

DTLA CREATIVE COMPOUND FOR SALE OR LEASE

16,500± SF ON 3 FLOORS | 13,000± SF FOR LEASE



Located at the southwest corner of Towne Avenue and East 4th Street in Downtown Los Angeles, this prime creative compound offering is adjacent to Little Tokyo and the Arts District.

The turn-key 2-story facility with a full basement has been completely refurbished from top to bottom, and is set up for music, photography, film and video production and postproduction. A freight elevator and two stairwells serve all three floors.

The 16,500 SF building consists of 5,500 SF of creative space per floor. The basement can be used for set construction and filming. The ground floor has two electric loading doors and can park up to six cars, as well as two large production spaces, a kitchen/break room, and two restrooms. The second floor has five offices, an acoustically tuned recording studio, a contemporary kitchen, and two full bathrooms.

The recording studio is 1,700± SF, and is sound-proofed with six layers of dry wall and an air gap, and includes a large control room, a large tracking/recording room, and three ISO/voice over booths.

The facility has been completely updated with all new electric, plumbing, and sprinklers, in addition to new wood flooring, doors and framing on the second floor. The compound also offers clean 800 amps power service and a LifeSource water purification system.



PROPERTY DETAILS

405 TOWNE AVE, LOS ANGELES, CA 90013

Total Building Area:	16,500± SF
Basement:	5,500± SF
Ground Floor:	5,500± SF
Second Floor:	5,500± SF
Land Area:	5,663± SF
Construction:	Reinforced concrete
Year Built:	1925 (Fully renovated 2020-2023)
Ceiling Height:	18' ground floor 15' second floor)
Elevator:	Freight
Sprinklered:	Yes
HVAC:	Full second floor
Power:	800A/120-240V/3Ph 4W
G.L. Loading Doors:	2: 10x15 (electric roll up)
Restrooms:	4 (1 with shower; 1 with shower/tub)
Parking:	4-5 secure ground floor interior spaces
Zoning:	LA M2

Asking Price: \$8,500,000 (\$515 Per SF)

Lease Rental (13,000 SF): \$0.96 Per SF Net
5,500 SF 2nd Floor Offices + 5,500 SF Basement
+ 2,000 SF Ground Floor

Rent Reduced! Lessor Motivated!

PROPERTY HIGHLIGHTS

- The entire building has been completely renovated
 - All new electric, plumbing and sprinklers
 - Brand new wood flooring, doors & framing, double pane glass, wrought iron, and pull-down window shades on the second floor
 - 5 second floor offices
 - 2 second floor kitchens and ground floor kitchenette
 - Second floor soundproof recording studio (double walls with air gap) with large control room, tracking room and 3 vocal booths (studio has separate power source)
 - Studio could be converted into 2 large executive offices
 - 2 large and 2 small HVAC units on the second floor, plus 5 units in the recording studio
 - Polished concrete floors on the ground floor & basement
 - 2 water heaters and 2 Life Source water purification systems
 - All new uninterrupted power from street
 - Five 50-amp plugs on the ground floor and five 50-amp plugs in the basement
 - Basement has pegs for lights and rigging
 - Ethernet powered security cameras
 - Plans approved for live/work occupancy (not inspected)
- 5,500 SF basement storage area and 5,500 SF second floor offices available for lease separately (call broker).**

