

FOR SALE

±40,921 SF Total

Creative Office | Retail

837 N SPRING ST & 1135 N ALAMEDA ST CHINATOWN LA

redcar
development

**WESTMAC
INDUSTRY**

INDUSTRYPARTNERS.COM

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CREATIVE OFFICE | GROUND FLOOR SUITE

DETAILS

BUILDING DETAILS				WHAT'S DIFFERENT
ADDRESS	BSF	OCCUPANCY	LSF	Ideal Owner/User: Investment Opportunity. Income generating property with one vacant suite ideal for owner-users and investors alike
837 N Spring St	±39,671 SF	47%	14,193 SF	
1135 N Alameda St	±1,250 SF	100%	4,957 SF	
TOTALs	±40,921	54.6%	19,150 LSF	Custom: Custom steel windows and doors using the highest material standards; Taylor Donsker Designed Kitchen + custom phone booth
				Location: Adjacent to A Line's Chinatown Station and Tondo / Walking distance to Union Station / 94 Walkscore / Near upscale mixed-use developments / Close to Civic Center, Arts District and Little Tokyo / Easy access to Sunset Blvd, and 101 & 110 Freeways
PRICE	\$18,995,000 (\$464.18/BSF)			
ZONING	[MN1-G1-5] [CX1-FA] [CPIO]			
APNs	5408-031-001 & 007 & 5408-029-001			Secure: Latch™ keyless entry with smart personalized access
				Developments: Adjacent to 843 N Spring St, a 125,000 SF creative office development with ground floor retail / restaurants
PARKING	NOTES			
14 Stalls on 1135 N Alameda St	1135 N Alameda St has CUP for alcohol sale* * buyer to verify			Turn-Key Condition: 2nd Generation space with new TIs with high end finishes

						BASE RENT						PARKING		
SUITE	TENANT	LEASED SF	%	LCD	LXD	\$/SF/MO.	\$/MO.	% ESC.	FREE RENT	TYPE	RECOV-ERIES	STALLS	\$/STALL	\$/MO
100/101	Blue Revolver	7,229	17.7%	Jan-24	Dec-25	\$1.83	\$13,195	1.5%	Burnt Off	MG	–	7	\$100	\$700
Suite 300	NAC Architecture (Extension) ¹	13,878	33.9%	Jul-15	Jan-36	\$3.75	\$52,043	3.0%	7	MG	–	–	–	–
SIGN	Clear Channel Billboard	1	0.0%	Jun-07	May-27	56.25	56	0.0%	Burnt Off	MG	–	–	–	–
Suite 1135	Tondo	1,250	3.1%	Sep-17	Sep-27	5.35	6,687	3.0%	Burnt Off	MG	0.48	–	–	–
Total (Leased)		22,358	54.6%			\$3.22	\$71,981					\$0.03	7	\$100 \$700
103/200	Vacant	18,563	45.4%											
Total (In-Place)		40,921	100%											

ABOUT THE TENANTS

BLUE REVOLVER INC.

Blue Revolver Inc. is an experiential design studio specializing in immersive environments, installations, and events. With offices in Los Angeles, New York, and Paris, the company is dedicated to crafting joyful and engaging experiences that resonate with audiences. Their services encompass full custom fabrication, material sourcing, construction, and installation. Blue Revolver’s creative endeavors have been featured in various high-profile events and campaigns, showcasing their ability to bring brand stories to life through innovative design.

