

FOR SALE

±9,285 SF Artist Loft Building
Existing Multi-Unit Artist-In-Residence

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



606 E 6TH STREET | LOS ANGELES, CA, 90021

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Principal | LIC NO 01188251

martukovich@lee-associates.com

323.767.2033

606 E 6th Street | Los Angeles, CA, 90021

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Highlights

- Artist Loft Building with Excess Parking
- 9,285 SF Two-Story Building
- 13,750 SF Land
- 2 Fenced Parking Lots (33+ spaces)
- Corner Location with 3 Entry Gates
- Existing Multi-Unit Artist-In-Residence
- Commercial, Residential, and Industrial Uses Allowed
- Hundreds of Prior Film Shoots
- Adjacent to Several Recent Developments
- **Asking Price: \$4,500,000 (\$484/SF)**

Property Description

Hard to find multi-unit Artist-In-Residence permitted building with classic red brick construction. Lovely natural lighting via skylights and numerous windows, abundant fenced parking on two sides with 3 gated entrances, hardwood floors, and multiple restrooms with showers. The kitchen and bar include a refrigerator, oven, stovetop, microwave and dishwasher.

The 2nd floor is a large open space with natural lighting. Approximately half the size of the first floor, the basement living space has a kitchen and restroom with two stairwells.

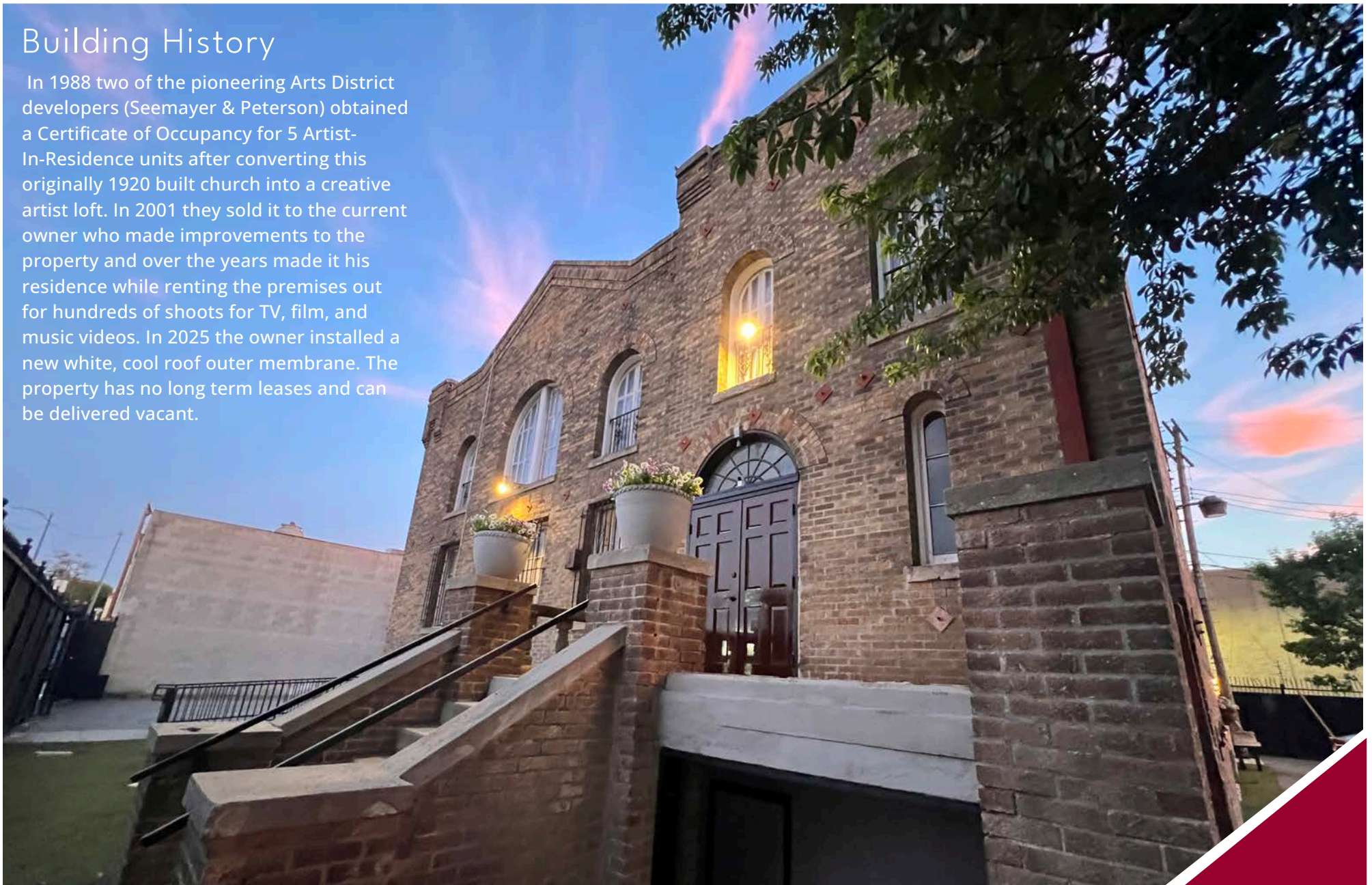
The current owner has exclusively used an approximately 1,500 SF portion of the alley which is open to the subject property but fenced/walled on the other sides. A future owner could request that the city vacate the alley to make it legally private.



