



607

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# FOR SALE

±2,600 SF OF BUILDING ON  
±2,694 SF OF LAND

## 607 E 4TH ST

LITTLE TOKYO + ARTS DISTRICT  
LOS ANGELES

 **Normal**  
PROPERTIES

**INDU**  
**STRY**



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# AN AIRY, & FLEXIBLE COMMERCIAL PROPERTY BETWEEN LITTLE TOKYO & THE ARTS DISTRICT

**607 E 4th St**

Little Tokyo / Arts District  
Los Angeles 90013

**AVAILABLE FOR SALE**

Tucked between the Arts District and Little Tokyo, 407 E 4th Street is a beautifully restored, standalone creative space that blends historic charm with modern flexibility. Originally built in 1910, this single-story brick, steel, and wood structure has been thoughtfully renovated by a visionary team, resulting in a versatile layout that accommodates a wide range of uses—from creative studios to commercial concepts. A tranquil interior garden enhances its appeal, offering a rare indoor-outdoor experience in the heart of Downtown LA.

With flexible zoning, authentic architectural details, and a “just right” scale and price, this property is a downtown dream come true. Quietly situated in a walkable, amenity-rich pocket, it has previously served as an event space and is now ready for its next chapter. This is a truly special opportunity to own a one-of-a-kind space in one of the city’s most vibrant, evolving neighborhoods.

BUILDING SIZE

**±2,690 SF**

LAND SIZE

**±2,694 SF**

YEAR BUILT/RENOVATED

**1910 / 2015**



**Commercial / Industrial**  
Building Type

**City of Los Angeles**  
**DM2-SH-1, CX2-FA, CPIO**  
Zoning

**5147-002-010**  
APN

**3 Phase / 400 Amp 120/240**  
Power

**Masonry, Wood, & Steel**  
Construction

**On-Site Secure Parking + Street**  
**and at Nearby Lots**  
Parking

**13' High Ceilings**  
Clear Height

**Office, Retail, Showroom, Events**  
Use(s)



# HIGHLIGHTS

Single Story Industrial Building  
Completed in 1910,  
Fully Renovated



Flexible Uses: Office, Retail,  
Warehouse, Showroom, Events,  
Possible Live-Work Modifications



Fully Hand-Crafted Interior & Finishes;  
Furnishings Possibly Included in Sale



Secure Private Parking & Entrance



Located in Between the Arts District's  
and Little Tokyo's Amenities and  
Cultural Landscape



