

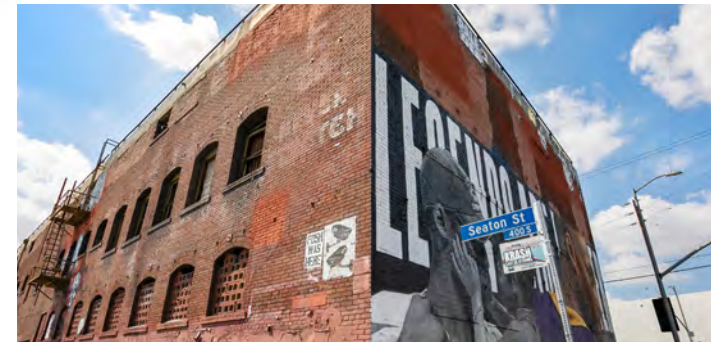
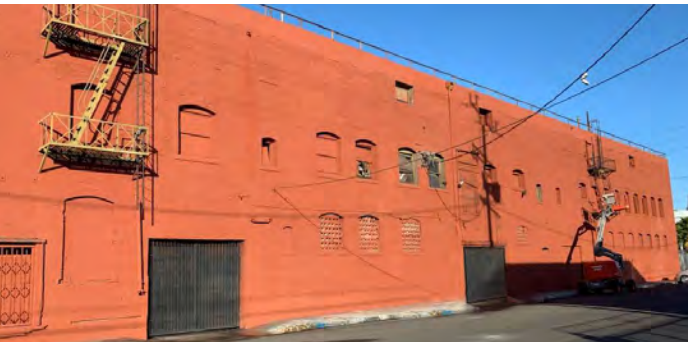
PRIME ARTS DISTRICT LOCATION



FOR LEASE | 48,276 SF AVAILABLE

400
S. ALAMEDA ST.

LOS ANGELES | CALIFORNIA | 90013



FOR MORE INFORMATION,
PLEASE CONTACT US:

DAVID MUIR

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CA LICENSE #01210653

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JERRY.SACKLER@DAUMCOMMERCIAL.COM
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48,276 SF AVAILABLE

LOCATED IN THE HEART OF THE ARTS DISTRICT

FOR LEASE



LOS ANGELES | CA | 90013

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)