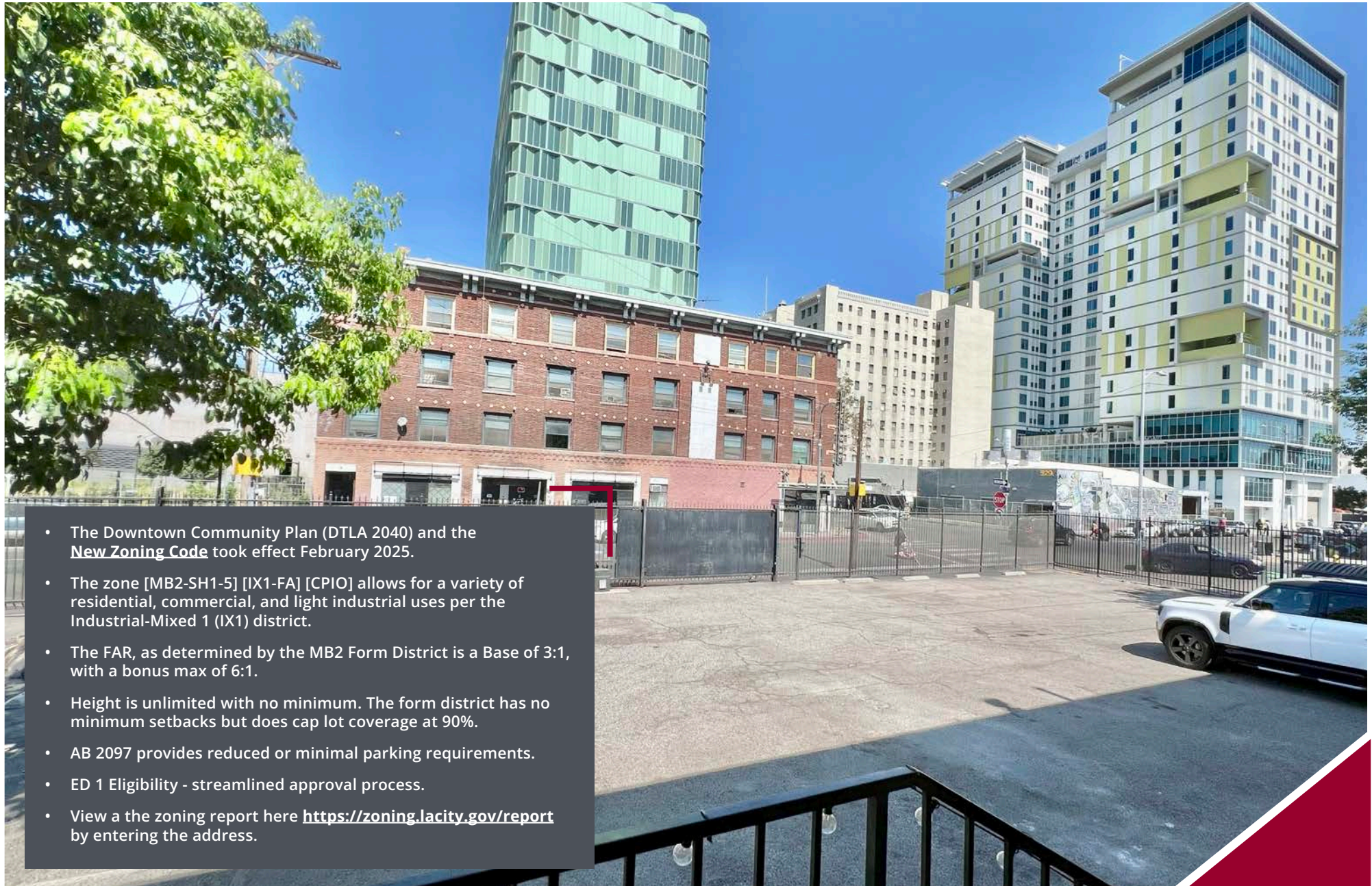
BUILDING HISTORY

Building History

In 1988 two of the pioneering Arts District developers (Seemayer & Peterson) obtained a Certificate of Occupancy for 5 Artist-In-Residence units after converting this originally 1920 built church into a creative artist loft. In 2001 they sold it to the current owner who made improvements to the property and over the years made it his residence while renting the premises out for hundreds of shoots for TV, film, and music videos. In 2025 the owner installed a new white, cool roof outer membrane. The property has no long term leases and can be delivered vacant.

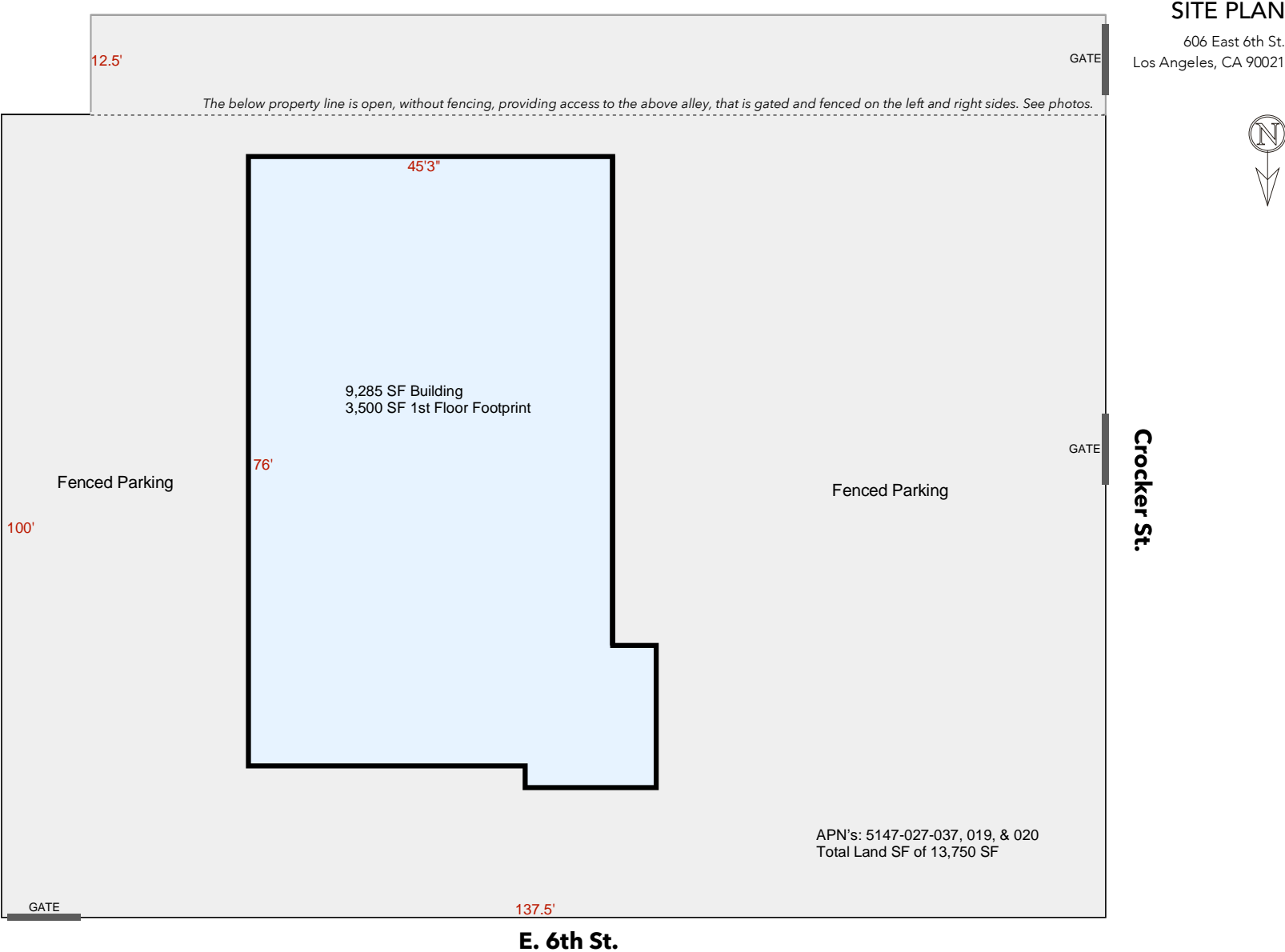


ZONING



- The Downtown Community Plan (DTLA 2040) and the **New Zoning Code** took effect February 2025.
- The zone [MB2-SH1-5] [IX1-FA] [CPIO] allows for a variety of residential, commercial, and light industrial uses per the Industrial-Mixed 1 (IX1) district.
- The FAR, as determined by the MB2 Form District is a Base of 3:1, with a bonus max of 6:1.
- Height is unlimited with no minimum. The form district has no minimum setbacks but does cap lot coverage at 90%.
- AB 2097 provides reduced or minimal parking requirements.
- ED 1 Eligibility - streamlined approval process.
- View a the zoning report here <https://zoning.lacity.gov/report> by entering the address.