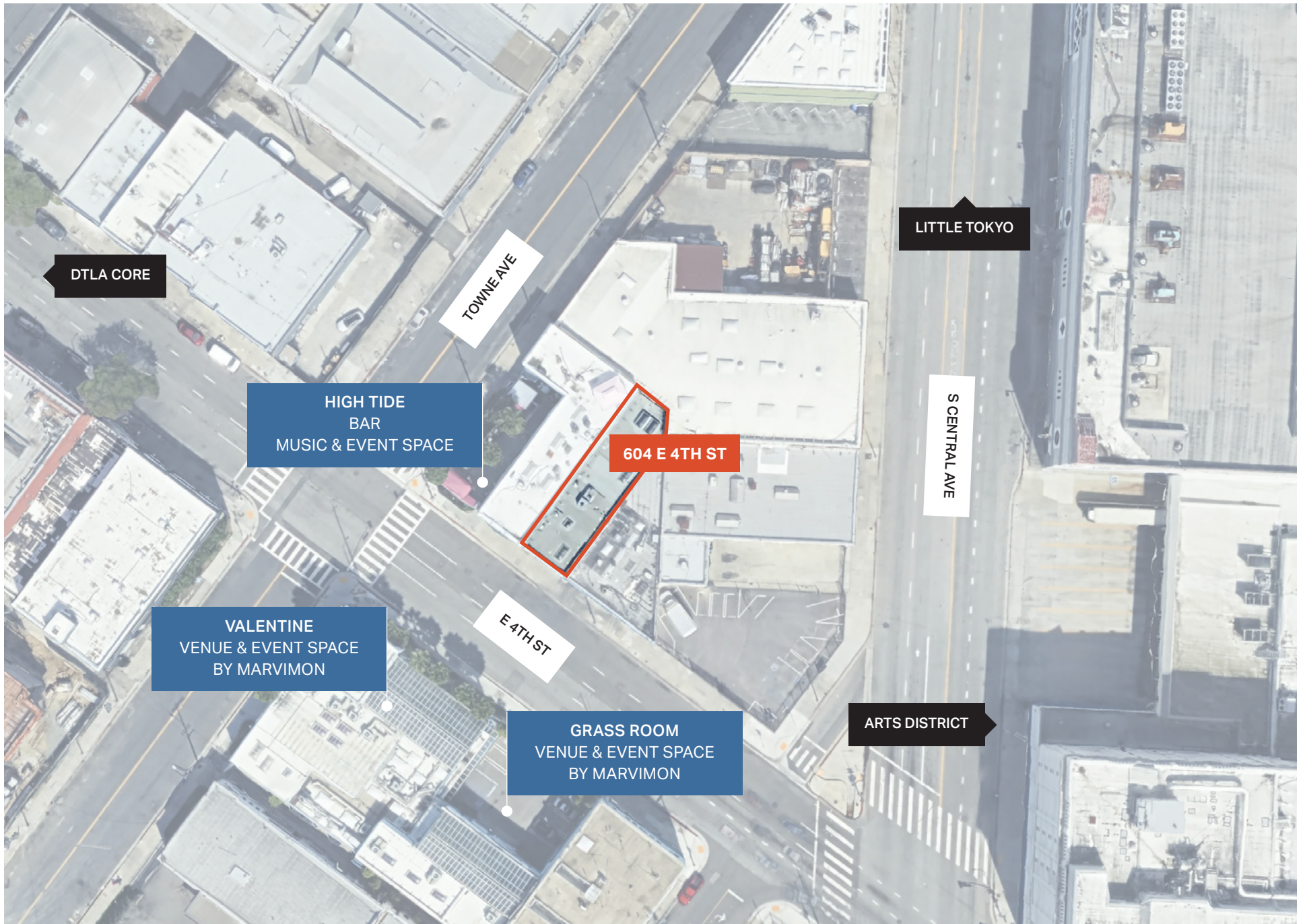
Easy Access to Major Freeways /  
Walkable to Metro Station





























