

FOR LEASE

±41,775 SF FREESTANDING INDUSTRIAL BUILDING WITH ±155 PARKING SPACES



 CUSHMAN &
WAKEFIELD
GILL | BURNS | YOO

// HIGHLIGHTS



Strategic centralized location
for Greater Los Angeles



Freeway frontage with traffic count
of over 370,000 cars per day



Next to on/off ramps for
101 and 10 freeways



Abundant car parking
with ±155 spaces



Dock high and
ground level loading



Located in the Arts District
with numerous amenities



EAST COMMERCIAL STREET

DUCOMMUN STREET

CENTER STREET

// PROPERTY DETAILS



620 & 706 E Commercial St
Los Angeles, CA 90012

Address



±41,775 SF
Total Building



±57,997 SF (±1.33 acres)
Land Size



7DH 1GL
Loading



±155
Parking Spaces



±16' Minimum
Clear Height



TBD
Power



Block
Construction Type



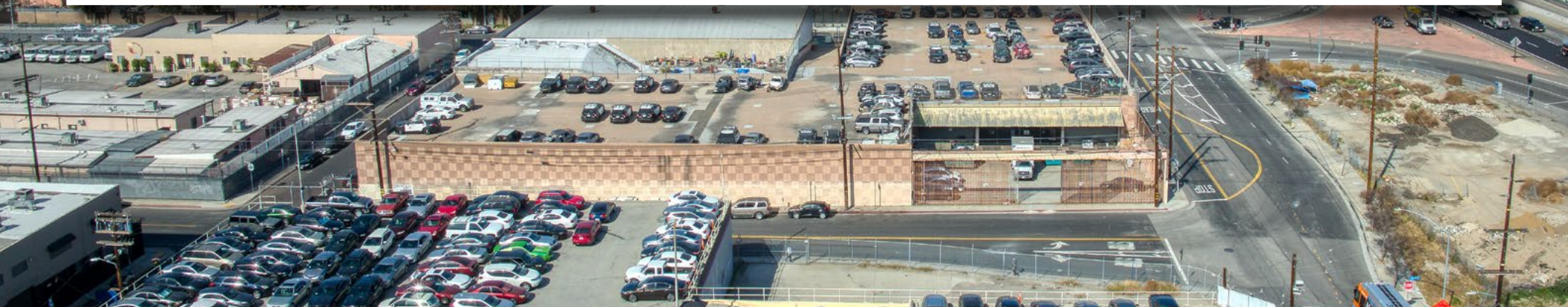
CM & M3
Zoning



1963
Year Built



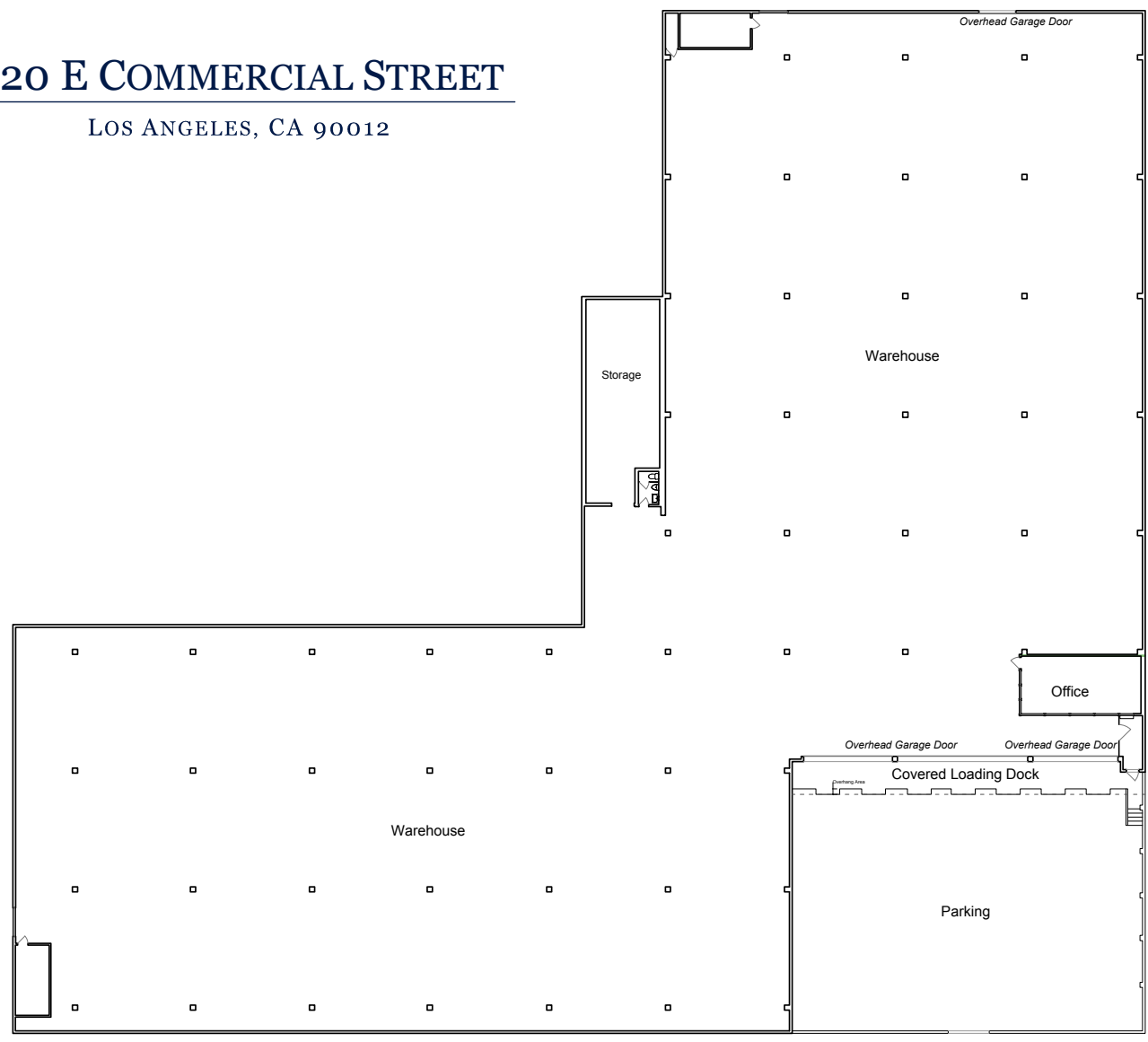
5173-003-010 &
5173-017-004
Parcel No.



