

6600-6610 ALEXINGTON AVENUE

HOLLYWOOD MEDIA DISTRICT
WAREHOUSE

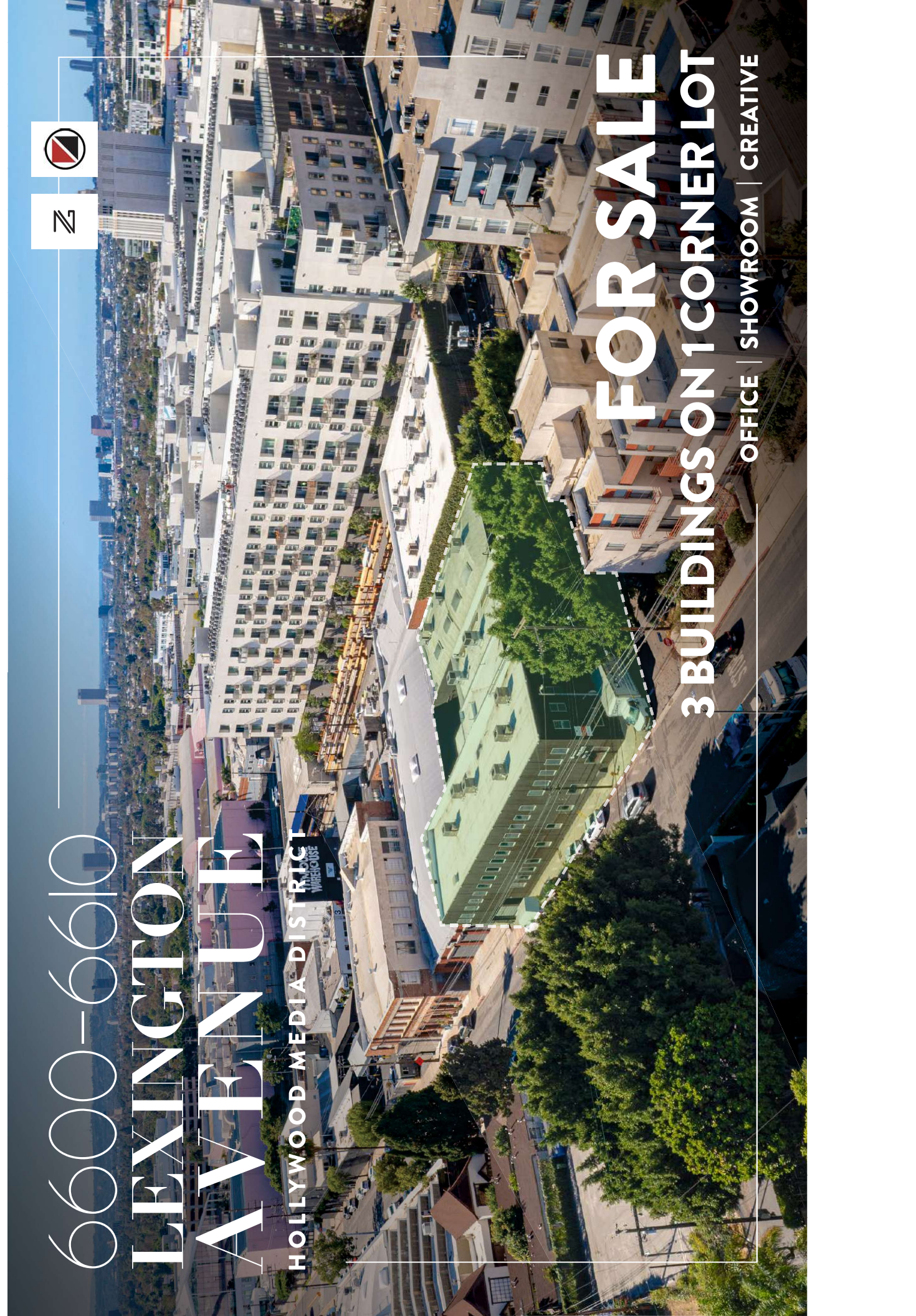
Z



FOR SALE

3 BUILDINGS ON 1 CORNER LOT

OFFICE | SHOWROOM | CREATIVE



6600-6610
**LEXINGTON
AVENUE**
HOLLYWOOD MEDIA DISTRICT
LOS ANGELES, CALIFORNIA 90038

Within the Hollywood Media District (also known as LA's real Furniture and Art District), sit three (3) adjacent buildings (on a single corner parcel) renovated in 2025. Steeped in