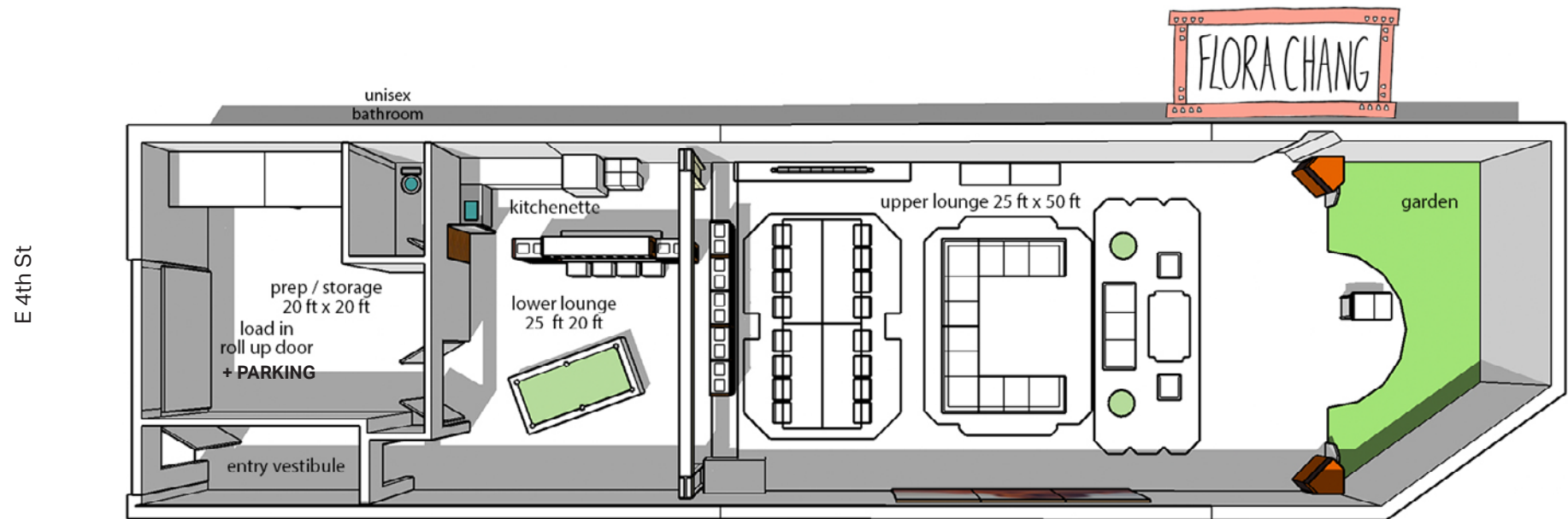








# FLOOR PLAN



*Floor plan is for general reference only. More detailed plans are available upon request.*





# IN THE MIDDLE OF TWO OF LA'S MOST DYNAMIC AND ENERGETIC NEIGHBORHOODS

Surrounded by top-tier restaurants, boutique retail, and vibrant nightlife, the property offers immediate access to cultural institutions like the world-renowned Hauser & Wirth gallery and the Japanese American National Museum. Little Tokyo brings deep cultural heritage, while the Arts District pulses with creative energy and anchors major office tenants like Accenture and Calafia Farms. This location seamlessly blends historic character with forward-thinking commerce—making it a prime opportunity for investors, developers, and visionaries alike.

## Select Major Companies Nearby



Apple Studios

**CALIFIA**  
FARMS®



**ESSENTIALS**  
FEAR OF GOD

**STUDIO-**  
**MLA**

Greycroft







Little Tokyo's Japanese Village Plaza.



Venture capital firm Greycroft Partners' office in the Arts District.



Critically acclaimed Restaurant Ki in Little Tokyo.



Soho Warehouse along S Santa Fe Ave.



High Tide next door to 407 E 4th St.



## RESTAURANTS / F&B

- 1 High Tide
- 2 Fugetsu-Do
- 3 Wolf & Crane
- 4 Sushi Gen
- 5 Restaurant Ki
- 6 Marukai Market
- 7 Pasta e Pasta by Allegro
- 8 Little Tokyo Market
- 9 Wurstkuche
- 10 Manuela
- 11 Zinc Café
- 12 Bestia
- 13 Bavel
- 14 Damian
- 15 Ditroit
- 16 Everson Royce Bar
- 17 Salt & Straw
- 18 Yangban Society
- 19 Prince Street Pizza
- 20 Soho Warehouse

## COFFEE

- 21 Blue Bottle Coffee
- 22 Concierge Coffee
- 23 Verve Coffee Roasters
- 24 Urth Caffé
- 25 Eightfold Coffee

# AMENITIES & NOTABLE BUSINESSES IN THE AREA

## NOTABLE BUSINESSES

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

## RETAIL & CULTURE

- 44 Suay Sewing Shop
- 45 Hauser & Wirth
- 46 The Good Liver
- 47 ICA LA
- 48 The Box
- 49 Departamento
- 50 Alchemy Works
- 51 Flamingo Estate
- 52 Period Correct
- 53 Japanese American National Museum
- 54 Japanese Village Plaza
- 55 MOCA Geffen
- 56 Hennessey Ingalls

