

# AVA | Arts District

1540 E. INDUSTRIAL ST. | LOS ANGELES, CA

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**CBRE**

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COMMUNITIES



# MAKE YOUR MARK.

**AVA ARTS DISTRICT** is the place where arts and culture come to life. A neighborhood reborn from industrial roots has evolved into a vibrant, eclectic scene of entertainment, creativity, and innovation.



Retail & Restaurant  
Available Now



Spaces from  
1,175 SF - 14,801 SF



Hank's Urban Market  
Opening 2025



Floor to Ceiling Windows with  
Abundant Natural Light



Restaurant Ready Spaces  
Including Patio

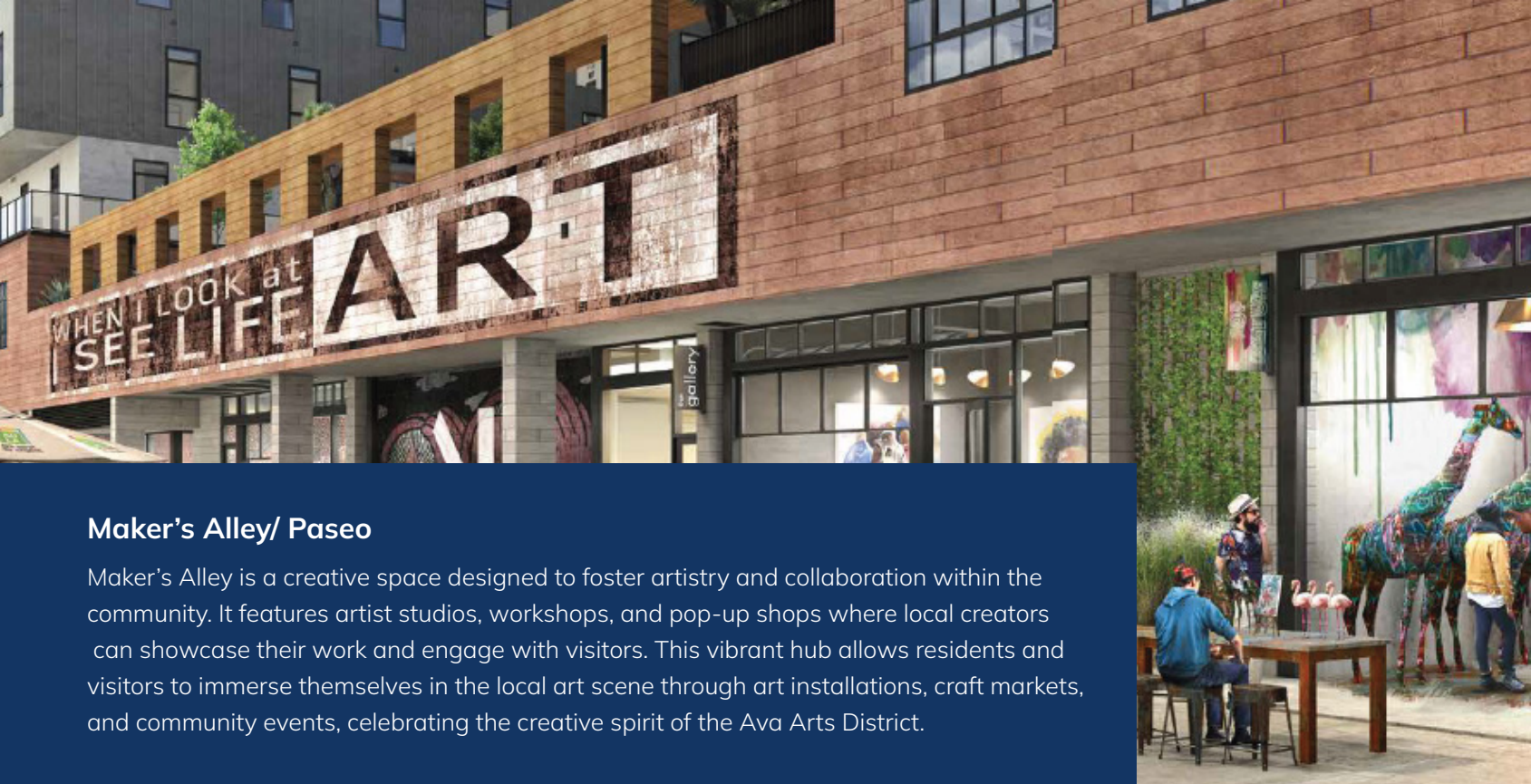


