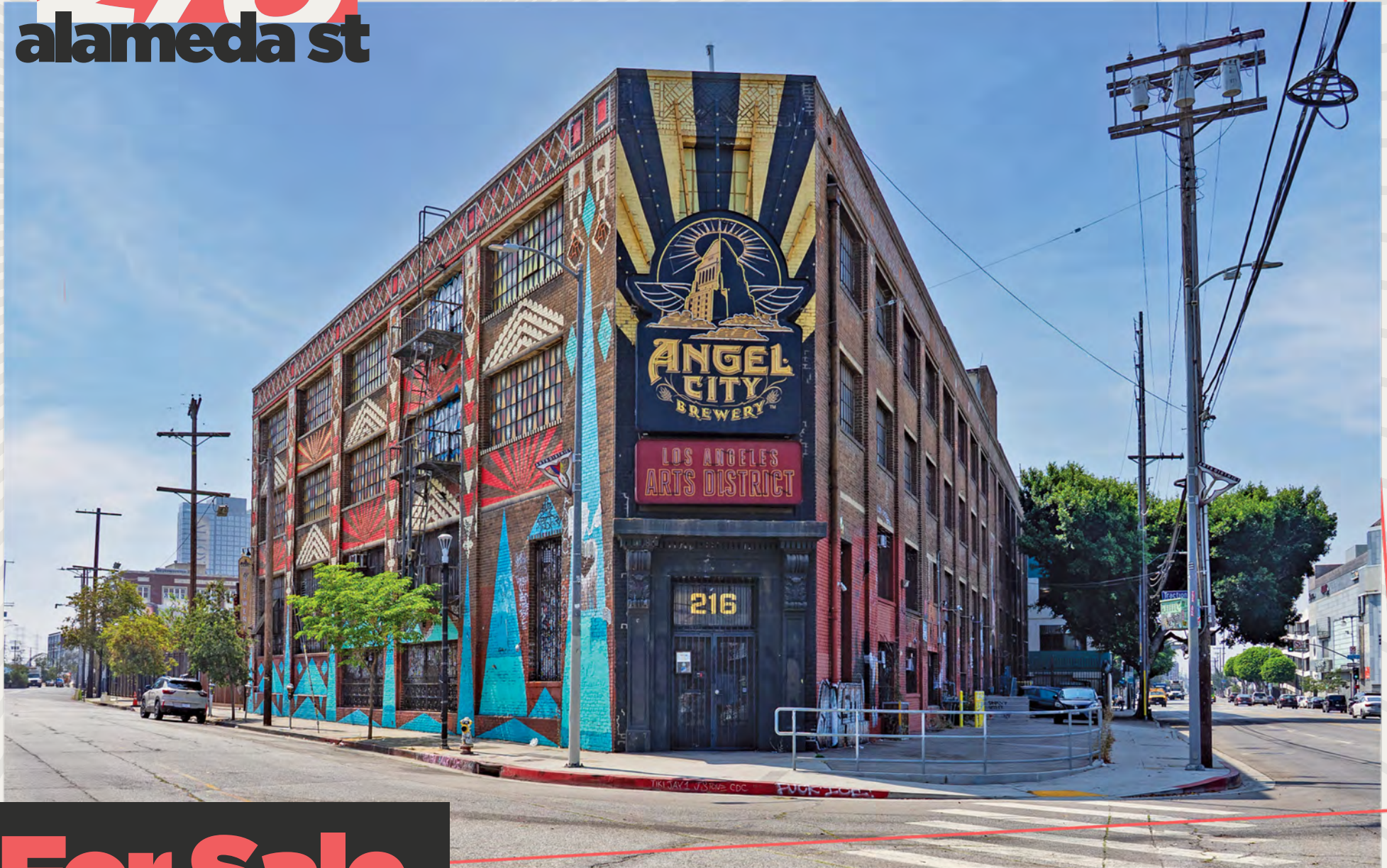


216
alameda st



For Sale

**±71,948 SF Iconic Flagship in
the Arts District**

 **CUSHMAN &
WAKEFIELD**
GILL | BURNS | YOO

Highlights

- The Crown Jewel of the Arts District (Home of Angel City Brewery)
- Positioned at the Gateway to the Arts District, on the edge of Little Tokyo
- Vintage Brick Façade Offering Timeless Character and Industrial Appeal
- Turnkey Venue for Brewery/Taproom, Live Music, and/or Event Space
- Boston Beer Company Fully Renovated the Ground Floor and Upgraded Power
- Surrounded by Acclaimed Restaurants, Shops, and Contemporary Art Galleries
- Neighbors include Hauser & Wirth, SCI-Arc, Wurstküche, Manuela, & Sushi Gen
- Walking Distance to Little Tokyo/Arts District Metro Station