// SITE PLAN

620 E COMMERCIAL STREET

LOS ANGELES, CA 90012



FLOOR PLAN

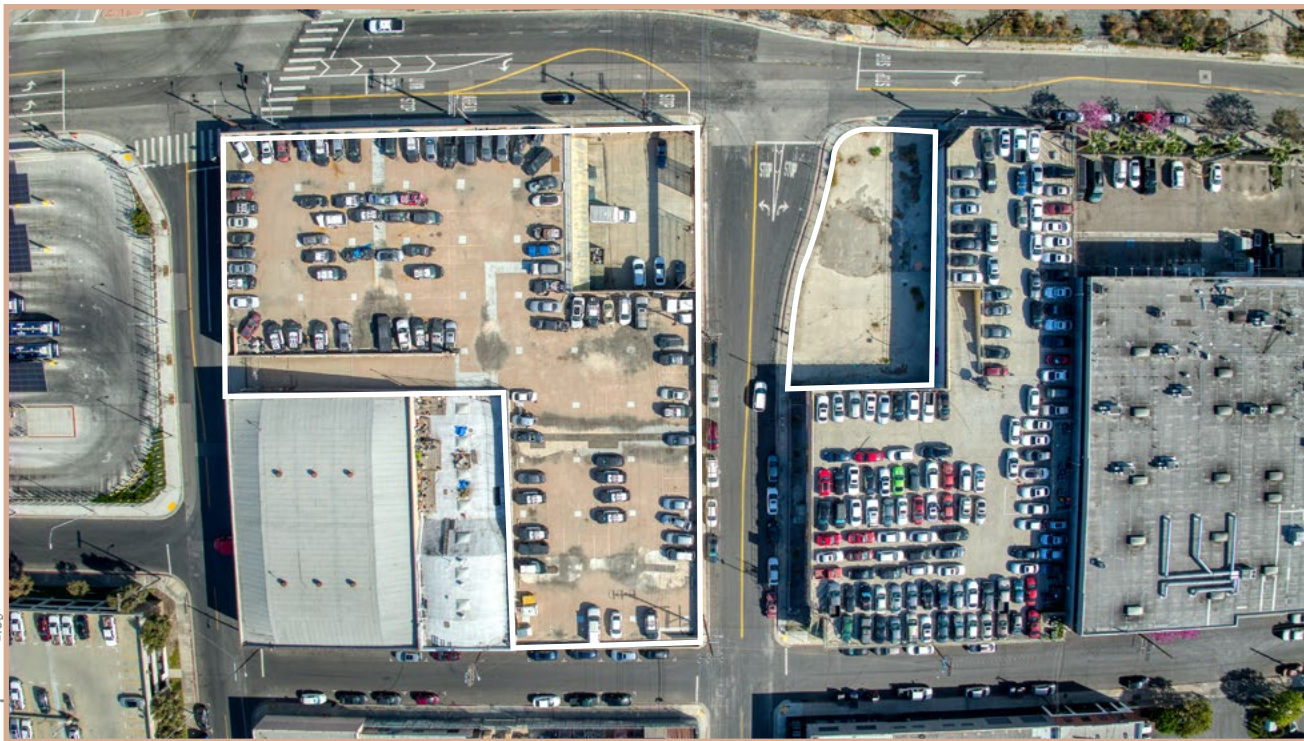
Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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// PHOTOS