Large On-Site Customer Base with  
475 Luxury Residences Above



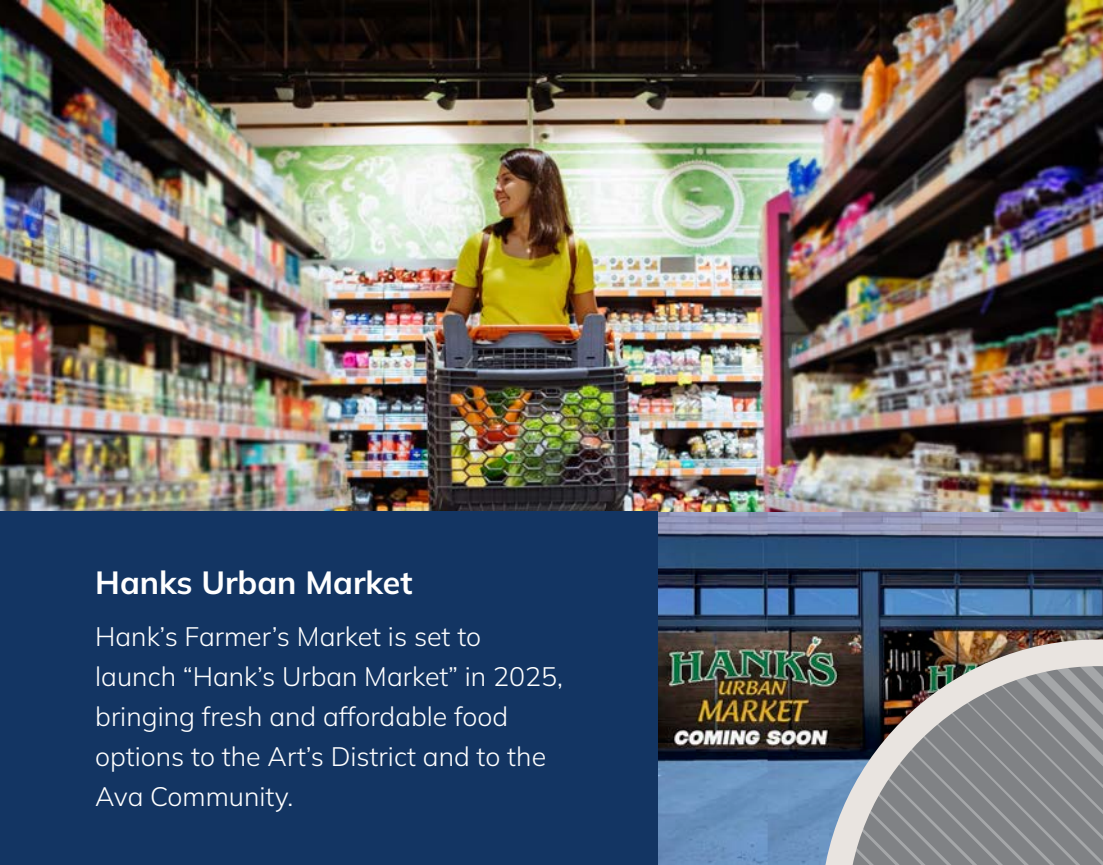
165 Parking Spaces.  
475 Apartments, 55,000 SF of Retail





**Maker's Alley/ Paseo**

Maker's Alley is a creative space designed to foster artistry and collaboration within the community. It features artist studios, workshops, and pop-up shops where local creators can showcase their work and engage with visitors. This vibrant hub allows residents and visitors to immerse themselves in the local art scene through art installations, craft markets, and community events, celebrating the creative spirit of the Ava Arts District.