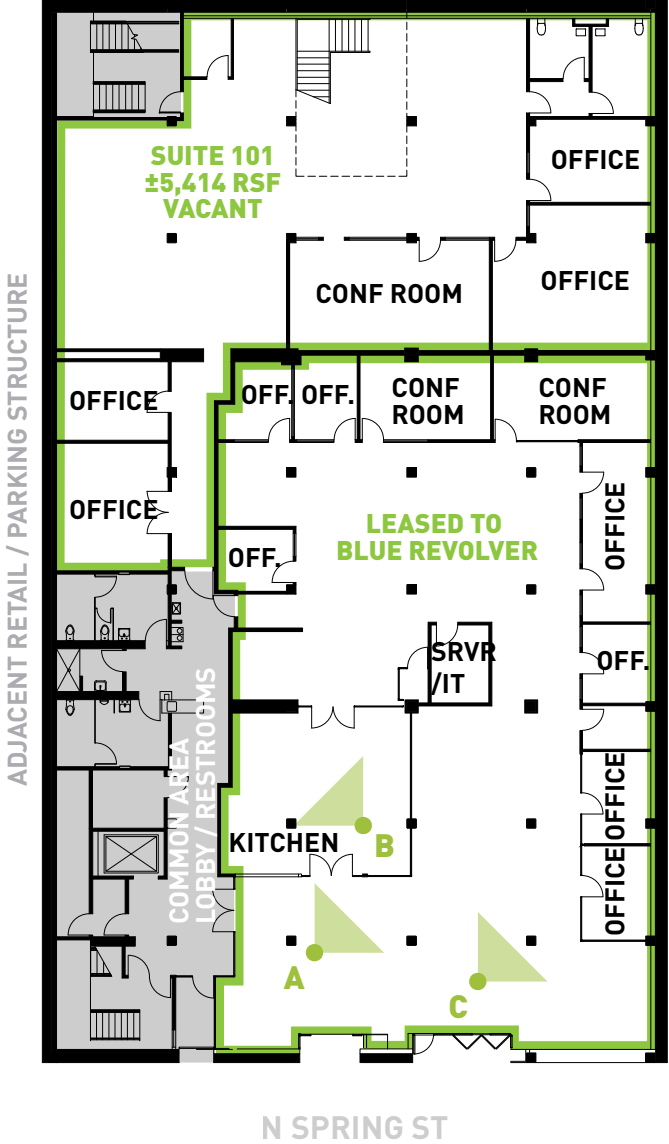
NAC ARCHITECTURE

NAC Architecture is a nationally recognized design firm with a strong presence in Los Angeles, known for creating spaces that foster learning, healing, and community well-being. Their Chinatown office, located at 837 N Spring Street, reflects a warm and contemporary aesthetic, featuring open workspaces and creative meeting areas. Noteworthy projects include the Hilda L. Solis Care First Village, a 232-bed modular housing community for formerly unhoused individuals, and the LA County Restorative Village, a comprehensive healthcare campus addressing the needs of the unhoused population.

TONDO (COMING SOON)

Tondo is a vibrant all-day café in Chinatown, Los Angeles, serving specialty coffee, natural wines, and small plates inspired by the traditional and progressive flavors of Mexico City. Designed as a flexible “third place,” it seamlessly transitions from morning panadería to cozy evening hideaway, offering a curated space for connection, creativity, and culture. With events like live jazz, salsa nights, and chef pop-ups, Tondo is more than a café—it’s a community hub built to evolve and inspire.