Please do not disturb occupants—Call broker to show

SECOND FLOOR PHOTOS



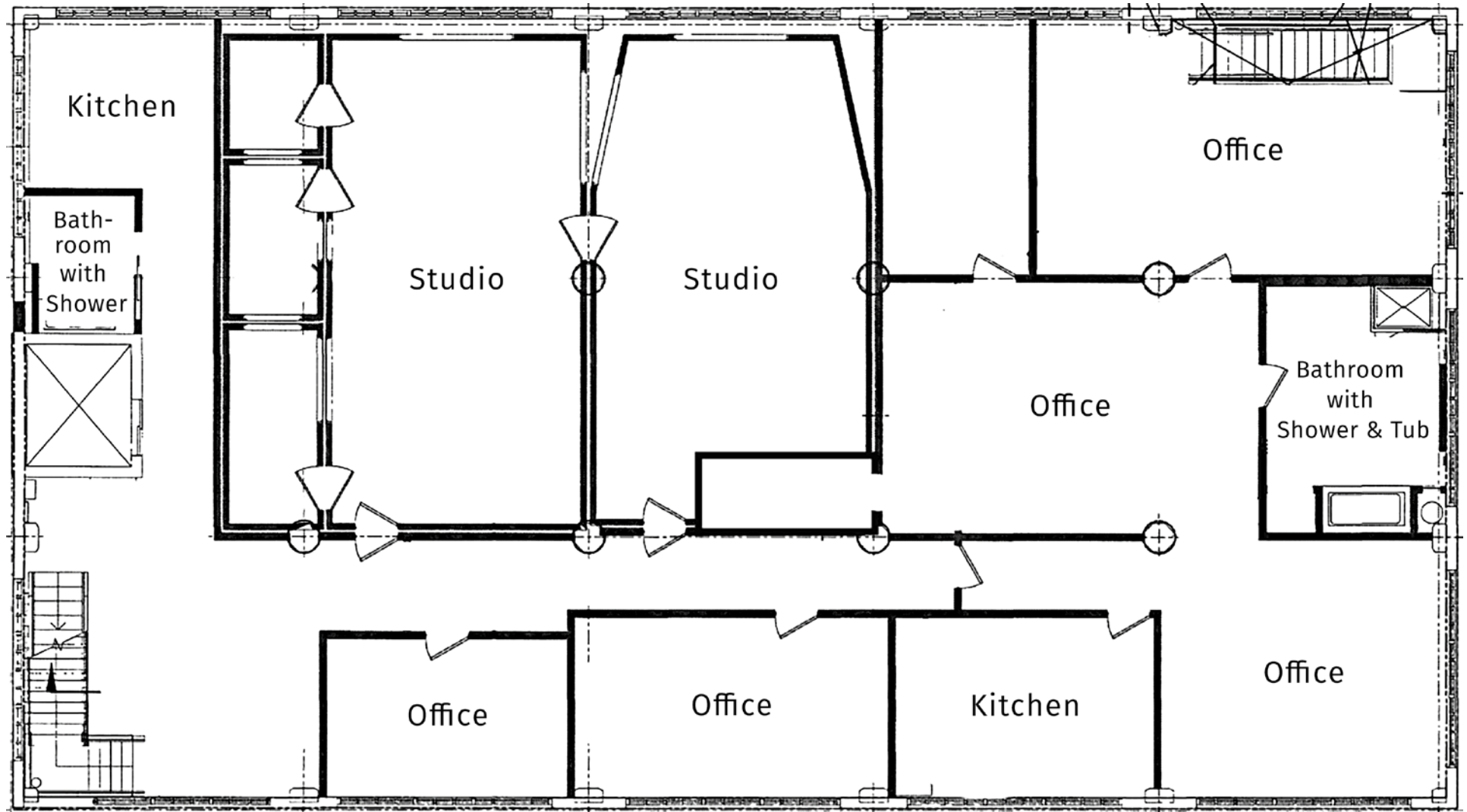
SECOND FLOOR PHOTOS



SECOND FLOOR PHOTOS WITH FURNITURE



SECOND FLOOR SITE PLAN



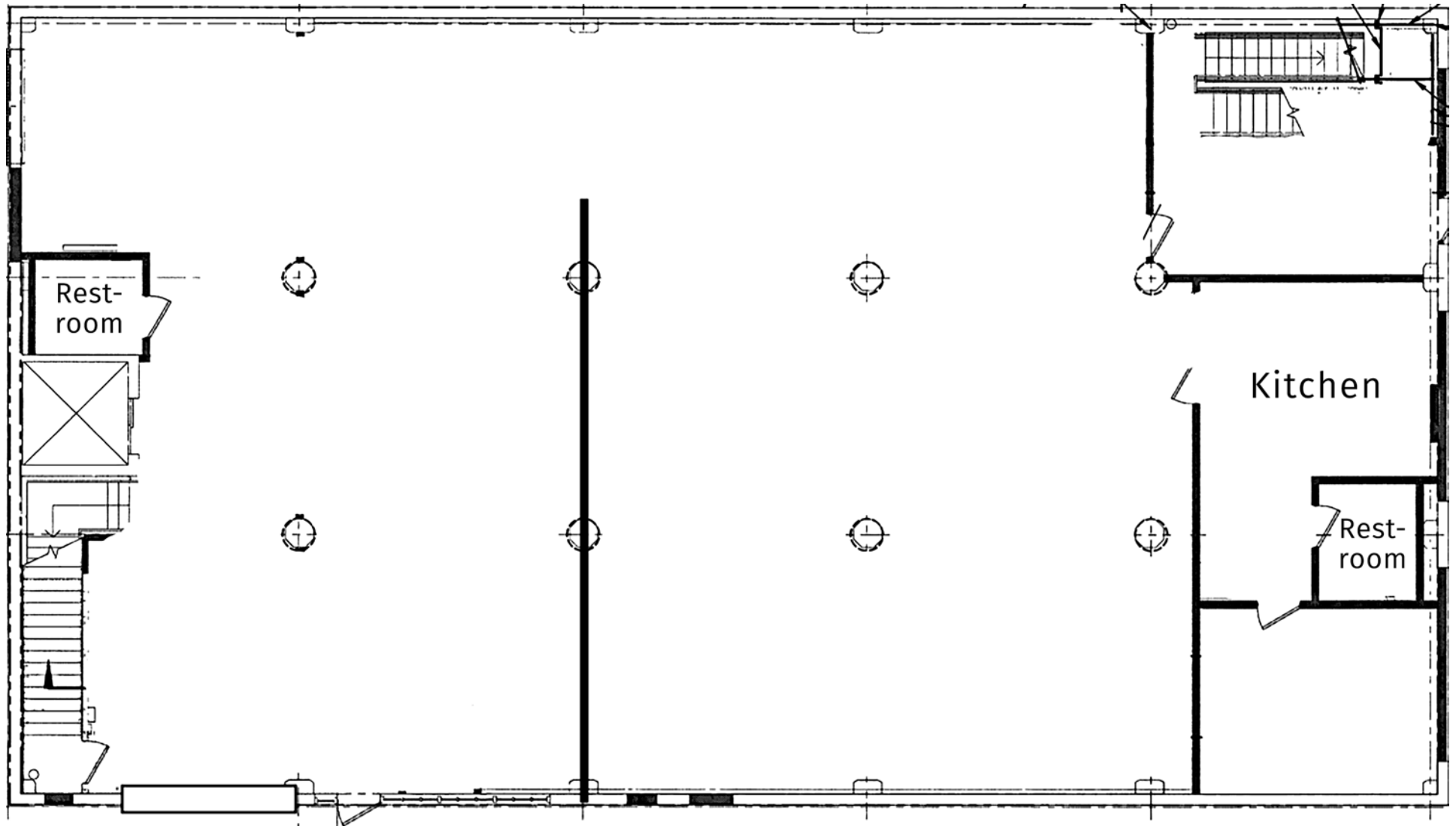
GROUND FLOOR PHOTOS



GROUND FLOOR PHOTOS



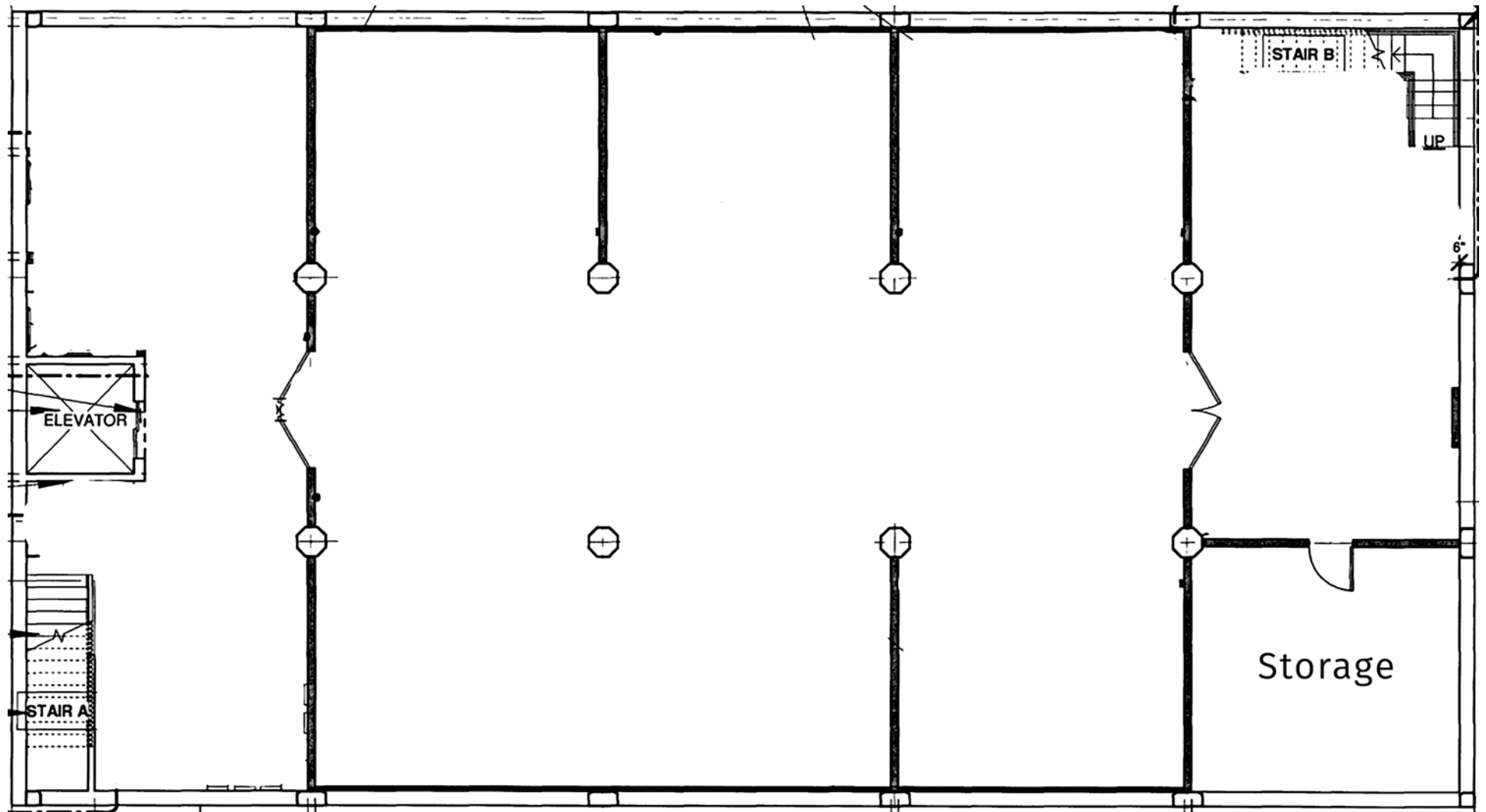
GROUND FLOOR SITE PLAN



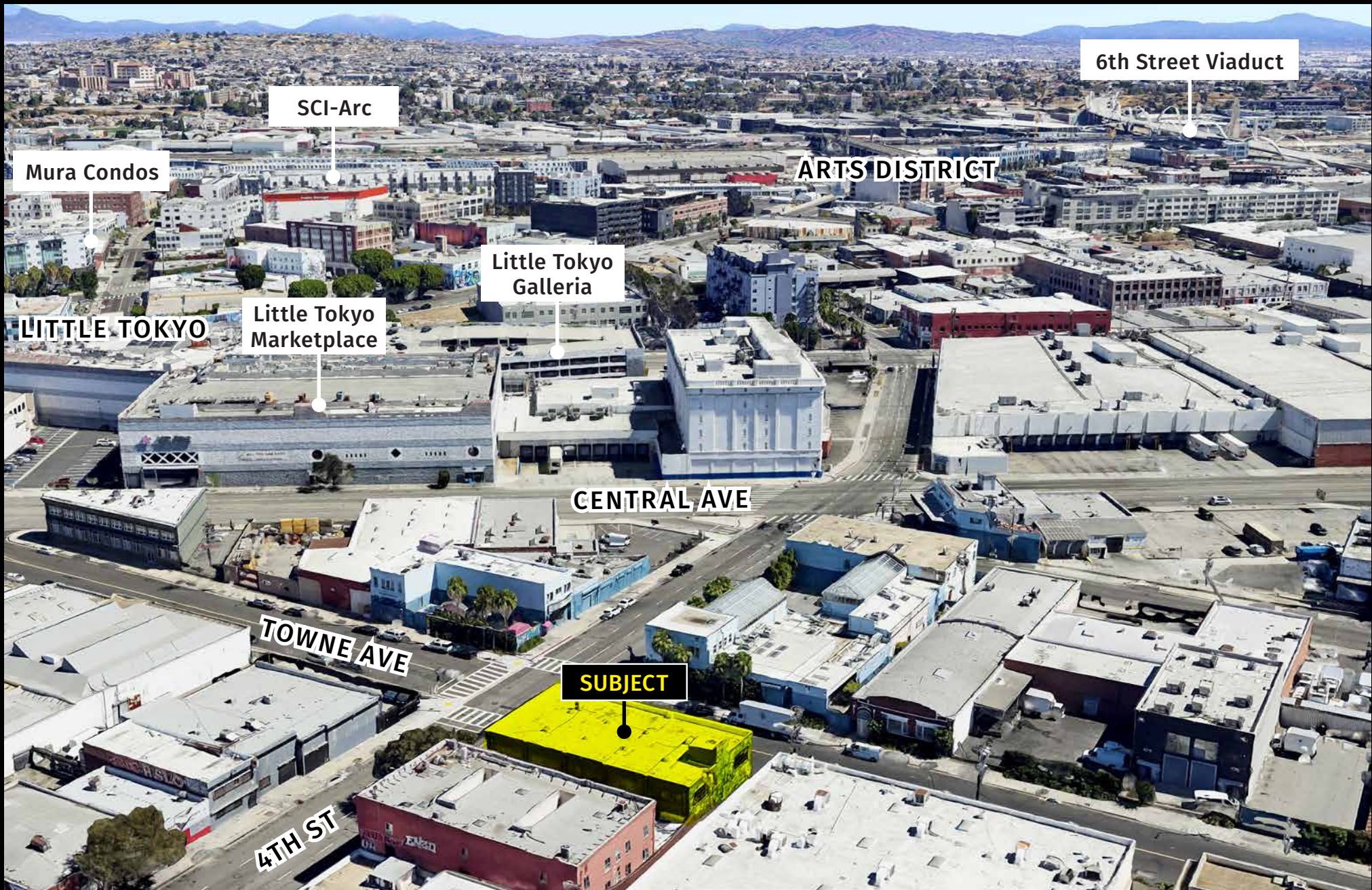
BASEMENT PHOTOS



BASEMENT SITE PLAN



DTLA AMENITIES



DTLA AMENITIES