// AERIAL & PARCEL MAP



22.50

FREEWAY APPROACH



// LOCATION



FASHION DISTRICT

HISTORIC CORE

CENTRAL
BUSINESS
DISTRICT

LITTLE TOKYO

CIVIC CENTER

ARTS DISTRICT

REGIONAL
CONNECTOR

E COMMERCIAL ST
620
DOWNTOWN LA ARTS DISTRICT

US 101

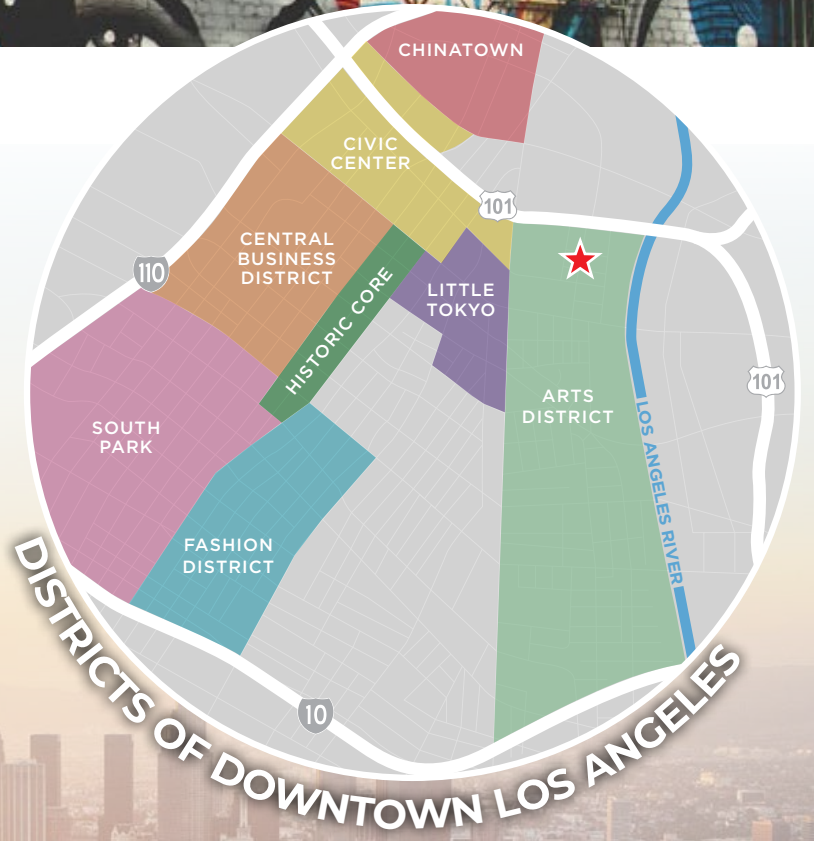
UNION STATION



THE ARTS DISTRICT

Historically, the Arts District was populated by various industrial users – manufacturers and distributors, who warehoused goods ranging from frozen fish to toys. Over time, the multi-story industrial buildings deemed antiquated and functionally obsolete, naturally transitioned to lofts and studios as artists and craftsmen began occupying these spaces.

The future of the Arts District is headed towards a total metamorphosis as major developments are in the pipeline in addition to those already in progress. Although the landscape of the Arts District is bound to change dramatically, the intent of the developers and the local community is to keep the integrity, character, culture, and aesthetics intact for the most unique district of Los Angeles.