1st FLOOR ±12,643 RSF TOTAL



A— 1ST FLOOR / OPEN WORK SPACE



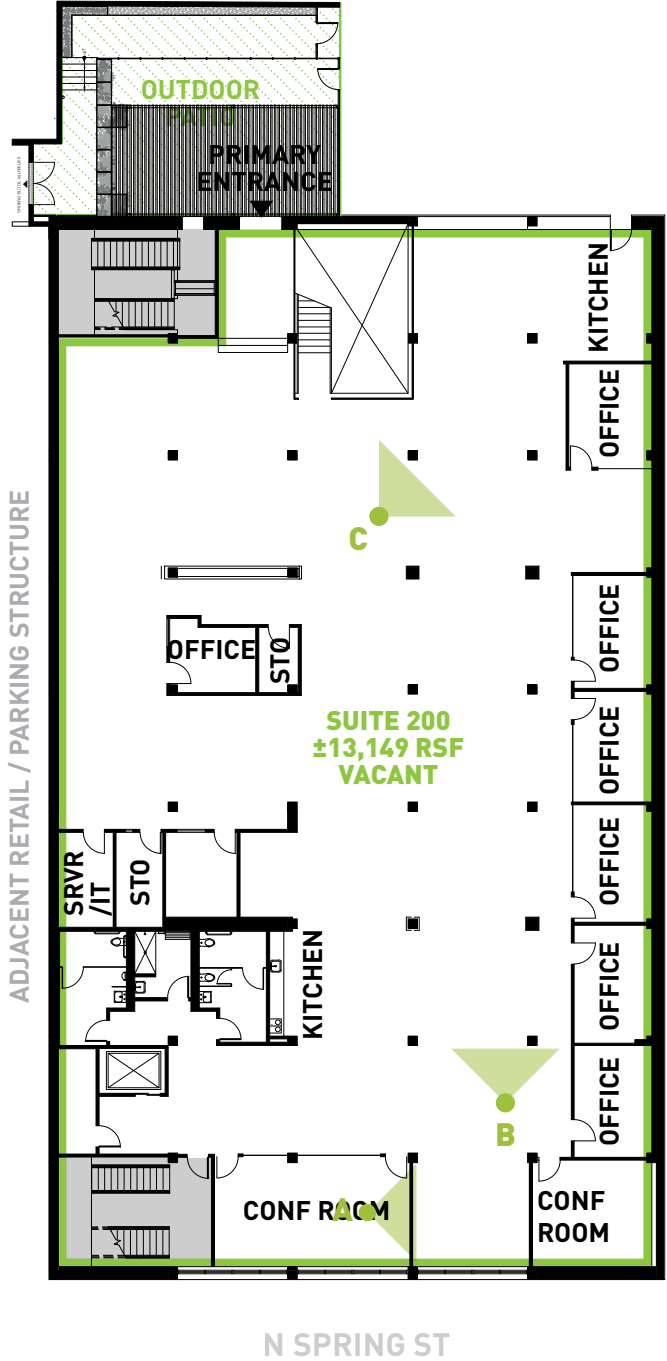
B— 1ST FLOOR / OPEN WORK SPACE



C— 1ST FLOOR / OPEN WORK SPACE

FLOOR PLAN | 1ST FLOOR

2nd FLOOR ±13,149 RSF TOTAL



A— 2ND FLOOR / CONFERENCE ROOM



