

# 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.

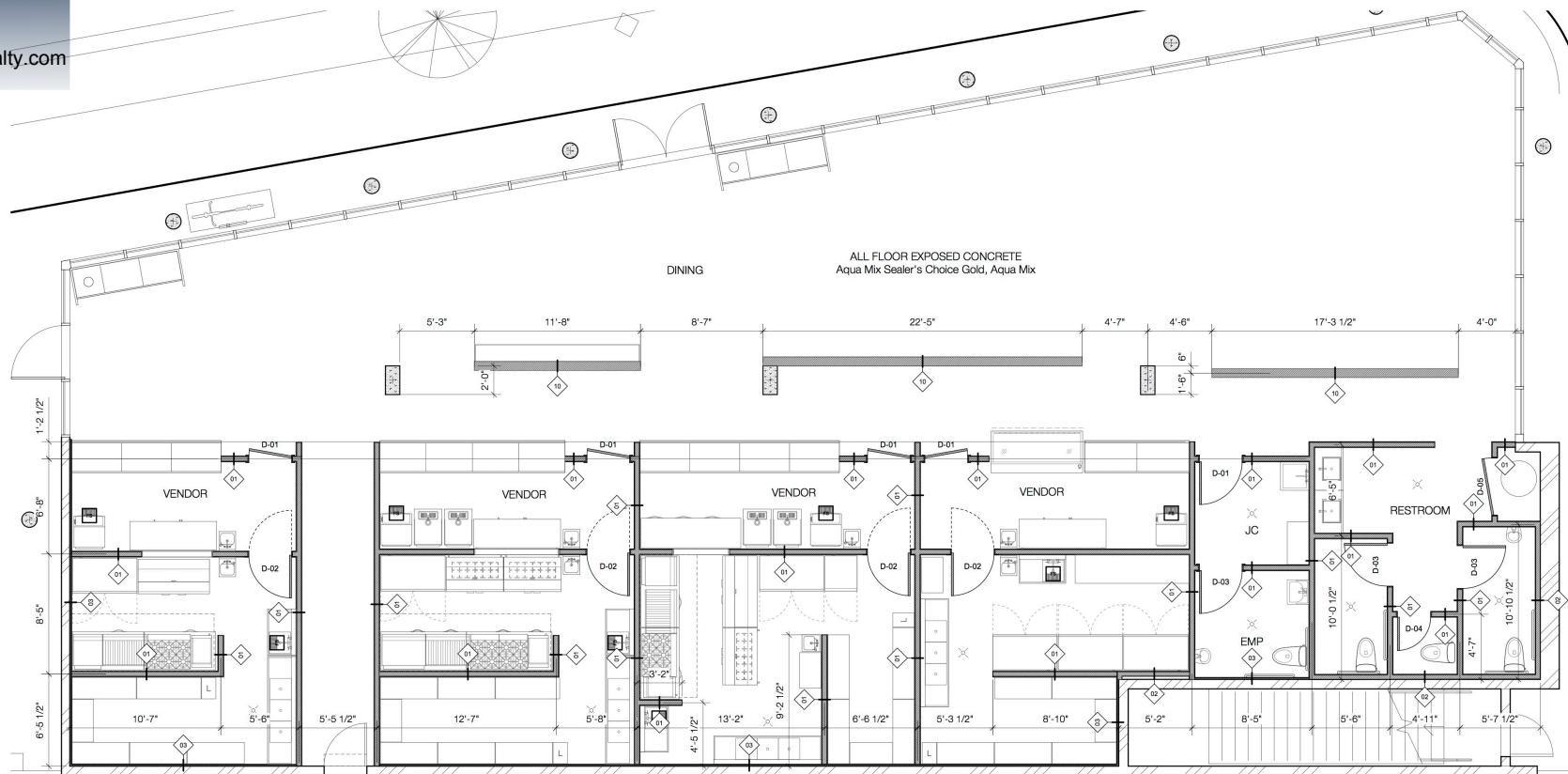
Excellent accessible Lincoln Heights location near the LA River. Easy access to the 5 freeway and DTLA.

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.





1 Finishes Plan

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

## Room Finish Schedule

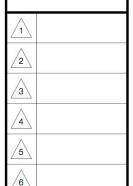
Room Description		Floor	Base			Wall			Ceiling		
No.	Room Name		Material	Finish	Color	Material	Finish	Color			
			Polished Concrete, clear seal								
	Dining		Ceramic Tile - 38" x38" face (slim foot)								
	Vendor Front		Ceramic Tile								
	Vendor Back		5.5" painted wood base, square edge								
	Emp. Reception		58" Drywall type X								
	Customer Reception		Densified Tie & Solder								
			Galvanized Metal								
			Paint								
			Fiberglass Reinforced Panel								
			Stainless Steel Panels								
			Ceramic Tile								
			Paint, see drawings								
			Smooth, wastable, semi-gloss								
			Factory Paint								
			58" Drywall type X								
			Vinyl Ceiling Tile (smooth, wastable)								
			Exposed concrete								
			Factory Finish								
			Paint								
			Exposed concrete								
			Paint, see drawings								
			Smooth, wastable, semi-gloss								
			Exposed concrete								