rich Hollywood history, the buildings were once home to various recording studios, an ad agency, film production offices, and multi-use creative spaces. The nondescript facade ensures privacy and security, while the dynamic mix of neighbors including art galleries, showrooms, and creative offices draw in a refined and eclectic clientele.

LISTING TEAM



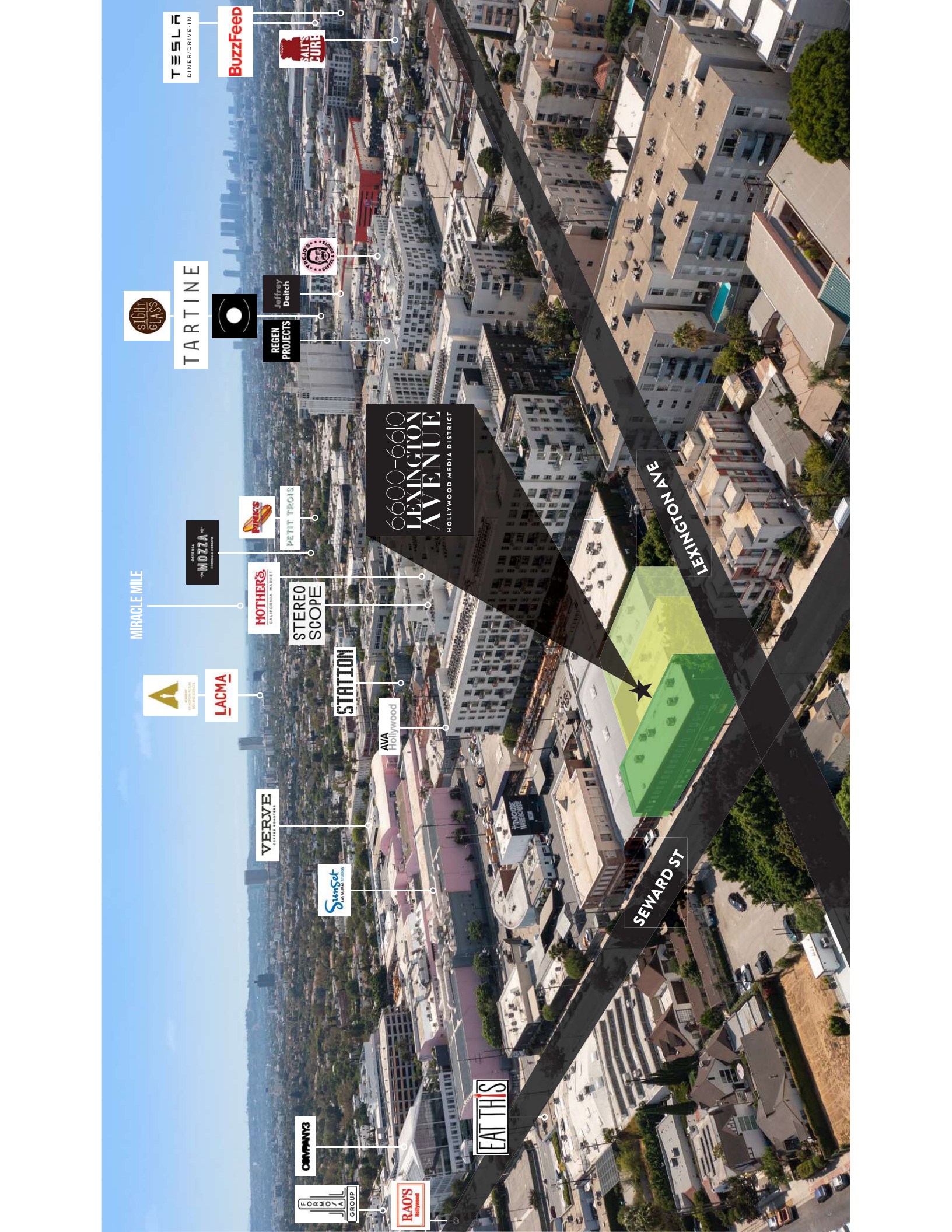
JAKE ZACUTO
ZACUTO GROUP
Managing Director 310.469.9012