This is a detailed map of downtown Los Angeles, California. The map shows a dense grid of streets, with major thoroughfares like I-10 (Foothill Blvd) and I-5 (San Diego Blvd) running through the area. Key landmarks and points of interest are marked with icons and labels, including the Los Angeles City Hall, Grand Central Market, Pershing Square, and various museums and parks. The Los Angeles River is visible on the right side of the map. The map also shows the locations of several hotels, restaurants, and other businesses. The overall layout is a typical urban grid, with streets running north-south and east-west. The map is oriented with North at the top.

Financial District

- 1 Cicada
- 2 Drago
- 3 Chaya
- 4 Water Grill
- 5 Miro
- 6 Sugarfish
- 7 Bottega Louie
- 8 B.S. Taqueria
- 9 Little Sister
- 10 Seven Bar Lounge

Bunker Hill

- 1 Blue Cow Kitchen Bar
- 2 Patina
- 3 Nick & Stef's
- 4 Maccheroni Republic
- 5 Redbird
- 6 Otium
- 7 Vespaio
- 8 Bradbury Building
- 9 The Edison
- 10 Badmaash

South Park

- 1 Broken Spanish
- 2 Mikkeller
- 3 Birdies

Projects in Development

- 1 Metropolis*
- 2 Oceanwide Plaza*
- 3 The Grand*
- 4 La Plaza Village*
- 5 Broadway Trade Center*
- 6 At Mateo

USC Village

- SunLife Organics
- CorePower Yoga
- Trader Joe's Target
- Trejo's Tacos



FIGAT7TH

- City Target
- Zara
- H&M
- Victoria's Secret
- MAC Cosmetics
- Gold's Gym
- Bath & Body Works
- L'Occitane
- T-Mobile
- Morton's The Steakhouse
- California Pizza Kitchen
- Starbucks
- Nordstrom Rack
- Five Guys
- Mendocino Farms
- Sprinkles