## HOTEL

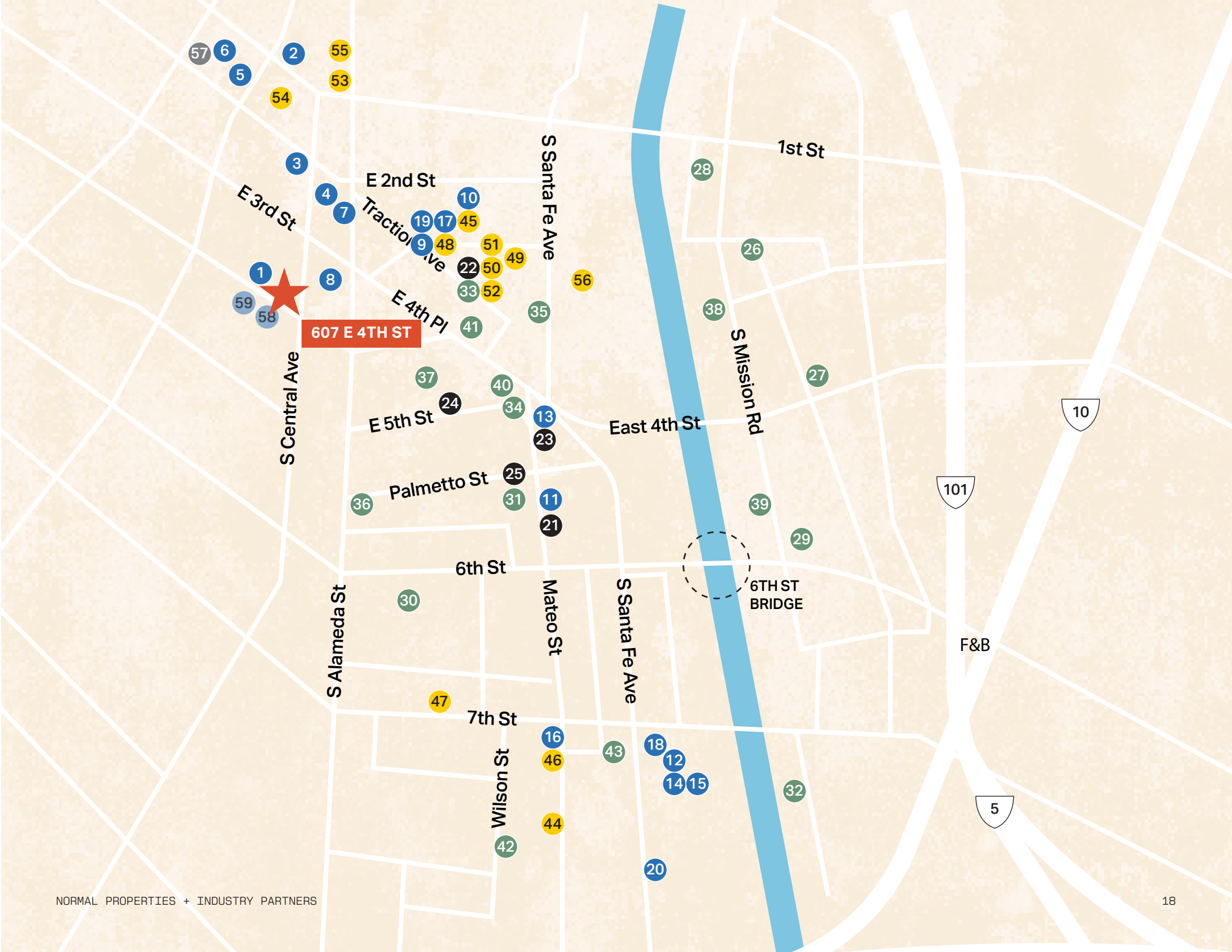
- 57 Kyoto Gardens

## VENUE & EVENT SPACE

- 58 Grass Room
- 59 Valentine











PASADENA  
10 MI / 13 MINS

SHERMAN OAKS  
17 MI / 20 MINS

HOLLYWOOD HILLS  
16 MI / 27 MINS

LOS FELIZ  
8 MI / 17 MINS

HIGHLAND PARK  
8 MI / 15 MINS

BELAIR  
18 MI / 25 MINS

SILVER LAKE  
6 MI / 16 MINS

MALIBU  
32 MI / 40 MINS

ECHO PARK  
4 MI / 14 MINS

HANCOCK PARK  
12 MI / 18 MINS

PACIFIC PALISADES  
19 MI / 28 MINS

607 E 4TH ST

SANTA MONICA  
15 MI / 22 MINS

CULVER CITY  
8 MI / 14 MINS

INGLEWOOD  
11 MI / 20 MINS

MARINA DEL REY  
22 MI / 35 MINS

MANHATTAN BEACH  
22 MI / 35 MINS

**FREEWAYS AND ALL  
OF LOS ANGELES  
AT HAND.**

607 E 4th St is surrounded by access major freeways  
and thoroughfares that reach all of LA and beyond.



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