.37 Acres
Lot Size



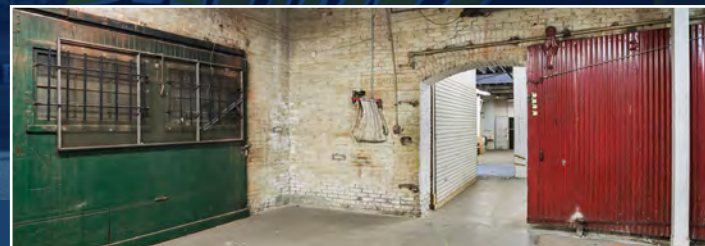
12
Parking Spaces



1930
Year Built



48,276 SF
Space Available



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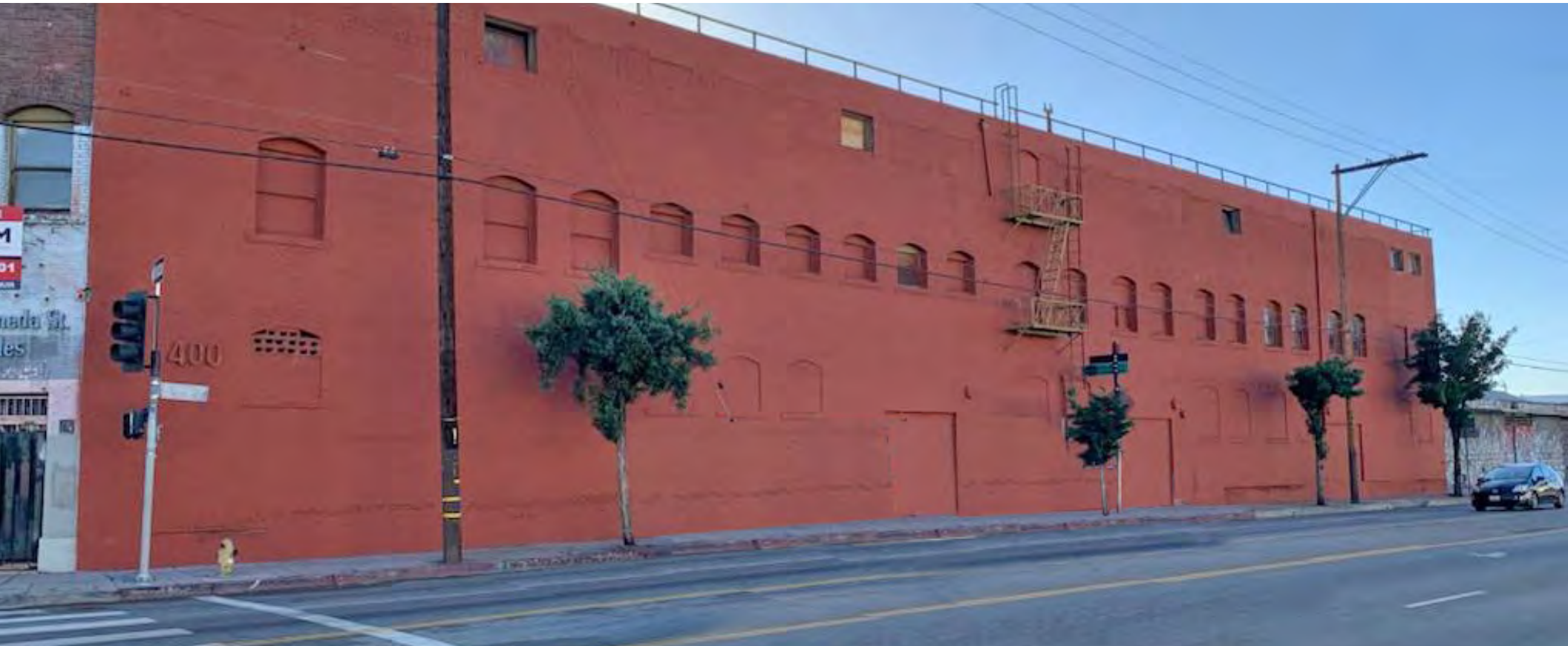
