

Barranca Studios

2020 Barranca Street
Los Angeles, CA 90031



TOTAL PROJECT SIZE

114,000 SF



RETAIL SPACE

6,021 SF *



APRTMENT UNITS

100 units



MICRO UNITS

100 units



EXPECTED DELIVERY

2'nd Q 2022

It is with pleasure to present Barranca Studios by award-winning Tighe Architecture. This mixed-use project consists of 200 apartment units (100 Micro Apt, 100 1,2&3 Bedrooms) over 6,000 square feet of open food hall design, including a 1,055 Sq ft courtyard.

One of its kind, offering 4 food service bays, 3 of them include a full kitchen set up with a hood, health department required sinks & floor drains. Shared ADA restrooms.

Excellent accessible Lincoln Heights location near the LA River. Easy access to the 5 freeway and DTLA.

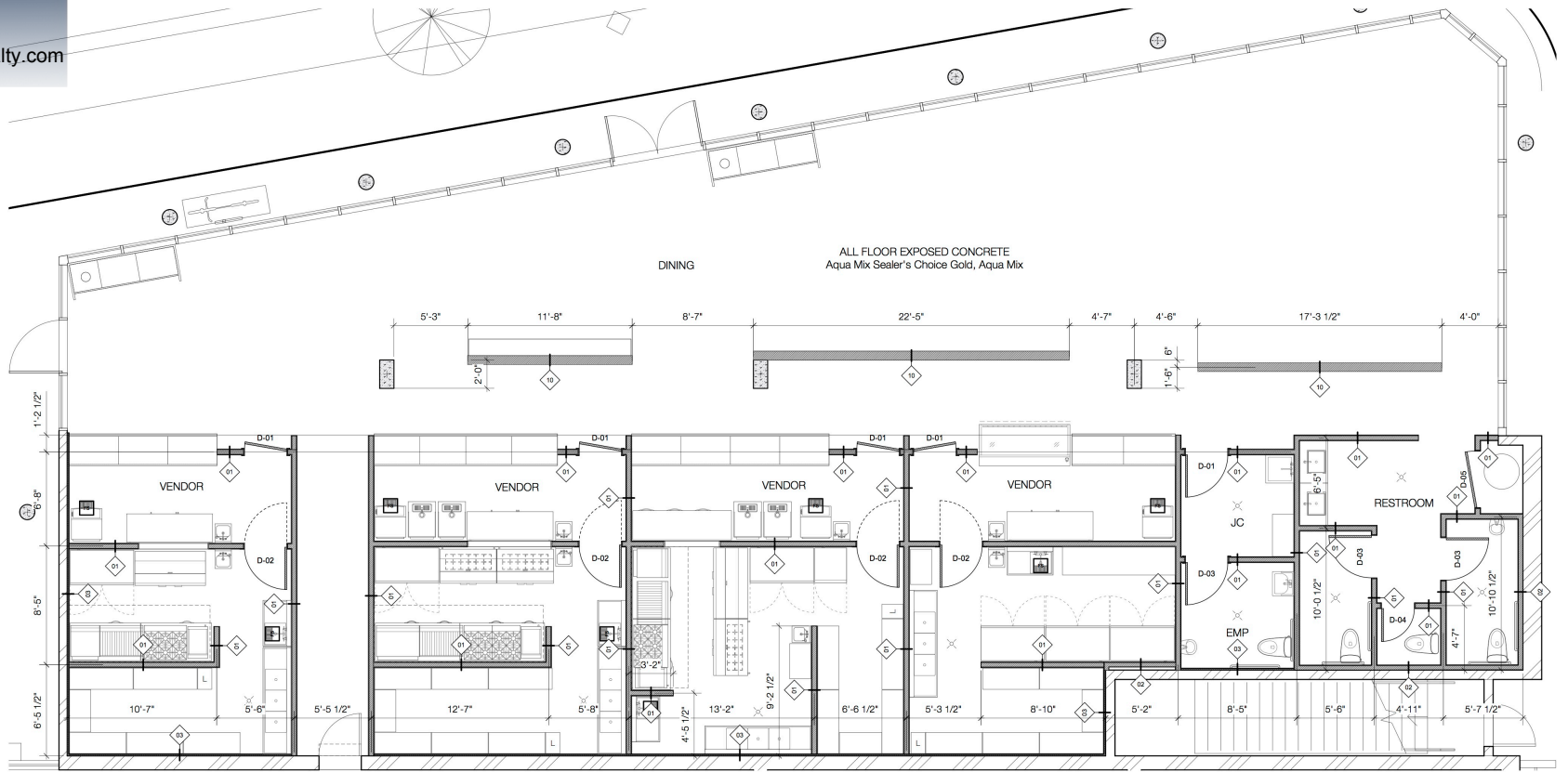
Common area shared indoor seating. A large outdoor courtyard designed as a seating area where Breadlounge will be located.

Low occupancy cost: economic rent and low shared common area cost.

Captive customer base of over 400 units steps away including: Barranca Studios (200 units), Alta Lofts (104 units), San Fernando Studios (81 units - under construction), and 20 unit Artists Collective building.



