



1331-1335  
6TH

E  
ST

ARTS DISTRICT / LOS ANGELES

FOR LEASE

±9,305 RSF:  
TWO 2ND GENERATION RESTAURANT SPACES





# 2 RESTAURANT SPACES IN ONE EXPANSIVE BUILDING IN THE ARTS DISTRICT

AVAILABLE FOR LEASE

1331-1335 E 6th St

Arts District

Los Angeles 90013



Located in the center of the Arts District in the foundational Factory Place Arts Complex, 1331-1335 e 6th Street is a first-class second generation restaurant space where all improvements, converting the warehouse into a full service restaurant, were originally performed within the last 10 years. The facility is built into a footprint over 9,300 square feet and is optimized for two restaurant concepts, sharing state-of-the-art kitchen facilities with over 1,000 amps of 3 phase power (+ plenty more available) and a full line alcohol CUP covering over 300 seats. The Service area can be expanded to include an even larger patio, perfect for events, and is positioned alongside an expansive valet-ready parking lot.

The Space comes with all FF&E and licenses and is ready for Los Angeles' next great destination hospitality experience

## AVAILABLE RESTAURANT SPACE

**6,419 RSF + 836 RSF**  
**Mezzanine & Adjacent Patios**

### Restaurant A

Fine Dining Concept  
192 Indoor & Outdoor Seats

**2,050 RSF**  
**+ Adjacent Patio**

### Restaurant B

Casual Dining Concept  
122 Indoor & Outdoor Seats

**±9,305 Total RSF**

**Total Restaurant Space**  
with Shared Kitchen Facilities

**Abundant On-Site**  
Parking

**1,000 Amps of 3ph 240**  
Power

**Full Line Alcohol**  
**Covering 300 Seats**  
CUP Status

**All Included**  
FF&E

# HIGHLIGHTS

Two Separate Restaurant Spaces  
Totaling ±9,305 RSF: Shared  
State-of-the-Art Kitchen Facilities



Full Line Alcohol CUP  
Covering 300 Seats



Abundant On-Site Parking



Great Flexible, Outdoor Dining Space



Located in the Middle of the  
Arts District's Amenities and  
Cultural Landscape



