



# EXPANSIVE GENERATION RESTAURANT 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 space features 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 the space's 192 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 Outdoor Patio

### Restaurant A

Fine Dining Concept  
192 Indoor & Outdoor Seats

**Abundant On-Site  
Parking**

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

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

**All Included  
FF&E**



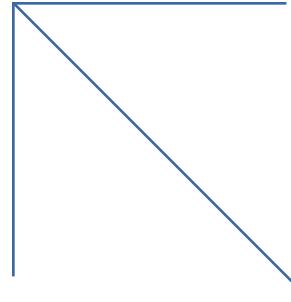












## FROM VINEYARDS AND INDUSTRY TO ARTISTS AND LOFTS, THE ARTS DISTRICT IS DYNAMIC AND ECLECTIC

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.

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.



A LOS ANGELES VINEYARD IN 1928

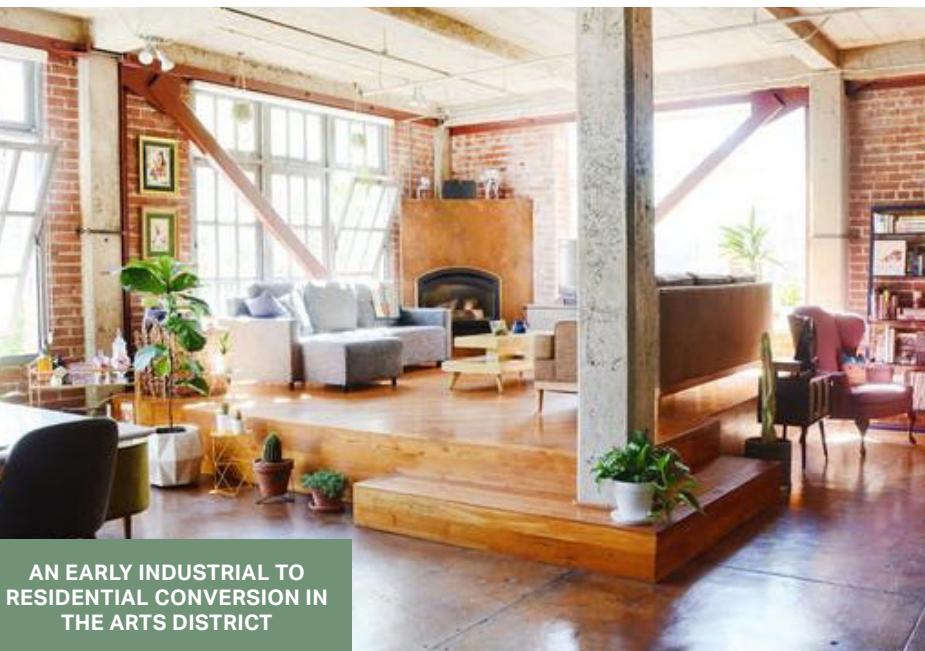
NIRVANA PLAYING AT FAMED  
AL'S BAR ON TRACTION AVE



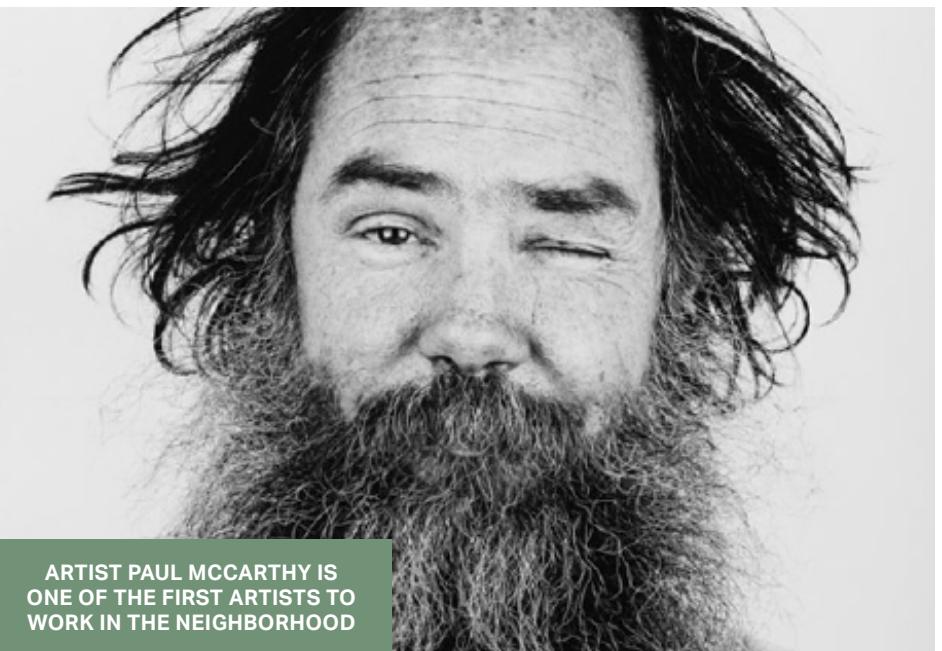
one-year  
anniversary  
SUNDAY JULY 31  
AL'S BAR 4 TO 8  
RED HOT CHILI PEPPERS  
MEGADOTHUS & LOW