JACKIE LUBRANO
ZACUTO GROUP
Senior Vice President 267.278.0443



SAM MINASIAN
SOUTH PARK GROUP
Senior Vice President 323.782.1261





6600-6610
LEXINGTON AVENUE
HOLLYWOOD MEDIA DISTRICT

LEXINGTON AVE

SEWARD ST

TESLA
DINER DRIVE-IN

BuzzFeed

SALTS
CURE

SLIGHT
GLASS

TARTINE



REGEN
PROJECTS

Jeffrey
Deitch



MIRACLE MILE

MOZZA
OTTELLA

PINK'S

PETIT TROIS

MOTHER'S
CALIFORNIA MARKET

STEREO
SCOPE

STATION

LACMA

AVA
Hollywood

VERVE
COFFEE ROASTERY

Sunset
AVIATION GROUP

COMPANY3

FORD
GROUP

RAO'S
Hollywood

EAT THIS



6600-6610
LEXINGTON
AVENUE
HOLLYWOOD MEDIA DISTRICT

PROPERTY DETAILS

ADDRESS
6600-6610 Lexington Avenue
Los Angeles, CA 90038

COMBINED PRICE \$12,900,000

COMBINED BUILDING SF **±20,100 SF**
6600 Lexington Avenue ±10,750 SF
6608 Lexington Avenue ±4,800 SF
6610 Lexington Avenue ±4,550 SF

COMBINED LOT SF 17,151 SF

PPSF/BUILDING \$642/SF

PPSF/LOT \$752/SF

BUILT/RENOVATED 1922/2025

ZONING LAM1

PARCEL NUMBER 5532-023-001

HOLLYWOOD



KOHN GALLERY



BuzzFeed

TRADER JOE'S



SUBJECT PROPERTIES



ROCINATION

HEIMAT.

