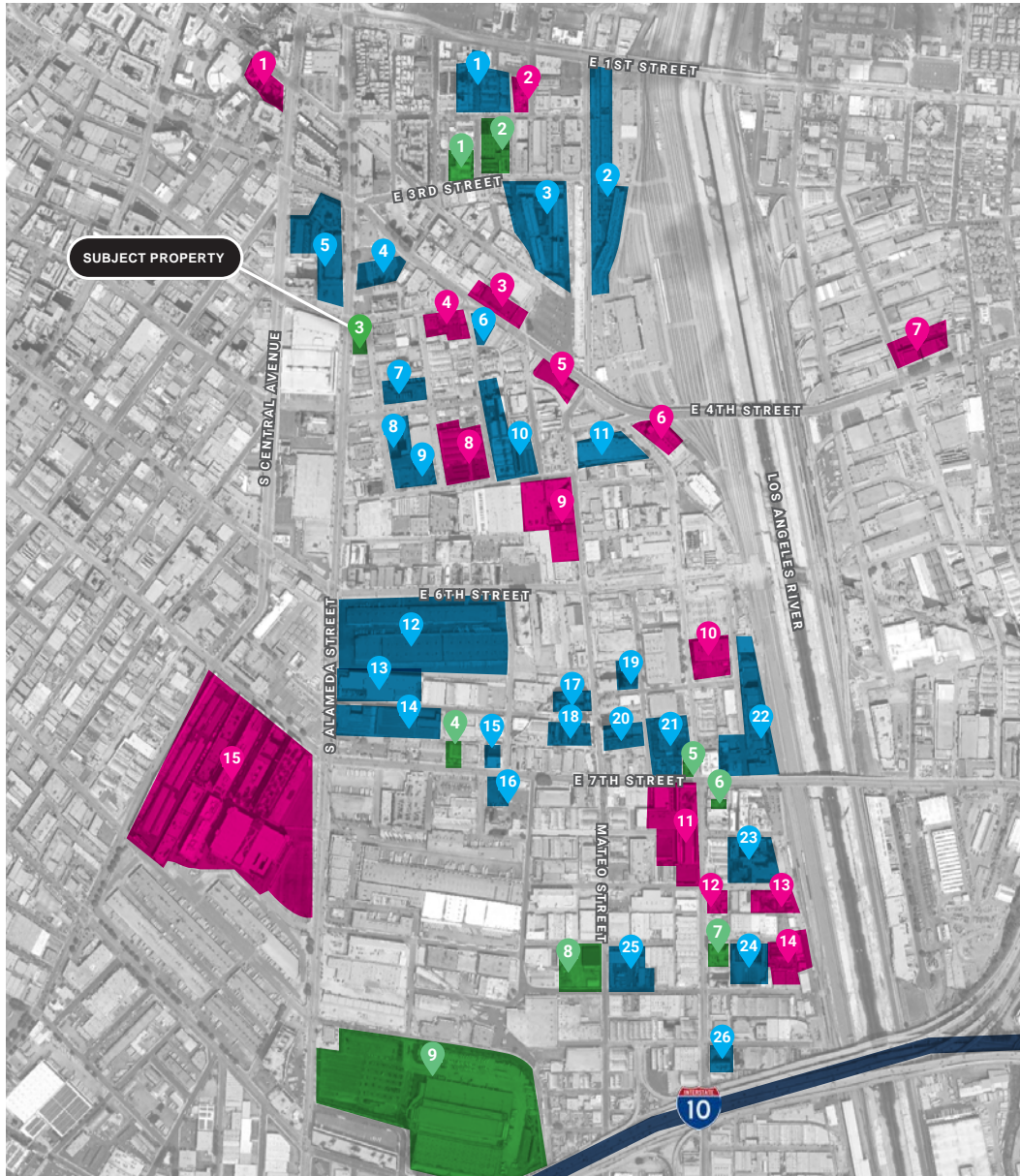


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CREATIVE OFFICE

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



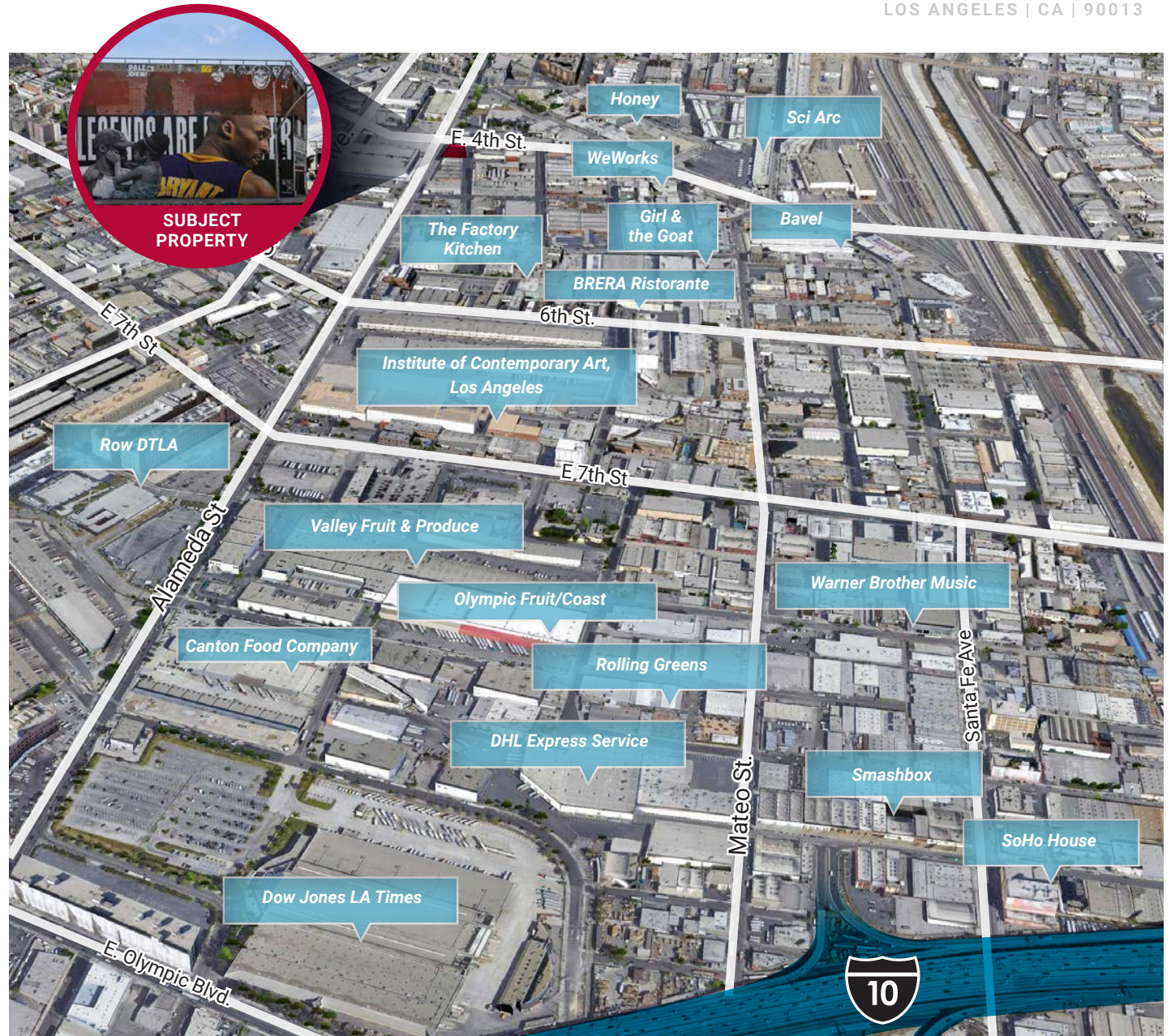
Bavel



The Factory Kitchen



BRERA Ristorante



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OPPORTUNITY ZONE BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years