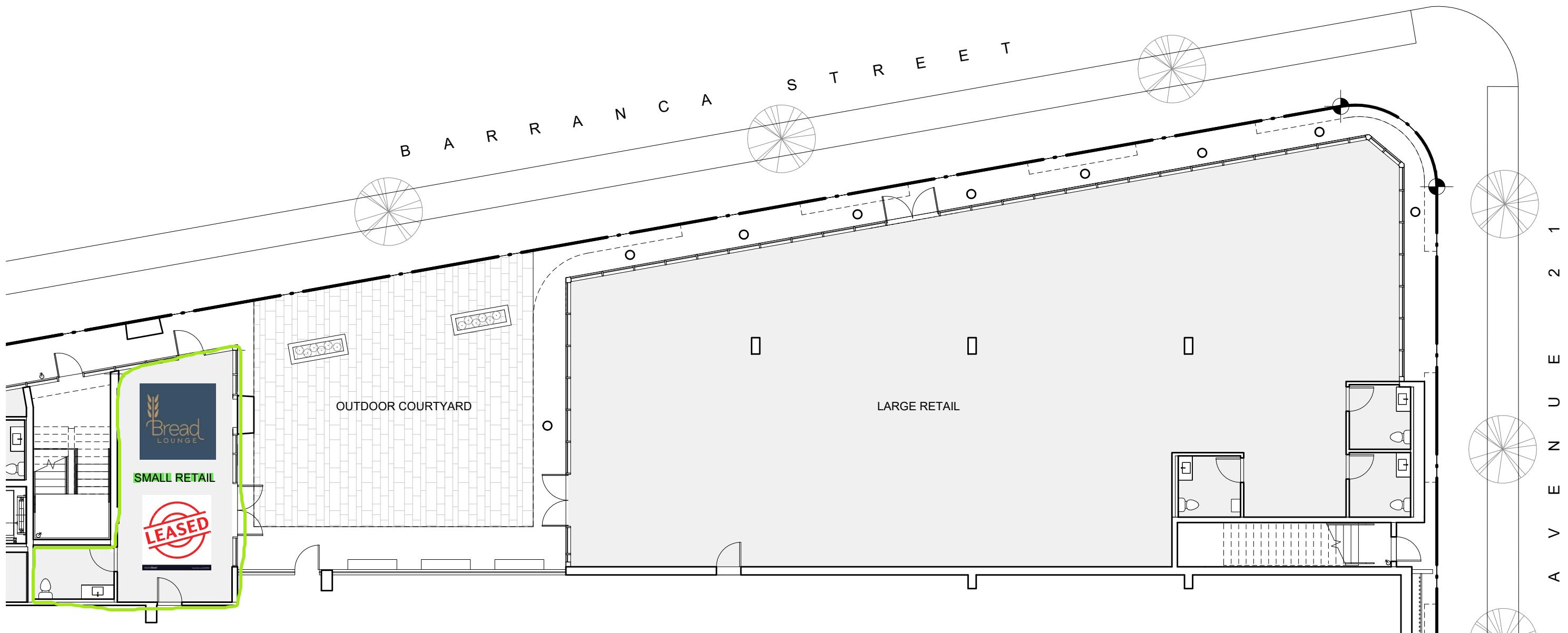
### Wall Legend

Image	Mark	Components	Inches
	01	600S162-33 metal studs, 5/8" type X gypsum board or DensShield	4 7/8
	02	600S162-33 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

## Door Schedule

Mark	Width	Height	Door Operation	Type	Finish	Glazing	Handle	Comments
D-01	30"	70"	Swing Simple	Hinged metal	Brushed	None	Keypad, self-closing	
D-02	30"	70"	Swing Simple	Aluminum	Satin	Quartz 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	Keypad lever	

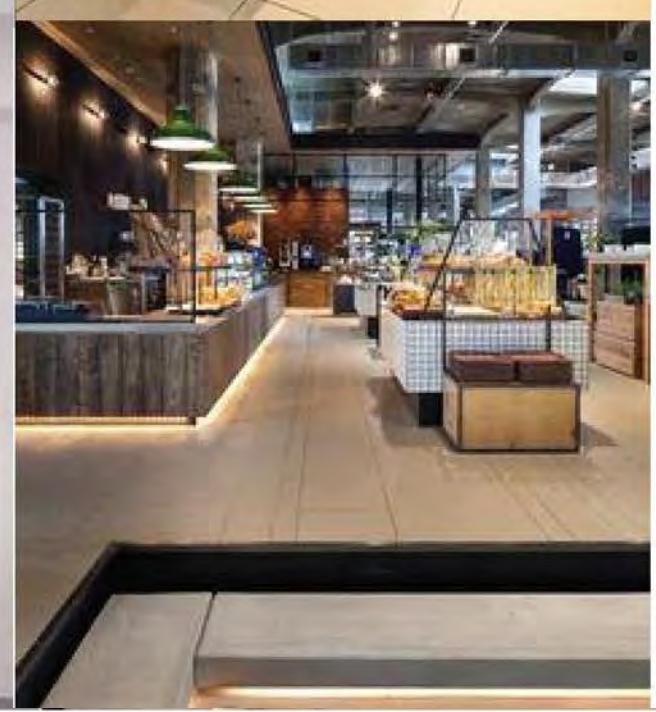




# Clint Lukens Realty

Nicole Deflorian  
BRE# 01482197  
BRE# 01367014

818-720-3861  
[ndeflorian@clintlukensrealty.com](mailto:ndeflorian@clintlukensrealty.com)



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