



FOR SALE



2026 Bay St &  
2029 Sacramento St

Los Angeles, CA

ARTS DISTRICT - LOS ANGELES

[www.urbanlimere.com](http://www.urbanlimere.com)





URBANLIME REAL ESTATE



# Property Overview



Urbanlime Real Estate is pleased to present the opportunity to purchase the fee simple interest at **2026 Bay St** and **2029 Sacramento St** in Los Angeles, CA.

The two adjacent lots include a total of **10,786 sf of land with a 5,200 sf building** in the **Arts District**. The space was recently remodeled adding **new wood framing** with insulation on the interior perimeter of the building, building out **new bathrooms**, a **prep kitchen** and a **walk-in fridge**.

The combined properties provide an opportunity to access the building off of Bay or Sacramento St. The Sacramento property also has a built-in container for added storage capabilities.

This opportunity is perfect for an owner/user looking for a **warehouse, food production/storage facility, creative office or a combination of retail and manufacturing** to join one of the hippest neighborhoods in Los Angeles.





# Two adjacent properties

## 2026 Bay St

Building: 5,200 sf  
Lot: 5,393 sf  
Vacant Warehouse  
Built in 1910, remodeled 2019  
16 foot clearance  
Power: 400 amps  
Zoning M3-1-RIO  
APN: 5166-011-016

## 2029 Sacramento St

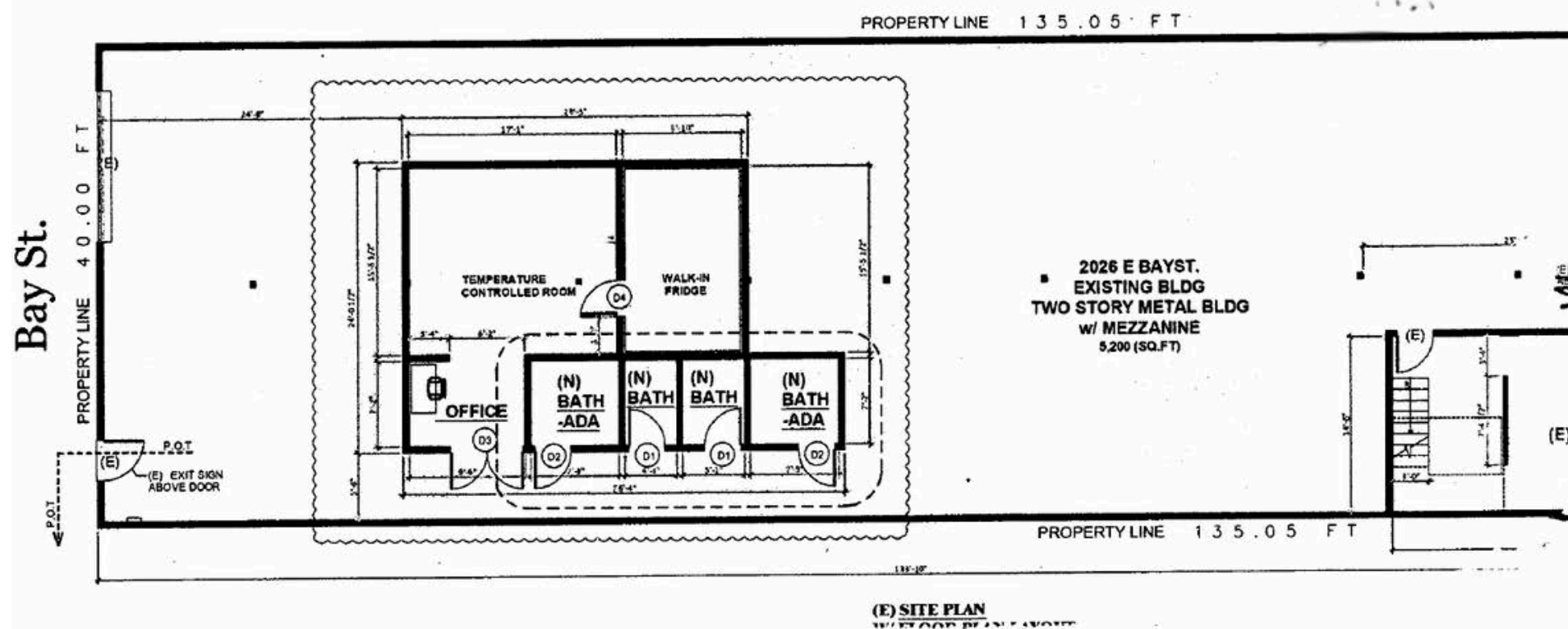
Lot Size: 5,393  
Use: Commercial Vacant Land  
Adjacent to 2026 Bay St  
Steel shed onsite  
Zoning: M3-1-RIO  
APN: 5166-011-011