**Hanks Urban Market**

Hank's Farmer's Market is set to launch "Hank's Urban Market" in 2025, bringing fresh and affordable food options to the Art's District and to the Ava Community.

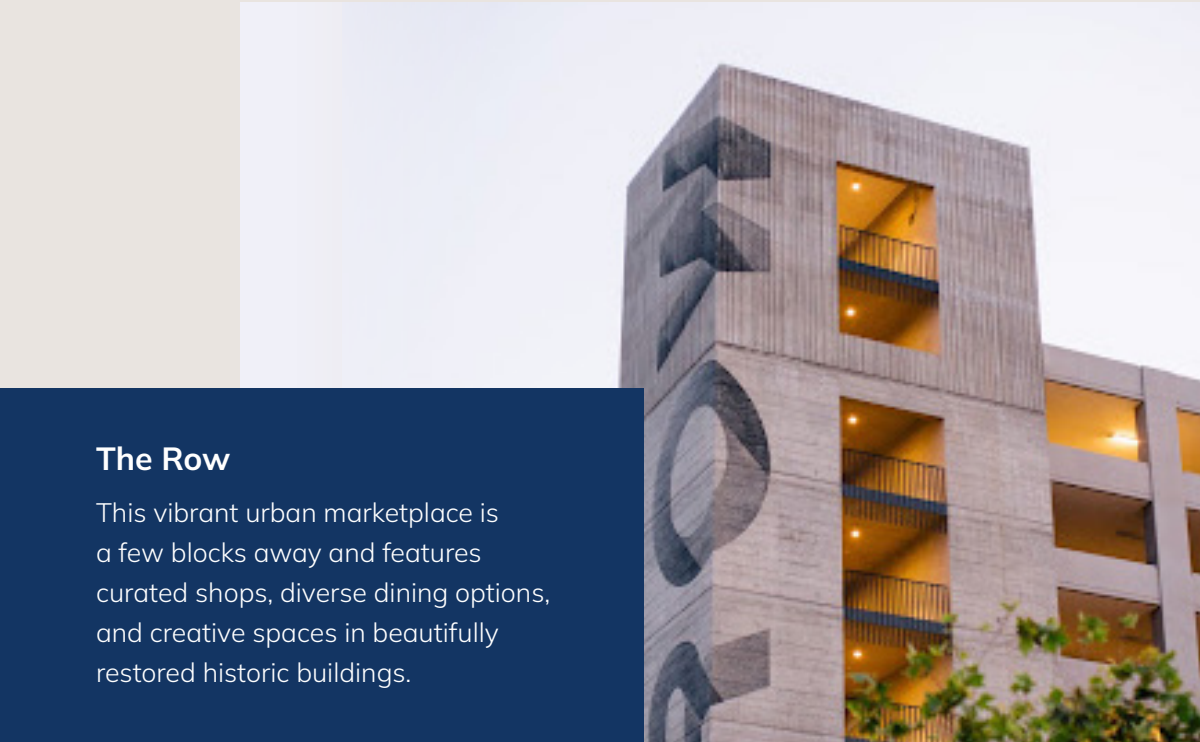


**JOIN THE COMMUNITY**

now curating a vibrant tenant mix to service the built in customer base + neighboring community.

