

6860

LEXINGTON
AVENUE
HOLLYWOOD
MEDIA DISTRICT



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE / LEASE

OWNER/USER
+ INVESTMENT OPPORTUNITY

FOR SALE / LEASE

SUBJECT PROPERTY

6860 LEXINGTON AVENUE HOLLYWOOD CALIFORNIA

A rare Hollywood opportunity

Corner to corner freestanding asset in the heart of a creative Hollywood corridor, 6860 Lexington Avenue offers scale, visibility, and limitless potential. The property invites a new visionary to redesign, redevelop, or re-imagine the asset into a bold new Hollywood destination.

- *Hollywood Media District*
- *Large gated parking lot*
- *High visibility facade*



LISTING TEAM



JAKE ZACUTO

ZACUTO GROUP
Managing Director
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Senior Vice President
267.278.0443



TARTINE

NILI LOTAN



TRE LUNE

OFFICINE GÉNÉRALE
PARIS 6

TRUFUSION



Kobalt



ROCNATION

MIZ
LA
LA



KAISER PERMANENTE

HEIMAT.

TESLA
DINER/DRIVE-IN

TRADER JOE'S

DAVID LACHAPPELLE
STUDIOS

GALERIE GROUND

level
HOTELS &
FURNISHED
SUITES

BuzzFeed

FOTO KEM

N MANSFIELD AVE

N CITRUS AVE

LEXINGTON AVE

6860
LEXINGTON
AVENUE
HOLLYWOOD



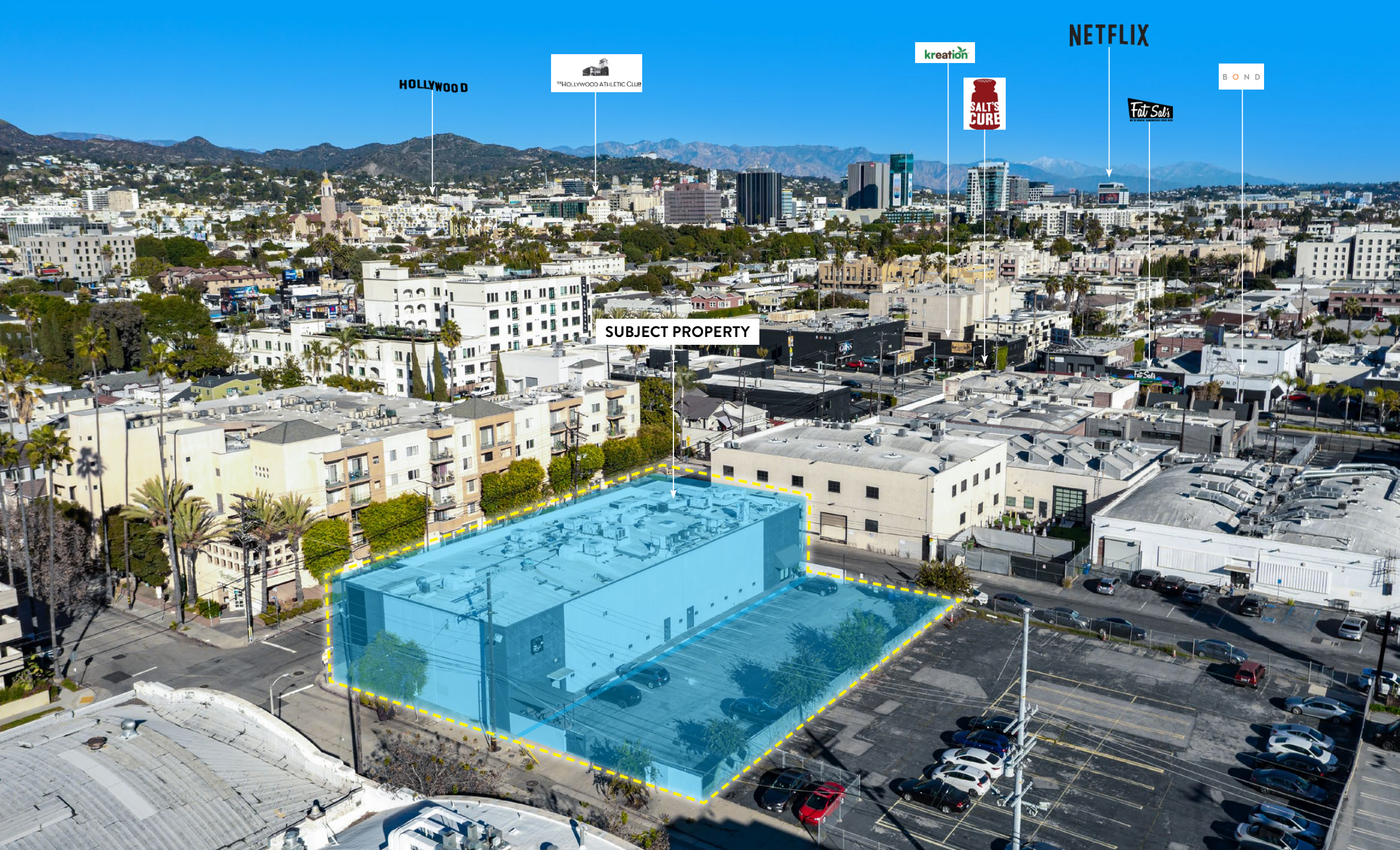
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Details