*Located in a State Enterprise Zone and Federal Opportunity Zone*

**Asking Price: \$3,500,000**



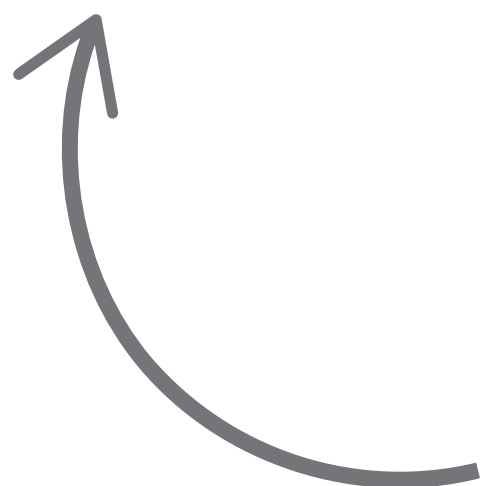
# Site Plan: Bay St & Sacramento



Outdoor area

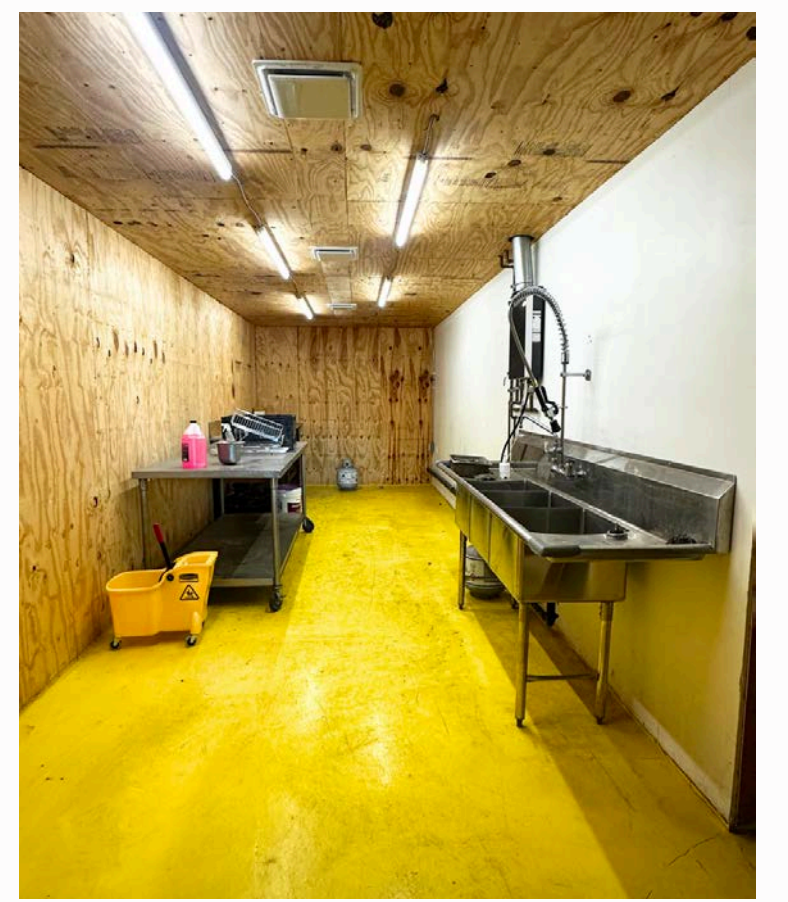
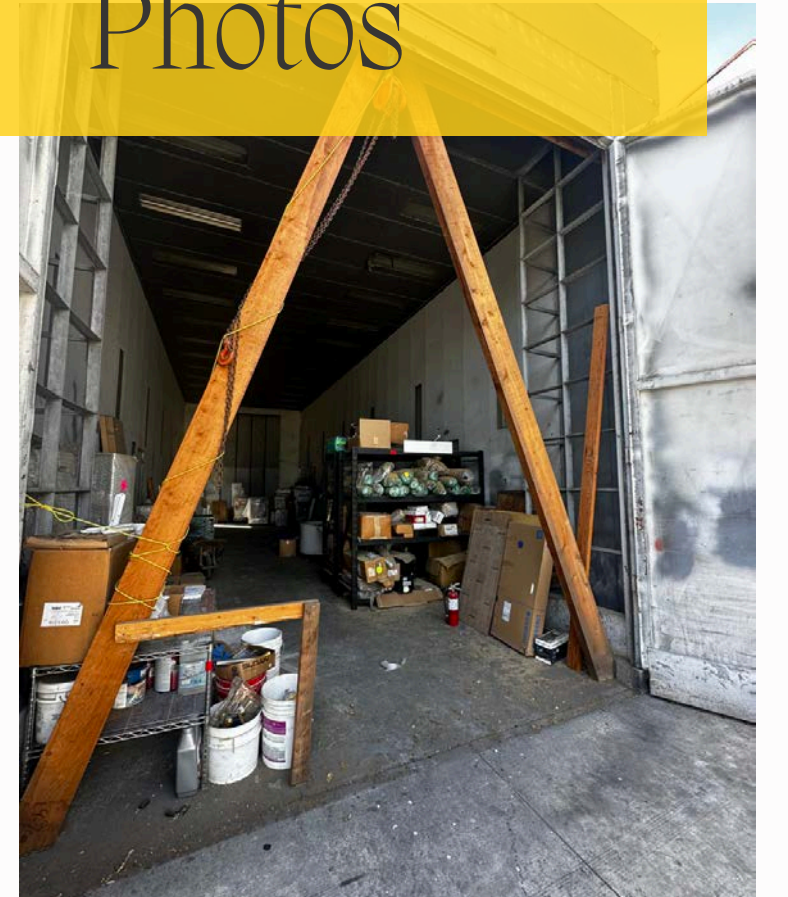
Steel Container (not to scale)

