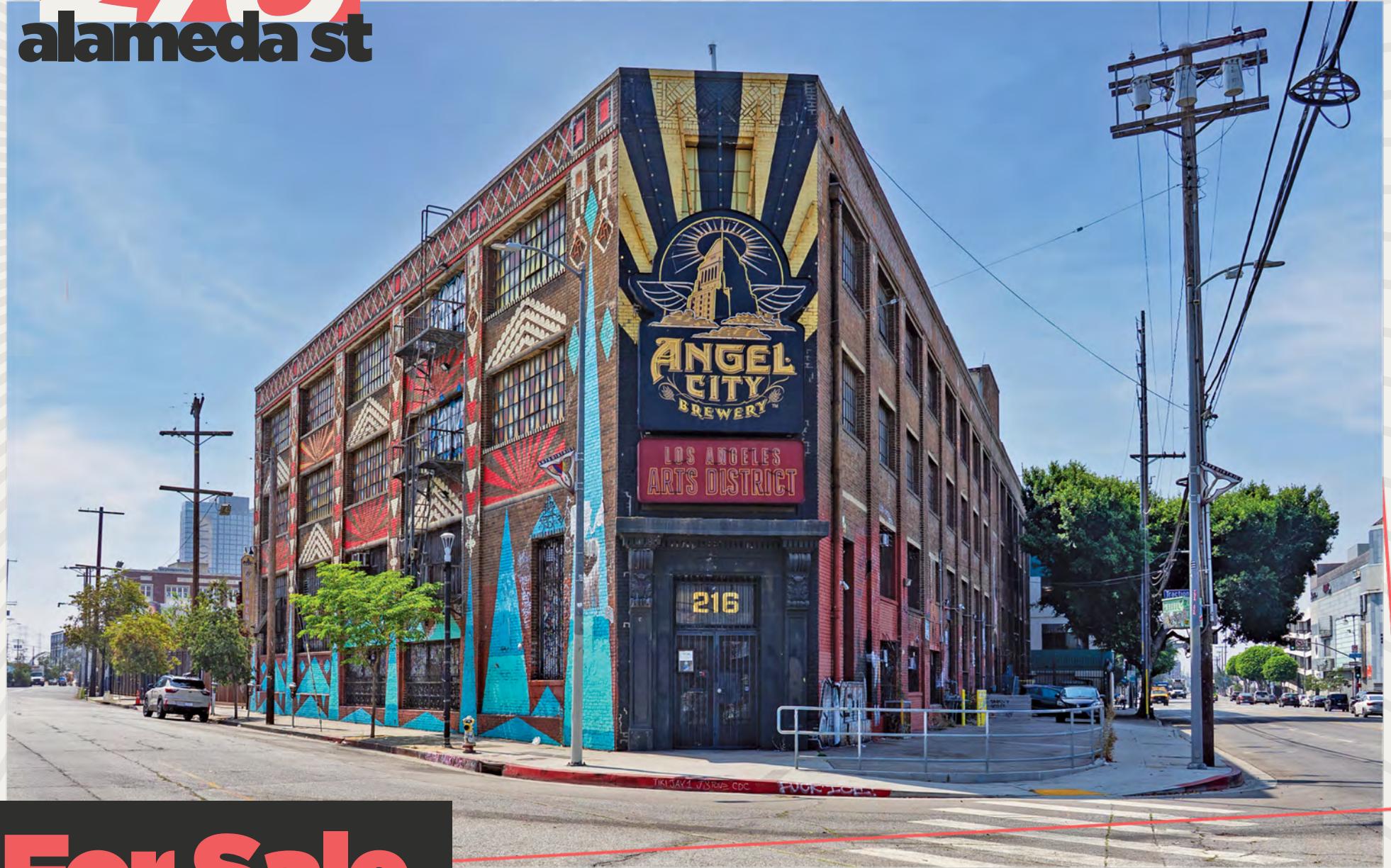


216
alameda st



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