ADDRESS	6860 Lexington Avenue Los Angeles, CA 90038
BUILDING SF	±19,350 SF
LOT SIZE	18,760 SF
YEAR BUILT	1968
ZONING	LAM1-2D / TOC Tier3
PARCEL NUMBER	5532-018-010

Pricing

FOR SALE	
PRICE	\$6,495,000
PPSF/BUILDING	\$671/SF
FOR LEASE	
RATE	\$1.75/SF NNN



HOLLYWOOD



kreation



NETFLIX



BOND

SUBJECT PROPERTY

FOR SALE / LEASE

6860 LEXINGTON AVENUE, LOS ANGELES



FOR SALE / LEASE

6860

LEXINGTON AVENUE

HOLLYWOOD
CALIFORNIA

*Currently configured as post-production /
content studio / streaming and editing office*

FEATURES:

- *Gated parking (up to 30 cars)*
- *Numerous offices and open space areas*
- *Full Kitchen*
- *Multiple HVAC Zones / Package Units*
- *Currently configured for production /
post production / streaming / editing*
- *Prime Hollywood Media District location*



Hollywood Media District

As an asset within the Media District, 6860 Lexington benefits from a range of enhanced services designed to support property value, business success, and neighborhood appeal.

ENHANCED SECURITY: Daily neighborhood patrols and dedicated safety teams help secure a welcoming environment.

CLEAN STREETS: Routine power washing, trash collection, and graffiti removal ensure the district remains clean and well-maintained.

STREET BEAUTIFICATION: Ongoing landscaping and maintenance of public areas elevate the pedestrian experience and aesthetics.

BRAND SUPPORT: District-wide campaigns promote the area as a vibrant hub for media, creative industries, and boutique retail.