Easy Access to Major Freeways /  
Walkable to Metro Station







1334-1335 E 6TH ST

















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Salut i forca al canu





e que cho repasa

Sole

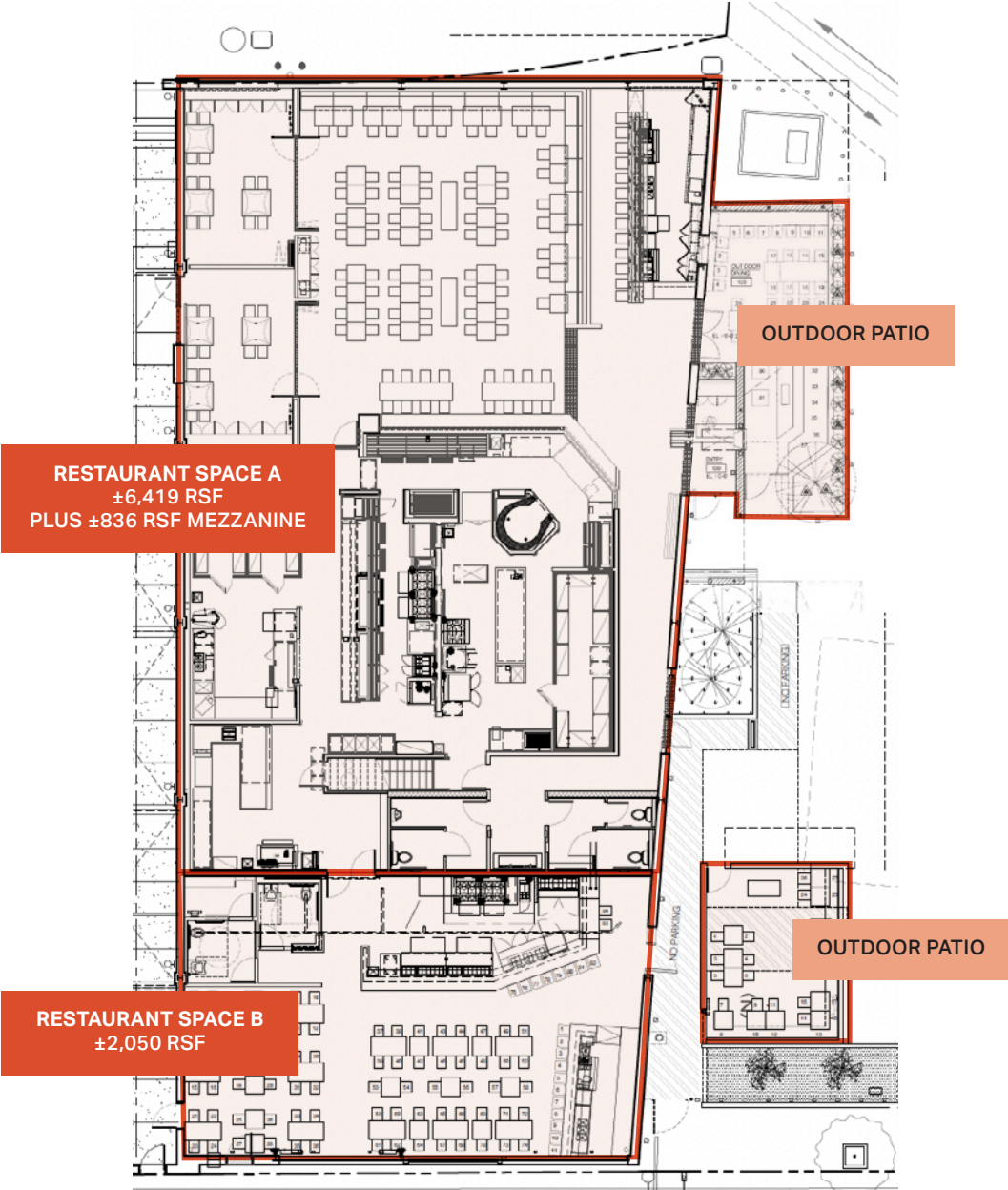
On egin ditzad jantia

Comer sin pa... sin vino, es locura o de... tino



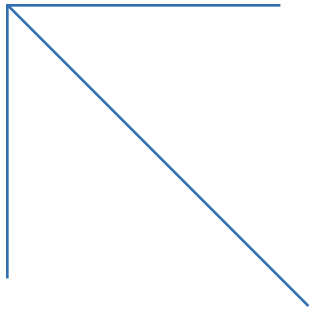
# FLOOR PLAN

±9,305 Total Rentable SF



E 6th St





The area now known as the Arts District was part of LA's large wine-growing economy that started in the 1840s and included more than 100 acres of vineland called El Aliso.

The arrival of the Santa Fe Railroad leading into the 20th century created the industrial infrastructure that allowed agricultural goods to be easily shipped. Soon the Arts District was manufacturing furniture, clothing, baked goods, auto parts, printed products and more.

By the 1970s, much of the area's industrial vigor had moved away. Warehouses and factories were progressively activated by artists who needed a place to live, create art, engage with other artists, and establish community. The 1981 implementation of the City's Artist-in-Residence program legalized the residential use of industrial buildings, which ushered in a broader wave of residential conversions that characterize the neighborhood to this day.

## FROM VINEYARDS AND INDUSTRY TO ARTISTS AND LOFTS, THE ARTS DISTRICT IS DYNAMIC AND ECLECTIC

The Arts District is a living and thriving thread of LA's history—evolving from a fertile agricultural landscape to a bustling industrial hub, and ultimately, a vibrant cultural and artistic center. This journey, marked by the rise and fall of industries and the resurgence of creativity, has shaped the district's unique character and identity.