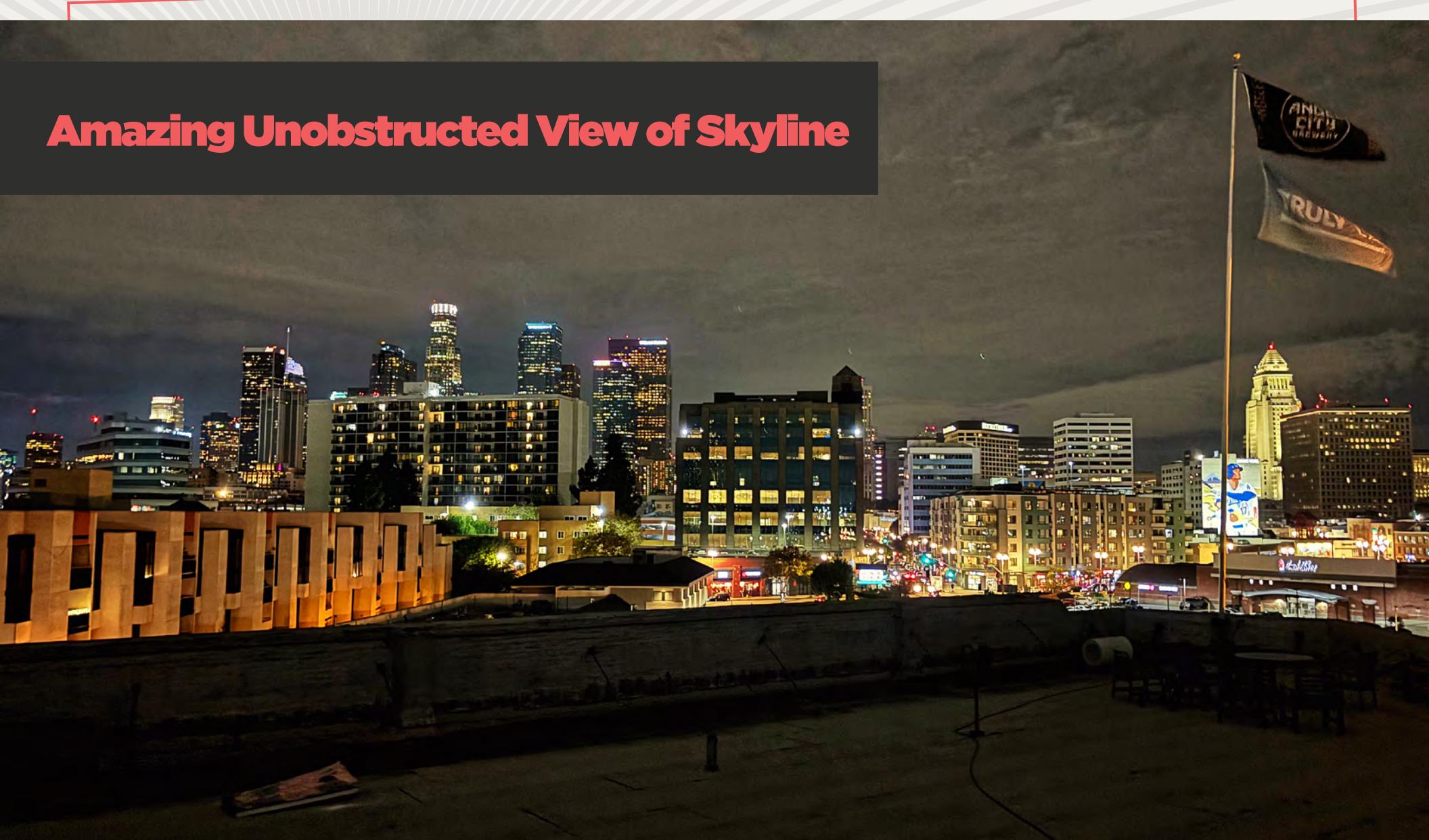
 **No. of Stories**
3
(No Basement)