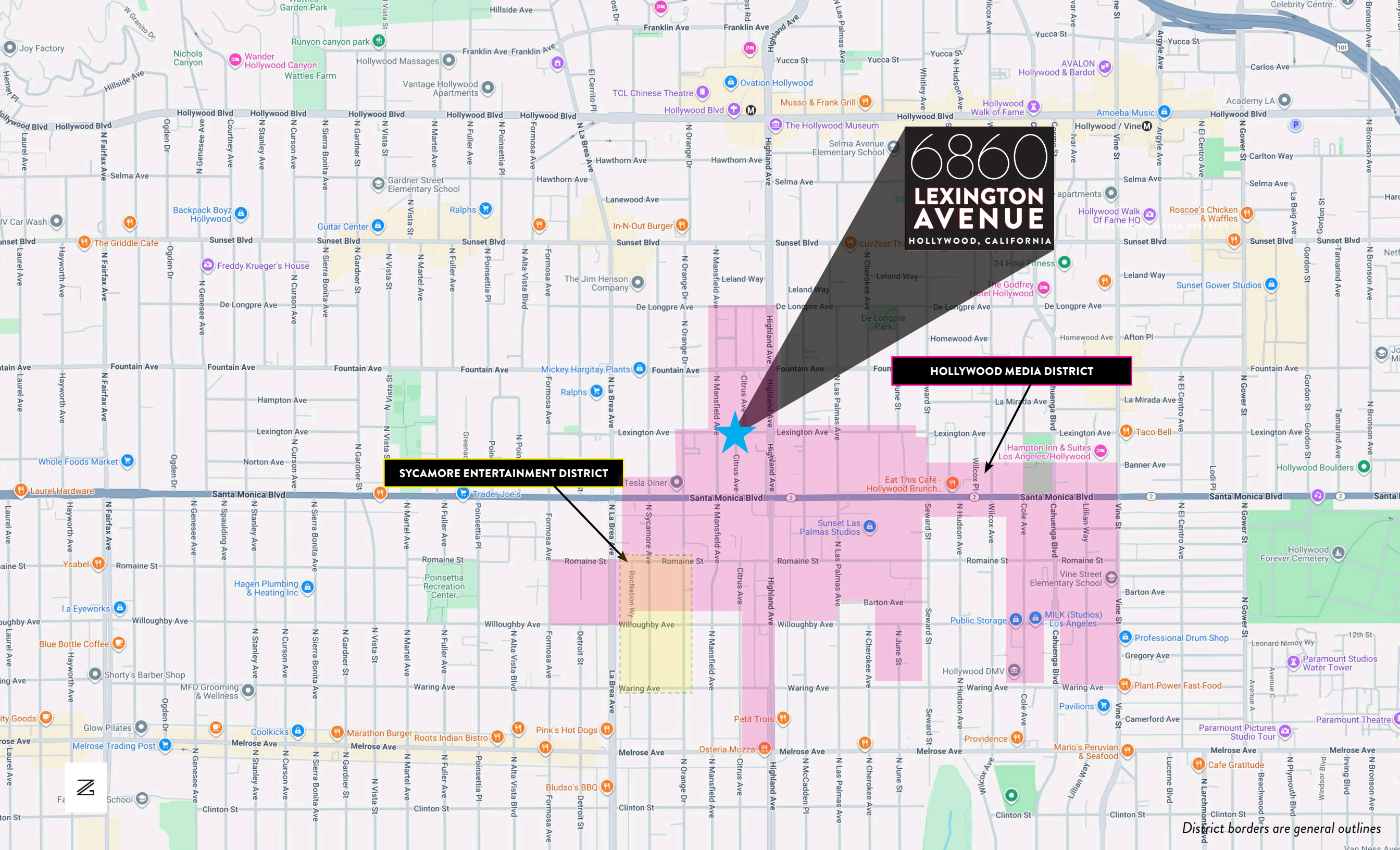
BUSINESS & COMMUNITY ADVOCACY: A direct line to city services and community resources, with support for tenant relations and infrastructure improvements.

PUBLIC SAFETY COORDINATION: Partnership with LAPD and city agencies to address homelessness, nuisance activity, and emergency response planning.

LONG-TERM ECONOMIC VITALITY: Programs focused on attracting tenants, supporting local businesses, and sustaining property value over time.