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

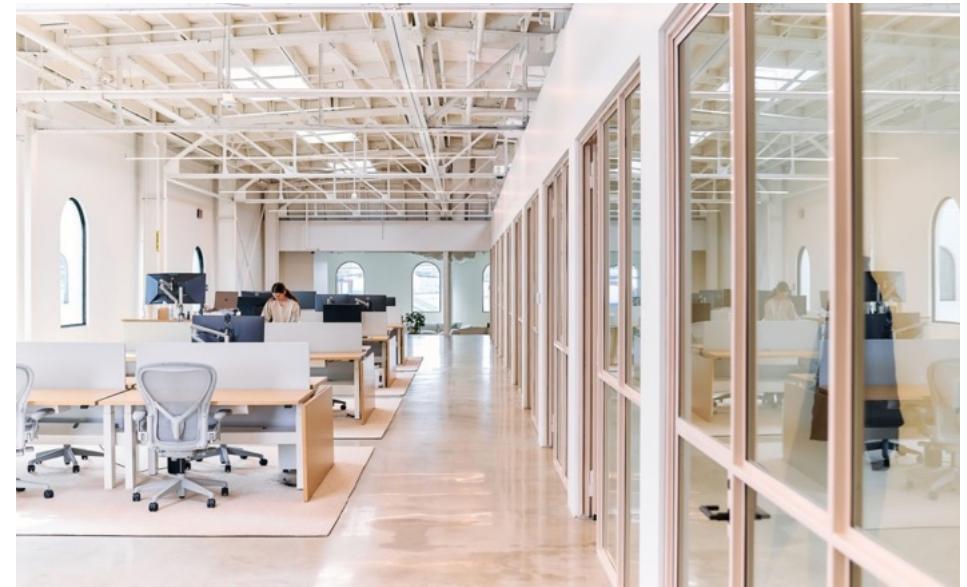


ARTIST PAUL MCCARTHY IS  
ONE OF THE FIRST ARTISTS TO  
WORK IN THE NEIGHBORHOOD





Spotify at AT MATEO. .



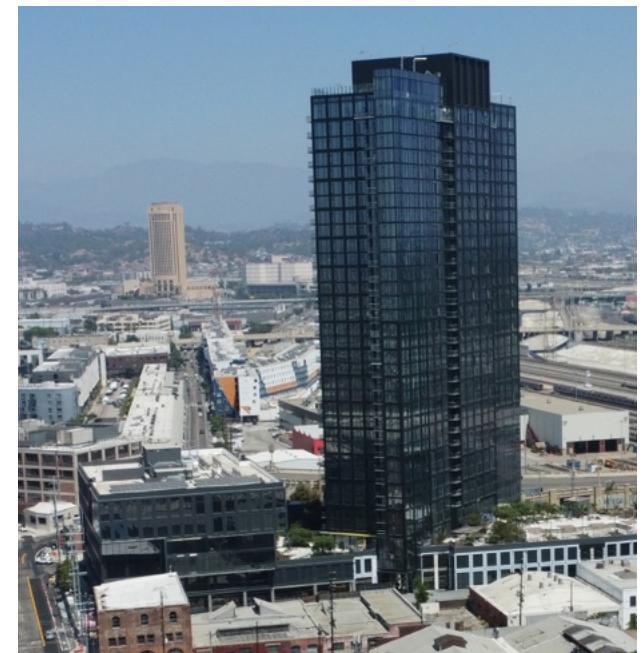
Venture capital firm Greycroft Partners' office along Traction Ave.



Bavel by Chef Ori Menashe.



Soho Warehouse along S Santa Fe Ave.



New residential tower at 525 S Santa Fe Ave.

## 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

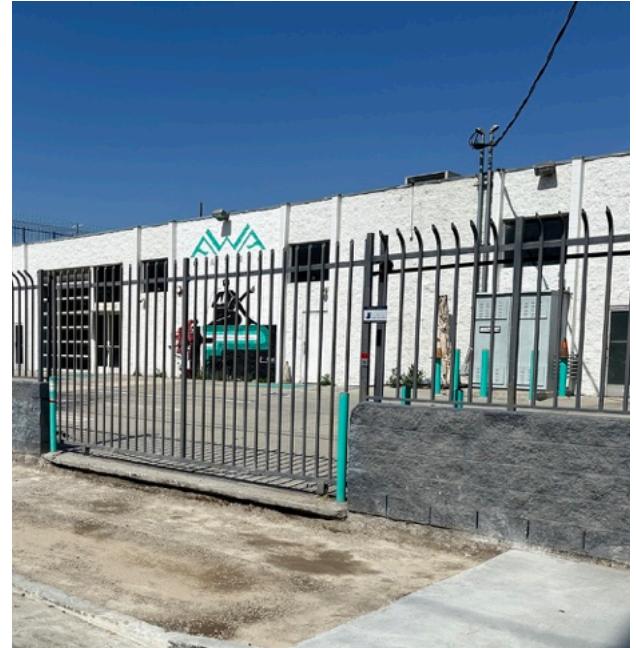
# AMENITIES & NOTABLE BUSINESSES IN THE AREA

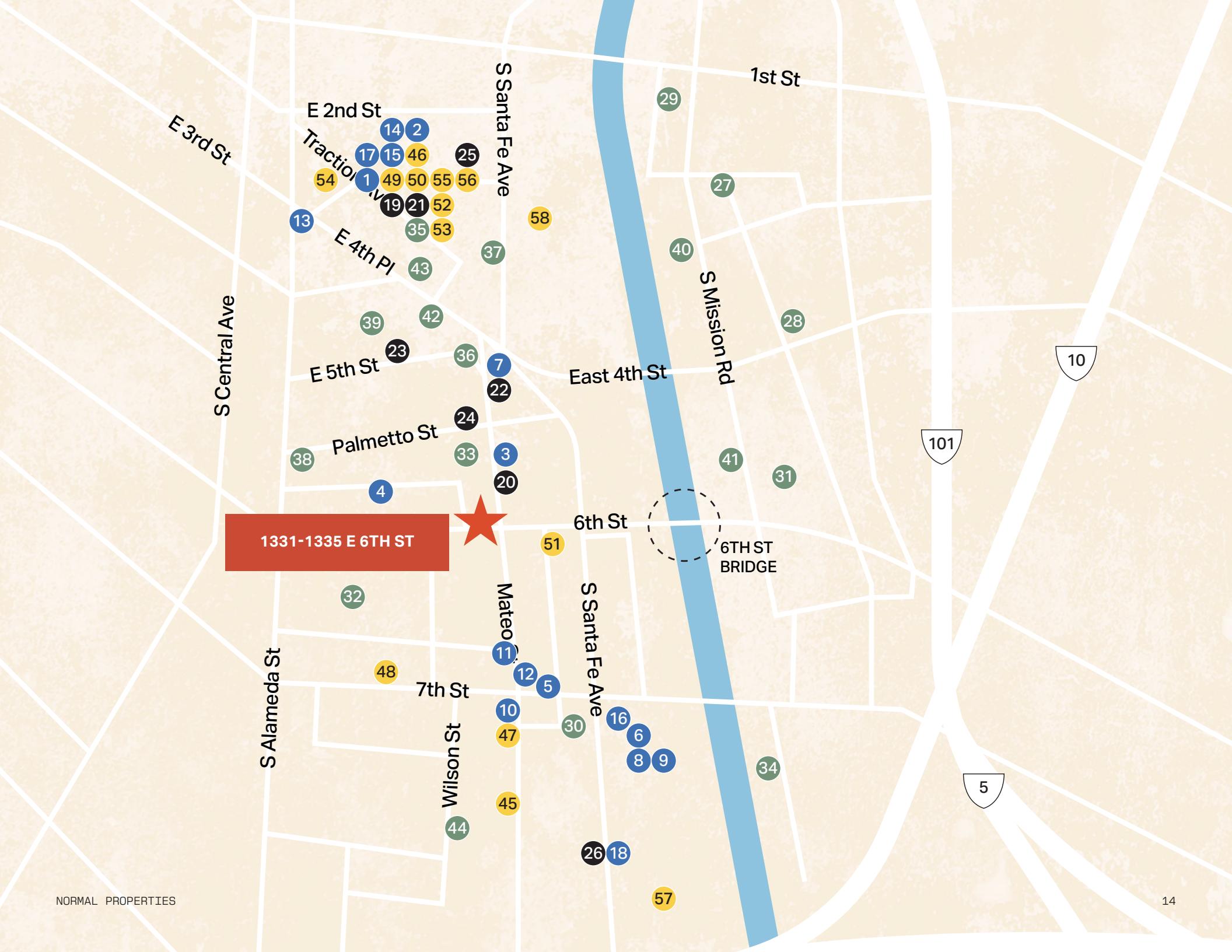
## RETAIL & CULTURE

- 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

## 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





For More Information Contact

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