 **Elevator**
Yes

 **Power**
Upgraded

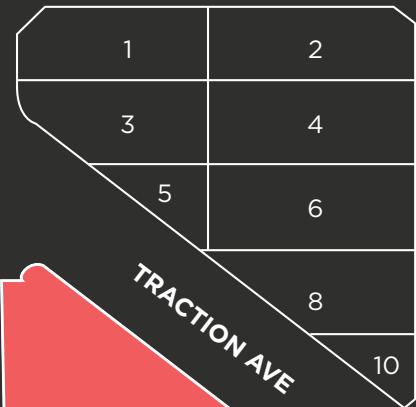
 **APN**
5163-009-005
5163-008-010

Amazing Unobstructed View of Skyline



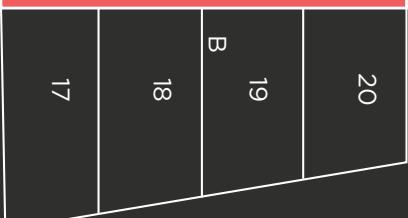
PG
1

2ND ST



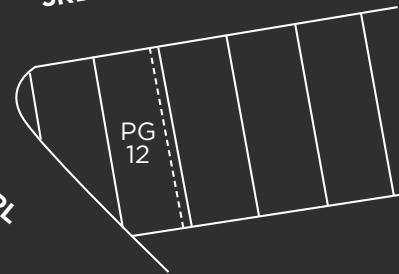
TRACTION AVE

ALAMEDA ST

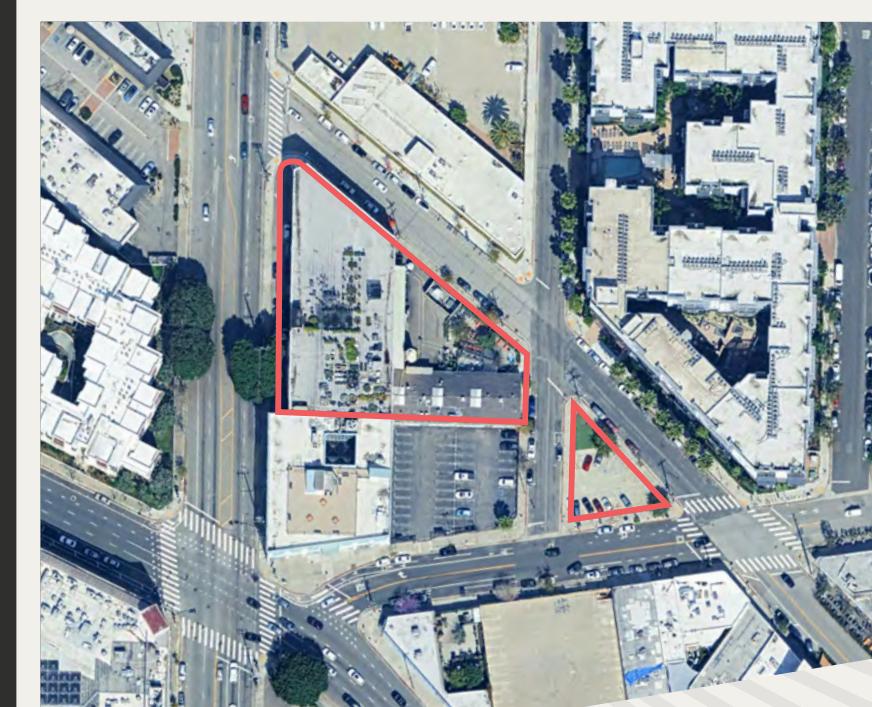


ROSE ST

3RD ST



4TH PL



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.



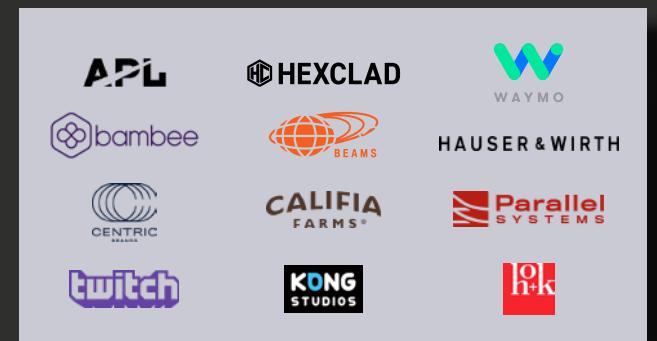
A Walkable Authentic Lifestyle

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.

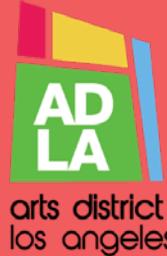


Incredible Momentum Drives Additional Synergies

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.



