

DTLA CREATIVE COMPOUND FOR SALE

16,500± SF ON 3 FLOORS | 405 TOWNE AVE, LOS ANGELES, CA 90013



Price Reduced! Seller Motivated!



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:	6± secure ground floor interior spaces

Sale Price Reduced!

~~\$6,300,000~~ \$5,999,999 (\$363.64 Per SF)

Please do not disturb occupants—Call broker to show

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)
- Current \$20,000 monthly income from single tenant

SECOND FLOOR PHOTOS



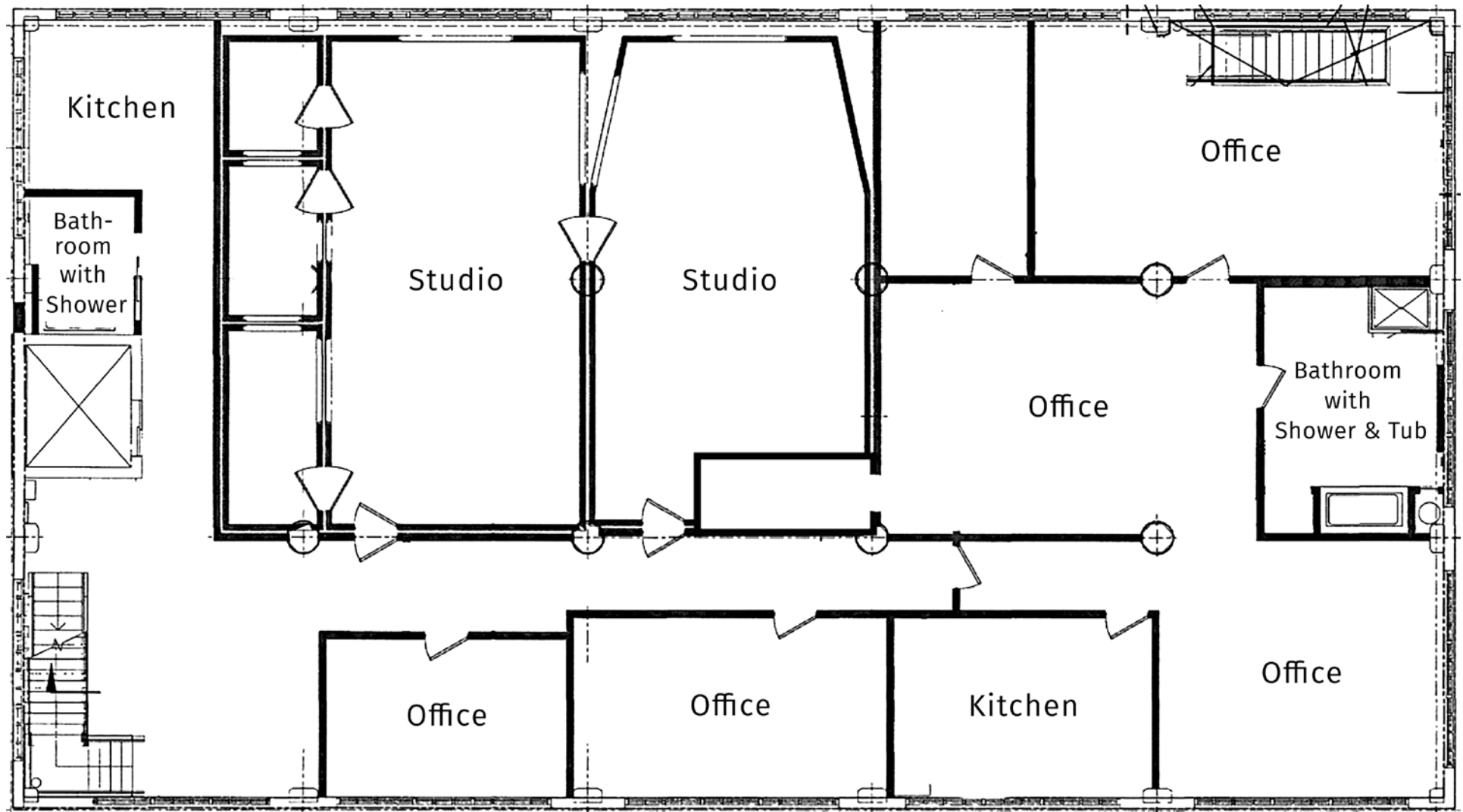
SECOND FLOOR PHOTOS



SECOND FLOOR PHOTOS WITH FURNITURE



SECOND FLOOR SITE PLAN



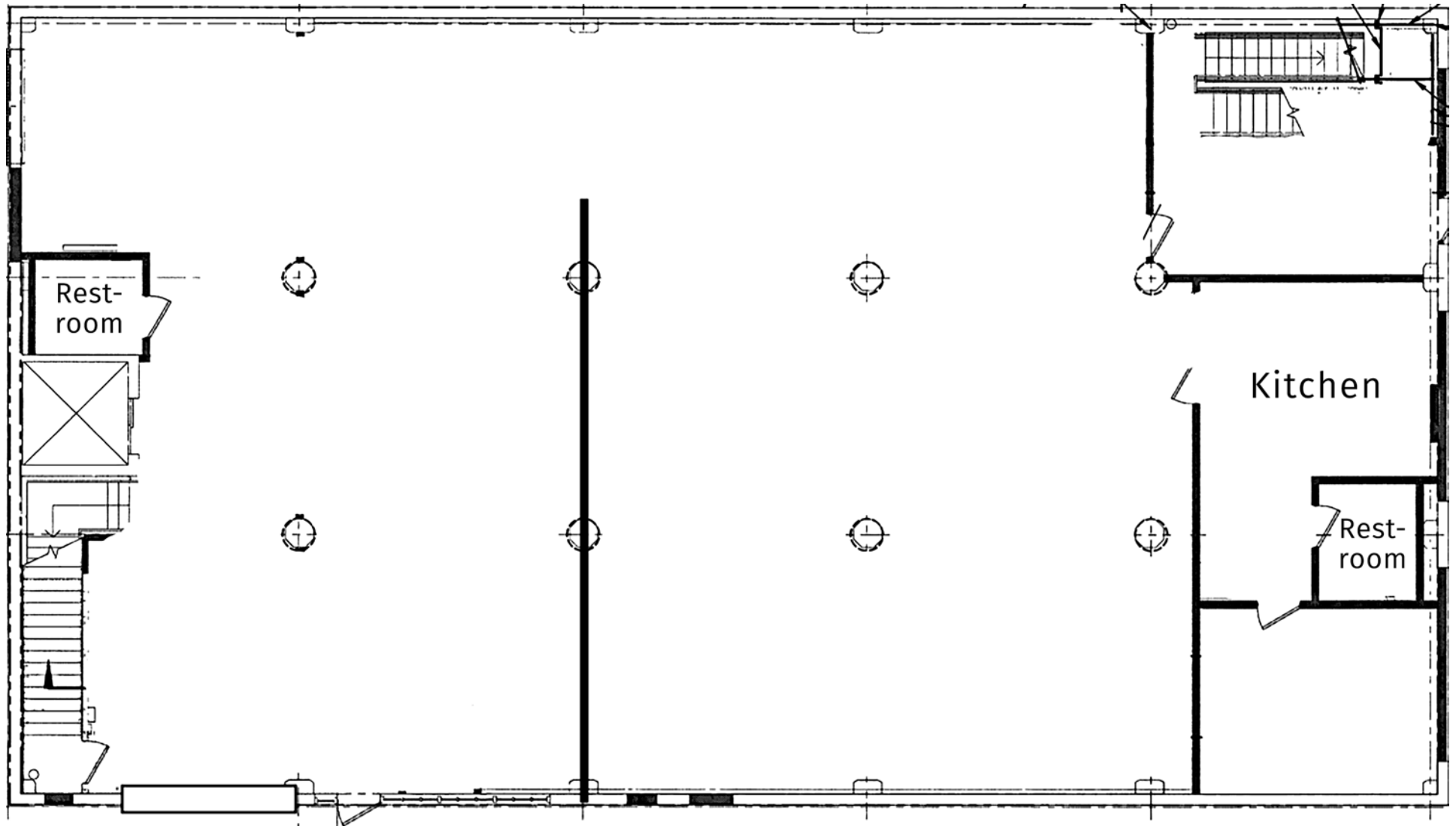
GROUND FLOOR PHOTOS



GROUND FLOOR PHOTOS



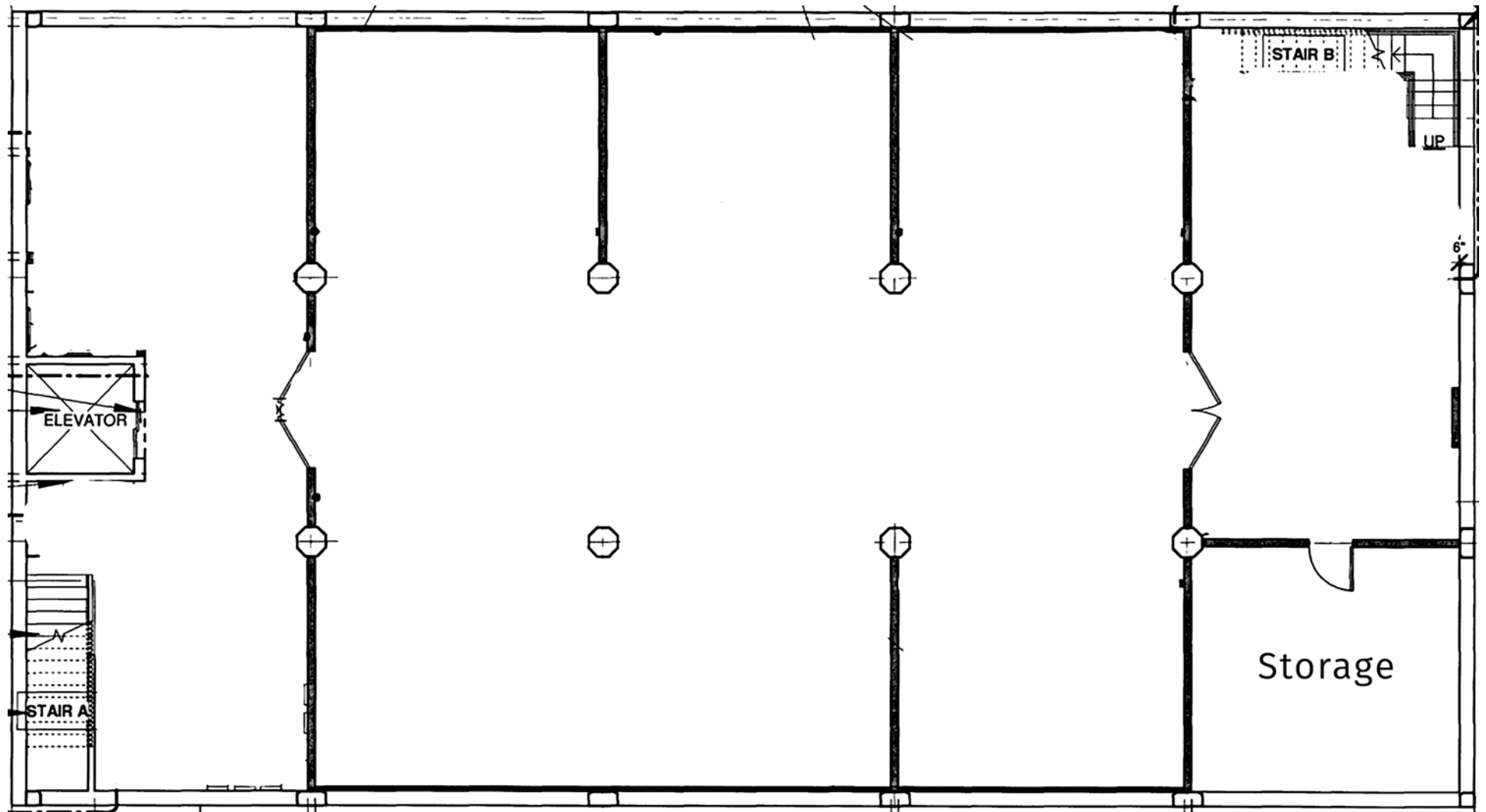
GROUND FLOOR SITE PLAN



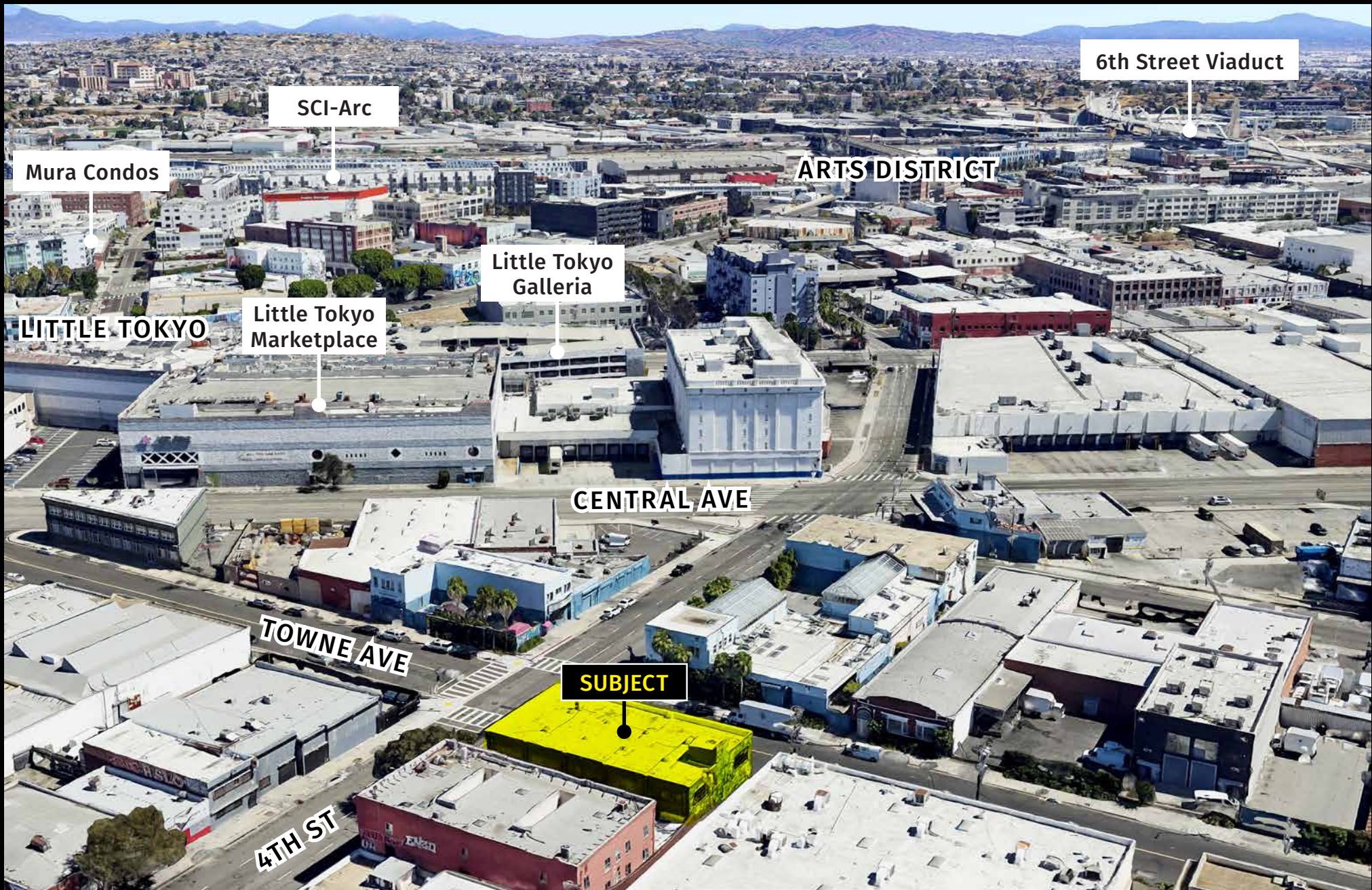
BASEMENT PHOTOS



BASEMENT SITE PLAN



DTLA AMENITIES



DTLA AMENITIES



This is a detailed map of downtown Los Angeles, California. The map shows a grid of streets, including major thoroughfares like I-10, I-5, and I-210. Key landmarks and points of interest are labeled, such as Union Station, City Hall, the Los Angeles Convention Center, and various museums and restaurants. The Los Angeles River is visible on the right side of the map. The map is color-coded with green for parks and blue for water bodies. 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

USC
University of Southern California

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

- Macy's
- LA Fitness
- US Postal Service
- Starbucks
- Nordstrom
- Five Guys
- Mendocino Farms
- Sprinkles

- Davio's Steakhouse*
- N'ice Cream*
- Popbar
- QWENCH
- Starbucks
- TLT*
- Urban Oven*
- Alamo Drafthouse Cinema*