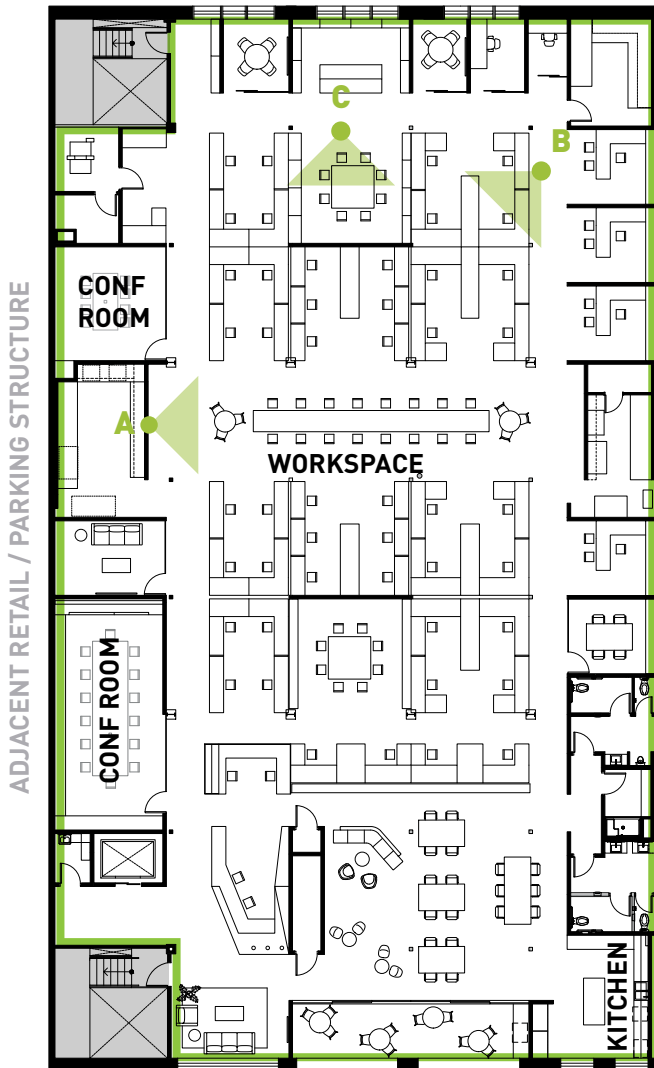
B— 2ND FLOOR / BREAK AREA / KITCHEN



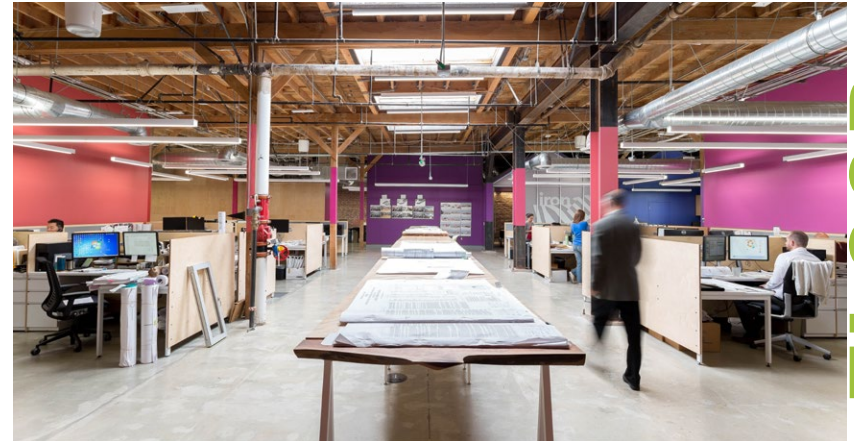
C— 2ND FLOOR / ENTRANCE / STAIRS

FLOOR PLAN | 2ND FLOOR

3rd FLOOR ±13,887 RSF TOTAL



N SPRING ST



A— 3RD FLOOR / OPEN WORK SPACE



