

FOR SALE + LEASE



ZACUTO GROUP
COMMERCIAL REAL ESTATE

6910

SANTA MONICA
BOULEVARD

Hollywood Media District

CREATIVE OFFICE
SHOWROOM | RETAIL
FLEX BUILDING

PRICED
TO SELL!
\$494/SF

DETAILS

6910 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90038

Bow truss Hollywood Media District asset in a highly desirable pocket.

Rare owner/user opportunity

SALE PRICE: \$3,295,000

PPSF: \$494/SF

LEASE PRICE: \$2.85/SF MG

LEASE TERM: Negotiable

BUILDING SIZE: ± 6,666 SF*

LOT SIZE: ± 5,939 SF

APN: 5532-029-003

ZONING: [Q]M1-2D TOC Tier 3

YEAR BUILT: 1945

HEAVY POWER: 1250 Amps

STORIES: 2

PARKING: 3 spaces

*Per Owner

PRICE REDUCED BY \$400,000!

UNBEATABLE PRICE | INVESTMENT OPPORTUNITY



LISTING TEAM



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BUSINESS IMPROVEMENT DEVELOPMENT

6910 Santa Monica 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.



6910
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BOULEVARD
Hollywood Media District



HIGHLIGHTS

OWNER/USER OPPORTUNITY

Ability to create a unique creative office space, studio, wellness center, or showroom/retail destination.

BOW TRUSS CREATIVE ASSET

Expansive interior with iconic bow truss ceilings; a standout canvas for crafting a new vision in the Hollywood landscape.

HOT HOT HOT LOCATION

Located within the Sycamore District one of Los Angeles' trendiest pockets with an exceptional mix of retail, restaurants and amenities. Major media neighbors include Sirius XM, Jay Z's Roc Nation, and Sony Music Publishing



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HIGHLIGHTS

FLEXIBLE CONFIGURATION

Mix of private offices, conference rooms, and open space

Front and rear entry

4 private restrooms



HEAVY POWER

1250 Total Amps

100 amps of 3 phase power

1150 amps of single phase power



LOADING DOOR

Ground level roll up door
from the rear alley

Drive in capability

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2ND FLOOR
MEZZANINE
OFFICES



6910
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Hollywood Media District

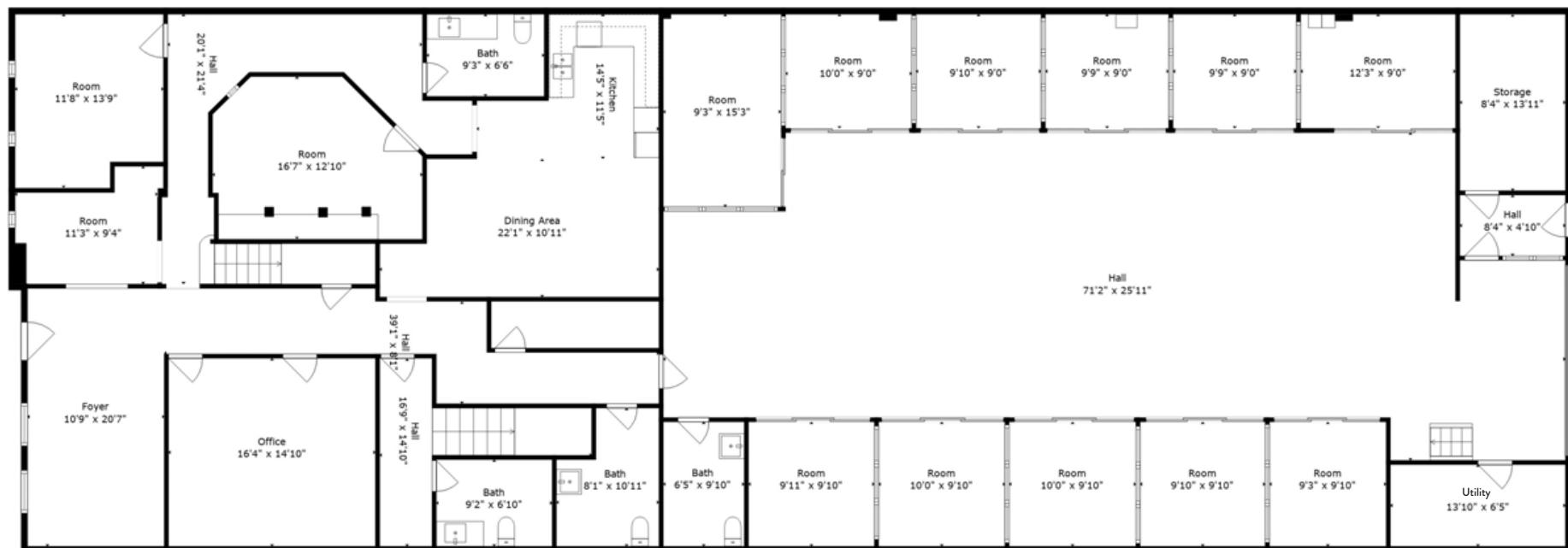
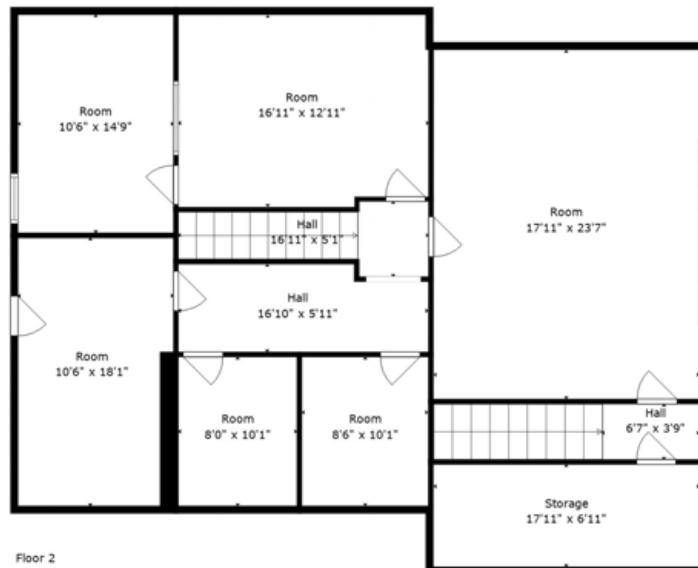