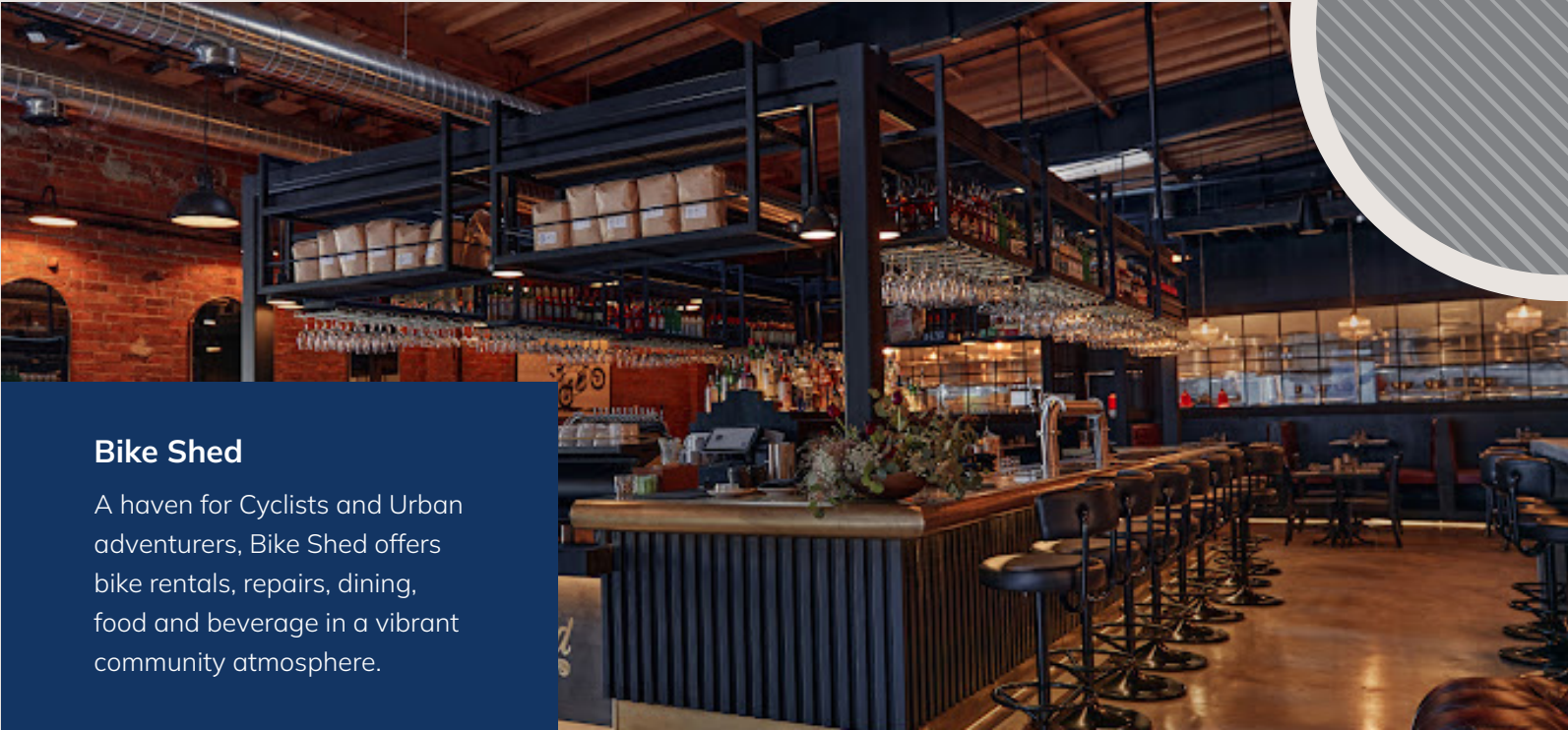
**AVA ARTS DISTRICT**

475 luxury apartment homes and 55,000 SF of arts, retail and restaurant space innovation.



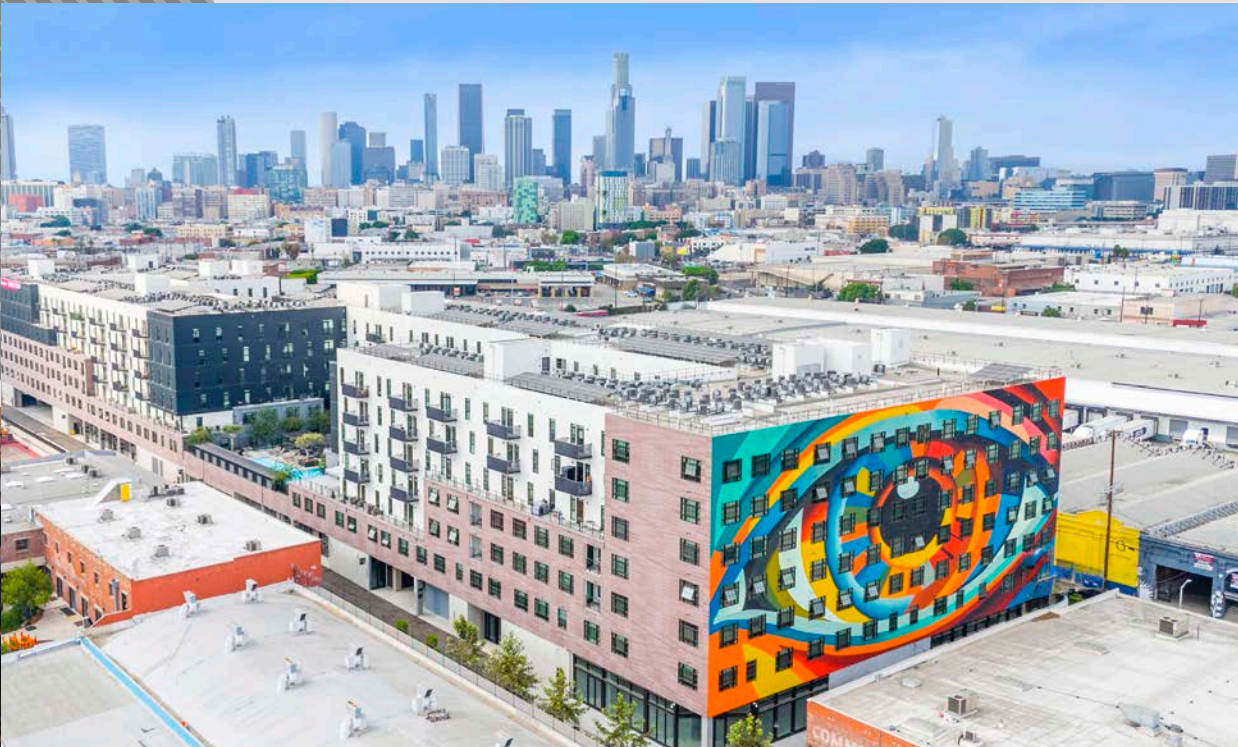
**The Row**

This vibrant urban marketplace is a few blocks away and features curated shops, diverse dining options, and creative spaces in beautifully restored historic buildings.



**Bike Shed**

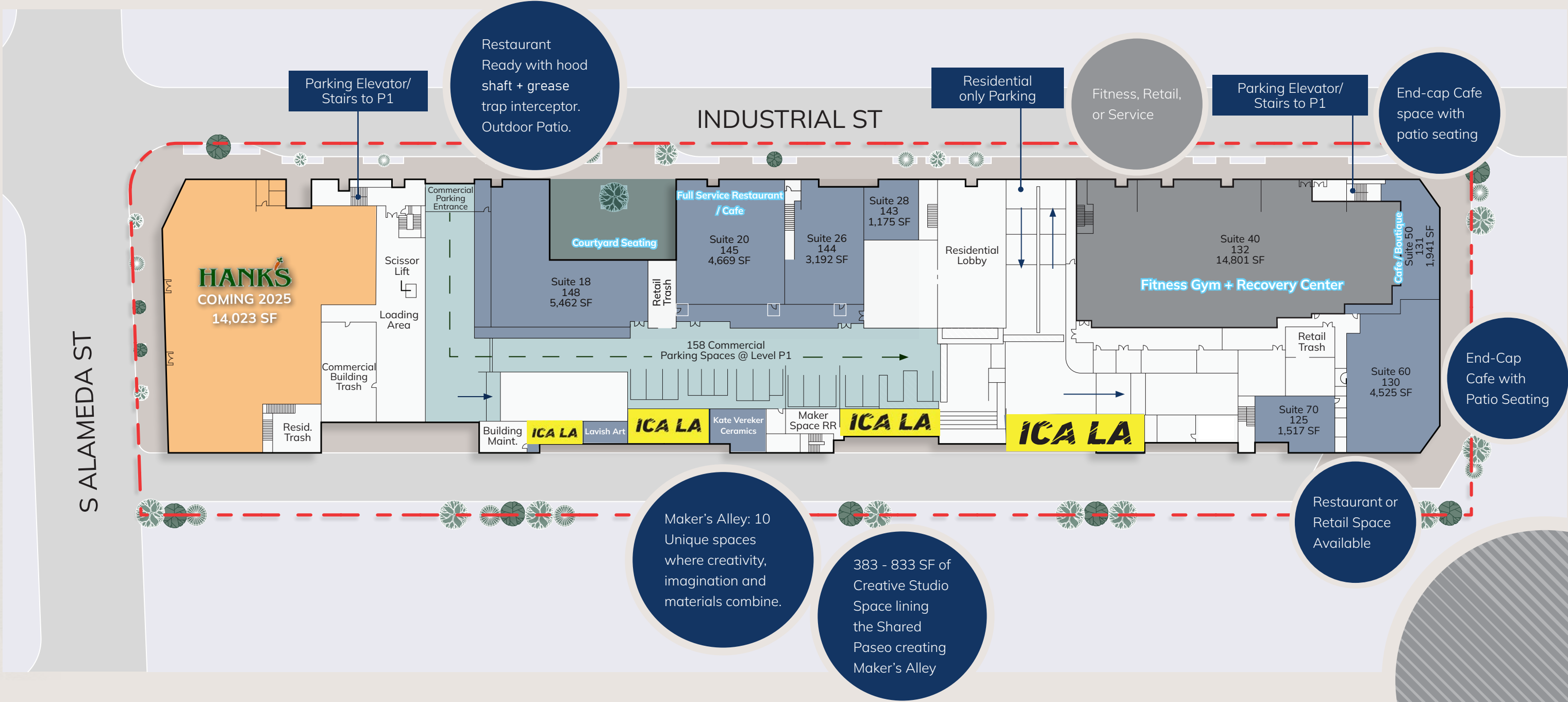
A haven for Cyclists and Urban adventurers, Bike Shed offers bike rentals, repairs, dining, food and beverage in a vibrant community atmosphere.





# FLOOR PLANS

## AVA ART'S DISTRICT





# RESTAURANTS



1,117 SF – 14,498 SF  
Large Outdoor Courtyard Seating



Hood Shaft & Grease Interceptor



Floor to Ceiling Walls



Design Ready Vanilla Shell Delivery



Spaces Available for Sit-Down Dining,  
Fast-Casual Grab & Go, + Cafe &  
Baked Goods