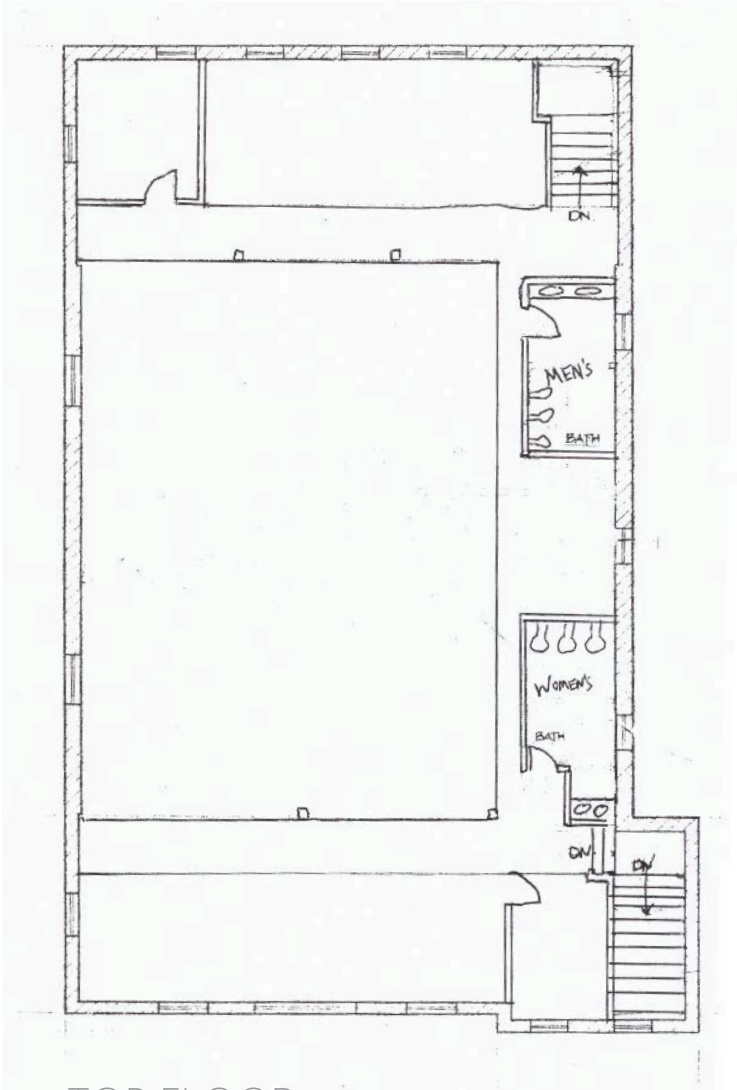
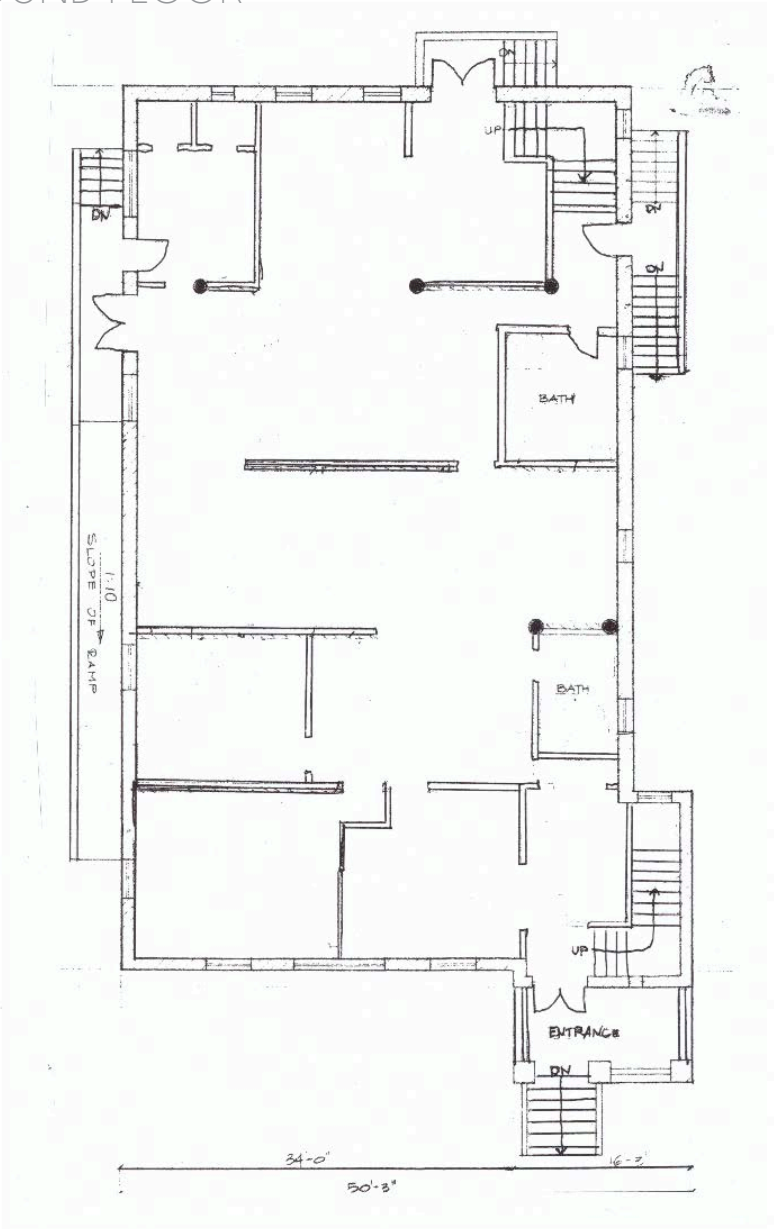
SITE PLAN



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representations about it, it is your responsibility to independently confirm its accuracy and completeness. Map is not to scale. All measurements are approximate. The alley is not part of the subject property - see parcel map. 9/13/25

FLOOR PLAN

GROUND FLOOR



TOP FLOOR

CERTIFICATE OF OCCUPANCY

Address of
Building

606 E. 6th St.

CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY



Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

☒ This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No and Year LA-06630/88; LA-90170/84

Two story, type III, 50'x 80' change of occupancy from a two story with basement church to five artist in residence units. B2/R1 occupancy. Five parking spaces provided.

5000222200600001003

Total Parking Required _____ ☐ No Change in Parking requirement.