MIZ LA

REGEN PROJECTS

GALERIE GROUND

Jeffrey Deitch



TARTINE



SEWARD ST

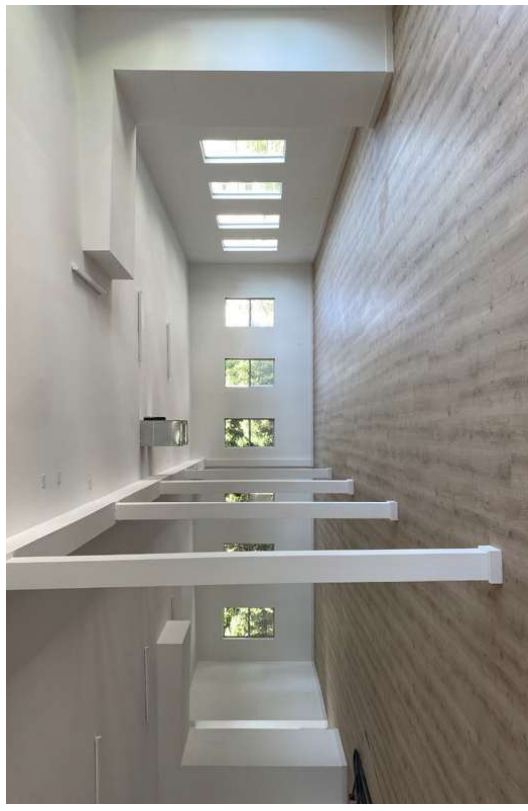
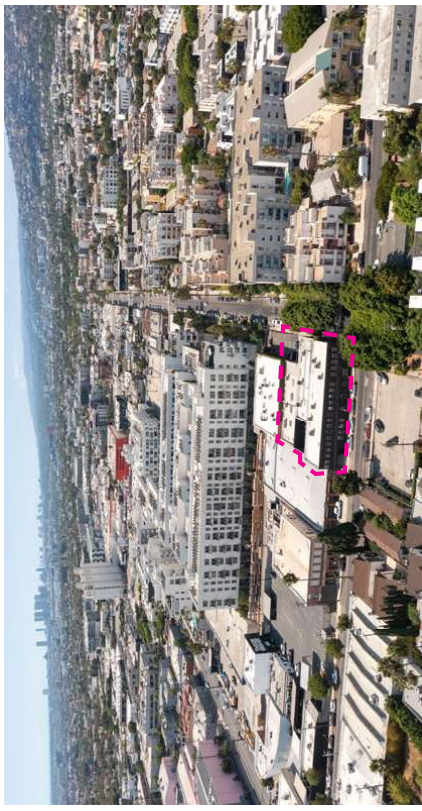
LEXINGTON AVE

SEWARD ST



6600 Lexington Avenue - 10,750 SF

6600 -6610 LEXINGTON AVENUE, LOS ANGELES



6600 Lexington

NEW UPGRADES THROUGHOUT

- Upgrades to the property included new flooring, windows, doors, plumbing and HVAC.

GROUND FLOOR FEATURES:

- Striking Architectural Entrance
- Rear Roll-up Door
- High ceilings
- Walk-in safe
- Two ADA compliant restrooms
- Custom kitchen ready
- Brand new HVAC system
- 4 Parking Spaces

2ND STORY FEATURES:

- High ceilings
- Two private restrooms
- Option for sky lights
- Ready for custom kitchen
- Brand new HVAC system
- 6 Parking Spaces



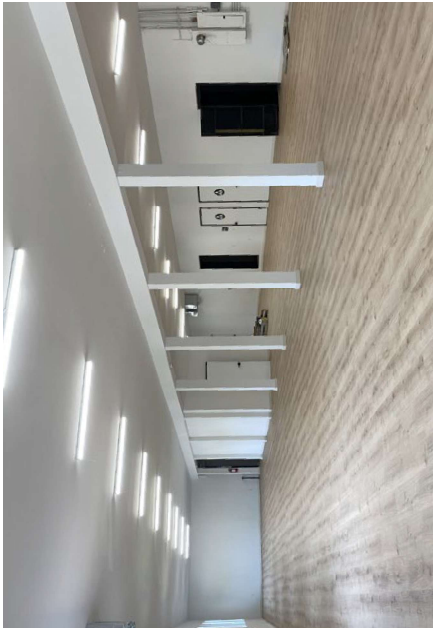
6600-6610
LEXINGTON
AVENUE
HOLLYWOOD MEDIA DISTRICT