A LOS ANGELES VINEYARD IN 1928



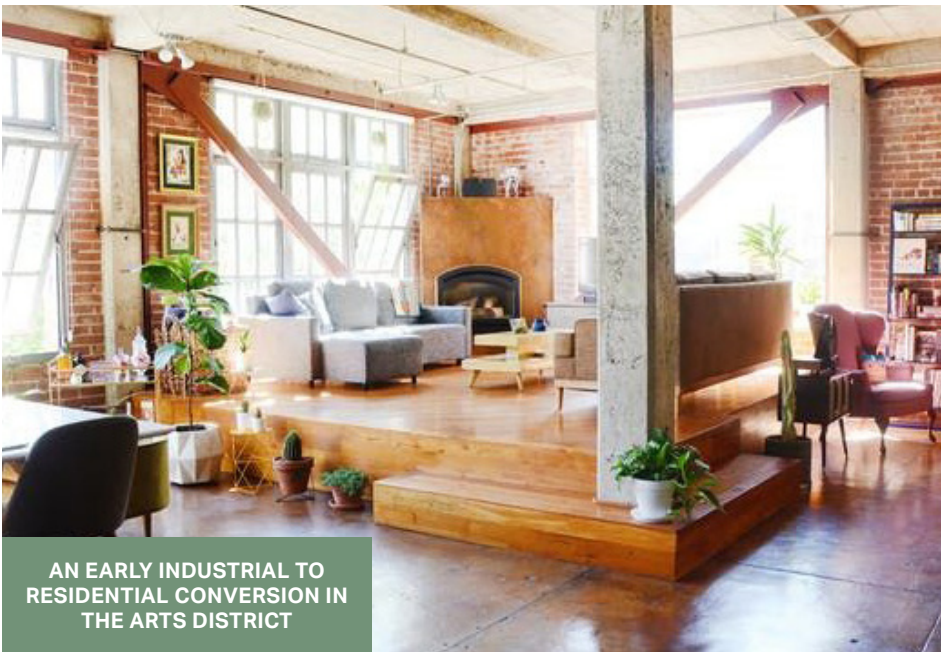
NIRVANA PLAYING AT FAMED AL'S BAR ON TRACTION AVE



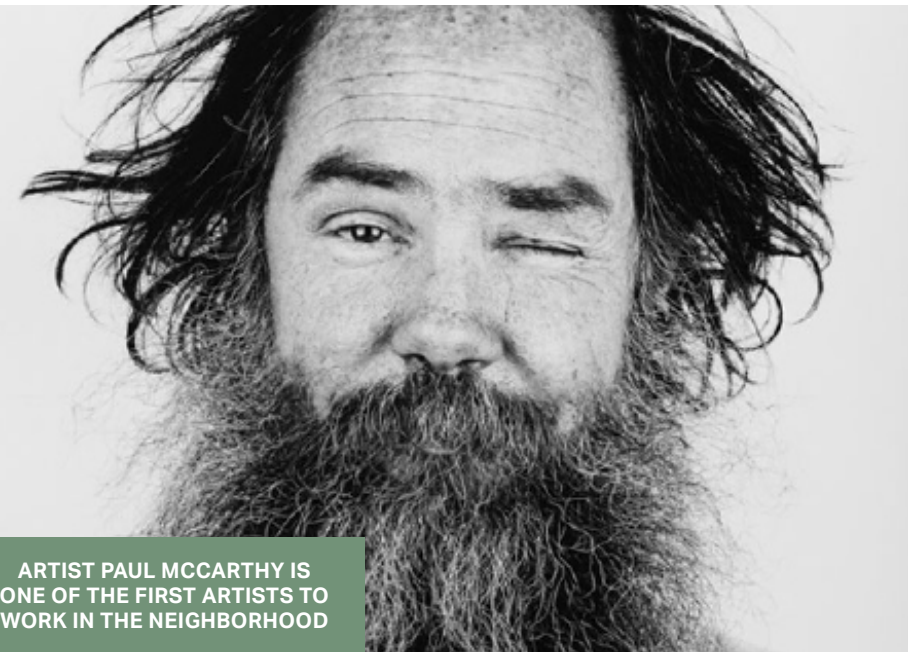
one-year anniversary  
SUNDAY JULY 31  
AL'S BAR 4 TO 8