Amenities



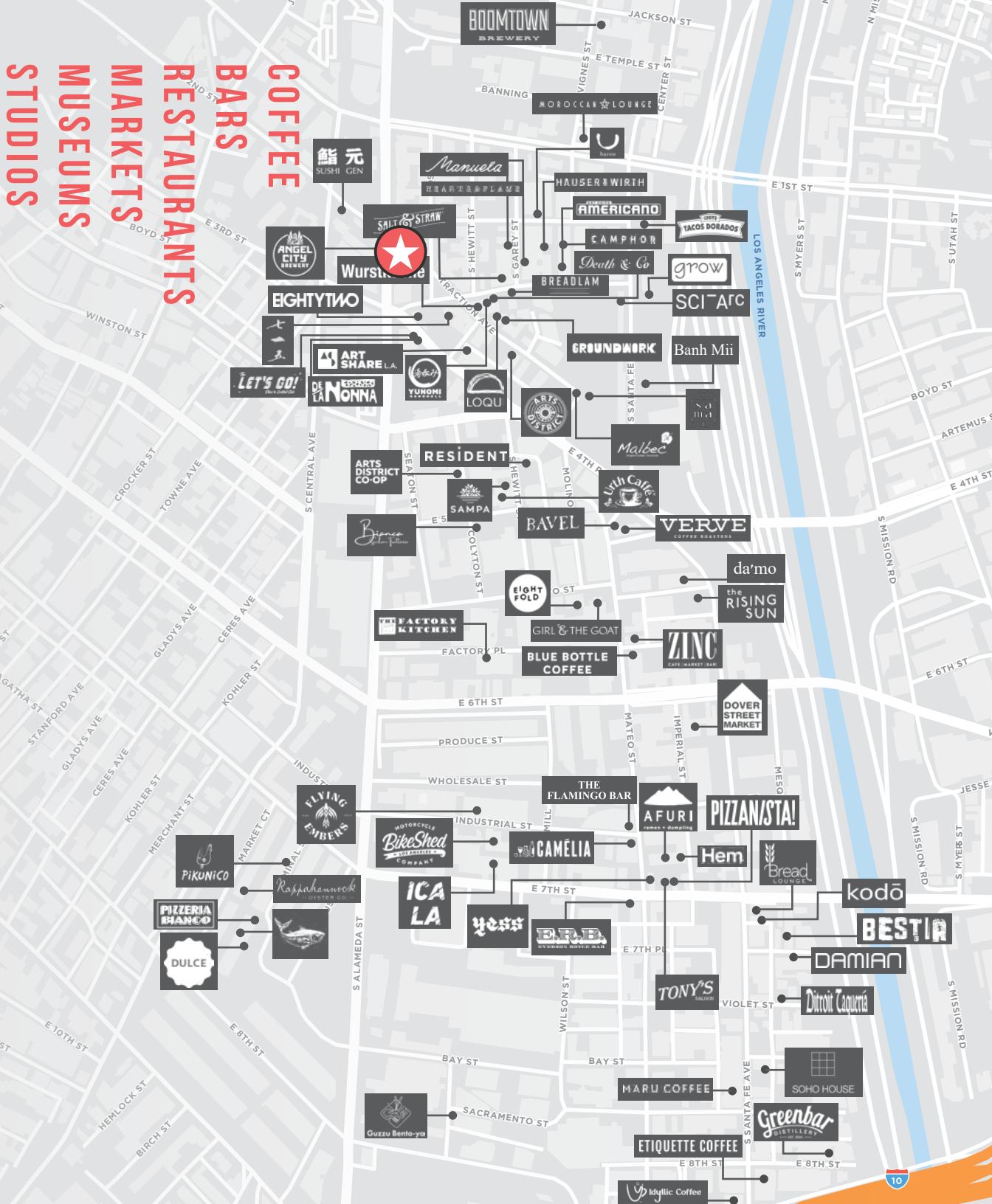
Arts District BID - The Arts District Los Angeles Business Improvement District (ADLA) is a formally recognized non-profit organization dedicated to ensure the neighborhood is clean, safe and ever improving. The efforts are funded by a special assessment paid by the property owners in the district. ADLA's 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.