Total Parking Required _____ = Standard _____ + Compact _____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By Office:
LA - VN - WLA - SP - C.D. # _____

Bureau:
BLDG - BCS

Division:
GEN - MS - EQ - BMT/ COMM

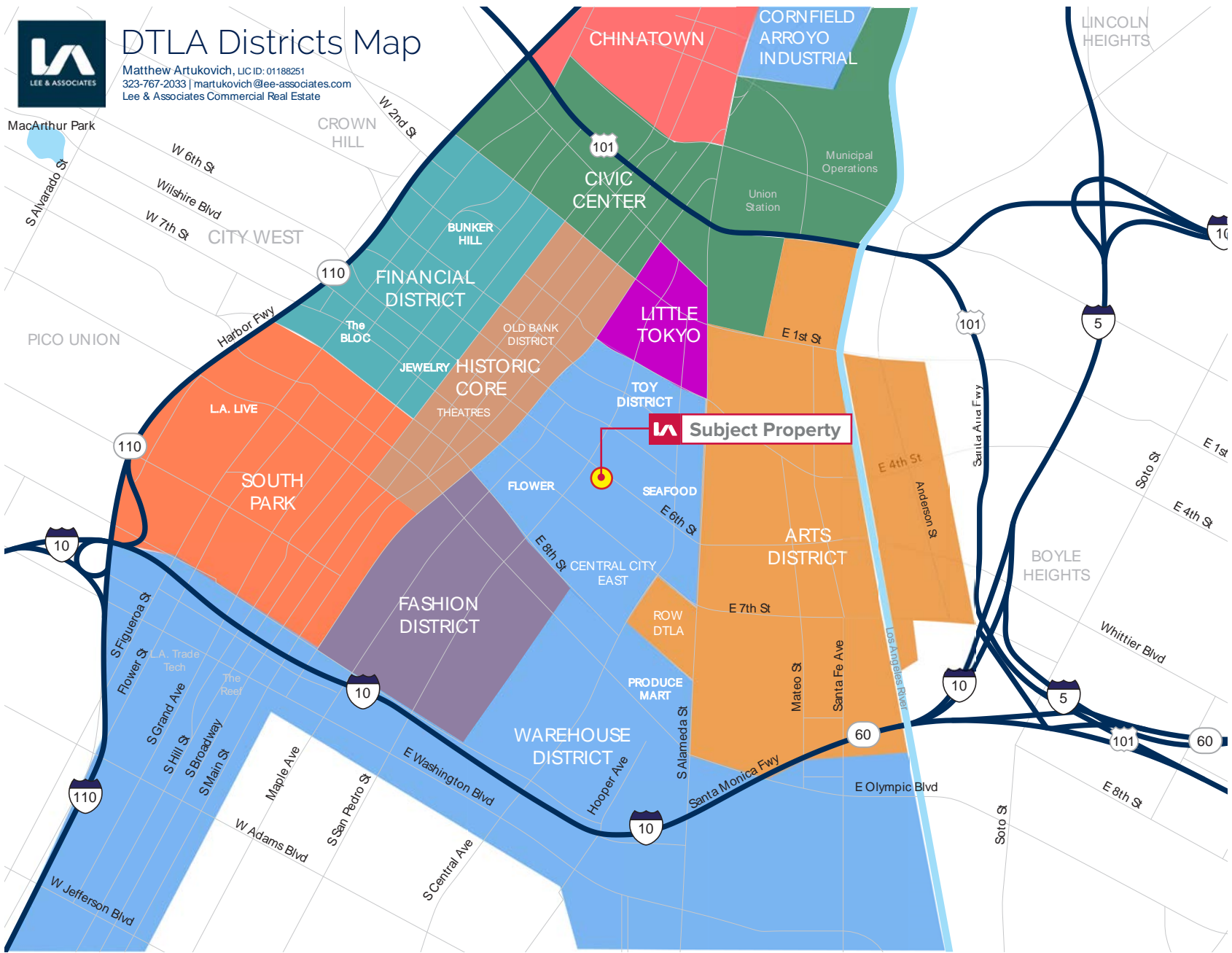
Owner John Peterson
Owner's 1250 Long Beach Ave. #14
Address Los Angeles, Ca. 90021

Issued: Oct. 20, 1988 By: R.C. SANCHEZ/jea

B & S B-95A (R. 3/88)

Revised
7-18-60
1-27-61
1-28-64P
630602307
70217402
730710
740724206
741219216
751224
771221829
851022807-86
860401086-85L
860707609-87

