

6600-6610 LEXINGTON AVENUE

HOLLYWOOD MEDIA DISTRICT



FOR SALE
**3 UNIQUE BUILDINGS ON
ONE CORNER LOT**

OWNER USER OPPORTUNITY
SHOWROOM | RETAIL | CREATIVE



6600-6610
**LEXINGTON
AVENUE**
HOLLYWOOD MEDIA DISTRICT
LOS ANGELES, CALIFORNIA 90038

Within the Hollywood Media District (*also known as LA's real Furniture and Art District*), sit three adjacent buildings (on a single corner parcel) masterfully renovated in 2024. Steeped in rich Hollywood history, the buildings were once home to various recording studios, an ad agency, film production offices, and multi-use creative spaces. The nondescript facade ensures privacy and security, while the dynamic mix of neighbors including art galleries, showrooms, and creative offices draw in a refined and eclectic clientele.

LISTING TEAM



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Managing Director

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SAM MINASIAN

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Senior Vice President

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MIRACLE MILE



LACMA



TARTINE

TESLA
DINER/DRIVE-IN

BuzzFeed

VERVE
COFFEE ROASTERS

MOTHER'S
CALIFORNIA MARKET



PETIT TROIS

REGEN
PROJECTS

Jeffrey
Deitch



SALT'S
CURE



COMPANY3

Sunset
LAS PALMAS STUDIOS

STATION

AVA
Hollywood

6600-6610
LEXINGTON
AVENUE
HOLLYWOOD MEDIA DISTRICT

RAO'S
Hollywood

EAT THIS

SEWARD ST

LEXINGTON AVE



6600-6610
**LEXINGTON
AVENUE**
HOLLYWOOD MEDIA DISTRICT

PROPERTY DETAILS

ADDRESS	6600, 6608, 6610 Lexington Avenue Los Angeles, CA 90038
COMBINED PRICE	\$13,495,000
COMBINED BUILDING SF	±20,100 SF
6600 Lexington Avenue	±10,750 SF
6608 Lexington Avenue	±4,050 SF
6610 Lexington Avenue	±3,800 SF
COMBINED LOT SF	17,151 SF
PPSF/BUILDING	\$671/SF
PPSF/LOT	\$787/SF
YEAR BUILT/RENOVATED	1922/2025
ZONING	LAM1
PARCEL NUMBER	5532-023-001



HOLLYWOOD



TARTINE

SiriusXM

TESLA
DINER/DRIVE-IN



ROCNATION

TRADER JOE'S

BuzzFeed



REGEN PROJECTS

HEIMAT.