// NOTABLE ARTS DISTRICT NEIGHBORS

Ace * Mission Studios



SCI-ARC

HAUSER & WIRTH



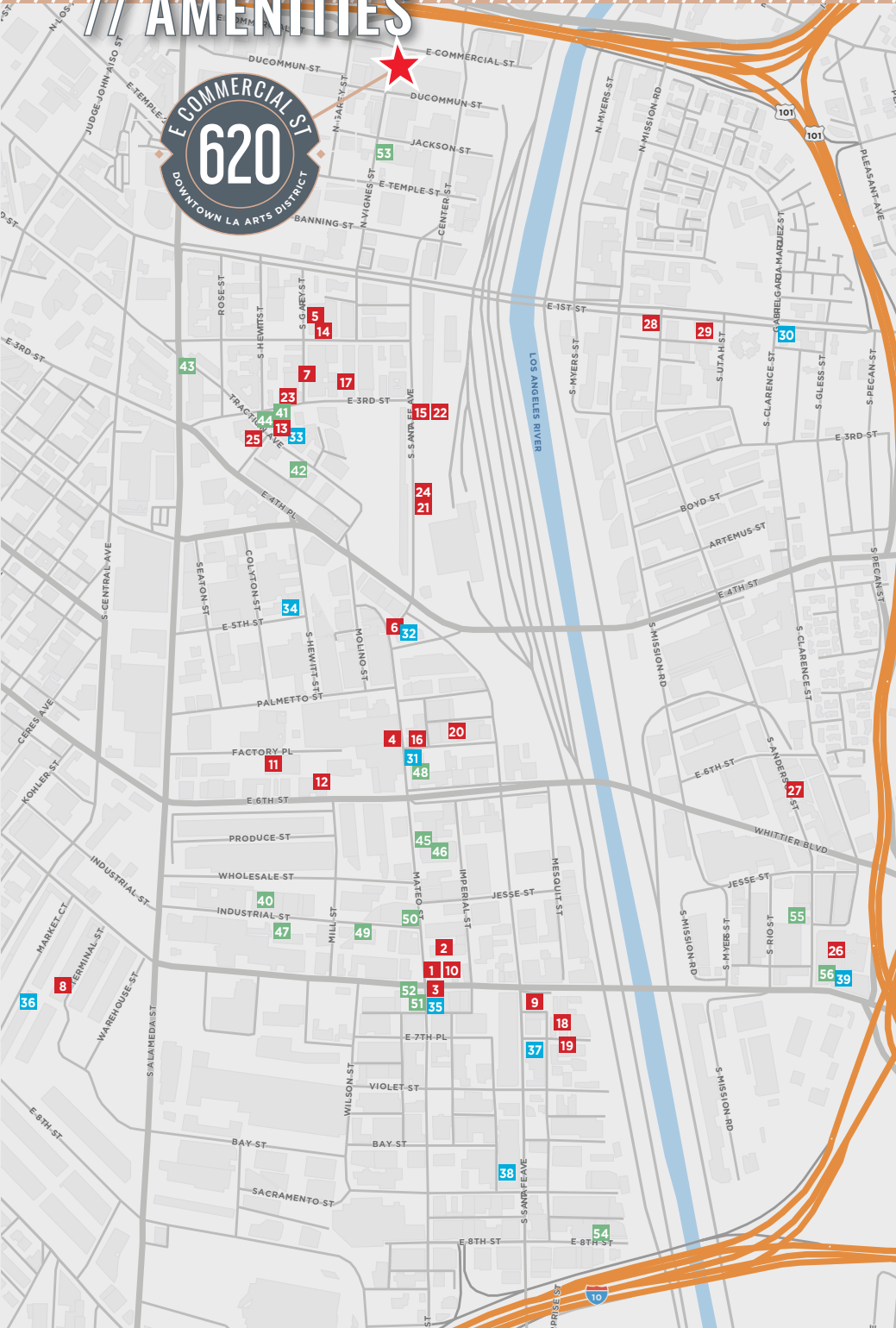
Daily Journal



STIIZY



// AMENITIES



RESTAURANTS

1. YESS
2. Afuri Ramen
3. Guerrilla Tacos
4. Girl & the Goat
5. Father's Office
6. Bavel
7. Manuela
8. The Row (Pikunico, Rappahanock Oyster Bar, Hayato, M georgina)
9. Bread Lounge
10. Pizzanista
11. The Factory Kitchen
12. Brera Ristorante
13. Loqui
14. Bao Hiroo
15. Café Gratitude
16. Zinc Café & Market
17. Eat Drink Americano
18. Bestia
19. Damian
20. Chuy's Tacos
21. Amazebowls
22. Grow Produce Shop
23. Salt & Straw
24. Here & Now
25. Pie Hole
26. History Bakery
27. El Café by Primera Taza
28. Tacos El Hermano
29. Purgatory Pizza



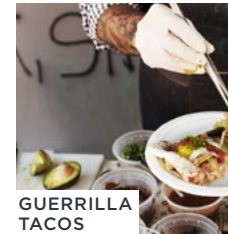
COFFEE

30. Café Con Leche Bakery
31. Blue Bottle
32. Verve
33. Groundwork
34. Urth Caffé
35. Guerrilla Cafecito
36. The Row (Café Dulce, Go Get Em Tiger, PCP LA)
37. Stumptown
38. Maru Coffee
39. Silverback Coffee of Rwanda



BARS

40. Flying Embers Taproom
41. Death & Co.
42. Arts District Brewing Company
43. Angel City Brewery
44. Wurstküche
45. Sweet Flower
46. Two Bit Circus
47. The Bike Shed
48. The Spirit Guild
49. Pour Haus
50. Little Bear
51. Silver Lake Wine
52. ER Bar
53. Boomtown Brewery
54. Green Bar Distillery
55. Dry River Brewing
56. Indie Brewing