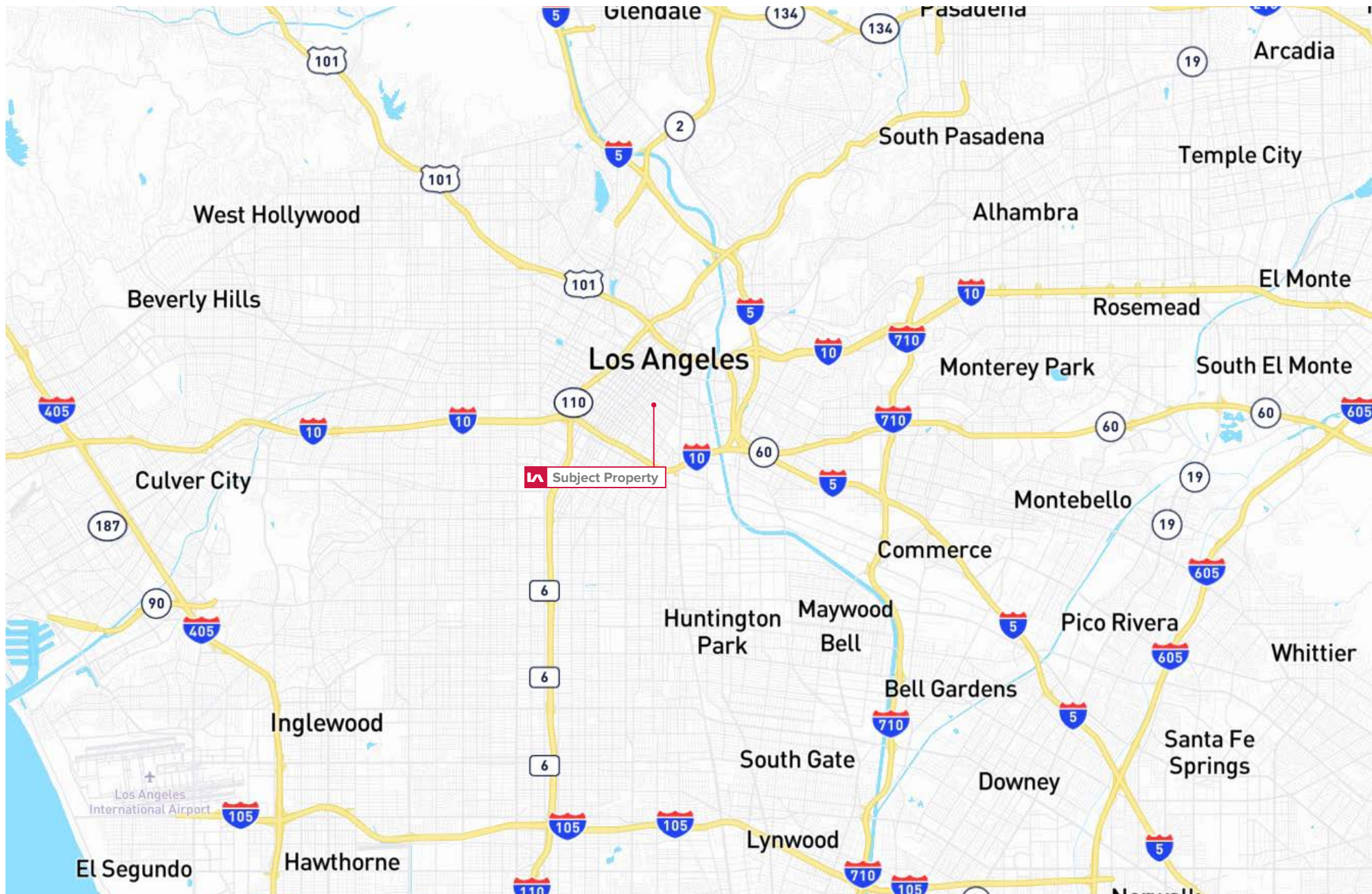
DTLA MAP



DTLA Districts Map

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Lee & Associates Commercial Real Estate