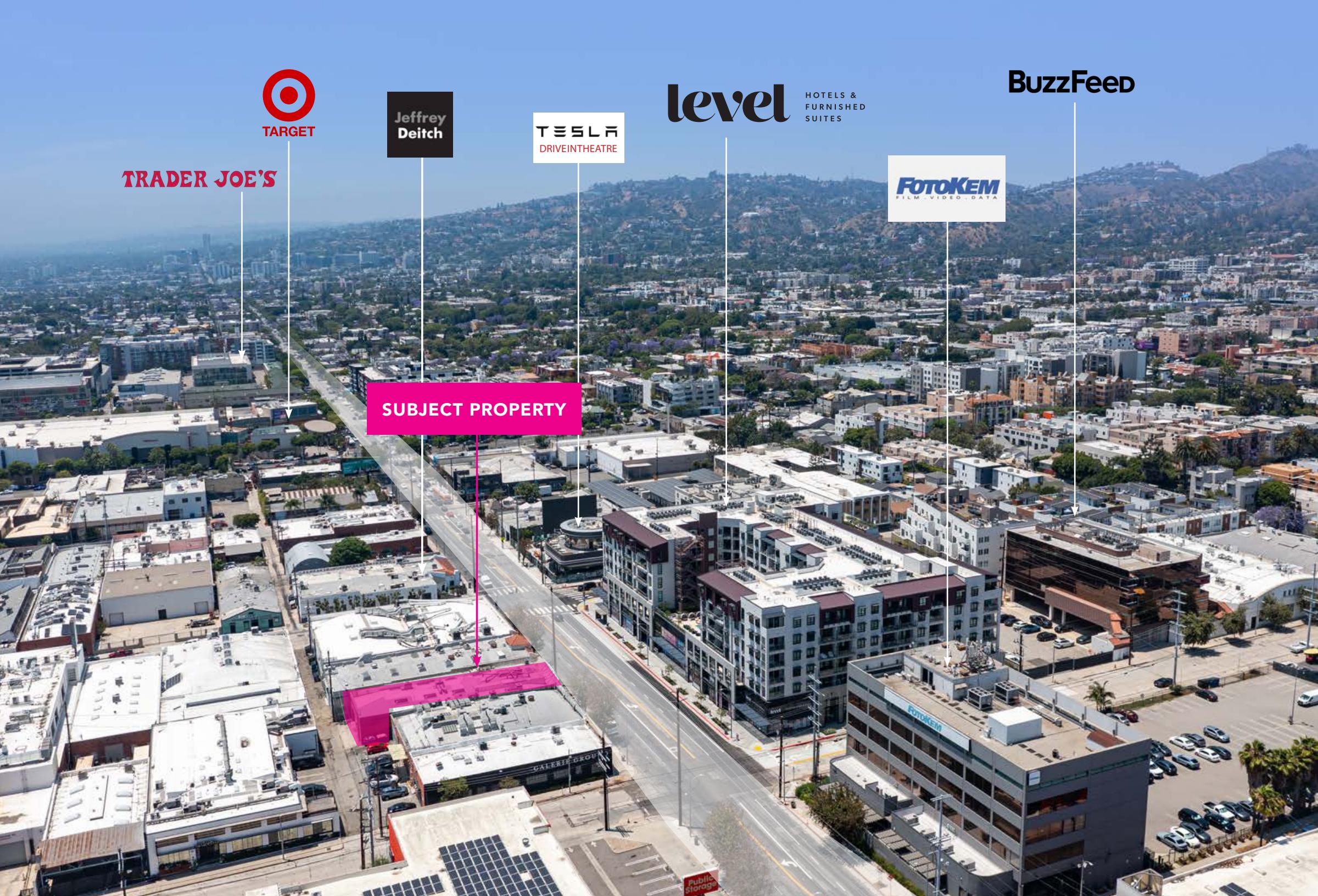
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SANTA MONICA
BOULEVARD
Hollywood California