Specifications



Total Building
±71,948 SF



Land Size
±44,513 SF
(±1.03 AC)



Year Built
1924/R21



Ceiling Height
10' - 17'



Parking
TBD



Zoning
LM1-CDF1-5, IX4-FA, CPIO



Total Office
±4,800



Loading
4 DH



No. of Stories
3
(No Basement)



Elevator
Yes



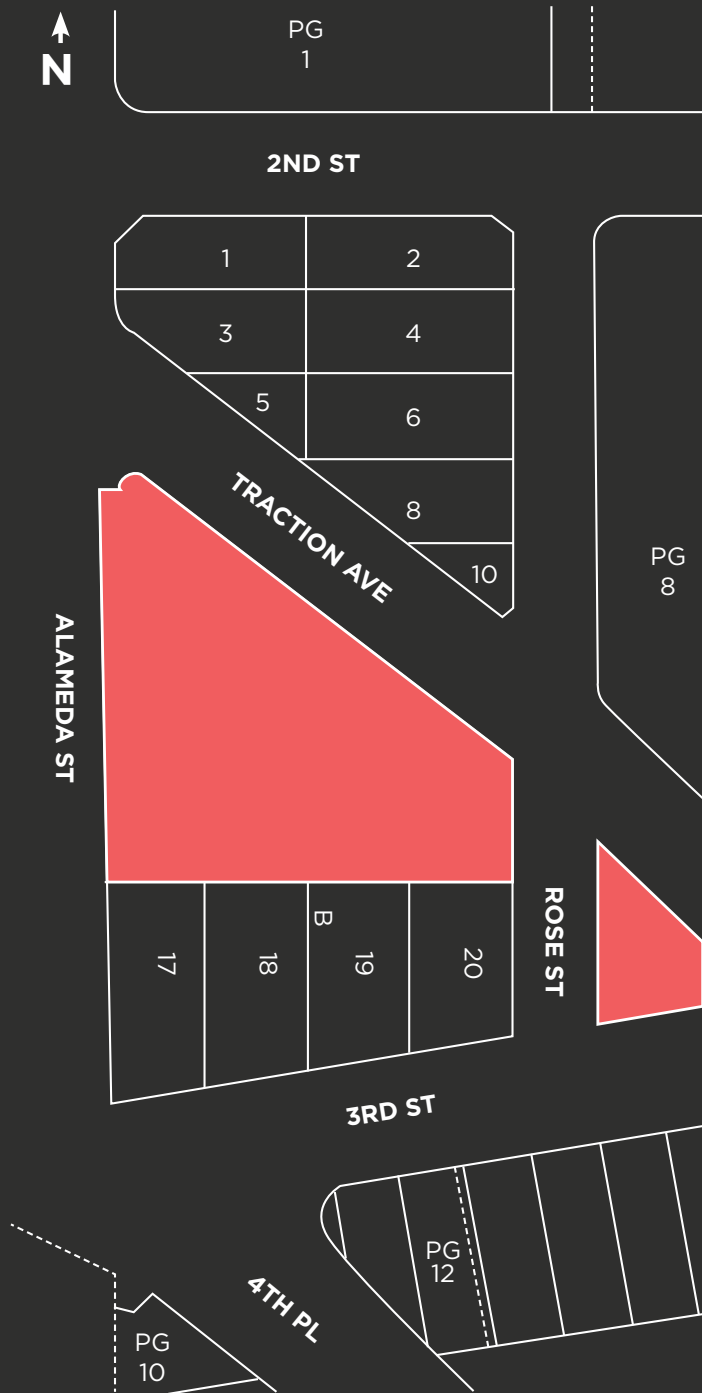
Power
Upgraded



APN
5163-009-005
5163-008-010

Amazing Unobstructed View of Skyline





Parcel Map



Walkable Experience

Arts District



The Arts District was historically populated by various industrial users - manufacturers and distributors, who warehoused goods ranging from frozen fish to toys. Over time, the multi-story industrial buildings deemed antiquated and functionally obsolete naturally transitioned to lofts and studios as artists and craftsmen began occupying these spaces.

In the past decade or so, the Arts District went through a total metamorphosis with major residential, creative office and retail developments. Although the landscape of the Arts District changed dramatically, the intention of the developers and the local community to keep the integrity, character, culture and aesthetics intact for the most unique part of Los Angeles has been achieved.