LA LIVE

- 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

GRAND CENTRAL MARKET

- 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

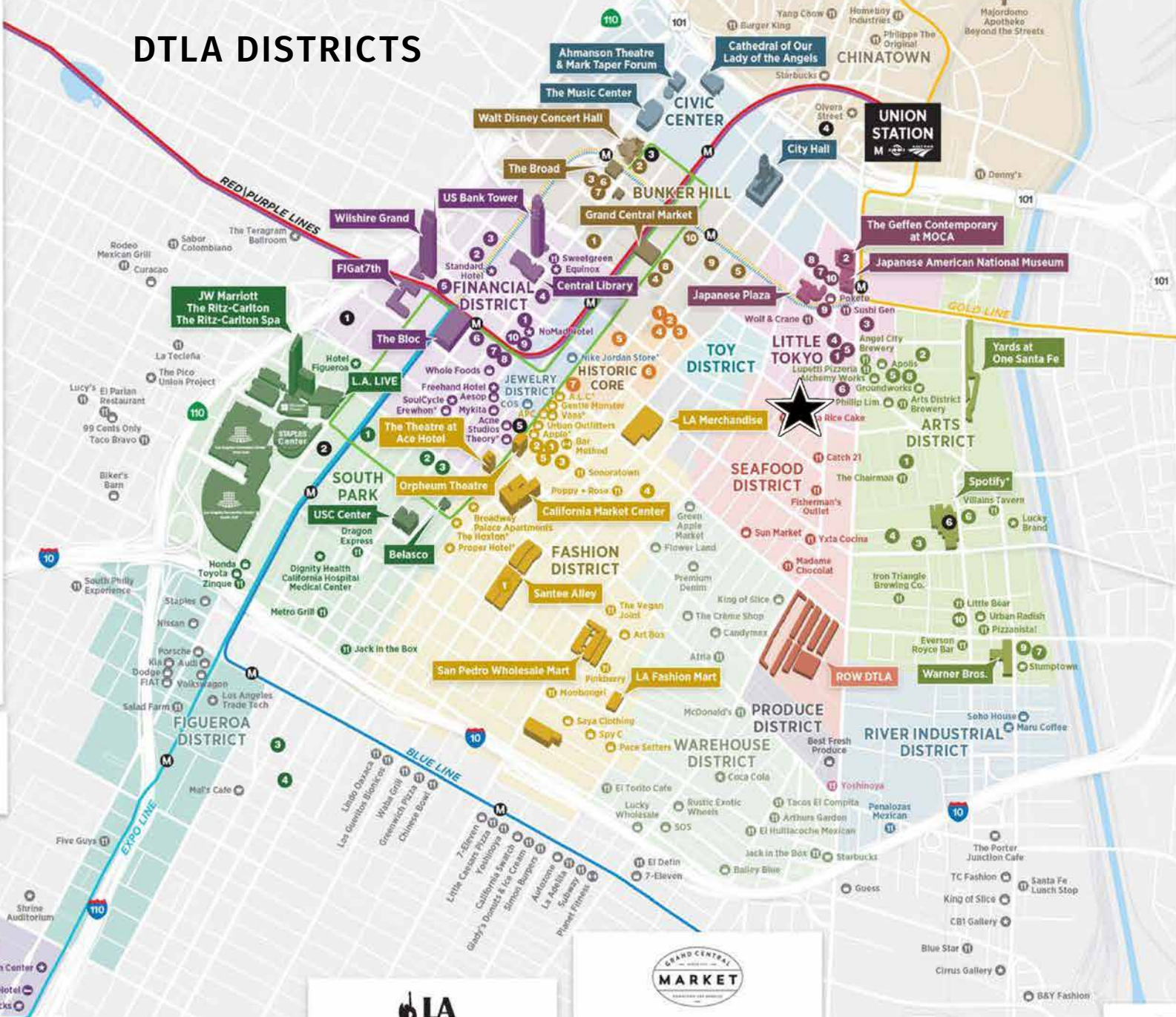
YARDS AT ONE SANTA FE

- 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

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy

46%

Walk/Bike/Transit
or Work from Home



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

Sale Price Reduced!



Exclusively offered by
Sion Khakshour
Senior Associate
213.342.3384 office
213.210.7492 mobile
sion@majorproperties.com
Lic. 00697373

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