THE BLOC

- Macy's
- LA Fitness
- US Postal Service
- Starbucks Walk
- T-Mobile
- Drybar
- Uniqlo*
- Davio's Steakhouse*
- N'ice Cream*
- Popbar
- QWENCH
- Starbucks Evenings
- TLT*
- Urban Oven*
- Alamo Drafthouse Cinema*



- Fixin's Soul Kitchen
- Fleming's
- Ford's Filling Station
- Katsuya
- Lawry's Carvery
- Red Mango
- Rock 'N Fish
- Smashburger
- Sol Agave
- Starbucks Coffee
- The Ritz-Carlton Spa
- STAPLES Center
- Tom's Urban
- Wolfgang Puck Bar & Grill
- WP24
- Yard House
- The Novo
- Conga Room
- The GRAMMY Museum*
- Lucky Strike Lanes
- Microsoft Theater
- Regal Cinemas L.A. LIVE



- Ana Maria
- Bar Moruno
- Belcampo Meat Co
- Bento Ya Japanese Cuisine
- Berlin Currywurst
- Bombo
- Chile Secos
- China Cafe
- Clark Street Bread
- Courage & Craft
- District Market
- DTLA Cheese & Kitchen
- Eggslut
- G&B Coffee
- Golden Road
- Ramen Hood
- Horse Thief
- Jose Chiquito
- La Huerta
- La Tostaderia
- Las Morellanas
- Madcapra
- Olio GCM Pizzeria
- The Oyster Gourmet
- Roast To Go
- Sticky Rice
- Valerie