MIZ
LA
LA



KOHN GALLERY

GALERIE GROUND

Jeffrey
Deitch

SUBJECT PROPERTIES



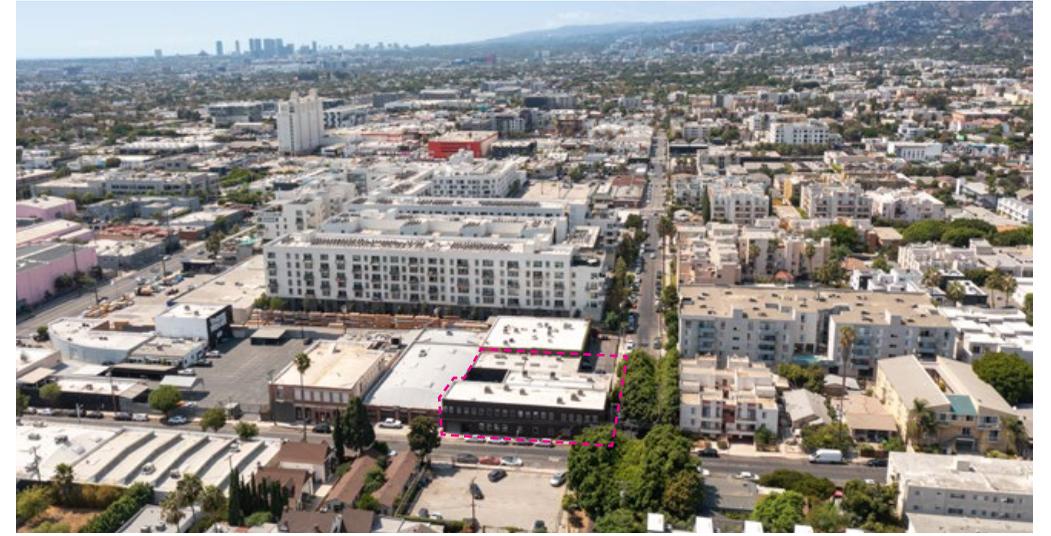
SEWARD ST

SEWARD ST

LEXINGTON AVE

6600 Lexington - *Building 1* - 10,750 SF

6600-6610 LEXINGTON AVENUE, LOS ANGELES



6600 Lexington

NEW UPGRADES THROUGHOUT

- Upgrades to the property included new flooring, windows, doors, plumbing and HVAC.

GROUND FLOOR FEATURES:

- Striking Architectural Entrance
- Rear Roll-up Door
- High ceilings
- Walk-in safe
- Two ADA compliant restrooms
- Custom kitchen ready
- Brand new HVAC system
- 4 Parking Spaces

2ND STORY FEATURES:

- High ceilings
- Two private restrooms
- Option for sky lights
- Ready for custom kitchen
- Brand new HVAC system
- 6 Parking Spaces

6608 Lexington - *Building 1*



6600 Lexington - *Building 1*

6600-6610 LEXINGTON AVENUE, LOS ANGELES



6608 Lexington - *Building 2*



6608 Lexington - *Building 2* - 4,050 SF

6600-6610 LEXINGTON AVENUE, LOS ANGELES



6610 Lexington - *Building 3*

STUDIO BALESTRA

6610



6610 Lexington - *Building 3 - 3,800 SF*

6600-6610 LEXINGTON AVENUE, LOS ANGELES



BUILDING 1

BUILDING 2

BUILDING 3



6600-6610
LEXINGTON AVENUE
HOLLYWOOD MEDIA DISTRICT

SYCAMORE ENTERTAINMENT DISTRICT



Within 1 mile

6600-6610
**LEXINGTON
AVENUE**
HOLLYWOOD MEDIA DISTRICT



📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY



📍 L'ANTICA PIZZERIA | 1534 N MCCADDEN PL



📍 SUPERBA FOOD & BREAD | 6530 SUNSET



📍 MOTHERWOLF | 1545 WILCOX



📍 HEIMAT | 960 N LA BREA



📍 SALTS CURE | 1155 HIGHLAND



📍 STEREOSCOPE | 6677 SANTA MONICA



📍 BAR LIS | 1541 WILCOX



MIZ
LA
LA



BAKERY + CAFE
THE SYCAMORE KITCHEN



superba
FOOD + BREAD

MOTHER WOLF



Sunset
Studios
MUSICAL PACIFIC PROPERTIES

CARPENTERS.WORKSHOP.GALLERY

GALERIE GROUND

GLADSTONE GALLERY

MAKE ROOM

MARIAN GOODMAN

DIANE
ROSENSTEIN
GALLERY

LISSON GALLERY

FAHEY/KLEIN
GALLERY

HOLLY HUNT

KOHN GALLERY

GaGaGallery
berlin paris los angeles

TANYA
BONAKDAR
GALLERY

SEANKELLY

REGEN
PROJECTS

Jeffrey
Deitch

CONTROL
GALLERY



STUDIO BALESTRA

RALPHUCCI



HEIMAT.



VSF

Varden
Since 1874

REENA SPAULINGS FINE ART



Moskowitz Bayse



NonakaHill

NAZARIAN
/ CURCIO

GREY COLLECTIVE

TESLA

DINER/DRIVE-IN

7001 Santa Monica Blvd

6600 Lexington Ave is steps from the trendy *Tesla Drive-in Experience*. Just opened in 2025, the state-of-the-art facility is a destination for both Tesla drivers and locals looking for a modern taste of the days past.





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