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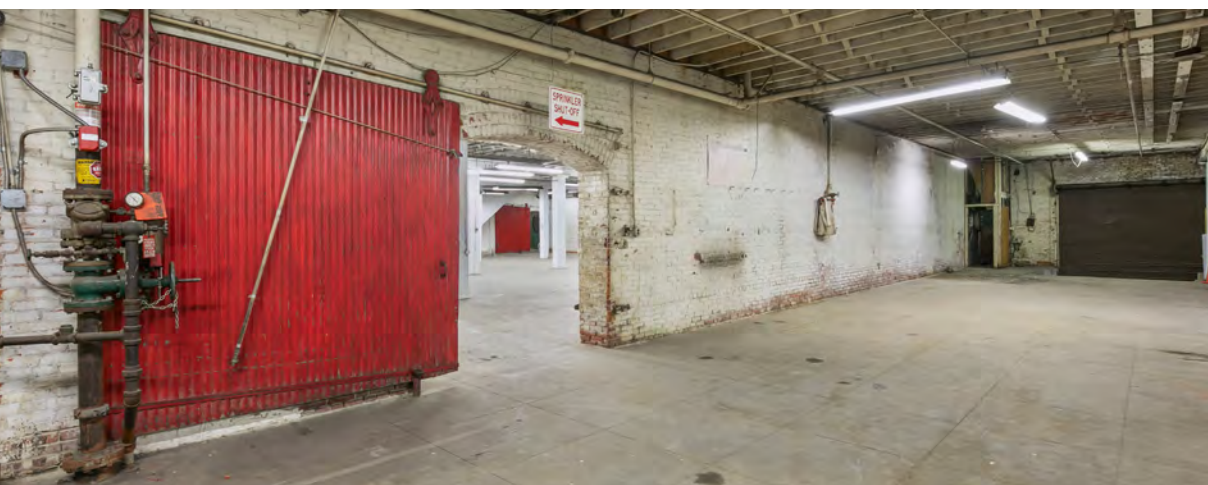
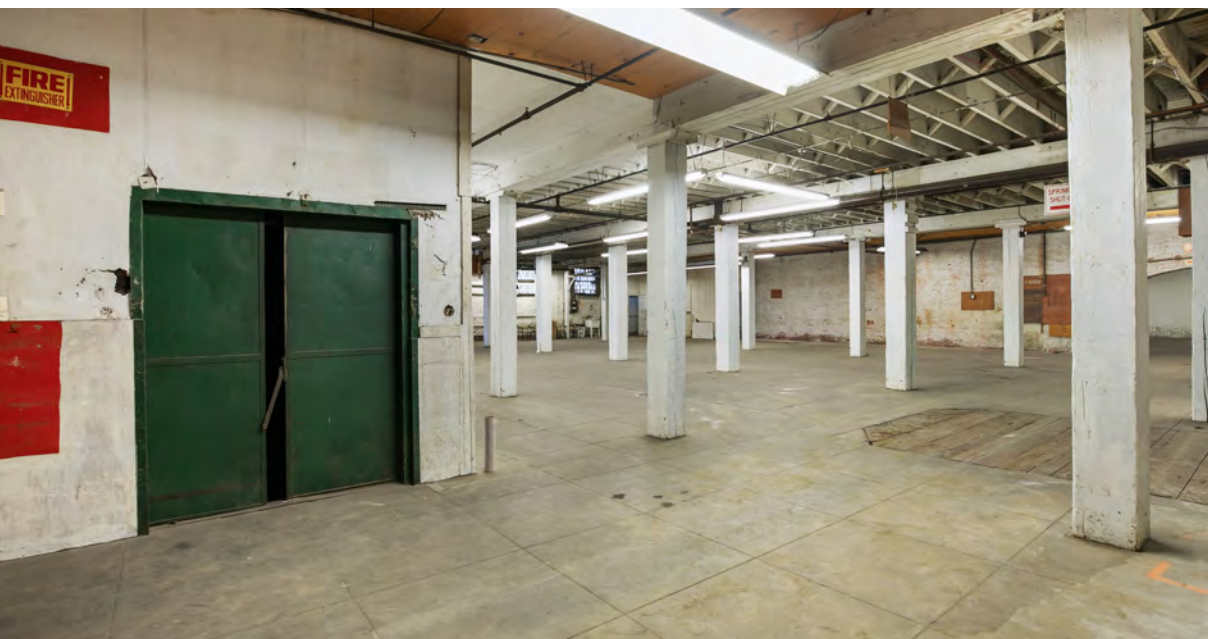
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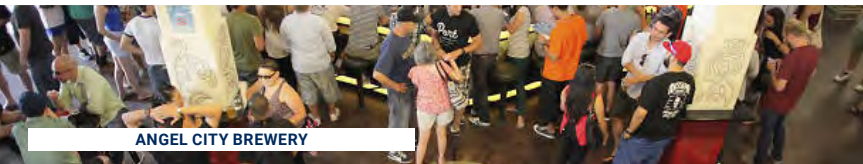
LOS ANGELES | CA | 90013