A Walkable Authentic Lifestyle

A Walk Score of 94 and is surrounded by some of Los Angeles' most sought-after restaurants, trendiest retailers, and exclusive private clubs, and has clearly resonated with a renter demographic seeking a walkable and authentic lifestyle. The ongoing elevation of the Arts District will continue to drive significant value at the Property.



Incredible Momentum Drives Additional Synergies

Recent leases in the Arts District and Fashion District by global corporations, art, tech, apparel companies, and other creative tenants demonstrate the definable economic growth in the neighborhood.

APL

HEXCLAD

WAYMO

bambee

BEAMS

HAUSER & WIRTH

CENTRIC

CALIFIA FARMS

Parallel SYSTEMS

twitch

KONG STUDIOS

hok

Amenities

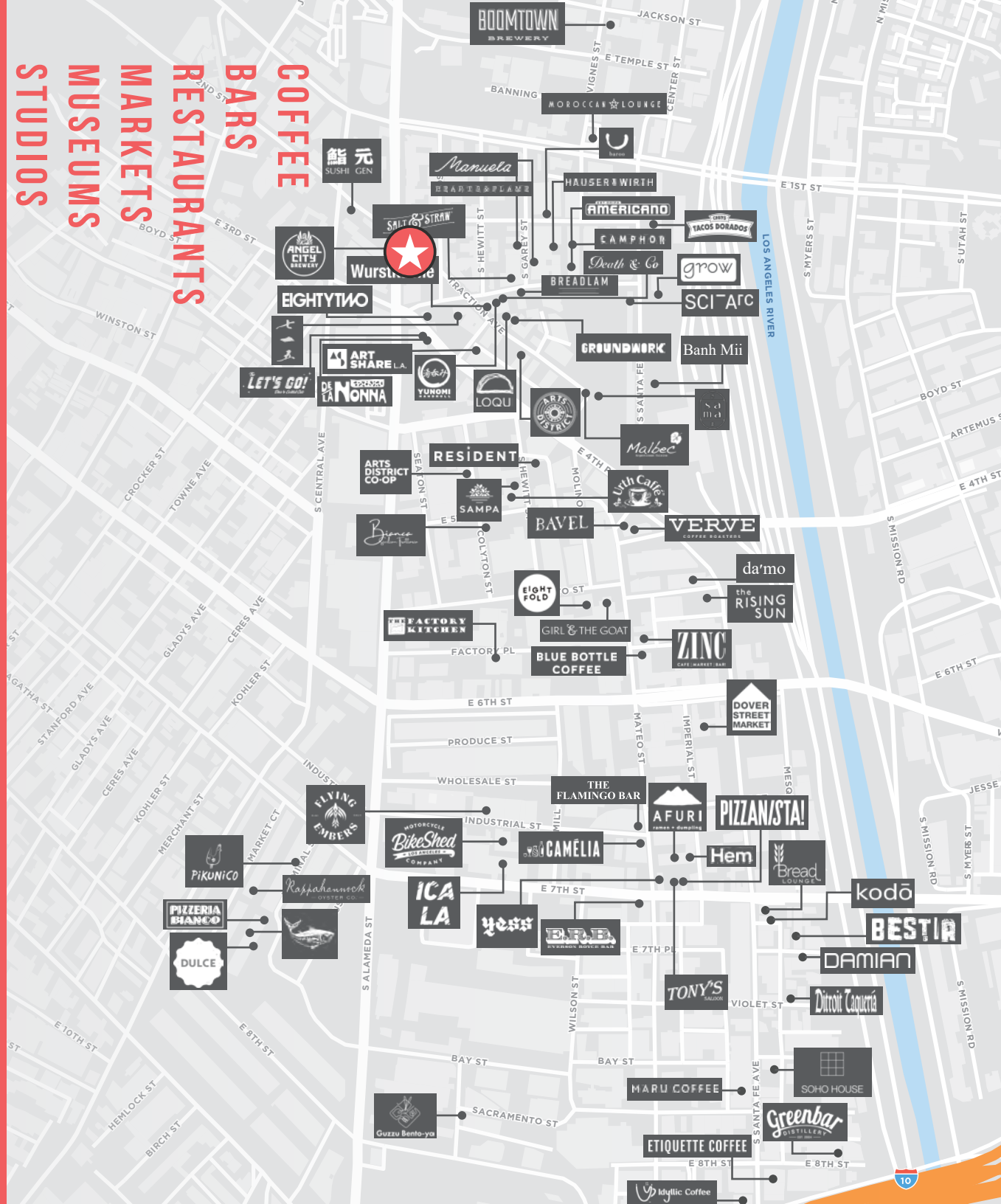


Arts District BID - The Arts District Los Angeles Business Improvement District (ADLA) is a formally recognized non-profit organization dedicated to ensure the neighborhood is clean, safe and ever improving. The efforts are funded by a special assessment paid by the property owners in the district. ADLA's full-time staff manages the day-to-day operations of ADLA's initiatives and programs. The primary function of ADLA is to keep the neighborhood clean and safe.