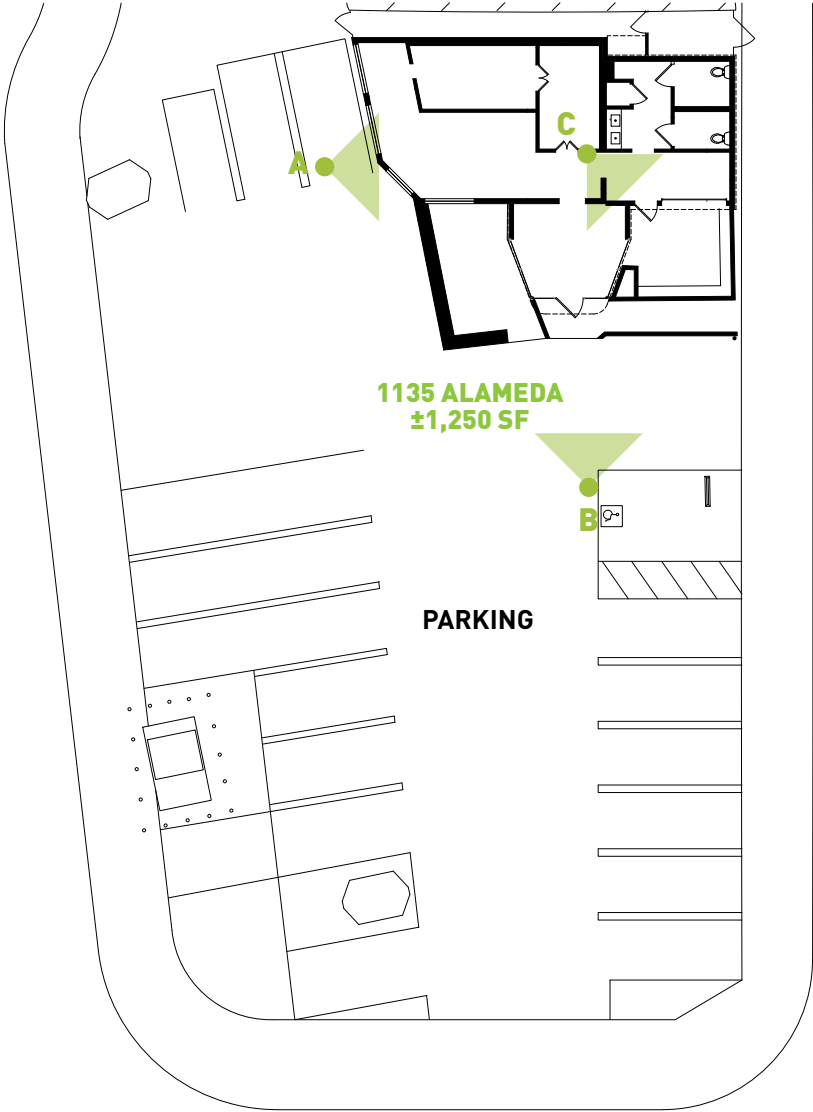
B— 3RD FLOOR / BREAK AREA



C— 3RD FLOOR / OPEN WORK SPACE

FLOOR PLAN | 3RD FLOOR

1135 ALAMEDA ST ±1,250 SF



A— BAR/DINNING AREA

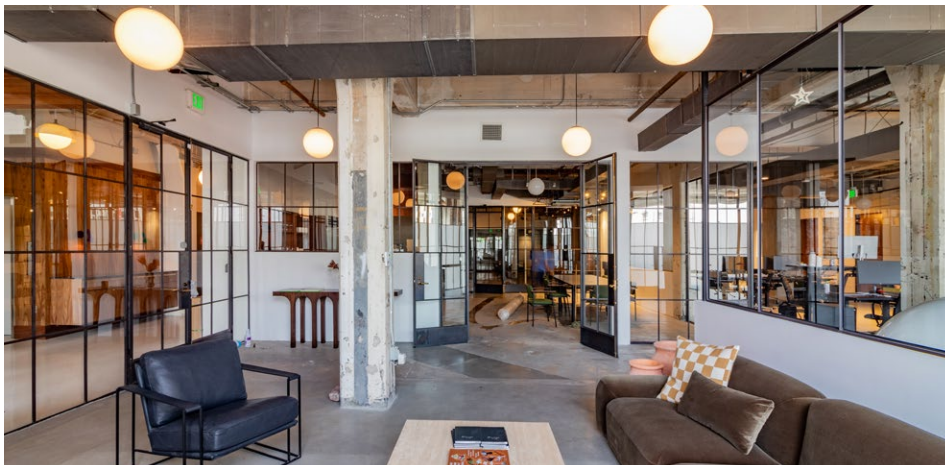
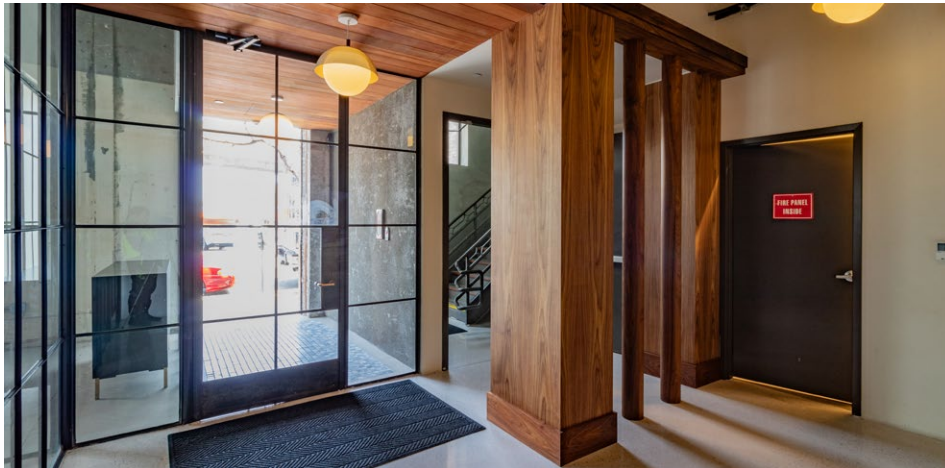