A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



ROLLING GREENS



HOUSE OF MACHINES



GUERRILLA TACOS



TARTINE MANUFACTORY

RESTAURANTS

- | | |
|---------------------|---------------------|
| 1. Father's Office | 12. Urban Radish |
| 2. Inko Nito | 13. Little Bear |
| 3. Manuela | 14. Church & State |
| 4. Wurstkuche | 15. Tartine |
| 5. Cafe Gratitude | 16. Manufactory |
| 6. Urth Caffe | 17. Guerrilla Tacos |
| 7. The Chairman | 18. Bread Lounge |
| 8. Bavel | 19. Bestia |
| 9. Zinc Cafe | 20. Cosme LA |
| 10. Factory Kitchen | |
| 11. Officine BRERA | |

COFFEE

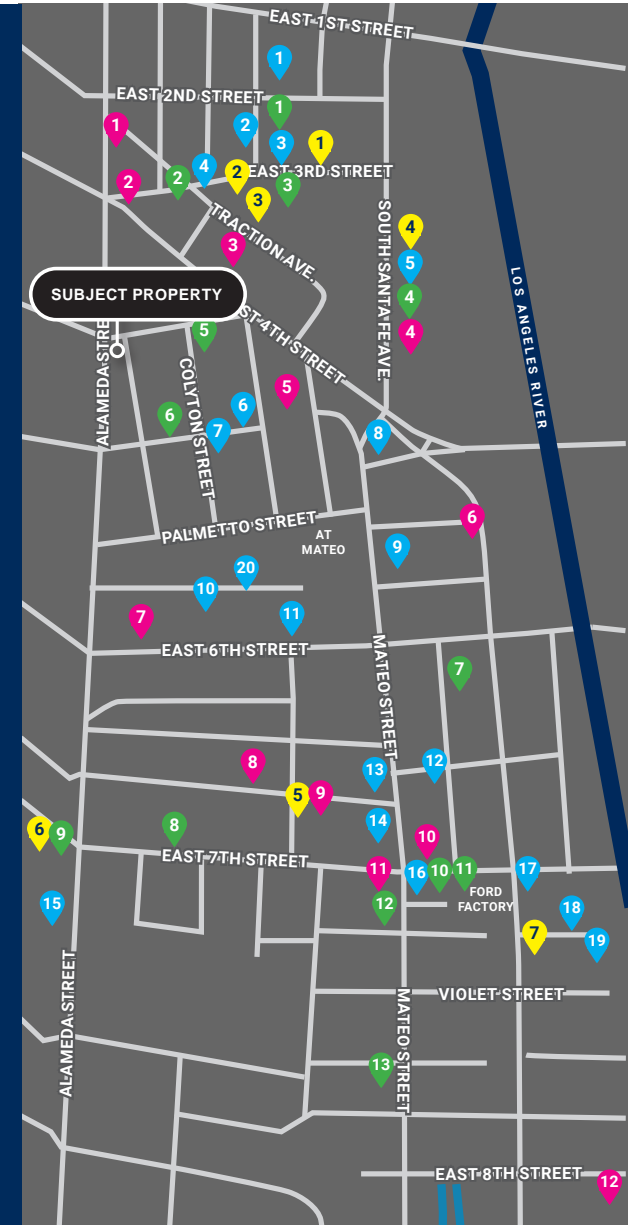
- | | |
|--------------------------|------------------------------|
| 1. Eat.Drink.Americano | 5. Cafe Societe |
| 2. Blacktop Coffee | 6. Cafe Dulce |
| 3. Groundwork Coffee Co. | 7. Stumptown Coffee Roasters |
| 4. Bulletproof Coffee | |

BARS & BREWERIES

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

RETAIL / MUSEUMS

- | | |
|---------------------------|---------------------------|
| 1. Hauser & Wirth | 8. ICA LA |
| 2. 3.1 Phillip Lim | 9. Mission Workshop |
| 3. Apolis: Common Gallery | 10. Commonwealth |
| 4. Hennessy + Ingalls | 11. The House of Machines |
| 5. A+D Museum | 12. The Good Liver |
| 6. Arts District Co-op | 13. Rolling Greens |
| 7. Dover Street Market | |



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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
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