Sacramento St

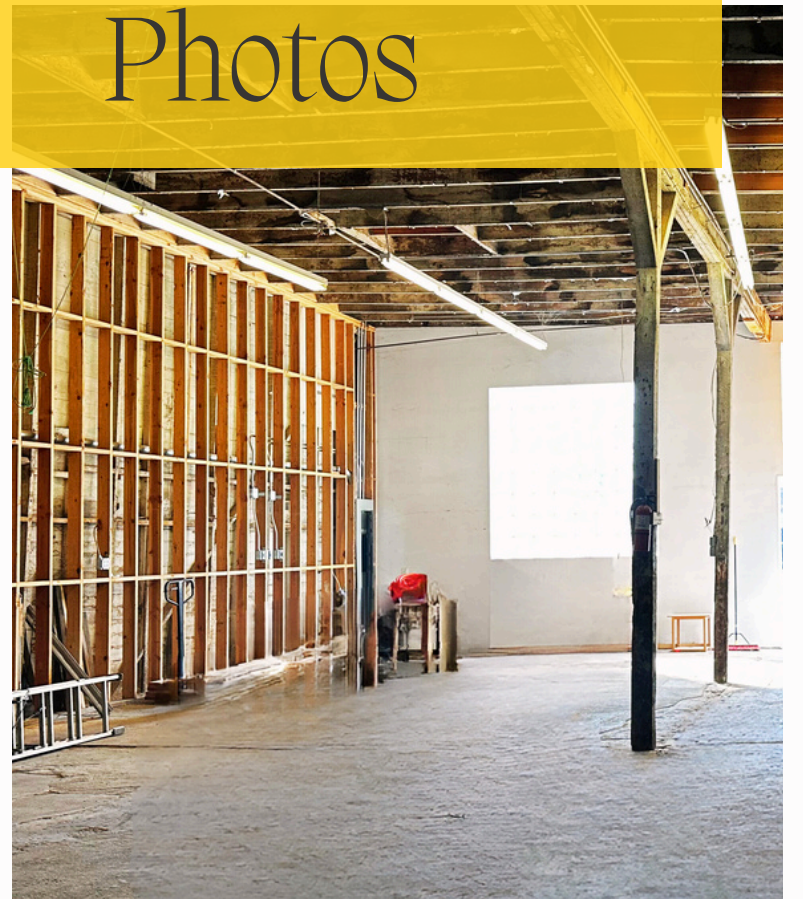




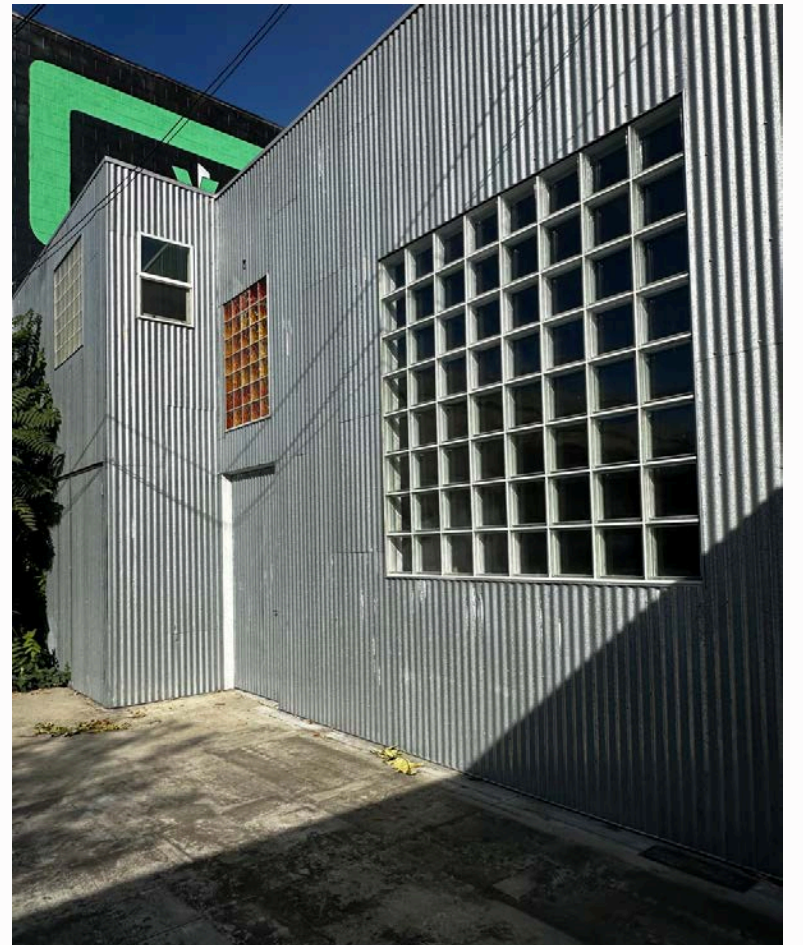
# Photos







Photos





# Arts District



## The neighborhood

The Arts District in Downtown Los Angeles is a vibrant, dynamic neighborhood that seamlessly blends creativity with urban grit. Once an industrial hub, the area has transformed into a hotspot for artists, entrepreneurs, and trendsetters.

Its streets are lined with converted warehouses that now house art galleries, cutting-edge design studios, boutique shops, and trendy cafes, creating an industrial-chic aesthetic that celebrates both its past and present.

The juxtaposition of raw, exposed brick and modern, sleek interiors gives the Arts District a unique, edgy charm. Street art and murals add bursts of color and creativity to every corner, reflecting the area's dynamic cultural energy. With its fusion of industrial heritage and contemporary innovation, the Arts District is an ever-evolving hub of inspiration and creativity.

## Notable developments nearby

- 520 Mateo St | Carmel Partners | 475 lofts
- 670 Mesquit | Designed by Bjarque Ingels | 245 hotel rooms + 250 residential units + 800k sf of creative office
- 668 Alameda | Avalon Bay | 475 live work apartments
- 2045 Violet St + 2020 E 7th Street | Hines & Access Industries | adding 450k sf of creative office + retail
- 2053 E 7th Street | 1711 Lincoln LLC + 50 room hotel + rooftop pool
- 2143 E. Violet st | Onni group | 347 Live Work Units + 187k sf + ground floor retail



# Studios in development

The demand for studio space in Downtown Los Angeles' Arts District has been robust, driven by the entertainment industry's growth and the area's cultural appeal. Several significant developments underscore this trend:

**8th and Alameda:** 26 acre campus by Atlas converting LA Times printing plant into 17 entertainment industry soundstages. Completion date expected in 2026.