RED HOT CHILI PEPPERS

SHOW FLYER FOR THE RED HOT CHILI PEPPERS AT AL'S BAR + INTERIOR VIEW OF AL'S BAR



AN EARLY INDUSTRIAL TO RESIDENTIAL CONVERSION IN THE ARTS DISTRICT









ARTIST PAUL MCCARTHY IS ONE OF THE FIRST ARTISTS TO WORK IN THE NEIGHBORHOOD

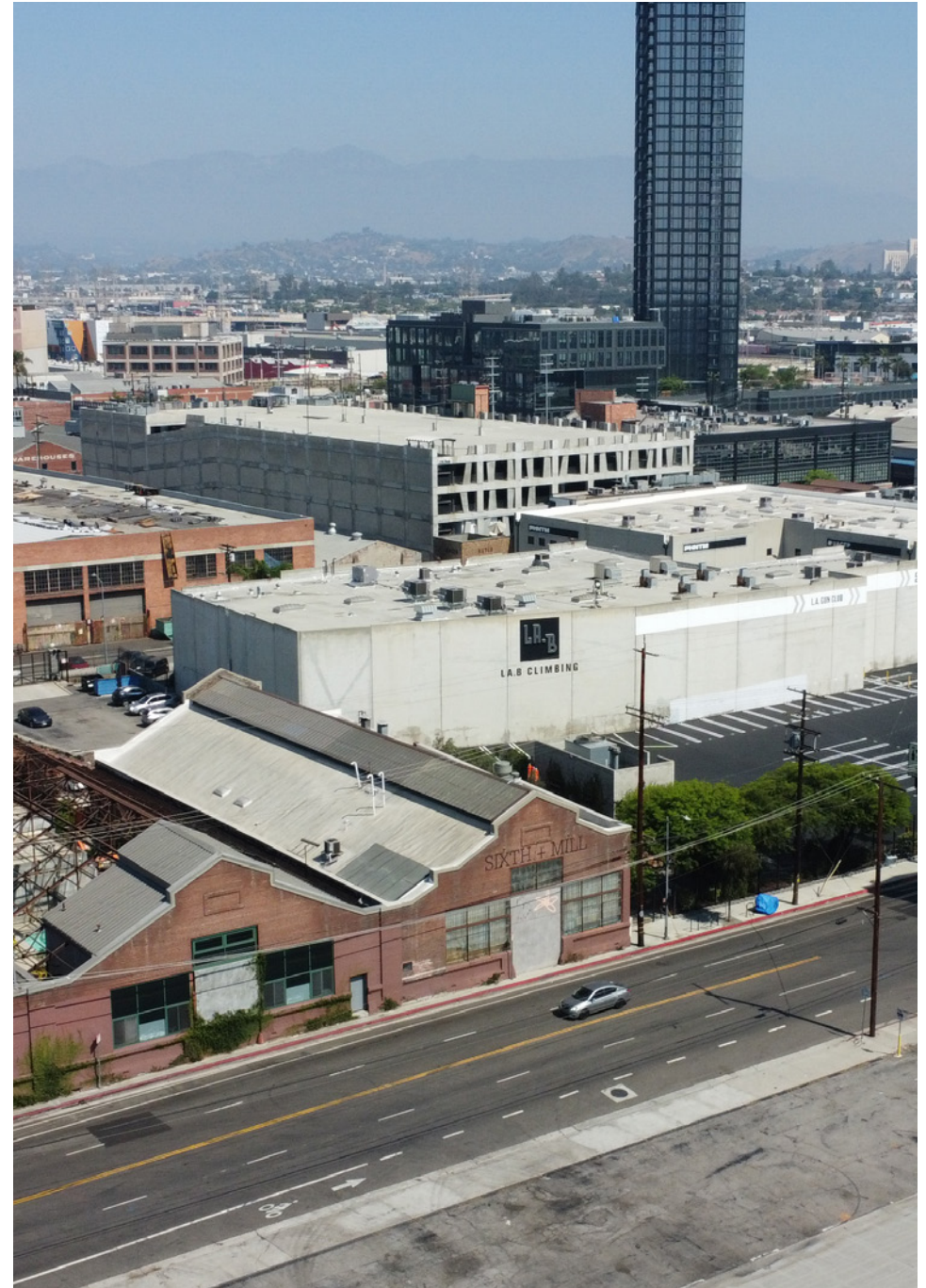


# THE ARTS DISTRICT IS CONTINUOUSLY VIBRANT

Today, the Arts District is a diverse cultural and economic community that includes a world renowned gallery complex, production companies, an exciting food & beverage scene, a growing resident population, and a network of businesses that thrive from their co-location.