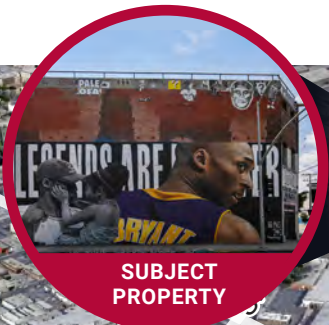
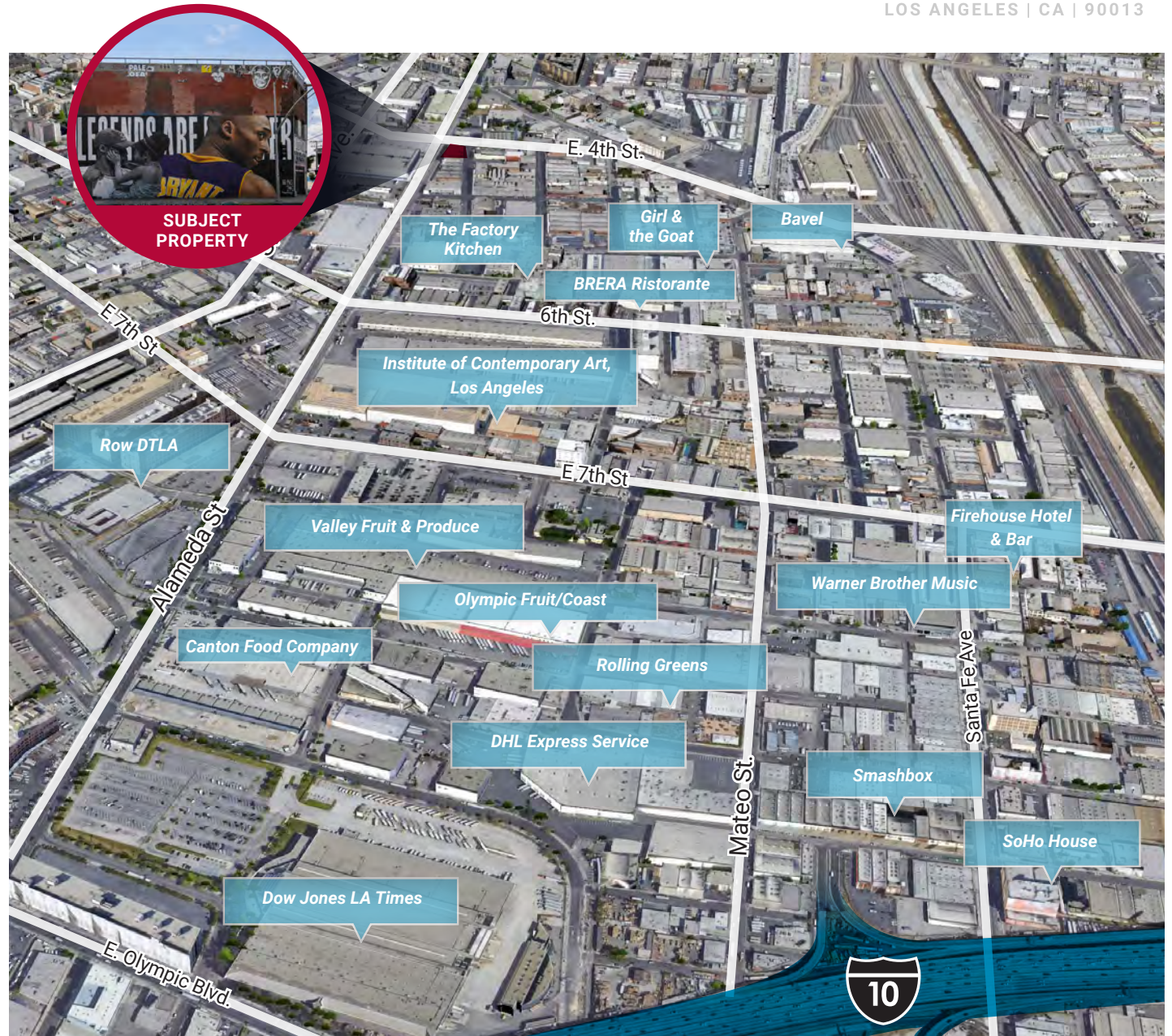
Bavel



The Factory Kitchen



BRERA Ristorante



**SUBJECT
PROPERTY**

The Factory
Kitchen

Girl &
the Goat

Bavel

BRERA Ristorante

Institute of Contemporary Art,
Los Angeles

Row DTLA

Valley Fruit & Produce

Firehouse Hotel
& Bar

Olympic Fruit/Coast

Warner Brother Music

Canton Food Company

Rolling Greens

DHL Express Service

Smashbox

SoHo House

Dow Jones LA Times



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FOR LEASE



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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*

