

6860

LEXINGTON
AVENUE
HOLLYWOOD
MEDIA DISTRICT

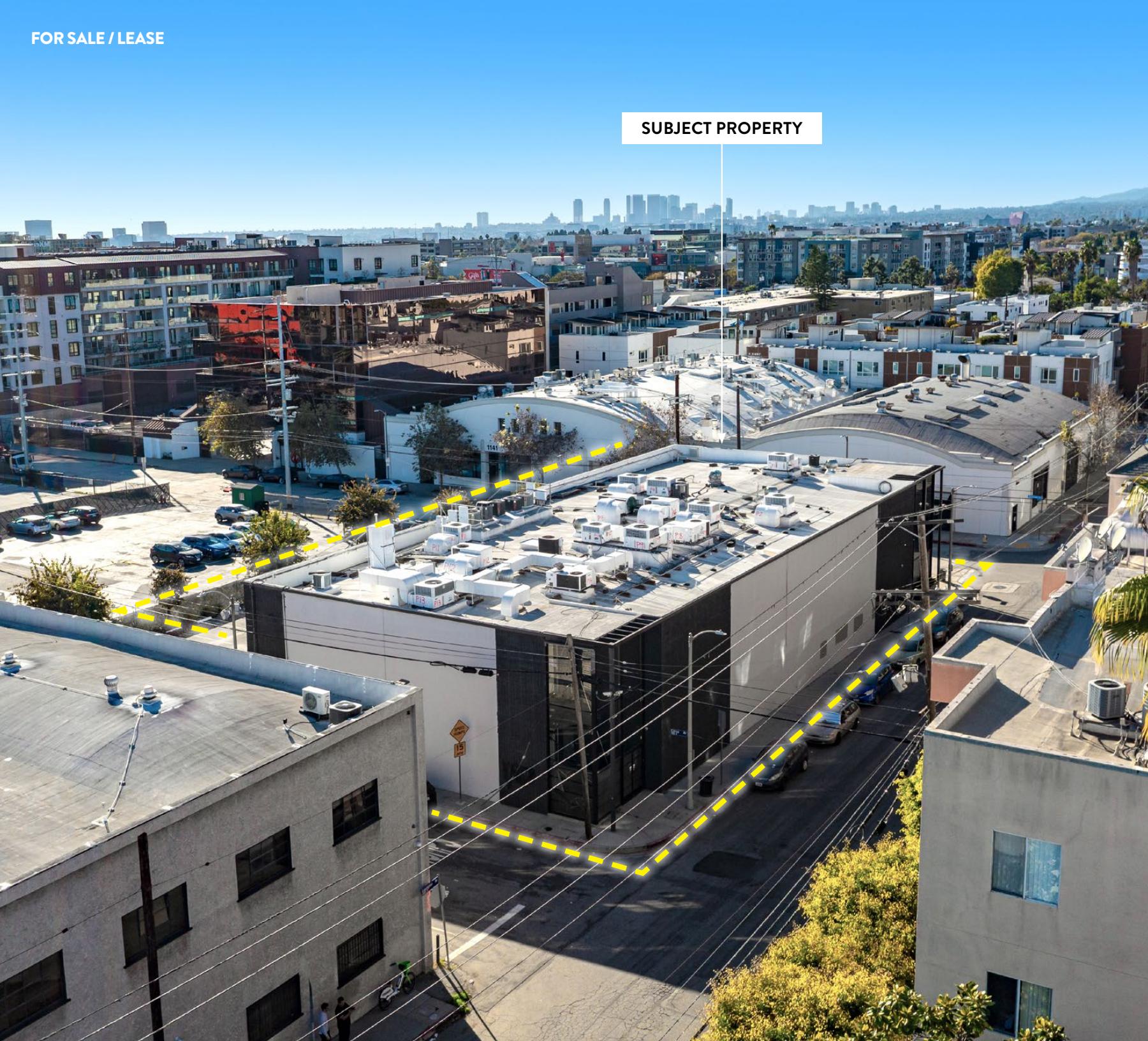


ZACUTO GROUP
COMMERCIAL REAL ESTATE



FOR SALE / LEASE
OWNER/USER
+ INVESTMENT OPPORTUNITY

FOR SALE / LEASE



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



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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