map by cartifact*

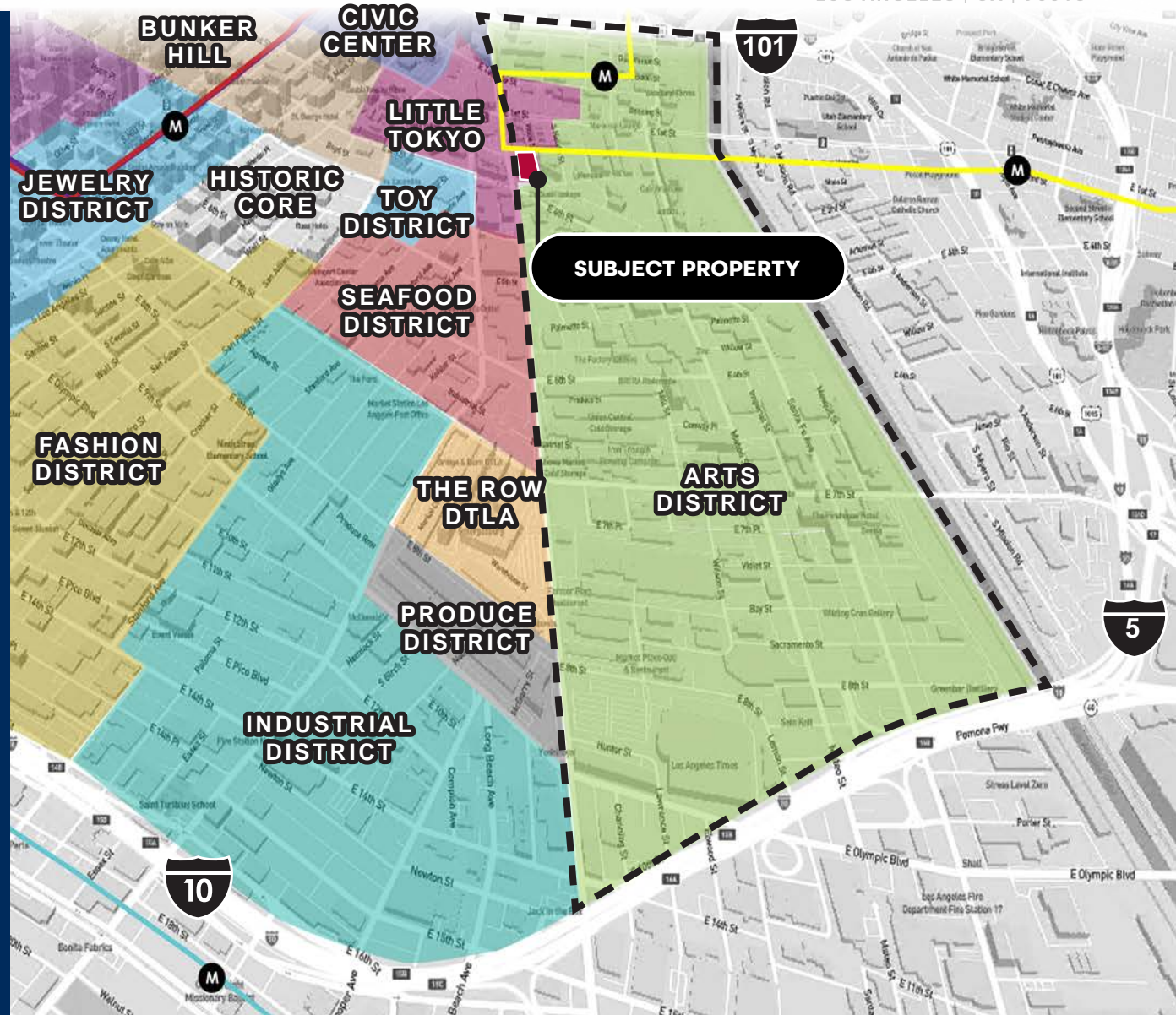
DEMOGRAPHICS

+405,917
 PEOPLE
 (3 MILE RADIUS)

+124,684
 HOUSEHOLDS
 (3 MILE RADIUS)

\$68,155
 HH INCOME
 (3 MILE RADIUS)

\$3.2B
 CONSUMER SPENDING
 (3 MILE RADIUS) | 2021



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