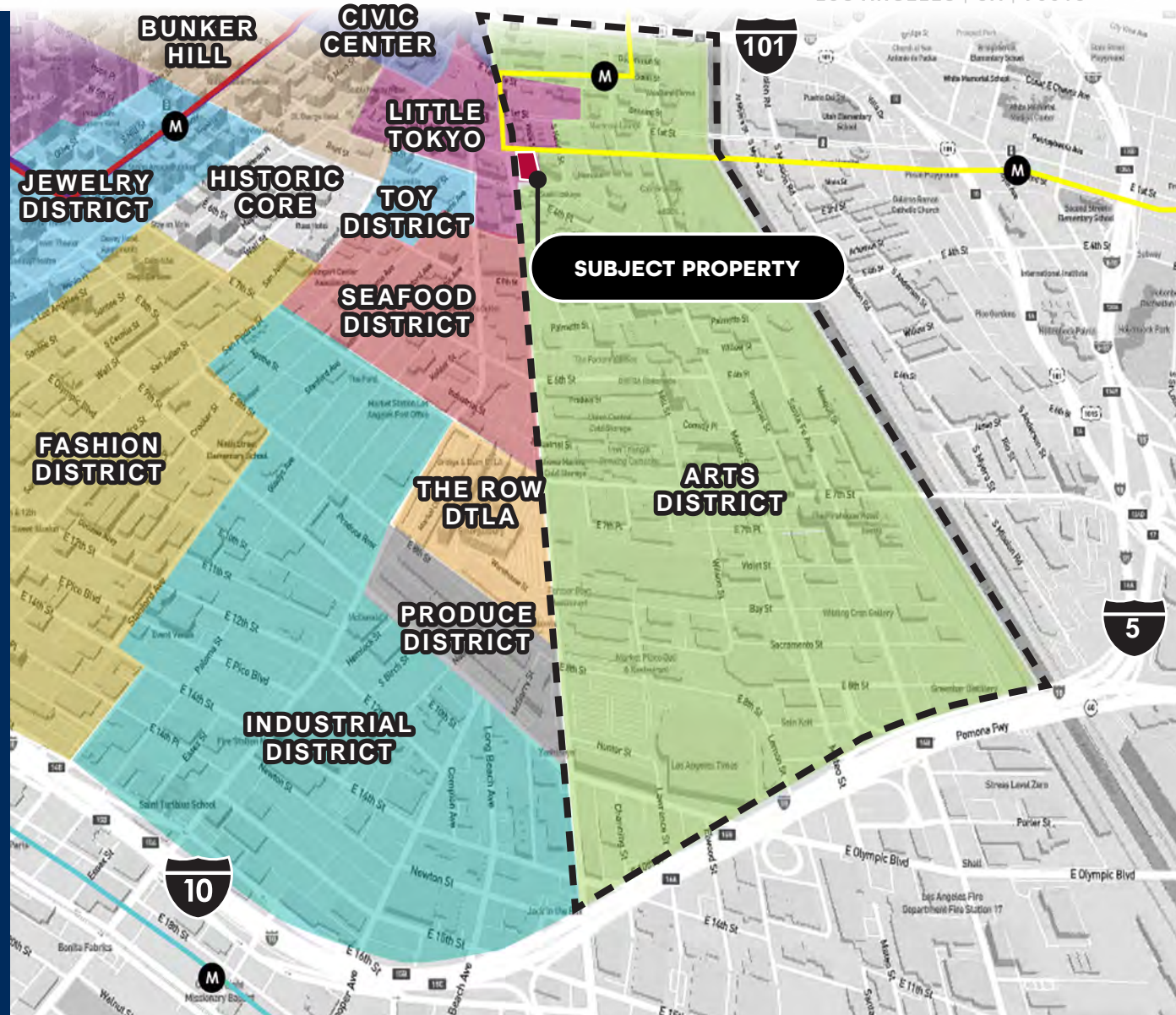
DEMOGRAPHICS

+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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