LOS ANGELES MAP



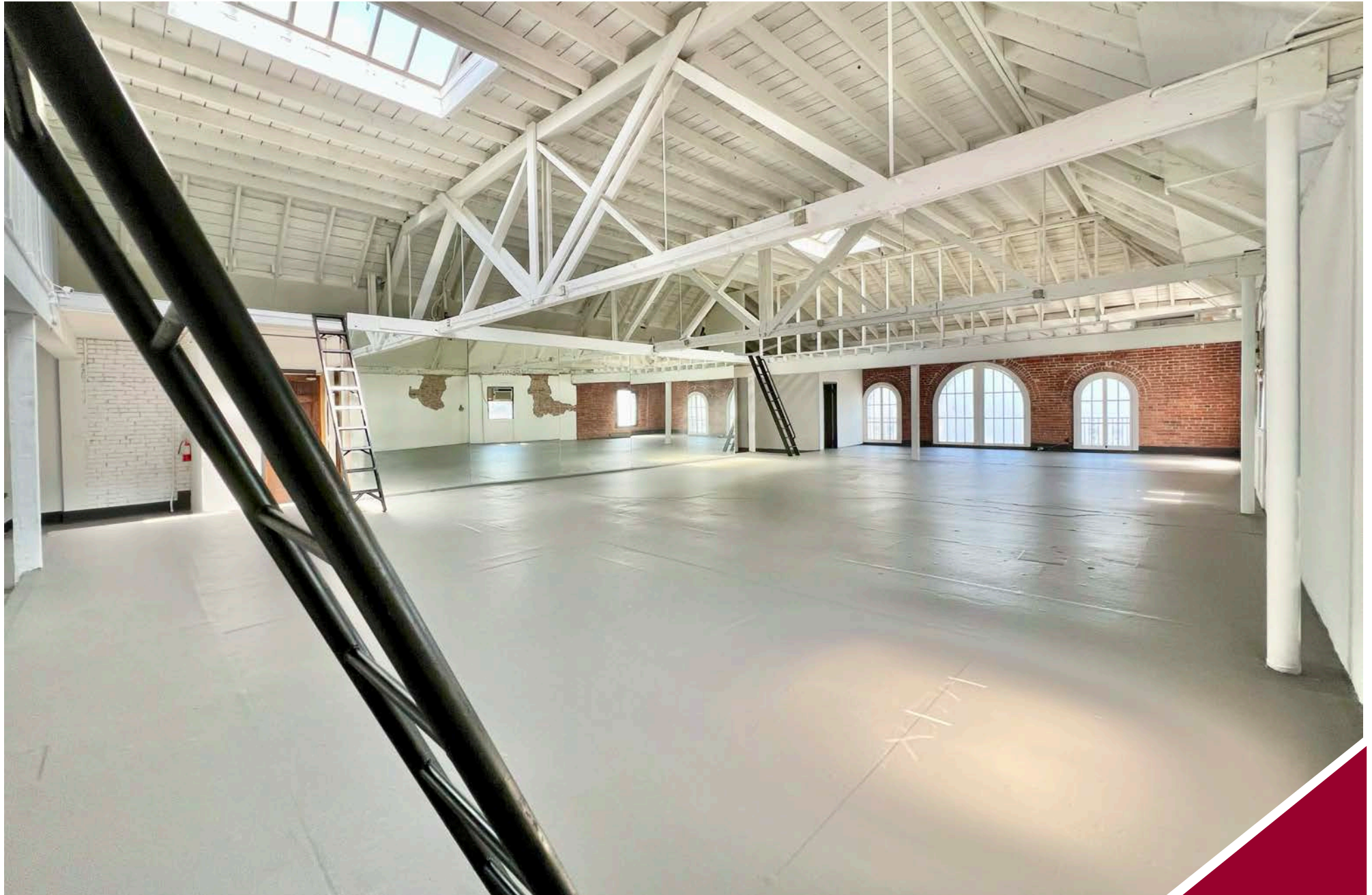
NEARBY DEVELOPMENTS



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



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PROPERTY PHOTO



PROPERTY PHOTO



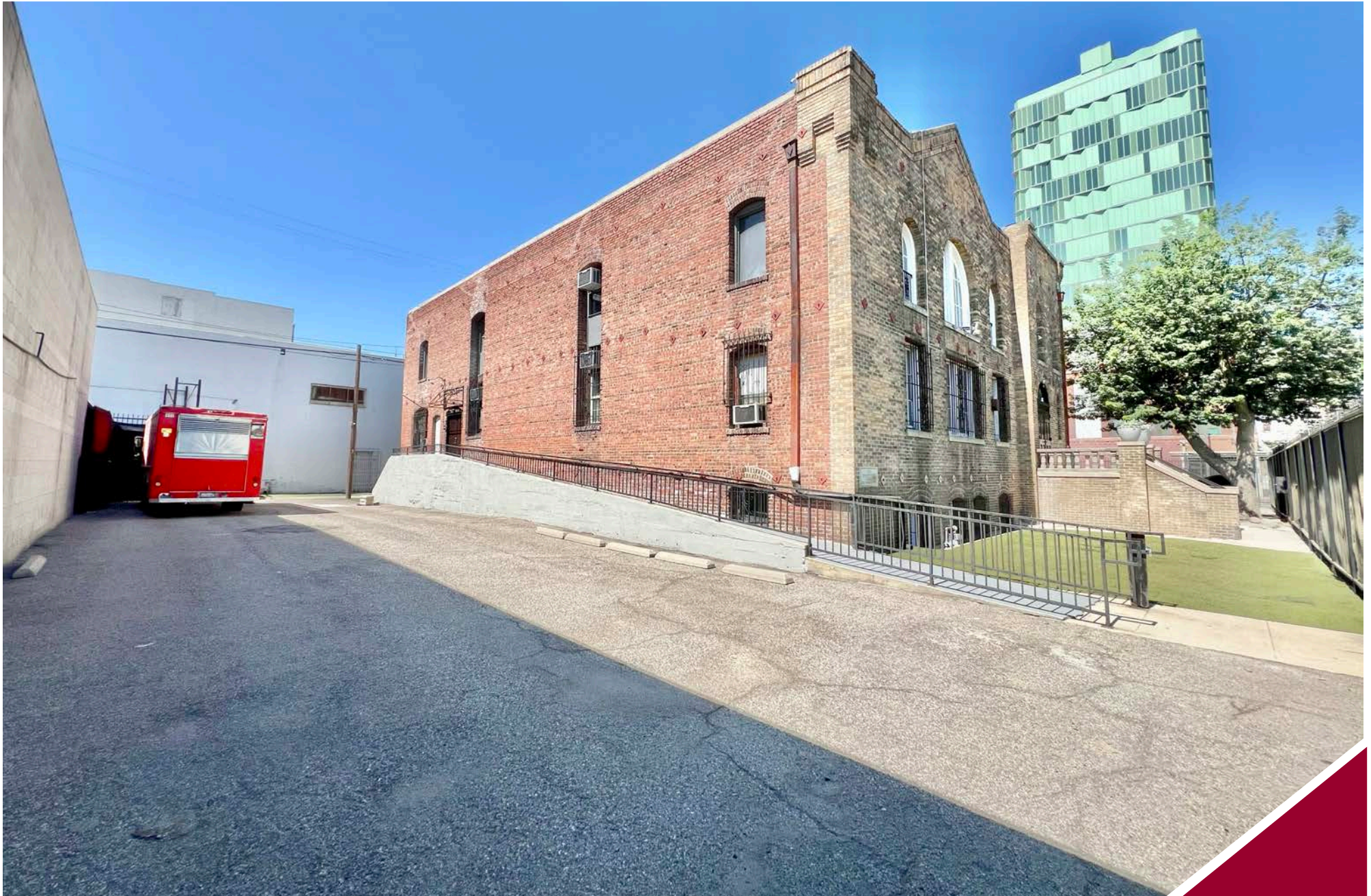
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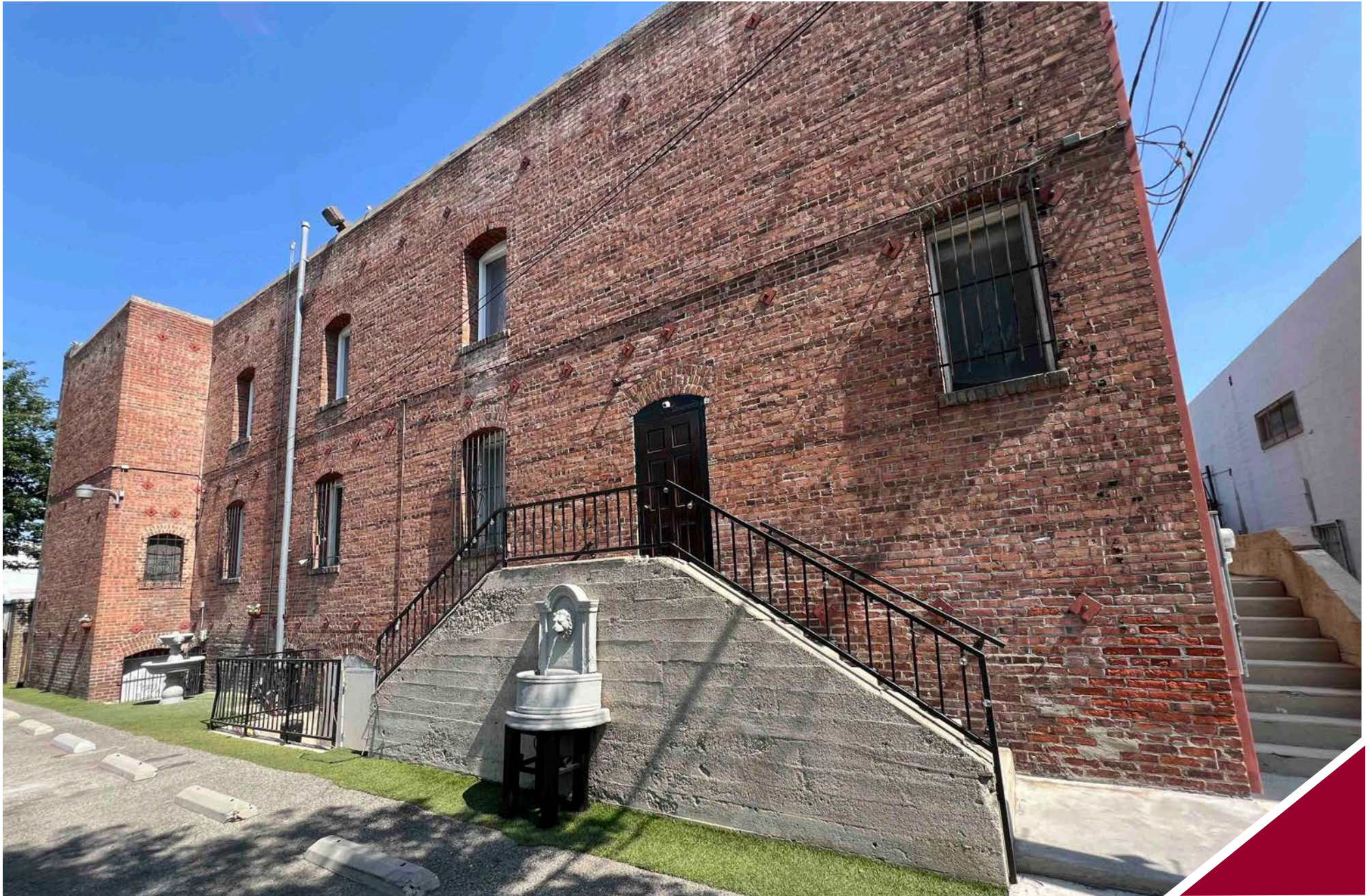
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PROPERTY PHOTO