6600 Lexington Avenue



6600 Lexington Avenue

6600-6610 LEXINGTON AVENUE, LOS ANGELES



6608 Lexington Avenue



6608 Lexington Avenue - 4,800 SF

6600-6610 LEXINGTON AVENUE, LOS ANGELES



6610 Lexington Avenue



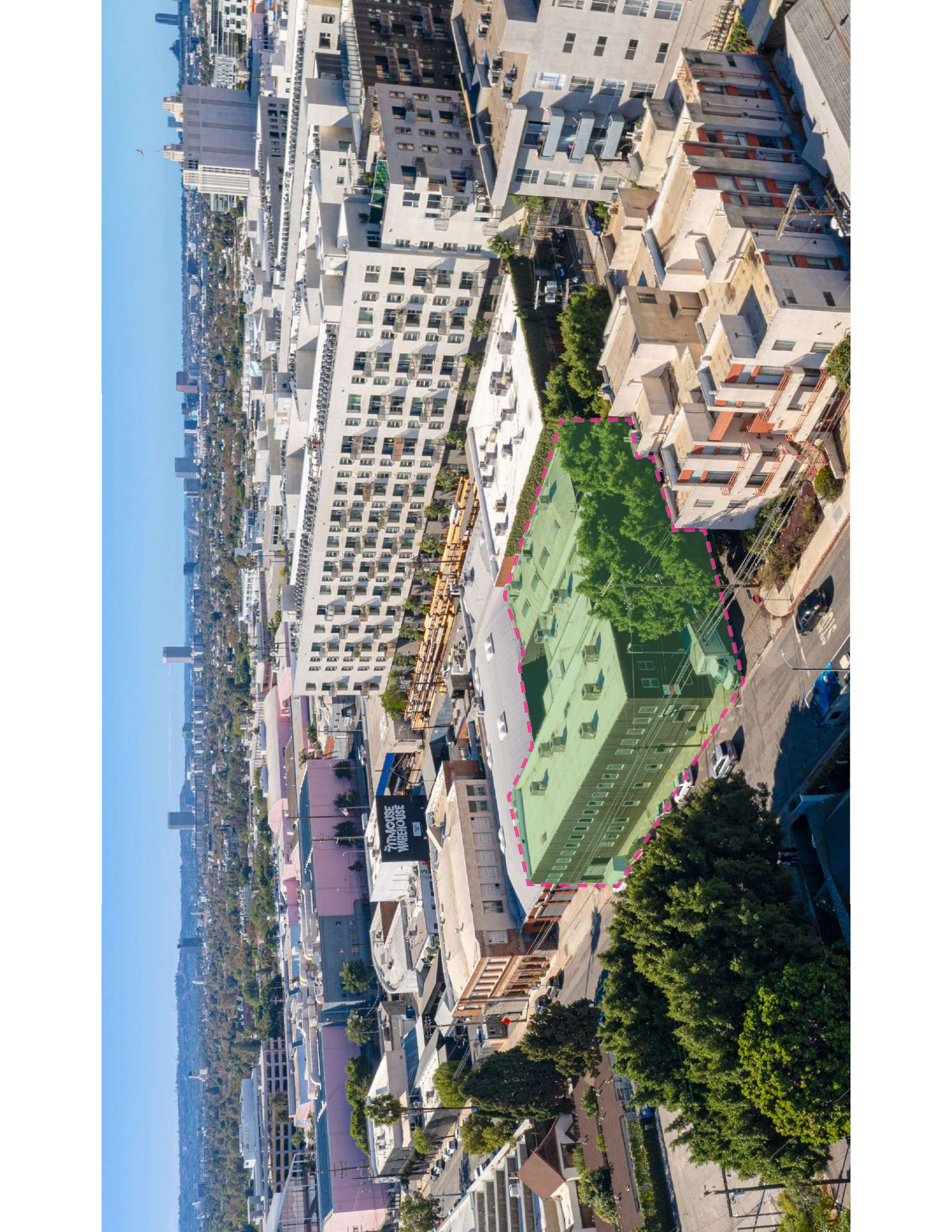
6610 Lexington Avenue - 4,550 SF

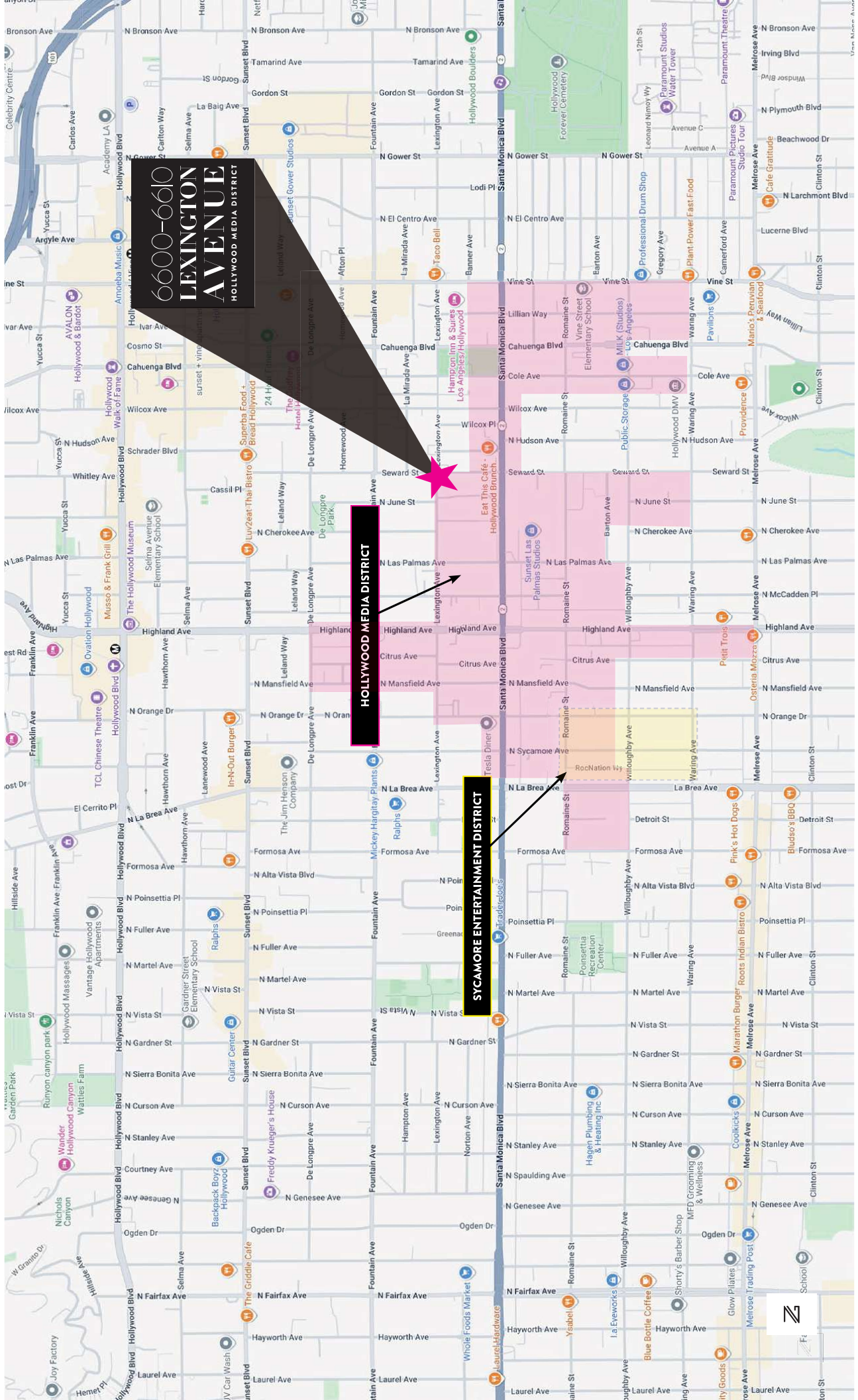
6600-6610 LEXINGTON AVENUE, LOS ANGELES



HISTORICAL PHOTOS OF PROPERTY







6600-6610
LEXINGTON AVENUE
HOLLYWOOD MEDIA DISTRICT

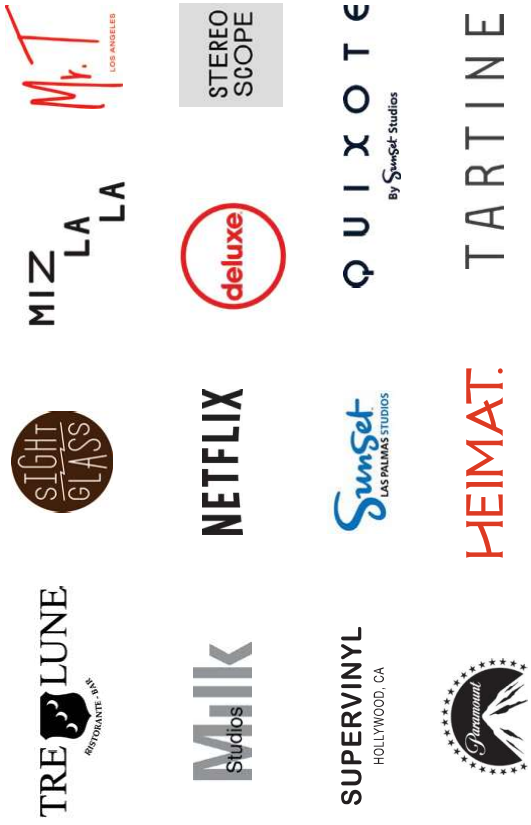
HOLLYWOOD MEDIA DISTRICT

SYCAMORE ENTERTAINMENT DISTRICT



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.



Within 1 mile

6600-6610
LEXINGTON
AVENUE
HOLLYWOOD MEDIA DISTRICT



📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY