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1 Finishes Plan
Scale: 1/4" = 1'-0"

Room Finish Schedule

Room Description	Floor	Base	Wall			Ceiling		
			Material	Finish	Color	Material	Finish	Color
Dining	•	•	•	•	•	•	•	•
Vendor Front	•	•	•	•	•	•	•	•
Vendor Back	•	•	•	•	•	•	•	•
Emp. Restroom	•	•	•	•	•	•	•	•
Customer Restroom	•	•	•	•	•	•	•	•

Wall Legend

Image	Mark	Components	Inches
	01	6005162-33 metal studs, 5/8" type X gypsum board or DensShield	4 7/8
	02	6005162-33 metal studs, 5/8" type X gypsum board or DensShield both sides	4 1/4
	03	7/8" hat channel, 5/8" type X gypsum board or DensShield	1 1/2
	10	6" single score CMU wall with 1.5" walnut stained wood cap, 42" high total	7 5/8
	E1	Existing aluminum and glass storefront	6

NOTE: All doors are self-closing and rodent proof; all windows are non-operable (fixed)

Door Schedule

Mark	Width	Height	Door Operation	Type	Finish	Glazing	Hardware	Comments
D-01	30"	70"	Swing Simple	Hollow metal	Painted	None	Keyed lever, self-closing	
D-02	30"	70"	Swing Simple	Aluminum	Satin	Quarter lite glass	No latch, self-closing	
D-03	30"	70"	Swing Simple	Solid core	Painted	None	Privacy lever, self-closing	
D-04	24"	70"	Swing Simple	Solid core	Painted	None	Privacy lever, self-closing	
D-05	40"	70"	Swing Simple	Solid core	Painted	None	Keyed lever	

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residential restaurant commercial



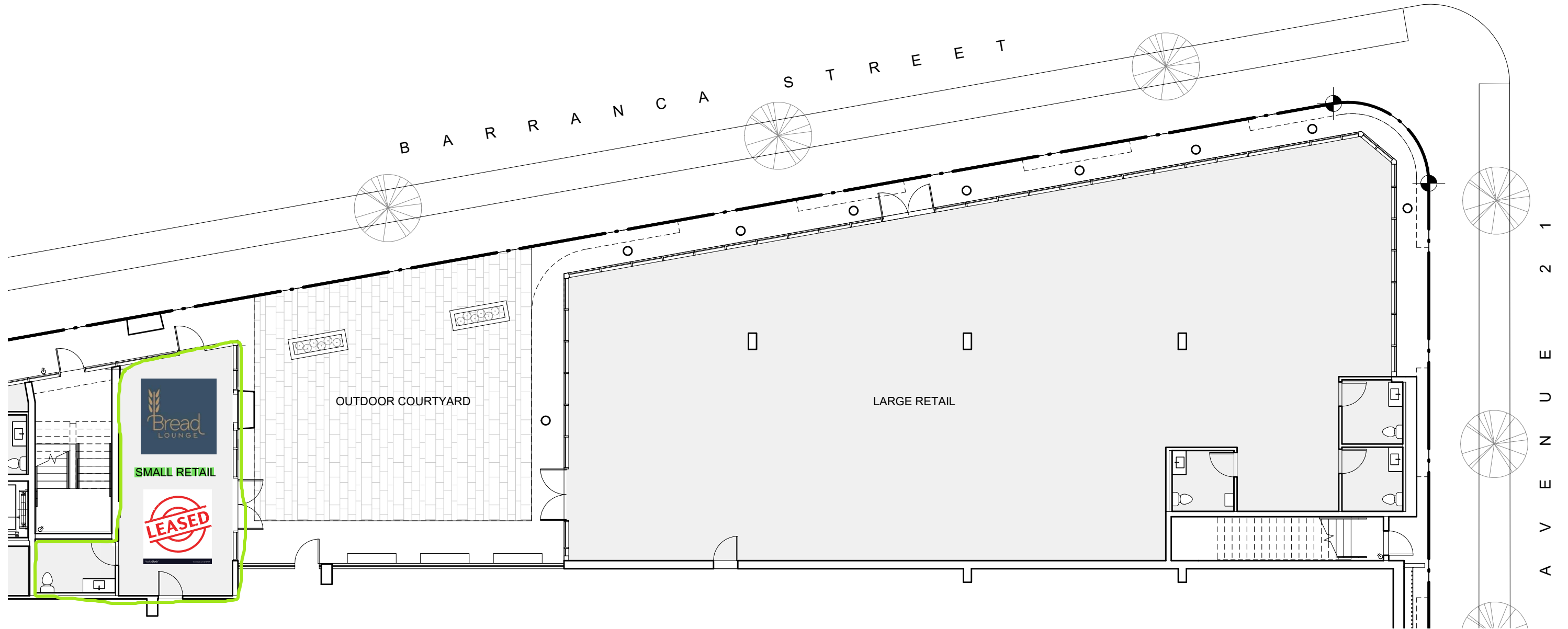
BARRANCA FOOD HALL
2020 N. Barranca St. Suite 101
Los Angeles CA 90031

Finishes Plan

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2
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4
5
6

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December 11, 2020
9:51:16



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