## Select Major Companies Nearby

 Apple Studios	 CALIFIA FARMS®	 COMMON WAVE HI-FI
 ESSENTIALS FEAR OF GOD	 STUDIO- MLA	 Greycroft







Spotify at AT MATEO,.



Venture capital firm Greycroft Partners' office along Traction Ave.



Bavel by Chef Ori Menashe.



Soho Warehouse along S Santa Fe Ave.



New residential tower at 525 S Santa Fe Ave.



# AMENITIES & NOTABLE BUSINESSES IN THE AREA

## RESTAURANTS

- 1 Wurstkuche
- 2 Manuela
- 3 Zinc Café
- 4 Factory Kitchen
- 5 Pizzanista!
- 6 Bestia
- 7 Bavel
- 8 Damian
- 9 Ditroit
- 10 Everson Royce Bar
- 11 Camelia
- 12 Afuri
- 13 De La Nonna
- 14 Lucky's Steakhouse (Coming Soon)
- 15 Salt & Straw
- 16 Yangban Society
- 17 Price Street Pizza
- 18 Soho Warehouse

## COFFEE

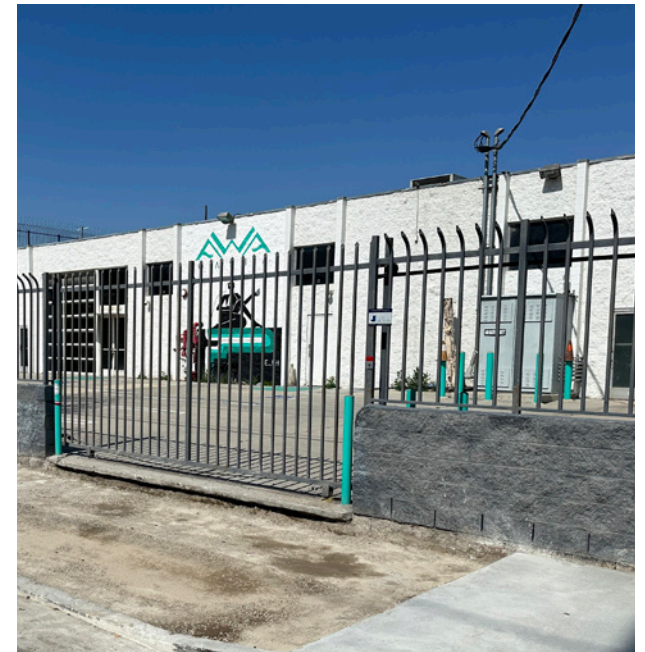
- 19 Groundwork Coffee Co.
- 20 Blue Bottle Coffee
- 21 Concierge Coffee
- 22 Verve Coffee Roasters
- 23 Urth Caffé
- 24 Eightfold Coffee
- 25 Boxx Coffee Roasters
- 26 Maru Coffee