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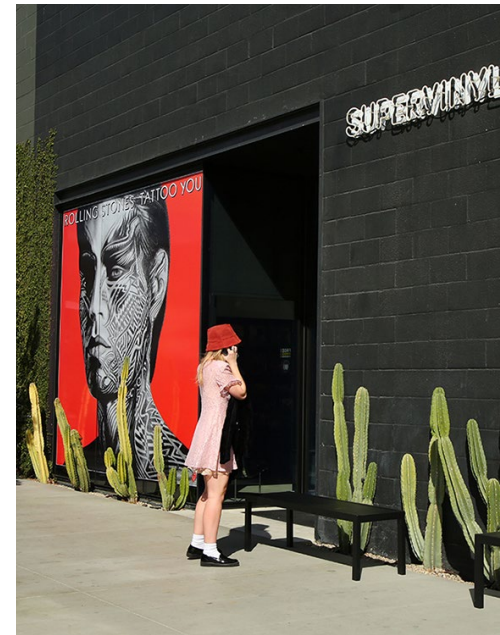
HOLLYWOOD MEDIA DISTRICT

SYCAMORE ENTERTAINMENT DISTRICT

District borders are general outlines

The Sycamore District

Once an overlooked industrial pocket anchored by a cement mixing plant, the Sycamore District has become one of Los Angeles' most refined creative destinations. Framed by Santa Monica Boulevard, La Brea, Willoughby, and Highland Avenues, this enclave is now home to an exclusive mix of influential music and media headquarters, retail boutiques, galleries, and upscale dining experiences; a walkable neighborhood with a New York style energy.



AMENITIES WITHIN 1 MILE

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📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY



📍 L'ANTICA PIZZERIA | 1534 N MCCADDEN PL



📍 HEIMAT | 960 N LA BREA



📍 SALTS CURE | 1155 HIGHLAND

MIZ
LA
LA



BAKERY + CAFE
THE SYCAMORE KITCHEN

Mr. T
LOS ANGELES

Bar lis

superba
FOOD + BREAD

NINO MIER
GALLERY

VSF

Varden
Since 1874

REENA SPAULINGS FINE ART



MOTHER WOLF

KOHN GALLERY

HEIMAT.

Moskowitz Bayse



NonakaHill

NAZARIAN
/ CURCIO

GREY COLLECTIVE



AMENITIES WITHIN 1 MILE

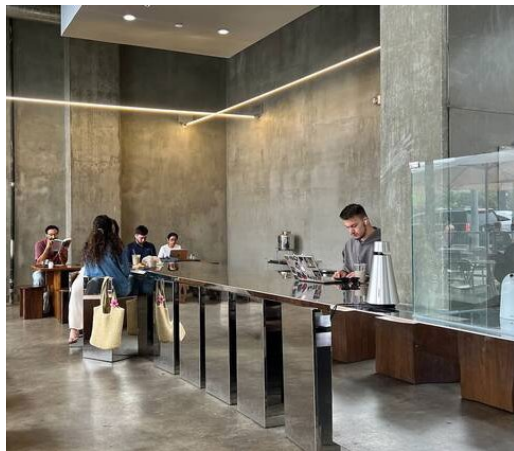
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📍 SUPERBA FOOD & BREAD | 6530 SUNSET



📍 MOTHERWOLF | 1545 WILCOX



📍 STEREOSCOPE | 6677 SANTA MONICA



📍 BAR LIS | 1541 WILCOX

Sunset
Studios
HOLLYWOOD FACTORY PROPERTIES

CARPENTERS/WORKSHOP3ALLERY

GALERIE GROUND

STUDIO BALESTRA

MAKE ROOM

MARIAN GOODMAN

REGEN
PROJECTS

the

FAHEY/KLEIN
GALLERY

HOLLY HUNT

GaGaGallery
berlin paris los angeles

SEANKELLY

LISSON GALLERY

Jeffrey
Deitch

TANYA
BONAKDAR
GALLERY

CONTROL
GALLERY

JUST ONE EYE

DIANE
ROSENSTEIN
GALLERY

RALPHPUCCI

GLADSTONE GALLERY

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