📍 L'ANTICA PIZZERIA | 1534 N MCCADDEN PL



📍 SUPERBA FOOD & BREAD | 6530 SUNSET



📍 MOTHERWOLF | 1545 WILCOX



📍 HEIMAT | 960 N LA BREA



📍 SALTS CURE | 1155 HIGHLAND



📍 STEREOSCOPE | 6677 SANTA MONICA



📍 BAR LIS | 1541 WILCOX



Sunset
Studios
WORKSHOP & GALLERY

CARPENTERS/WORKSHOP GALLERY

GALERIE GROUND

GLADSTONE GALLERY

MAKE ROOM

MARIAN GOODMAN

DIANE
ROSENSTEIN
GALLERY

LISSON GALLERY

FAHEY/KLEIN
GALLERY

HOLLY HUNT

KOHN GALLERY

GraGraGallery
Berlin Paris Los Angeles

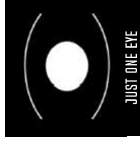
TANYA
BONAKDAR
GALLERY

SEANKELLY

REGEN
PROJECTS

Jeffrey
Deitch

CONTROL
GALLERY



STUDIO BALESTRA

RALPHUCCI



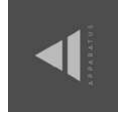
HEIMAT.



VSF

Warden
SINCE 1971

FEENA SPALLINGS FINE ART



Moskowitz Bayse