Little Tokyo Property & Business Improvement District

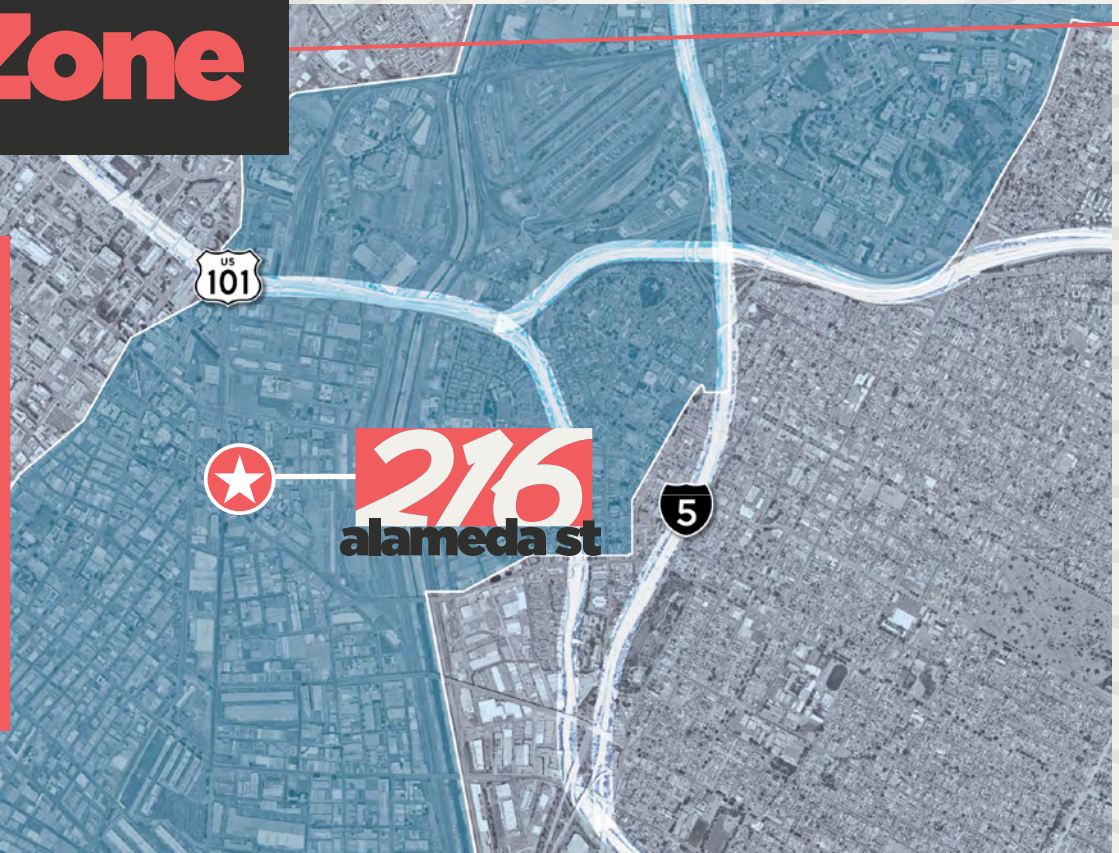
Anchored by the efforts of the Little Tokyo Business Improvement District, this location enjoys consistent investment in safety, maintenance, and community enhancement—making it one of Downtown LA's most secure and well-cared-for environments. Readers of the Los Angeles Downtown News voted Little Tokyo B.I.D. the Best B.I.D. in Downtown Los Angeles five years in a row—2021, 2022, 2023, 2024, and 2025.



Opportunity Zone

Opportunity Fund Tax Benefits

- Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.
- Step-up in Basis (up to 15%) Depending on Holding Period.
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.



DAY 0 - YEAR 5

If investor sells the QOF investment and does not reinvest in the same or another QOF, capital gain on the original investment becomes taxable.