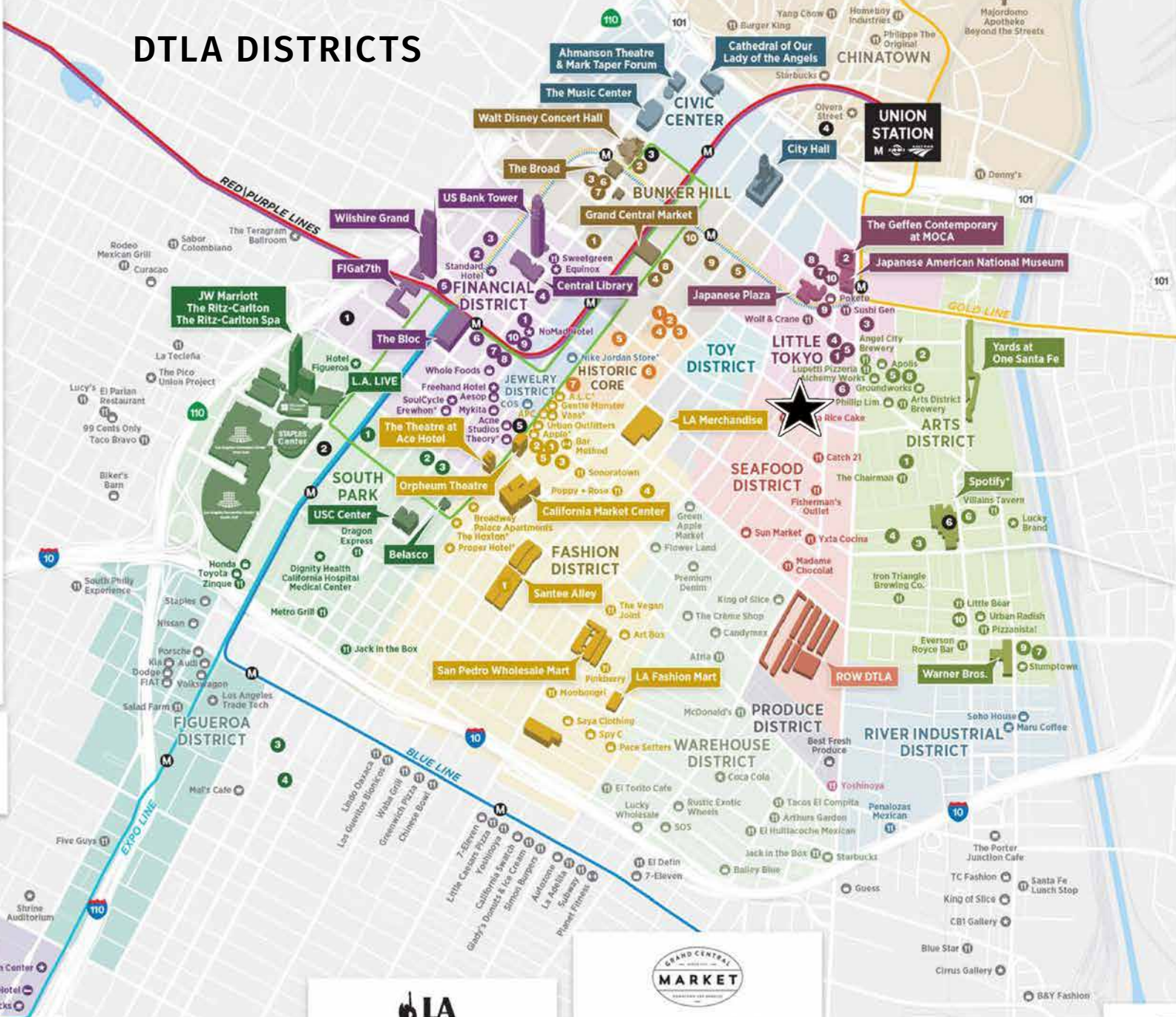
YARDS

- Wittmore
- Malin+Goetz
- Hennessey+Ingalls
- The Voyager Shop
- Cafe Gratitude
- Nalibox
- Amazebowis
- Van Leeuwen Artisan
- Westbound
- Bulletproof
- Grow
- Benjamin

ROW DTLA

- Tartine Manufactory
- Rappahannock Oyster Bar
- Paramount House
- Hayato
- Gossamer
- Bodega
- Shadowbox
- Poketo
- Flask & Field
- Go Get Em Tiger
- A+R
- Ahlem Eyewear
- Vrai & Oro
- Cafe Dulce
- Scent Bar

DTLA DISTRICTS



- Little Tokyo
- 1 Kinjiro
 - 2 Wolvesmouth
 - 3 Shin-Sen-Gumi
 - 4 KaGaYa
 - 5 Sushi Gen
 - 6 Shojin Downtown
 - 7 Sushi Enya
 - 8 Marugame Monzo
 - 9 Komasa Sushi
 - 10 Daikokuya

- Arts District
- 1 Urth Caffé
 - 2 Hauser & Wirth
 - 3 Officine Brera
 - 4 The Factory Kitchen
 - 5 Wurstküche
 - 6 Zinc Cafe & Market
 - 7 Bestia Italian
 - 8 Blacktop Coffee
 - 9 Bread Lounge
 - 10 Church & State

- Historic Core
- 1 Bar Amá
 - 2 Orsa & Winston
 - 3 Baco Mercat
 - 4 KaZuNori
 - 5 Tabachines Cocina
 - 6 Nickel Diner
 - 7 Clifton's Republic
 - 8 The Last Bookstore

* Coming Soon

DOWNTOWN LOS ANGELES DEMOGRAPHICS

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.



I LIVE in DTLA

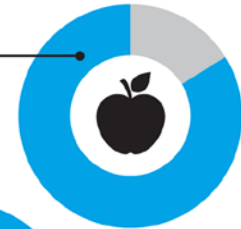
\$123K

Average Household Income



84%

want more
supermarkets



38

Median
Age



81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years

80% are passionate about DTLA



55%

walk to
work in
DTLA



I WORK in DTLA

\$122K

Average Household Income



33%

regularly use
Metro Rail to
commute



41

Median
Age

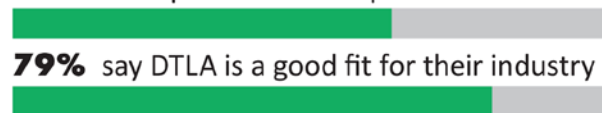


81%

Earned a BA or Higher

63% are top executives or professionals

79% say DTLA is a good fit for their industry



44%

would
consider
moving
to DTLA



I VISIT DTLA

Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



405 Towne Avenue
Los Angeles, CA 90013

Creative Compound Opportunity

Little Tokyo & Arts District Adjacent

16,500± SF For Sale
2-Story Building With Full Basement

13,000± SF Available For Lease:
5,500± SF 2nd Floor Offices
5,500± SF Basement Storage
2,000± SF Ground Floor



Exclusively offered by
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