B— FRONT VIEW



C— TERRACE

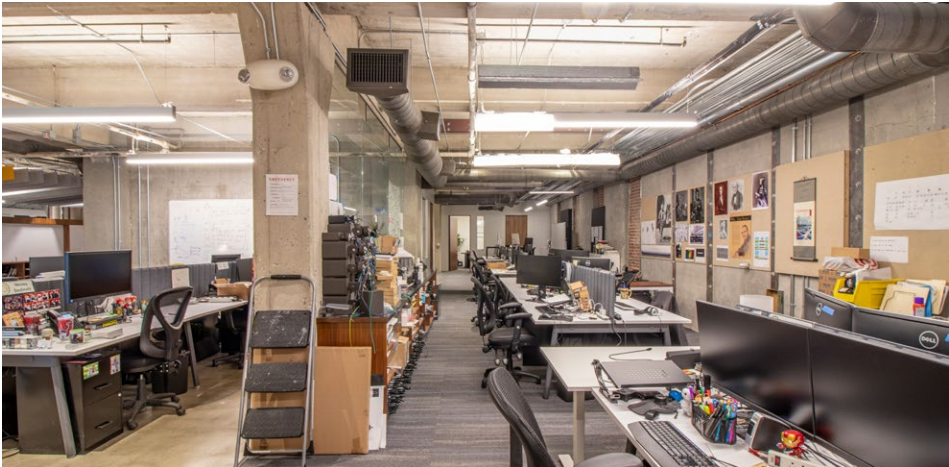
FLOOR PLAN | 1ST FLOOR



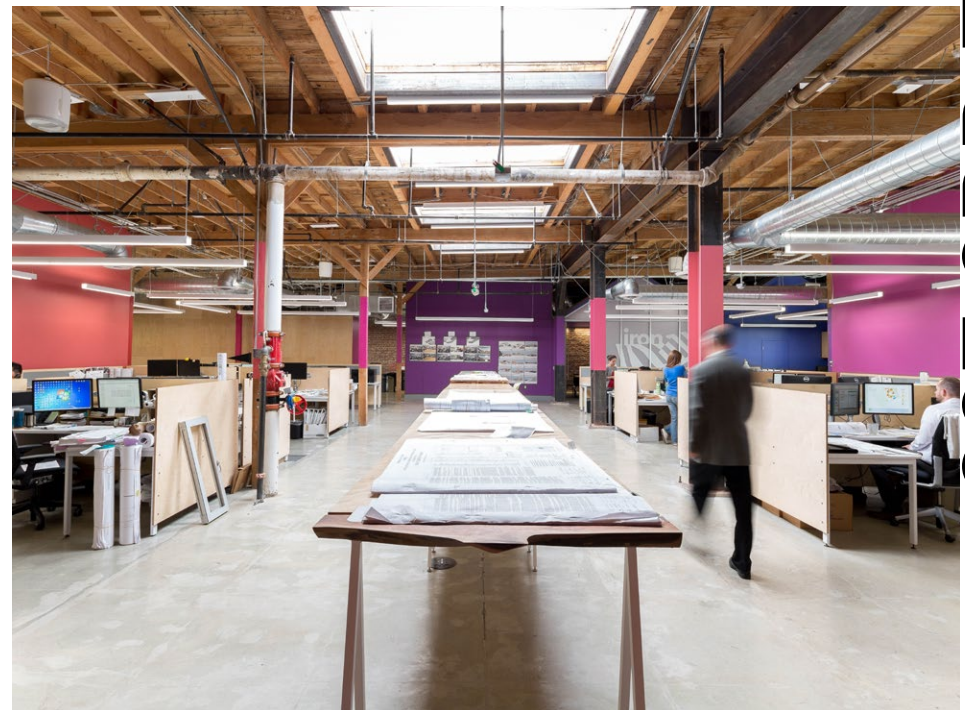
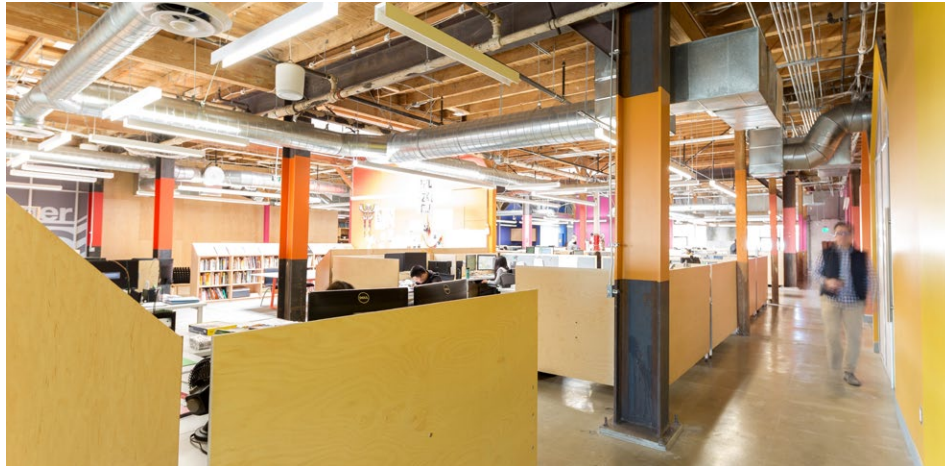
INTERIOR

837 1ST FL PHOTOS

INTERIOR



837 2ND FL PHOTOS



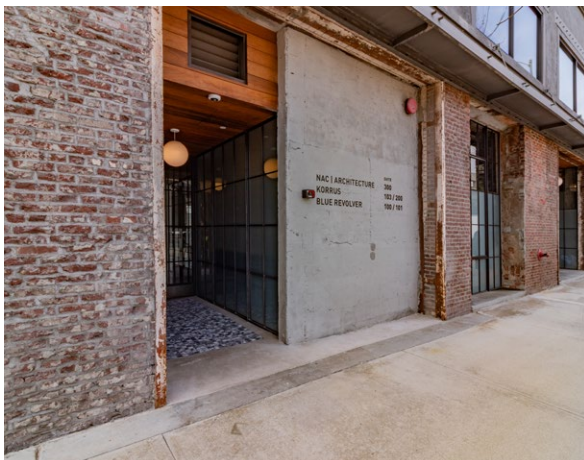
INTERIOR

837 3RD FL PHOTOS



1135 PHOTOS

INTERIOR



EXTERIOR

PHOTOS

10 WITHIN 10

NEXT
DOOR

AWAN AWAN (coming soon) is a plant-based ice cream shop in Los Angeles known for its rich, creamy texture and innovative flavors, all made from sustainable, locally sourced ingredients. AWAN combines traditional techniques with modern culinary creativity, offering a unique, dairy-free dessert experience that appeals to vegans and ice cream lovers alike.

NEXT
DOOR

Dayglow Dayglow Coffee is a specialty coffee shop with locations in Los Angeles known for its curated selection of rare, high-quality beans from around the world. Dayglow offers an elevated coffee experience with meticulously brewed beverages, presented in a minimalist, vibrant atmosphere that highlights their passion for craftsmanship and global coffee culture.

6 min
WALK

Tondo (coming soon) iTondo is a vibrant all-day café in Chinatown, Los Angeles, serving specialty coffee, natural wines, and small plates inspired by the traditional and progressive flavors of Mexico City. With events like live jazz, salsa nights, and chef pop-ups, Tondo is more than a café—it's a community hub built to evolve and inspire.ne.

8 min
WALK

Howlin' Ray's is a beloved hotspot renowned for its mouthwatering Nashville hot chicken and lively atmosphere. With its fiery yet flavorful dishes, it tantalizes taste buds and keeps patrons coming back for more. The restaurant's commitment to quality ingredients and authentic preparation methods ensures an unforgettable dining experience.

5 min
WALK

General Lee's is a vibrant venue celebrated for its dynamic fusion of live music, craft cocktails, and laid-back ambiance. With its eclectic lineup of performers and welcoming atmosphere, it offers a memorable nightlife experience for music enthusiasts and socialites alike.