FLOOR PLAN

6910 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90038





TARGET

TRADER JOE'S



BuzzFeed



SUBJECT PROPERTY

GALERIE GROUP

Public Storage

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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

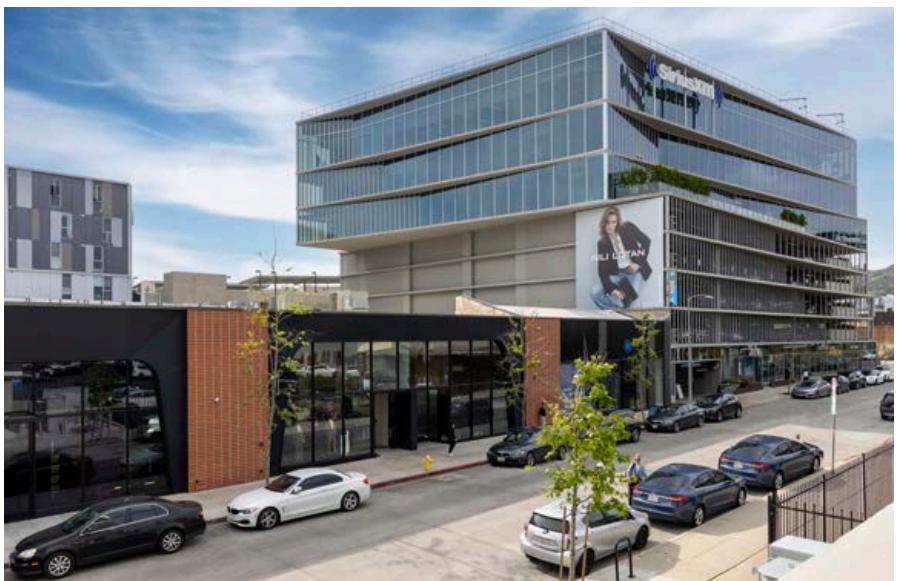
 Sunset
LAS PALMAS STUDIOS

QUIXOTE
By Sunset Studios

 Paramount

HEIMAT.