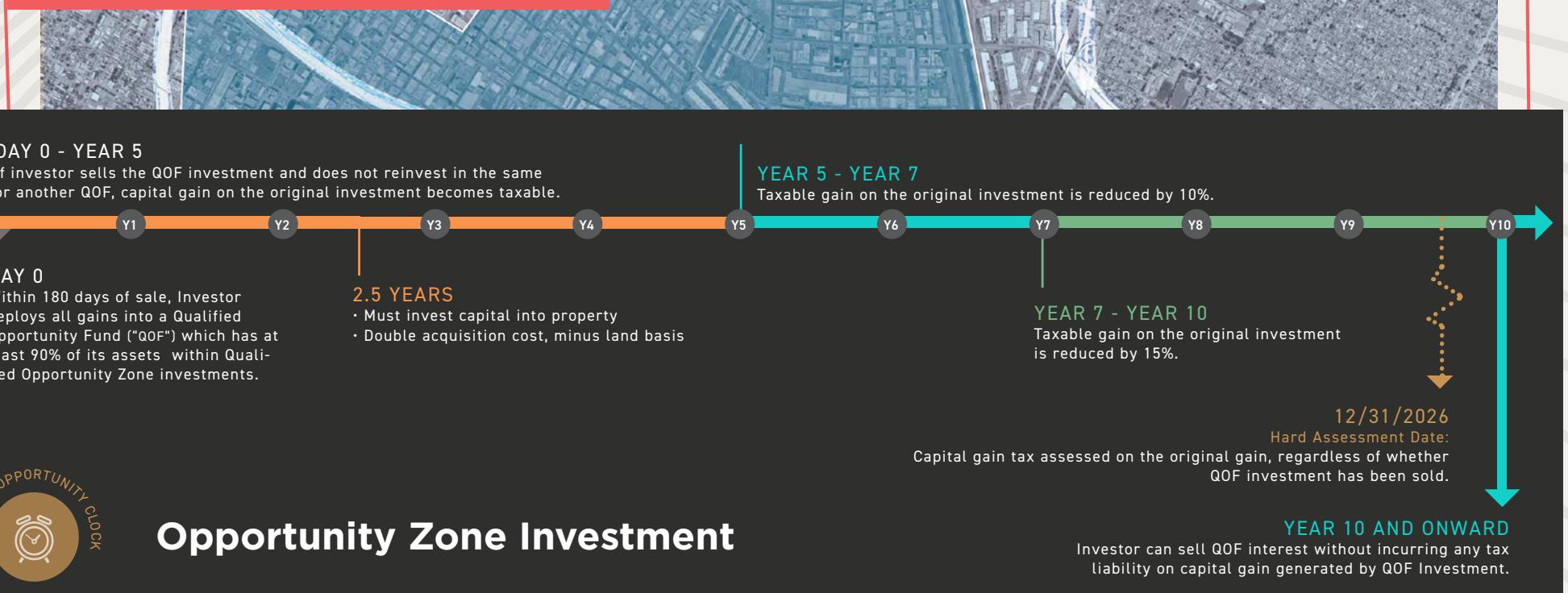
END
RESTAURANTS
MARKETS
MUSEUMS
STUDIOS
BOYD ST



Opportunity Zone

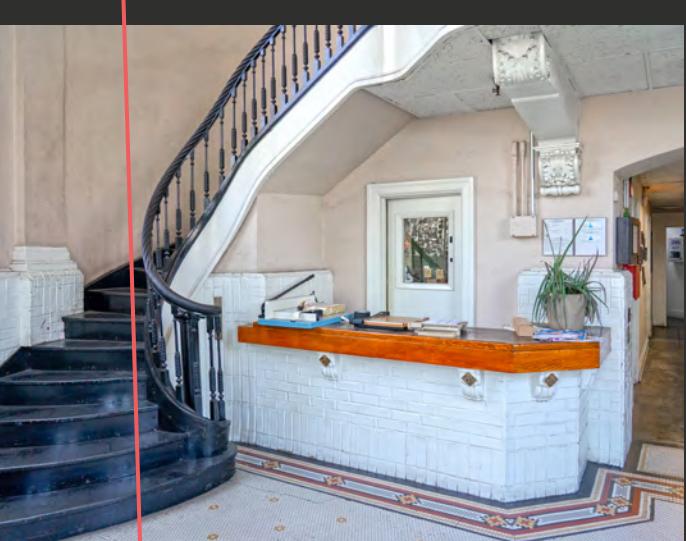
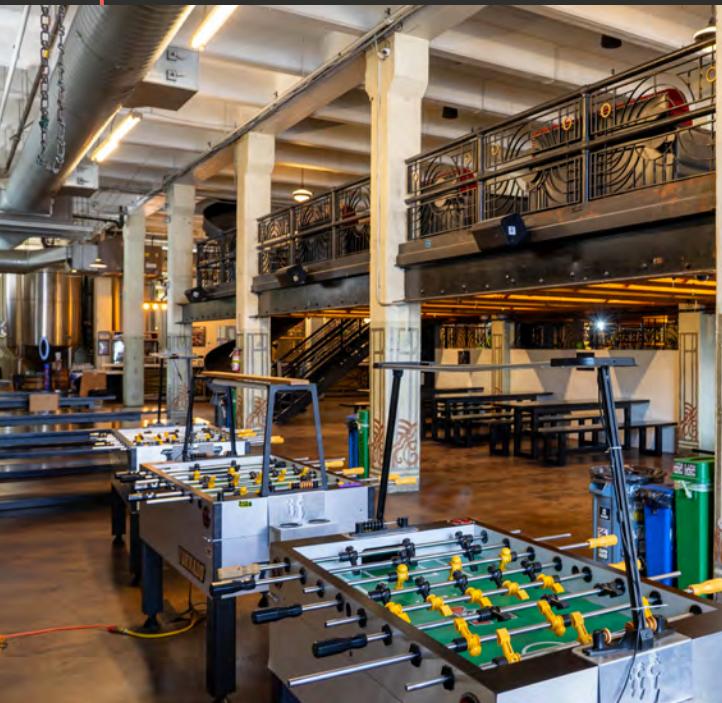
Opportunity Fund Tax Benefits