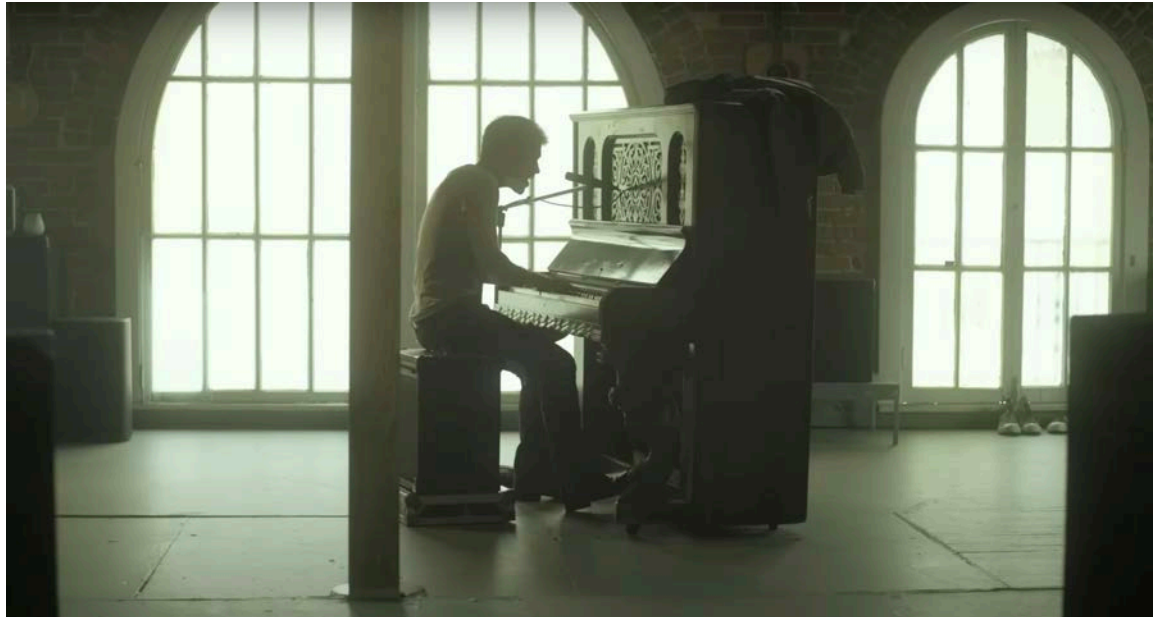
PROPERTY PHOTO



PROPERTY PHOTO



CELEBRITY VIDEO SHOOTS





City of Los Angeles
Department of City Planning

9/2/2025
PARCEL PROFILE REPORT
(modified version)

PROPERTY ADDRESSES

606 E 6TH ST

ZIP CODES

90021

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2024-150-GPA-CA

CPC-2018-6005-CA

CPC-2017-432-CPU

CPC-2017-2107-MSC

CPC-2014-1582-CA

CPC-2013-3169

CPC-2008-2648-CPU

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-2002-1128-CA

CPC-2001-4642-CRA

CPC-1986-606-GPC

ORD-188474-SA1140-C

ORD-188425

ORD-188418

ORD-187822-SA1140-C

ORD-175038

ORD-164307-SA1590

ORD-137036

ORD-135901

ORD-129944

ZA-1982-281

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2017-433-EIR

ENV-2017-2108-CE

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

ENV-2002-1131-ND

ENV-2002-1130-ND

AFF-56448

Address/Legal Information

PIN Number 126A213 20

Lot/Parcel Area (Calculated) 2,750.9 (sq ft)

Thomas Brothers Grid PAGE 634 - GRID G5

Assessor Parcel No. (APN) 5147027037

Tract WOLF'SKILL ORCHARD TRACT

Map Reference M R 30-9/13

Block 22

Lot 23

Arb (Lot Cut Reference) None

Map Sheet 127-5A213

126A213

Jurisdictional Information

Community Plan Area Downtown

Area Planning Commission Central APC

Neighborhood Council Downtown Los Angeles

Council District CD 14 - Ysabel Jurado

Census Tract # 2063.03000000

LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None

Zoning MB2-SH1-5 [X1-FA] [CPIO]

Site Specific Condition No

Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles

ZI-2374 State Enterprise Zone: Los Angeles

ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1

ZI-2524 Community Plan Implementation Overlay: Downtown

General Plan Land Use Markets

General Plan Note(s) None

Minimum Density Requirement Yes (Citywide)

Hillside Area (Zoning Code) No

Specific Plan Area None

Subarea None

Special Land Use / Zoning None

Historic Preservation Review No

HistoricPlacesLA Yes

Historic Preservation Overlay Zone None

Other Historic Designations None

Mills Act Contract None

CDO: Community Design Overlay None

CPIO: Community Plan Imp. Downtown Overlay

Subarea Subarea A

CPIO Historic Preservation Review No

CUGU: Clean Up-Green Up Regulation No

HCR: Hillside Construction Regulation No

NSO: Neighborhood Stabilization Overlay No

POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None

ASP: Alcohol Sales Program Yes

Alcohol Permission Set Alcohol Sensitive Sales Area

RFA: Residential Floor Area District None

RIO: River Implementation Overlay No

SN: Sign District No

AB 2334: Low Vehicle Travel Area No

AB 2097: Within a half mile of a Major Transit Stop Yes

Streetscape No

Adaptive Reuse Incentive Area Downtown Adaptive Reuse Program

Affordable Housing Linkage Fee

Residential Market Area Medium-High

Non-Residential Market Area Medium or High

Inclusionary Housing Yes

Inclusionary Set IR-A

Local Affordable Housing Incentive Downtown - CPIO

Targeted Planting Filtration Planting Area

Special Lot Line No

Transit Oriented Communities (TOC) Not Eligible

Mixed Income Incentive Programs

Transit Oriented Incentive Area (TOIA) Not Eligible

Opportunity Corridors Incentive Area Not Eligible

Corridor Transition Incentive Area Not Eligible

TCAC Opportunity Area No

High Quality Transit Corridor (within 1/2 mile) Yes

ED 1 Eligibility Eligible Site

RPA: Redevelopment Project Area None

Central City Parking Yes

Downtown Parking Yes



City of Los Angeles
Department of City Planning

9/2/2025
PARCEL PROFILE REPORT
(modified version)

Building Line None

500 Ft School Zone None

500 Ft Park Zone None

Zanja System 1 Mile Buffer Yes

Assessor Information

Assessor Parcel No. (APN) 5147027037

APN Area (Co. Public Works)* 0.188 (ac)

Use Code 3020 - Industrial - Industrial - Artist in Residence - One Story

Assessed Land Val. \$334,991

Assessed Improvement Val. \$150,674

Last Owner Change 01/16/2002

Last Sale Amount \$1

Tax Rate Area 13259

Deed Ref No. (City Clerk) 947421

704202

1283035

117437-38

Building 1

Year Built 1920

Building Class CX

Number of Units 0

Number of Bedrooms 0

Number of Bathrooms 0

Building Square Footage 9,285.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5147027037]