TARTINE



EXCEPTIONAL PROXIMITY TO NEIGHBORHOOD AMENITIES



📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY AVE



📍 SUPERVINYL | 900 N. SYCAMORE DR



📍 TRE LUNE | 911 N. SYCAMORE DR



📍 MOTHER TONGUE | 960 N. LA BREA AVE



📍 HEIMAT | 960 N LA BREA



📍 MIZLALA | 7007 ROMAINE STREET



📍 JUST ONE EYE | 915 N. SYCAMORE AVE



📍 SONY MUSIC | 1024 N ORANGE DR

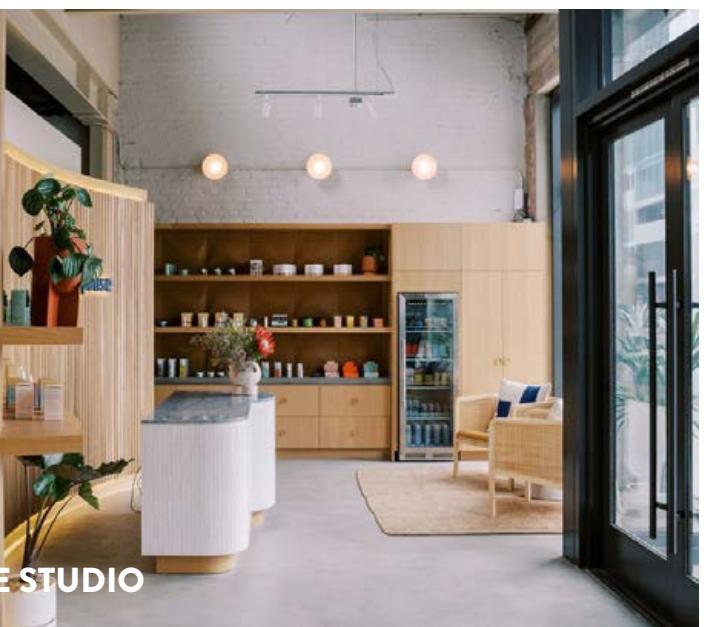




JUST ONE EYE



HEIMAT GYM



PAUSE STUDIO

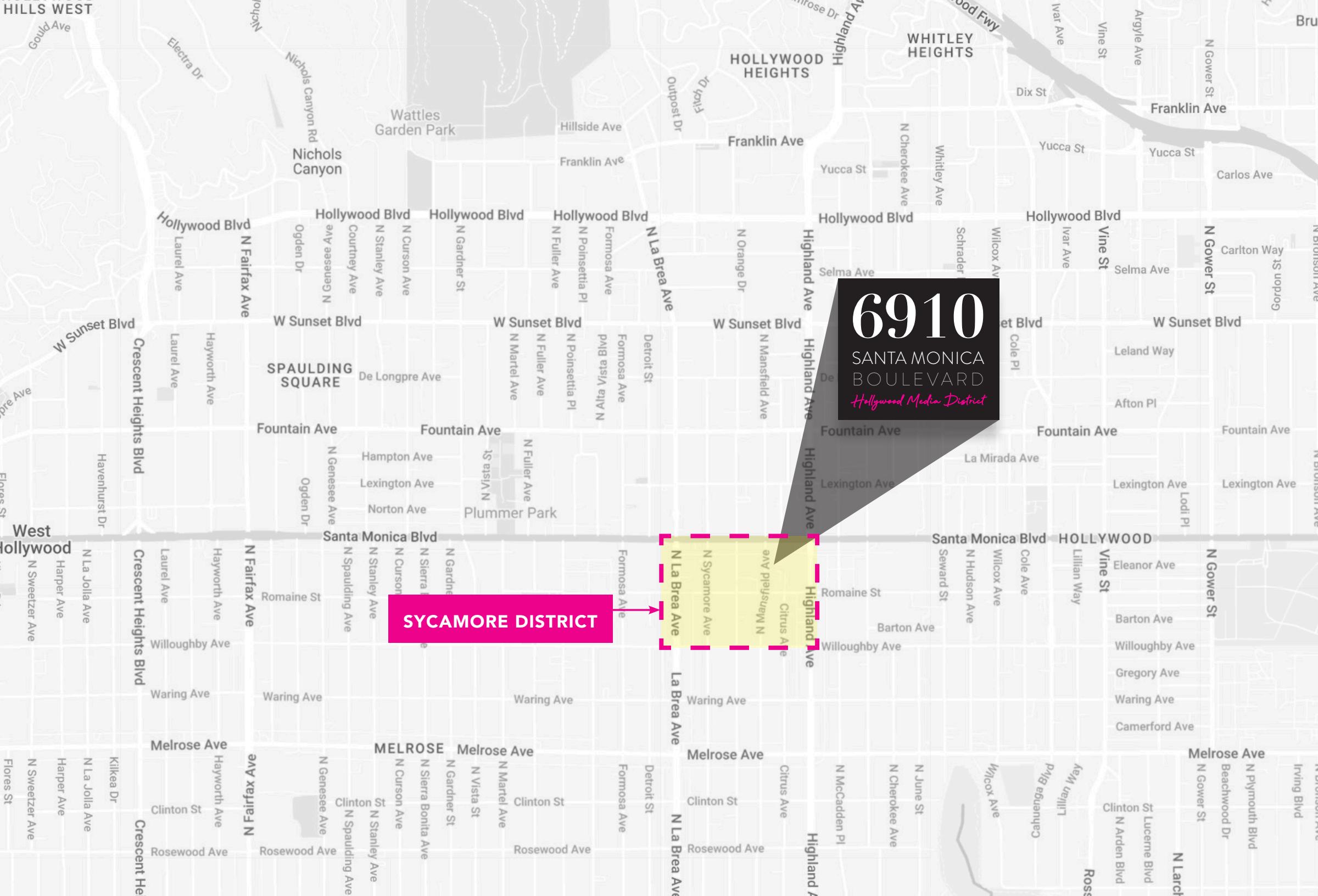


OFFICINE GENERALE



MR. T PARIS





NEIGHBORHOOD IMPROVEMENTS

Boulevard Beautification Efforts

A \$70-million Caltrans project is poised to improve multiple stretches of Santa Monica Boulevard including the corridor between La Brea and Highland Avenue. Plans call for restoring pavement, adding new traffic signals, curb ramps, bicycle racks, signage, and transit stop improvements.



DINER/DRIVE-IN

7001 Santa Monica Blvd

Steps from the buzzing **Tesla Drive-in**, a state-of-the-art facility Tesla drivers and local enthusiasts looking to be a part of a futuristic experience.



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