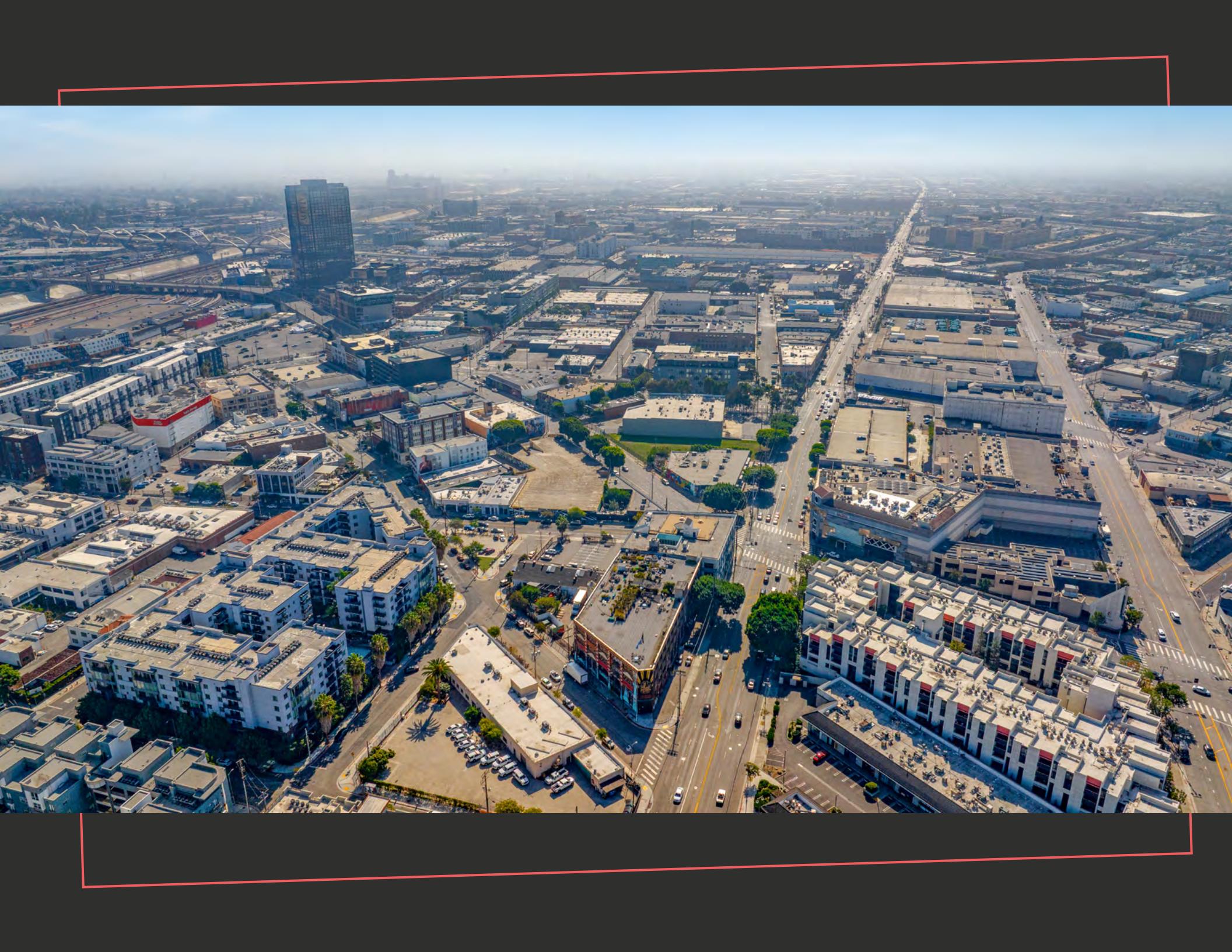
- Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.
- Step-up in Basis (up to 15%) Depending on Holding Period.
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- No capital gains tax on the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



Transit-Oriented Location









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