## NOTABLE BUSINESSES

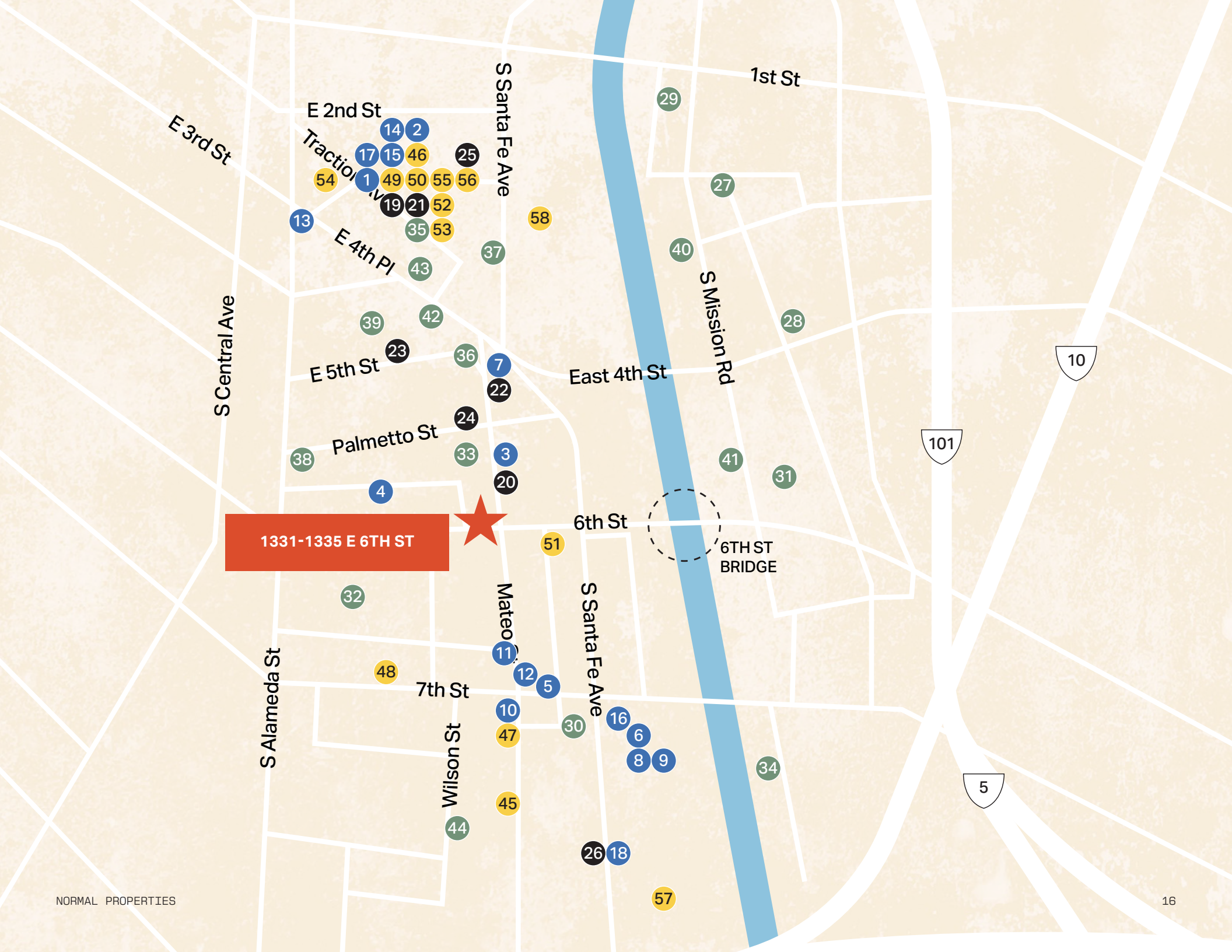
- 27 Angel City Lumber
- 28 Common Wave HiFi
- 29 UOVO fine art storage (Coming Soon)
- 30 Warner Music
- 31 Ace Mission Studios
- 32 East End Studios (coming soon)
- 33 Spotify
- 34 Apple Studios
- 35 Greycroft Partners
- 36 Califia Farms
- 37 Sci-Arc
- 38 Fear of God
- 39 Grimshaw Architects
- 40 Studio MLA
- 41 Luna Luna
- 42 Accenture
- 43 Honey
- 44 Mad Decent

## RETAIL & CULTURE

- 45 Suay Sew Shop
- 46 Hauser & Wirth
- 47 The Good Liver
- 48 ICA LA
- 49 The Box
- 50 Artbook
- 51 Dover Street Market
- 52 Departamento
- 53 Alchemy Works
- 54 Le Labo
- 55 Flamingo Estate
- 56 Period Correct
- 57 Billings
- 58 Hennessey + Ingalls







**1331-1335 E 6TH ST**





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