DAY 0

Within 180 days of sale, Investor deploys all gains into a Qualified Opportunity Fund ("QOF") which has at least 90% of its assets within Qualified Opportunity Zone investments.

2.5 YEARS

- Must invest capital into property
- Double acquisition cost, minus land basis

YEAR 5 - YEAR 7

Taxable gain on the original investment is reduced by 10%.

YEAR 7 - YEAR 10

Taxable gain on the original investment is reduced by 15%.

12/31/2026

Hard Assessment Date:

Capital gain tax assessed on the original gain, regardless of whether QOF investment has been sold.

YEAR 10 AND ONWARD

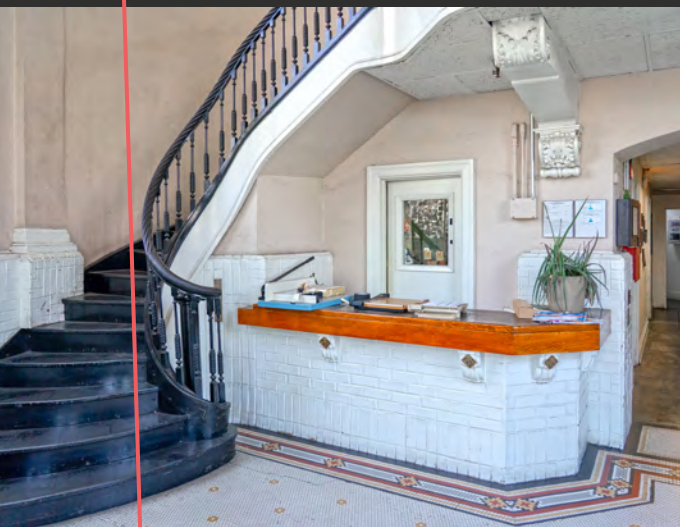
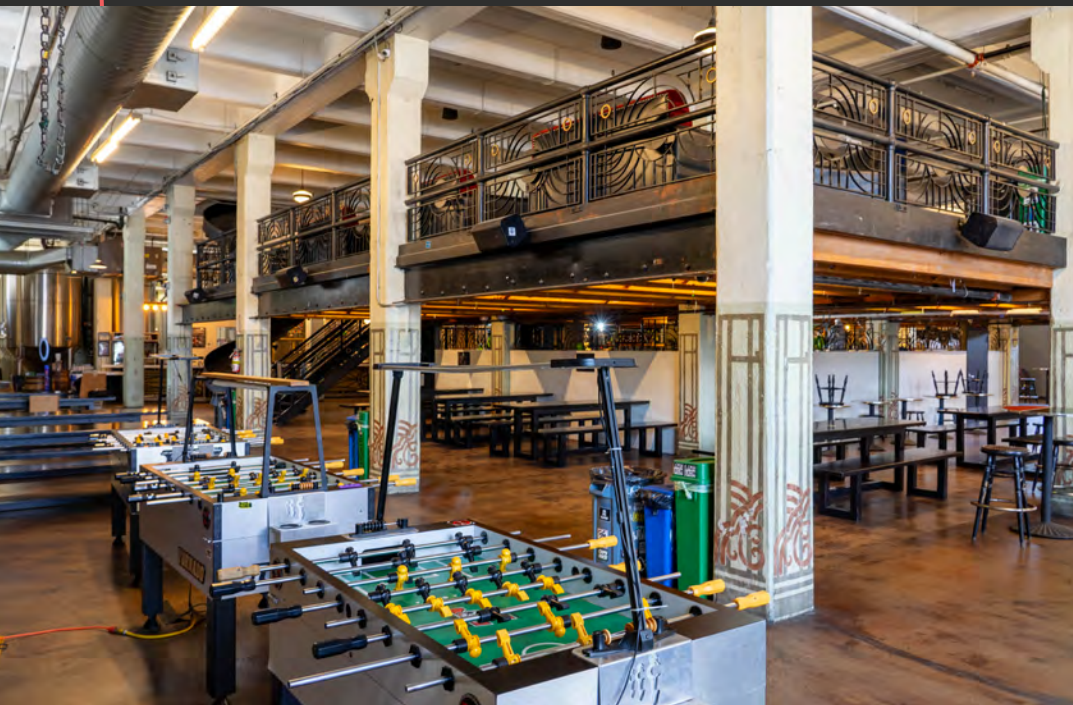
Investor can sell QOF interest without incurring any tax liability on capital gain generated by QOF Investment.



Opportunity Zone Investment

Transit-Oriented Location









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