NonakaHill

NAZARIAN
/ CURCIO

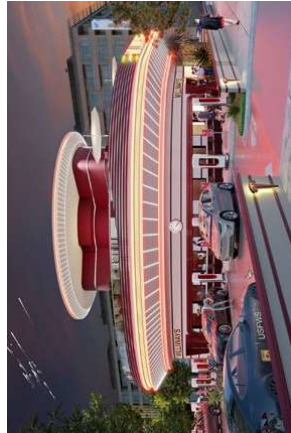
GREY COLLECTIVE

TESLA

DINER/DRIVE-IN

7001 Santa Monica Blvd

6600 Lexington Ave is steps from the trendy *Tesla Drive-in Experience*. Just opened in 2025, the state-of-the-art facility is a destination for both Tesla drivers and locals looking for a modern taste of the days past.



6600-6610 LEXINGTON AVENUE HOLLYWOOD MEDIA DISTRICT



JAKE ZACUTO **JACKIE LUBRANO**
ZACUTO GROUP ZACUTO GROUP
Managing Director *Senior Vice President*
310.469.9012 267.278.0443
DRE #01377441 DRE #02024601



SAM MINASIAN
SOUTH PARK GROUP
Senior Vice President
323.782.1261
DRE #01212823

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Buyer to verify. 3/2026

ZACUTOGROUP.COM | 310.469.9300