3 min
DRIVE

Majordomo in Los Angeles presents an enticing blend of upscale dining and a lively atmosphere. Its eclectic menu offers a fusion of flavors, from inventive small plates to decadent mains, ensuring a memorable culinary experience. With a chic yet welcoming ambiance, it's a go-to spot for food enthusiasts seeking innovative cuisine in LA.

5 min
WALK

Steep LA is a cozy tea house revered for its diverse selection of handcrafted teas and tranquil ambiance. Its commitment to quality and sustainability offers a journey of flavor and relaxation. The tea house's inviting atmosphere and knowledgeable staff create a welcoming space where patrons can unwind and savor the simple pleasure of a perfect cup of tea.

3 min
DRIVE

Apotheke LA, located in Los Angeles, epitomizes sophisticated mixology in a captivating setting. With its meticulously crafted cocktails and elegant ambiance, it offers a unique experience for cocktail enthusiasts. The bar's attention to detail and inventive concoctions make it a destination for those seeking refined libations in the heart of LA's nightlife scene.

7 min
WALK

Lasita is a culinary gem revered for its flavorful Filipino-inspired cuisine and inviting atmosphere. With its bold yet balanced dishes, it captivates diners with a modern twist on traditional flavors. It's a must-visit destination for food lovers seeking authentic flavors and warm hospitality in the heart of LA's dining scene.

7 min
WALK

Amboy Amboy is a popular butcher shop and burger spot known for its high-quality, custom-cut meats and expertly crafted burgers. Founded by chef Alvin Cailan, Amboy offers a menu focused on simplicity and flavor, featuring standout items like juicy cheeseburgers and hand-cut fries. Its minimalist setting emphasizes the craftsmanship behind each dish.