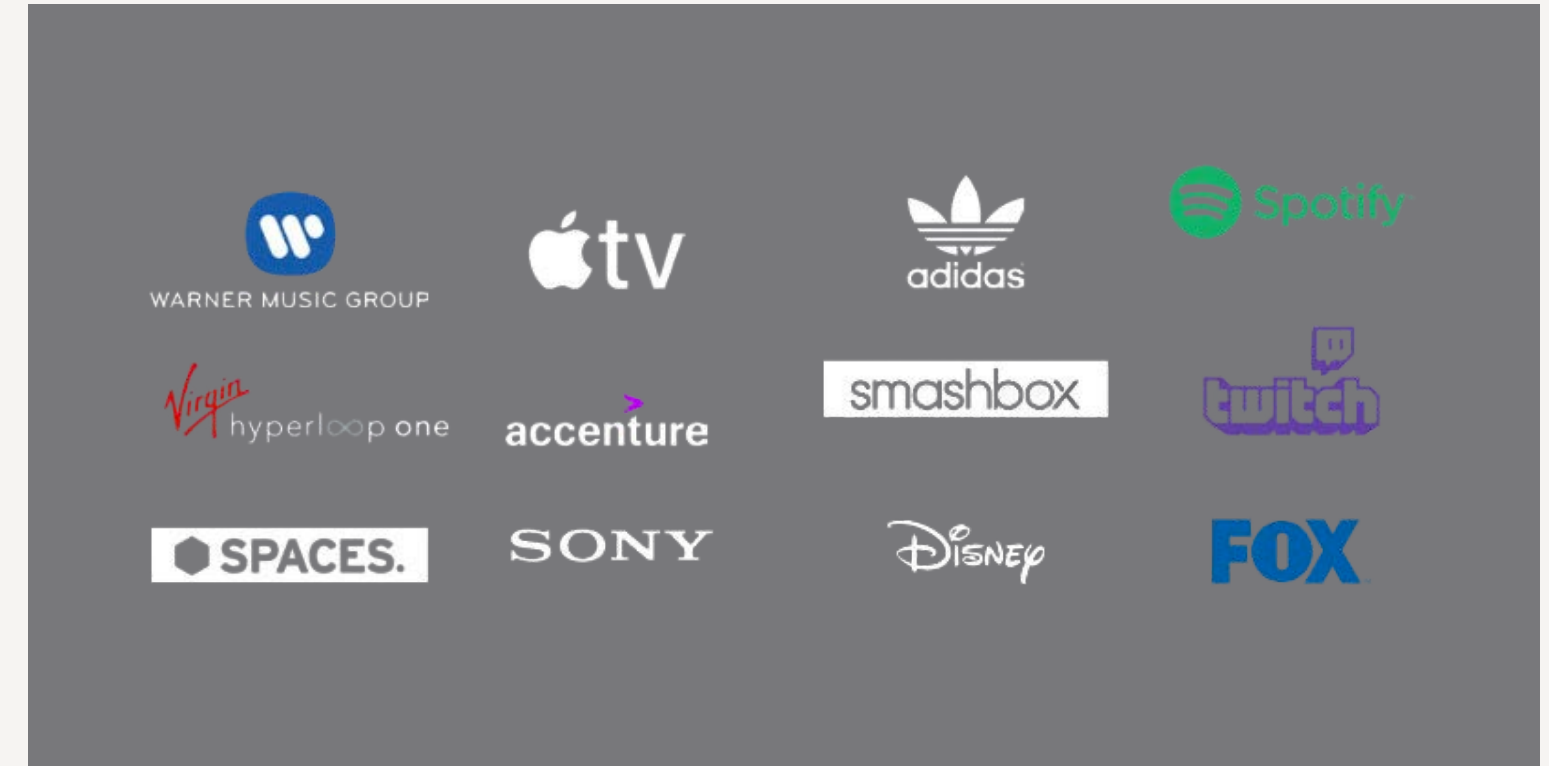
**East End Studios' Mission Campus:** 245,000 sf TV and film studio in the Arts District broke ground in July 2024. Slated for completion by the end of 2025, it's expected to create 2,000 jobs.

**ADLA Campus:** East End Studios is also planning the ADLA campus, a 15 acre studio complex at 6th and Alameda. Completion is anticipated by 2026.



# Entertainment and tech

## Current Employers in the area



The Arts District has attracted some of the most innovative companies in the world including Warner Music Group, Spotify, Hyperloop, Spotify, Greycroft, Twitch and many more. With construction underway for major studio space, the expected number of high profile companies coming to market is expected to be drastic.



# Dining & Entertainment

The Arts District in Los Angeles has transformed from an industrial area into one of the city's most vibrant dining destinations, drawing food enthusiasts from all over. With its eclectic mix of trendy eateries, breweries, coffee roasters, and fine dining establishments, the district offers a diverse array of culinary experiences that reflect LA's multicultural food scene. Many top chefs have opened unique restaurants here.

The area has not only evolved into a culinary hub but has also become a thriving entertainment destination. Alongside its renowned eateries, the district is packed with galleries, music venues, theaters and street art installations that reflect the area's creative soul. Live music performances, film screenings, and immersive art experiences draw crowds looking for unique nightlife and cultural offerings beyond traditional bars and clubs.



# Food & Beverage

## F&B + Entertainment



Many industrial and warehouse spaces have been repurposed into venues for live events, comedy shows, and pop-up exhibitions, adding a dynamic layer to the neighborhood appeal. This fusion of food, art, and entertainment has made the Arts District a must-visit spot where people can explore diverse forms of expression, turning a simple night out into a full spectrum cultural experience.





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