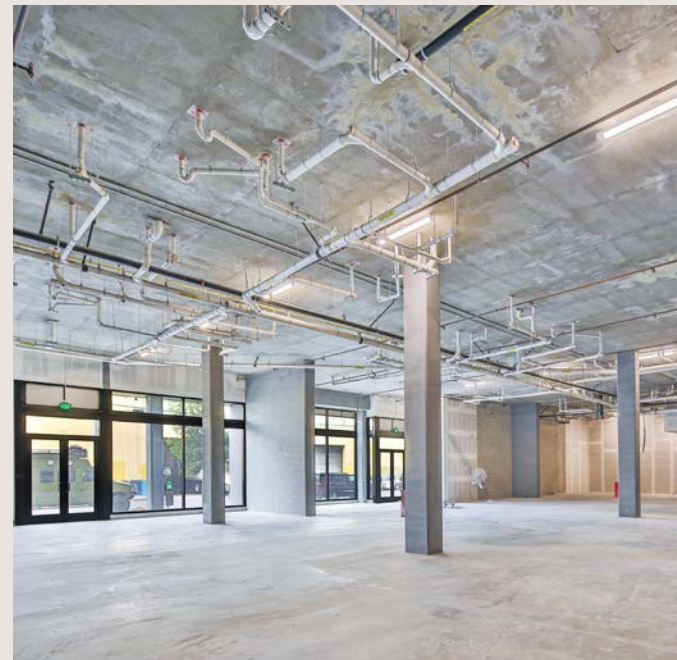
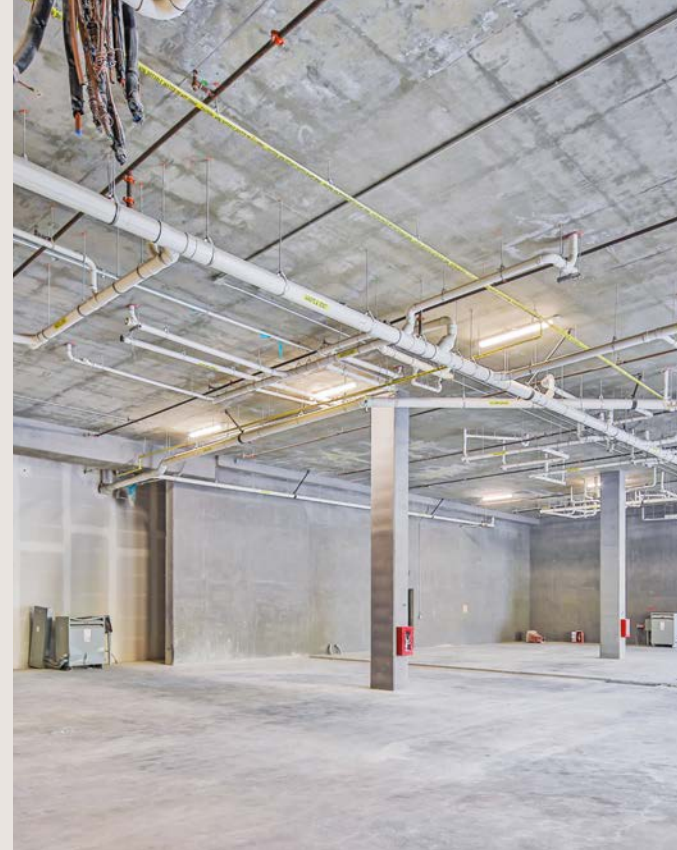


Dining Plaza: Large Courtyard Designated for Outdoor Seating





AN ACTIVE COMMUNITY



# RETAIL & FITNESS

With community in mind, AVA Arts District has space available for best-in-class boutique retailers, national service tenants, and large footprint fitness & wellness groups



±14,000 SF of  
Divisible Retail Space.



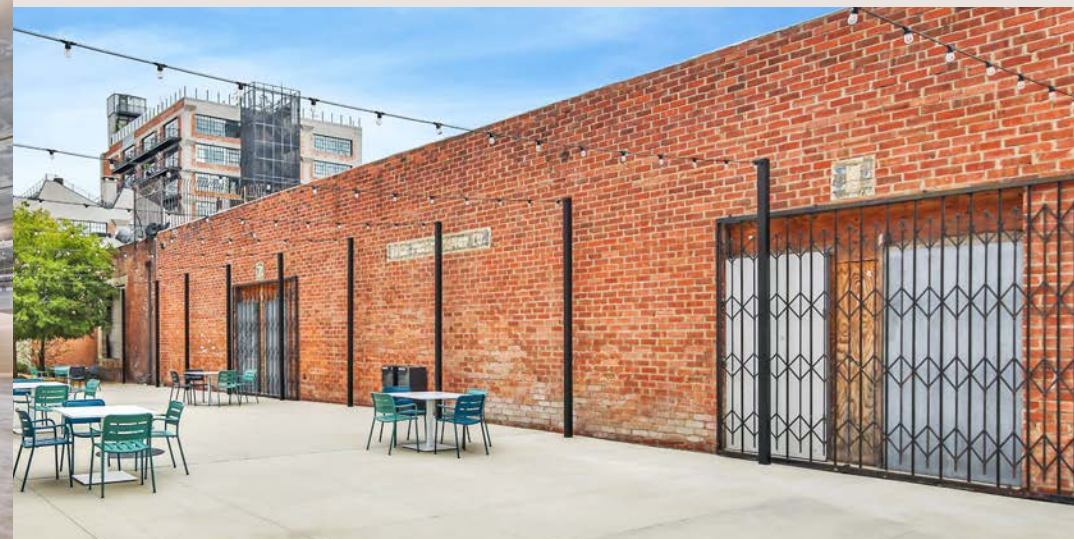
Built-in Customer Base



A Curated Experience with Maker's Alley  
Activating the Community



Design Ready Delivery









# RESIDENCES



# TRADE MAP





# DEMOGRAPHICS

HOUSEHOLD INCOME	1 Mile	2 Miles	3 Miles
2023 Average Household Income	\$90,214	\$82,896	\$86,738
2028 Average Household Income	\$106,652	\$99,277	\$103,429
2023 Median Household Income	\$40,541	\$53,602	\$58,323
2028 Median Household Income	\$59,477	\$66,385	\$71,032
2023 Per Capita Income	\$45,417	\$29,488	\$29,742
2028 Per Capita Income	\$54,453	\$36,854	\$36,923

HOUSEHOLDS	1 Mile	2 Miles	3 Miles
2023 Households - Current Year Estimate	11,210	145,676	401,431
2028 Households - Five Year Projection	12,438	154,949	419,187
2010 Households - Census	8,226	118,154	358,287
2020 Households - Census	10,746 89.4%	139,436 91.4%	392,715 93.7%
2020-2023 Compound Annual Household Growth Rate	1.00%	1.04%	0.52%
2023-2028 Annual Household Growth Rate	2.10%	1.24%	0.87%
2023 Average Household Size	1.59	2.66	2.83

POPULATION	1 Mile	2 Miles	3 Miles
2023 Population - Current Year Estimate	25,947	418,843	1,180,746
2023 Population - Five Year Projection	27,446	425,020	1,182,452
2023 Population - Census	24,465	419,957	1,201,713
2023 Population - Census	18,372	401,996	1,208,723
2020-2023 Annual Population Growth Rate	1.39%	-0.06%	-0.41%
2023-2028 Annual Population Growth Rate	1.13%	0.29%	0.03%

PLACE OF WORK	1 Mile	2 Miles	3 Miles
2023 Businesses	7,174	35,757	35,757
2023 Employees	61,584	270,642	270,642

HOUSING UNITS	1 Mile	2 Miles	3 Miles
2023 Housing Units	13,031	163,021	436,251
2023 Vacant Housing Units	1,821	17,345	34,820
2023 Occupied Housing Units	11,210	145,676	401,431
2023 Owner Occupied Housing Units	1,184	20,190	83,284
2023 Renter Occupied Housing Units	10,026	125,486	318,147

EDUCATION	1 Mile	2 Miles	3 Miles
2023 Population 25 and Over	22,721	289,676	818,110
HS and Associates Degree	10,217 45.0%	111,352 38.4%	335,695 41.0%
Bachelor's Degree or Higher	9,575 42.1%	79,692 27.5%	216,001 26.4%





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COMMUNITIES

**CBRE**

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