AMENITIES

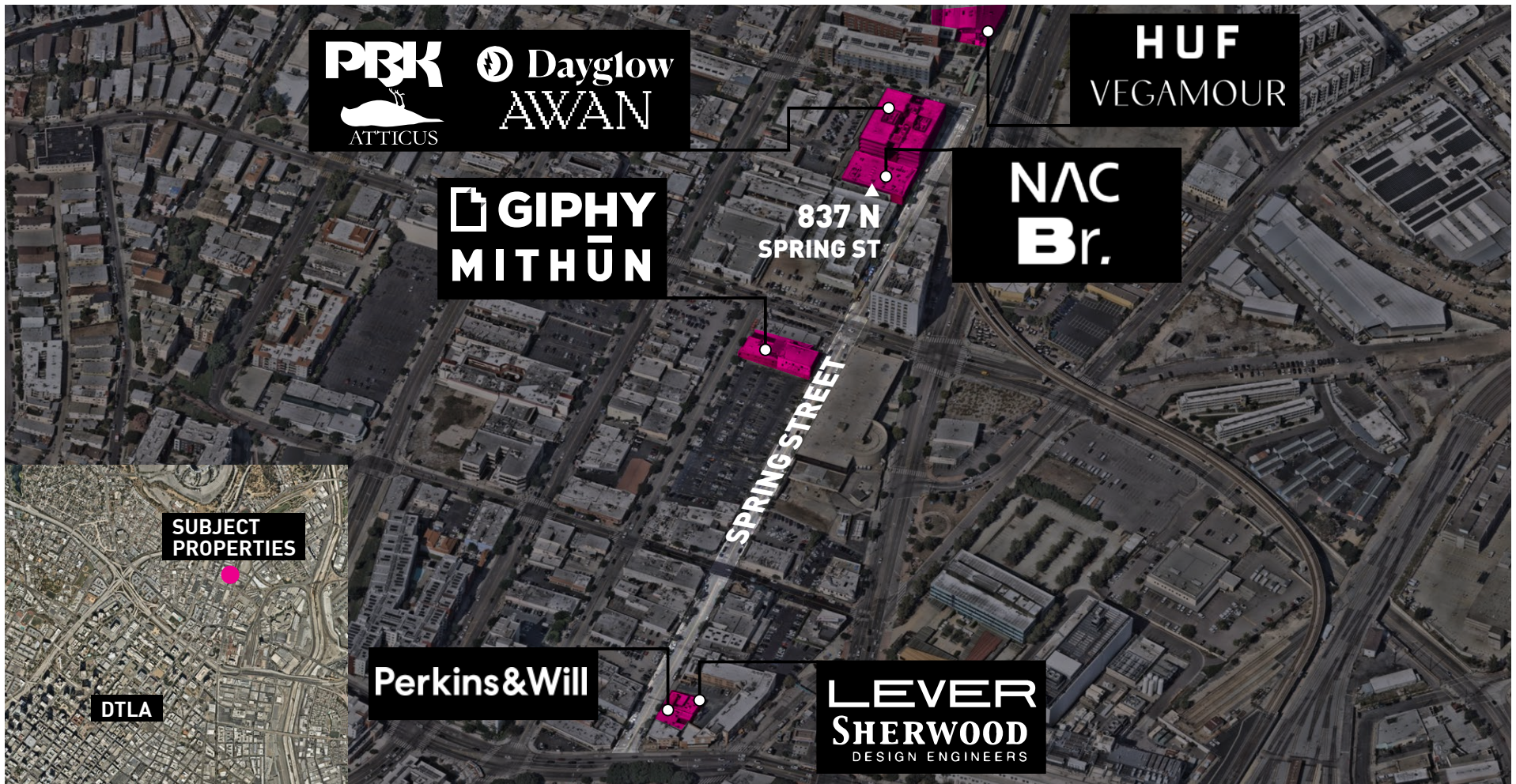
SPRING STREET

CREATIVE COMPANIES HUB

Spring Street in Chinatown is a magnetic hub for creative tenants, drawing in innovative companies like PBK Architects, Atticus, Dayglow Coffee, AWAN Ice Cream, Giphy, Mithun, Perkins & Will, NAC Architecture, LEVER Architecture, Sherwood Engineers, Korrrus, Blue Revolver, HUF Apparel, and Vegamour Skincare. Its

eclectic blend of historic charm and modern energy creates an inspiring environment that fosters collaboration and innovation. With its vibrant street life, diverse culinary scene, and proximity to cultural landmarks, Spring Street provides the perfect backdrop for these forward-thinking businesses to thrive and grow.

CREATIVE TENANTS ALONG SPRING STREET



AREA CREATIVE TENANTS

ONE OF LA's LARGEST GREEN SPACES

Los Angeles State Historic Park, often called Cornfields Park, is a vibrant green space just a short walk away. This urban oasis features scenic walking trails, picnic areas, and stunning views of downtown Los Angeles. The park is also a cultural hub, hosting year-round programming such as outdoor concerts, movie

nights, fitness classes, and community events, making it an ideal destination for relaxation and engagement.

WITHIN A SHORT 2 MINUTE WALK



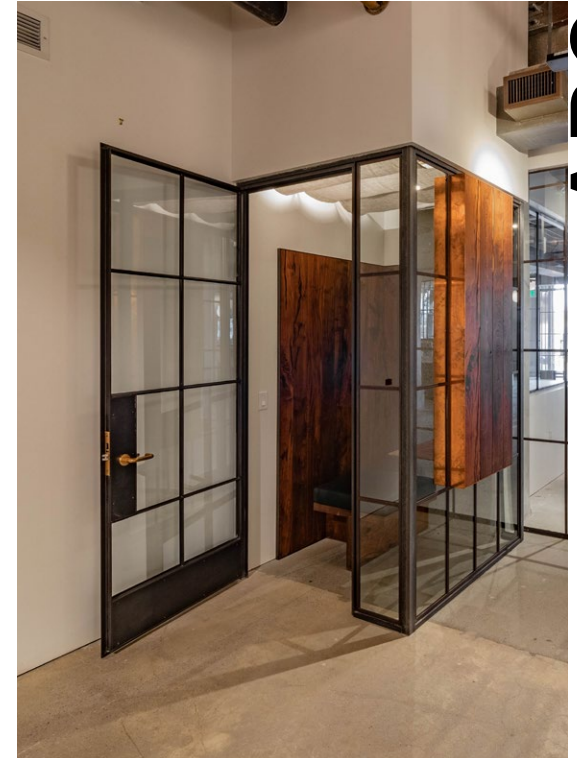
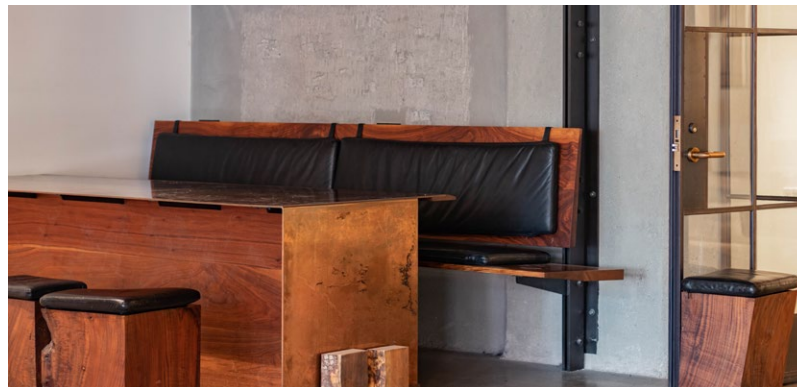
LA HISTORIC PARK

ADJACENT RETAIL



ADJACENT RETAIL REDEVELOPMENT

Redcar Properties - the developer of 837 N Spring St and 1135 N Alameda St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT