

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**

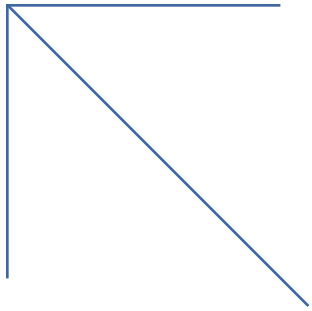
**Full Line Alcohol
Covering 300 Seats
CUP Status**

**All Included
FF&E**









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

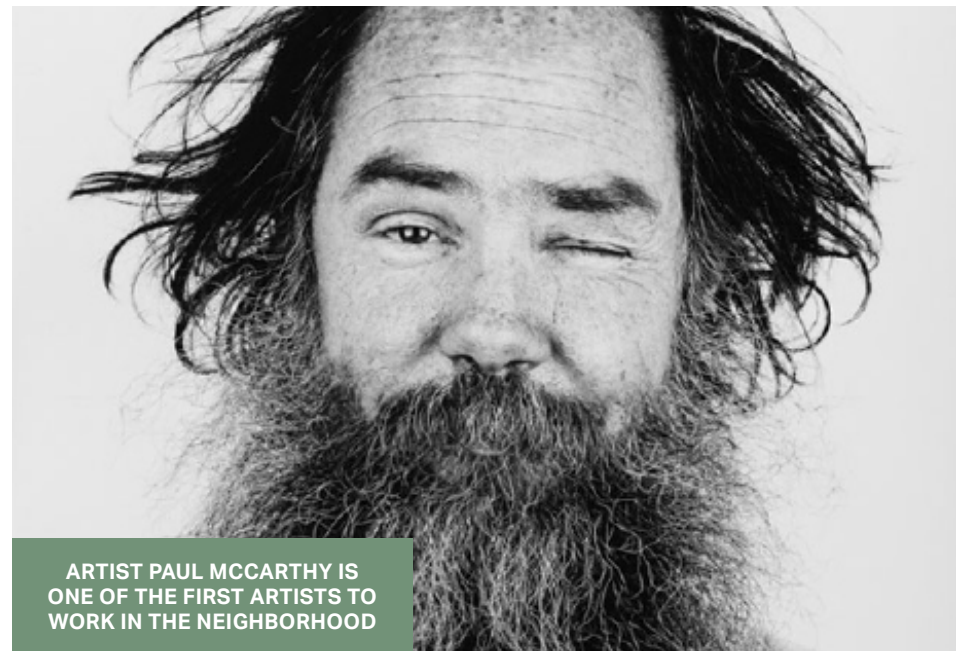
RED HOT CHILI PEPPERS

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





Spotify at AT MATEO.



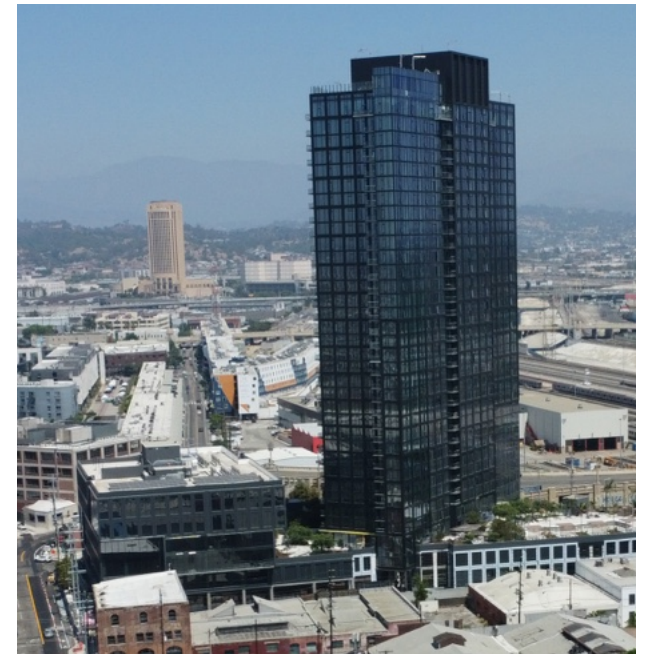
Venture capital firm Greycroft Partners' office along Traction Ave.



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

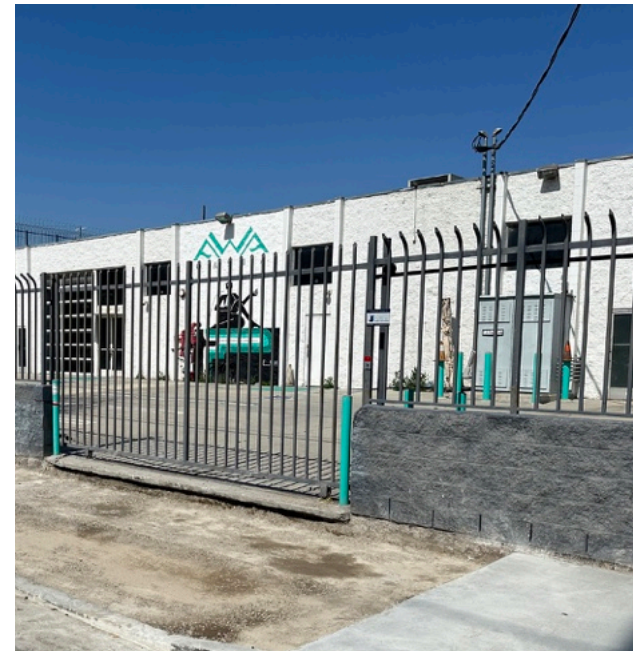
AMENITIES & NOTABLE BUSINESSES IN THE AREA

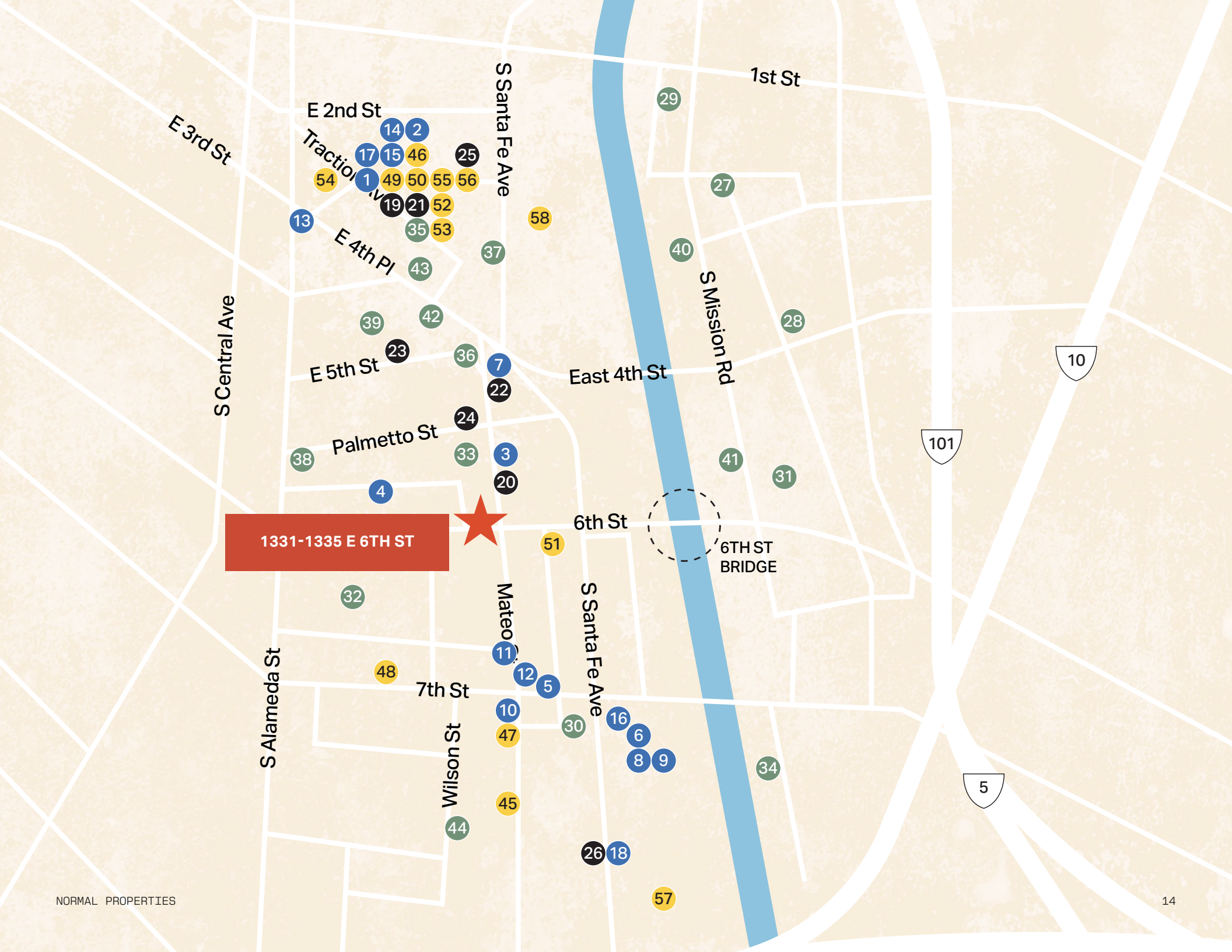
NOTABLE BUSINESSES

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

For More Information Contact

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