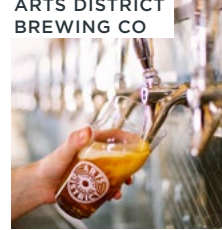
GUERRILLA TACOS



AFURI RAMEN



STUMPTOWN

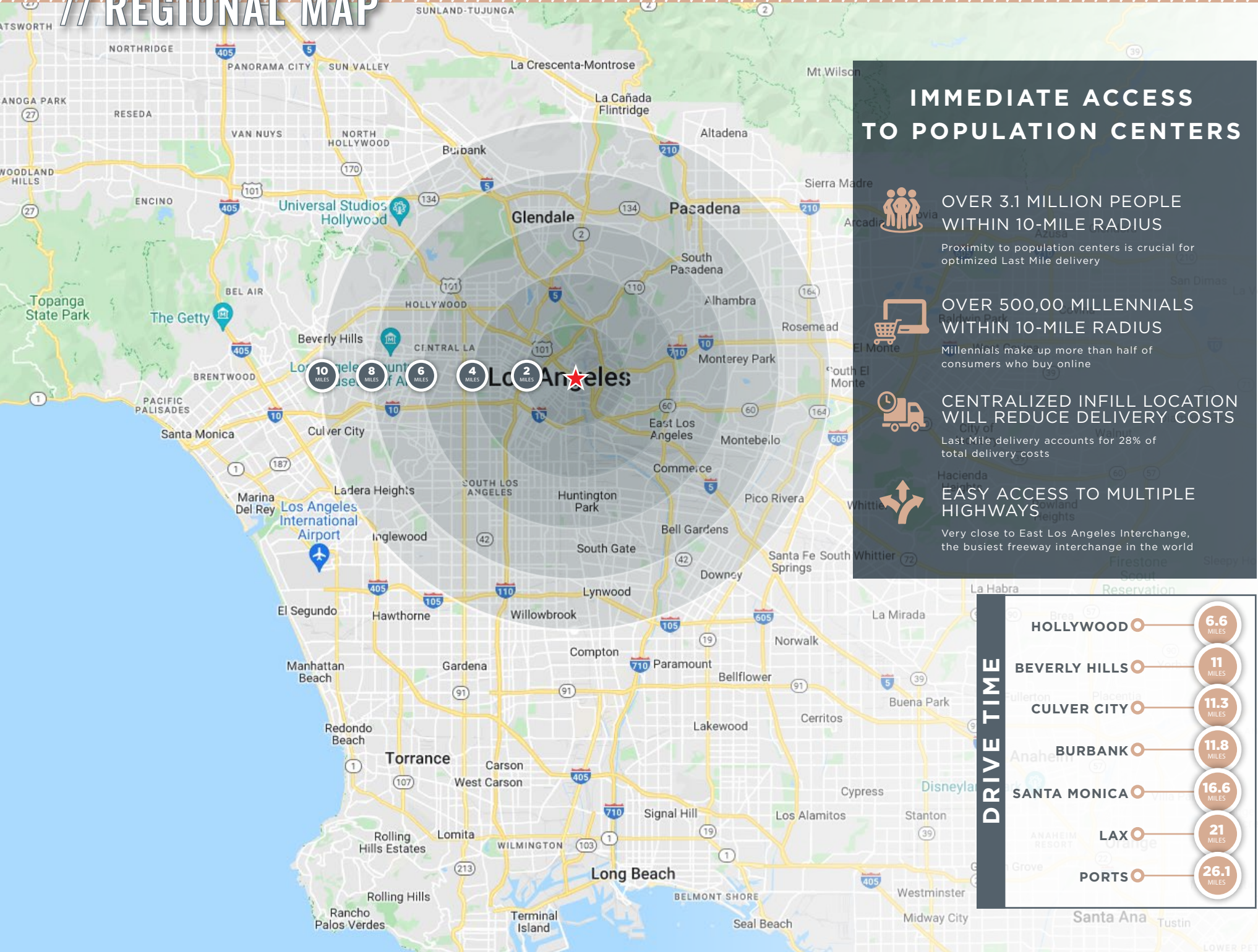


ARTS DISTRICT BREWING CO



TWO BIT CIRCUS

// REGIONAL MAP



IMMEDIATE ACCESS TO POPULATION CENTERS

OVER 3.1 MILLION PEOPLE WITHIN 10-MILE RADIUS
Proximity to population centers is crucial for optimized Last Mile delivery

OVER 500,000 MILLENNIALS WITHIN 10-MILE RADIUS
Millennials make up more than half of consumers who buy online

CENTRALIZED INFILL LOCATION WILL REDUCE DELIVERY COSTS
Last Mile delivery accounts for 28% of total delivery costs

EASY ACCESS TO MULTIPLE HIGHWAYS
Very close to East Los Angeles Interchange, the busiest freeway interchange in the world

DRIVE TIME	Location	Distance (Miles)
	HOLLYWOOD	6.6
	BEVERLY HILLS	11
	CULVER CITY	11.3
	BURBANK	11.8
	SANTA MONICA	16.6
	LAX	21
	PORTS	26.1

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