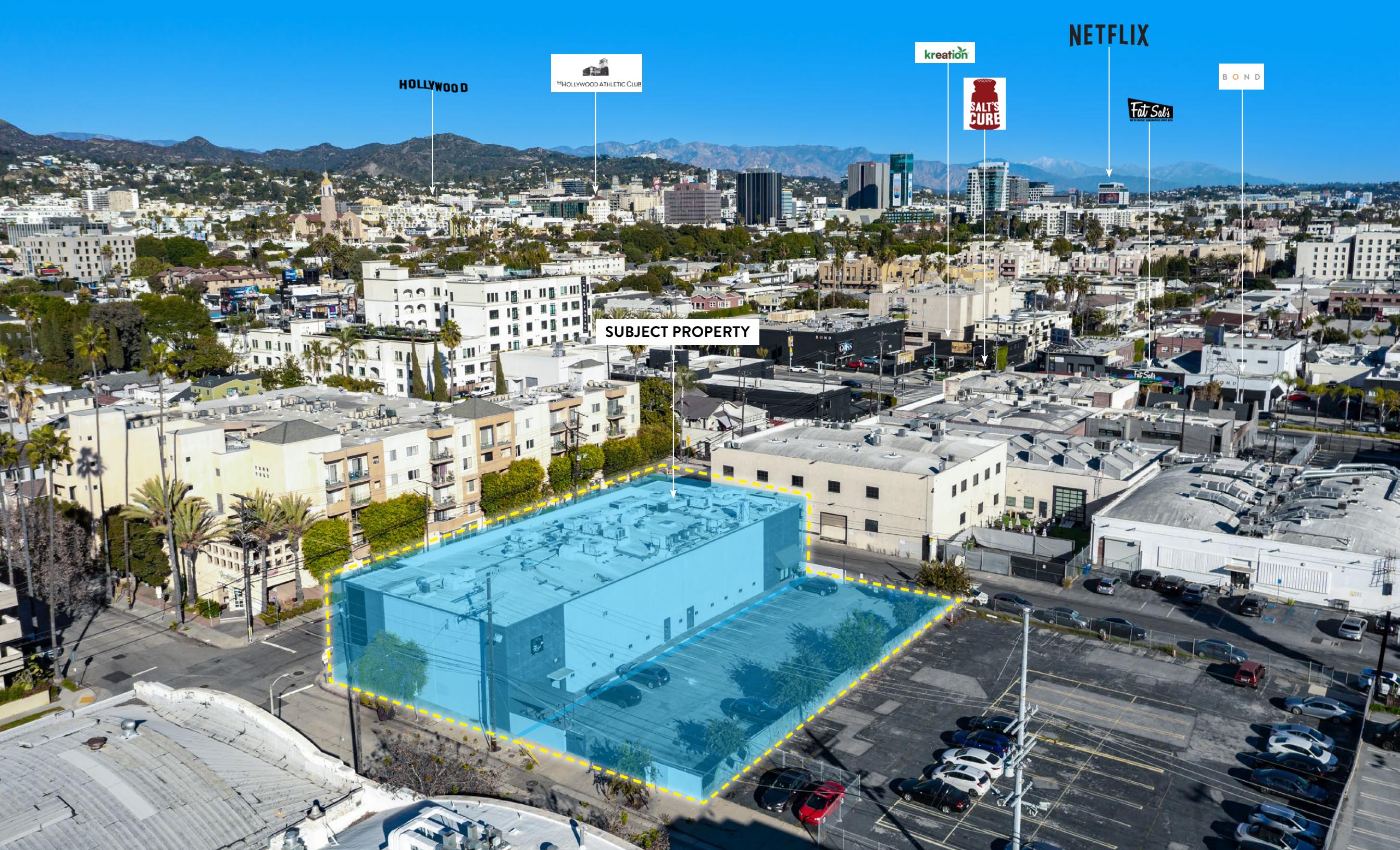
FOR SALE

PRICE \$6,495,000

PPSF/BUILDING \$671/SF

FOR LEASE

RATE \$1.75/SF NNN



HOLLYWOOD



SUBJECT PROPERTY

NETFLIX



BOND



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.

6860 LEXINGTON AVENUE, LOS ANGELES



6860 LEXINGTON AVENUE

HOLLYWOOD, CALIFORNIA

HOLLYWOOD MEDIA DISTRICT

SYCAMORE ENTERTAINMENT DISTRICT

District borders are general outlines

6860 LEXINGTON AVENUE, LOS ANGELES

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.

TRE LUNE
RISTORANTE - BAR

SIGHT
GLASS

MIZ
LA
LA

Mr. T
LOS ANGELES

Milk
Studios

NETFLIX

deluxe

STEREO
SCOPE

SUPERVINYL
HOLLYWOOD, CA

Sunset
LAS PALMAS STUDIOS

QUIXOTE
By Sunset Studios

Paramount

HEIMAT.

TARTINE



AMENITIES WITHIN 1 MILE



📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY



📍 L'ANTICA PIZZERIA | 1534 N MCCADDEN PL



📍 HEIMAT | 960 N LA BREA



📍 SALTS CURE | 1155 HIGHLAND

MIZ
LA
LA

SIGHT
GLASS

THE
SYCAMORE KITCHEN

Mr. T
LOS ANGELES

Bar lis

superba
FOOD + BREAD

NINO MIER
GALLERY

VSF

Varden
Since 1874

REENA SPAULINGS FINE ART

APPARATUS

MOTHER WOLF

KOHN GALLERY

6860
LEXINGTON
AVENUE
HOLLYWOOD, CALIFORNIA

HEIMAT.

Moskowitz Bayse

THE LOOP
ART GALLERY

Nonaka Hill

NAZARIAN
/ CURCIO

GREY COLLECTIVE

TREJO'S TACOS
ESTABLISHED 2016

AMENITIES WITHIN 1 MILE



📍 SUPERBA FOOD & BREAD | 6530 SUNSET



📍 MOTHERWOLF | 1545 WILCOX



📍 STEREOSCOPE | 6677 SANTA MONICA



📍 BAR LIS | 1541 WILCOX

Sunset
Studios

CARPENTERS WORKSHOP GALLERY

GALERIE GROUND

STUDIO BALESTRA

MAKE ROOM

MARIAN GOODMAN

REGEN
PROJECTS



FAHEY/KLEIN
GALLERY

HOLLY HUNT

GaGaGallery
berlin paris los angeles

SEANKELLY

LISSON GALLERY

Jeffrey
Deitch

TANYA
BONAKDAR
GALLERY

CONTROL
GALLERY



DIANE
ROSENSTEIN
GALLERY



GLADSTONE GALLERY

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