Additional Information

Airport Hazard None

Coastal Zone None

Coastal Bluff Potential No

Canyon Bluff Potential No

Farmland Area Not Mapped

Urban Agriculture Incentive Zone YES

Very High Fire Hazard Severity Zone No

Fire District No. 1 Yes

Flood Zone 500 Yr

Watercourse No

Methane Gasland Site None

High Wind Velocity Areas No

Special Grading Area (BOE) No

Basic Grid Map A-13372

Wells None

Sea Level Rise Area No

Oil Well Adjacency No

Environmental

Santa Monica Mountains Zone No

Biological Resource Potential None

Mountain Lion Potential None

Monarch Butterfly Potential No

300-Foot Habitat Buffer No

County-Designated SEAs and CRAs No

USFWS-designated CHAs No

Wildland Urban Interface (WUI) No

Criterion 1 Protected Areas for Wildlife (PAWs) No

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.11014256

Nearest Fault (Name) Puente Hills Blind Thrust

Region Los Angeles Blind Thrusts

Fault Type B

Slip Rate (mm/year) 0.70000000

Slip Geometry Reverse

Slip Type Moderately / Poorly Constrained

Down Dip Width (km) 19.00000000

Rupture Top 5.00000000

Rupture Bottom 13.00000000

Dip Angle (degrees) 25.00000000

Maximum Magnitude 7.10000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area None

Tsunami Hazard Area No

Economic Development Areas

Business Improvement District DOWNTOWN INDUSTRIAL DISTRICT

Hubzone None

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone Yes

Promise Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO) No [APN: 5147027037]

Ellis Act Property No

Just Cause For Eviction Ordinance (JCO) No

Housing Crisis Act Replacement Review Yes

Housing Element Sites Required N/A

SB 166 Units N/A

Housing Use within Prior 5 Years No

Public Safety

Police Information

Bureau Central

Division / Station Central

Reporting District 157

Fire Information

Bureau Central

Battalion 1

District / Fire 9

Station Red Flag Restricted Parking No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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ZIMAS REPORT

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2024-150-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Description(s):	General Plan Amendment
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Description(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2014-1582-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2008-2648-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	
Case Number:	CPC-2001-4642-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ORD-188474-SA1140-C
Required Action(s):	C-PRIVATE STREET MODIFICATIONS (3RD REQUEST)
Project Description(s):	Data Not Available
Case Number:	ORD-187822-SA1140-C

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Required Action(s):	C-PRIVATE STREET MODIFICATIONS (3RD REQUEST)
Project Description(s):	Data Not Available
Case Number:	ZA-1982-281
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	

DATA NOT AVAILABLE

ORD-188425
ORD-188418
ORD-175038

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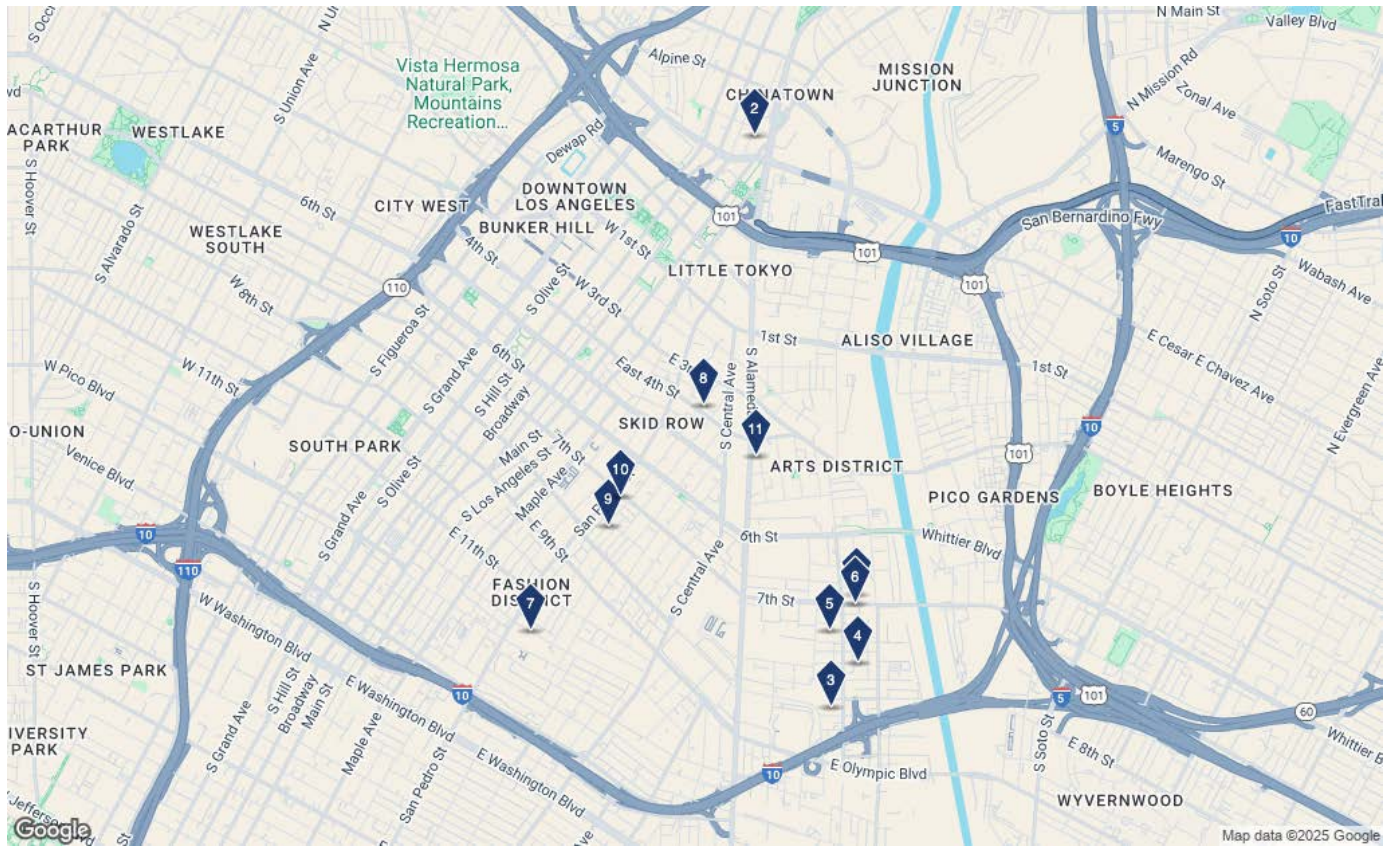
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LEE-ASSOCIATES.COM
CORP ID 01125429

NEARBY RESIDENTIAL SALE COMPS

SOLD DATE	ADDRESS	CITY	ZIP CODE	PRICE	SQUARE FEET	YEAR BUILT	\$/SF
Subject Property	606 E 6th St	Los Angeles	90021	\$ 4,500,000	9,285	1920, Renovated: 2001	\$ 485
July-24-2025	420 S San Pedro St #428	Los Angeles	90013	\$ 350,000	750	1922	\$ 467
May-21-2025	1850 Industrial St #702	Los Angeles	90021	\$ 662,750	620	1925	\$ 1,069
June-9-2025	1850 Industrial St #513	Los Angeles	90021	\$ 1,037,500	1,071	1925	\$ 969
July-16-2025	1850 Industrial St #711	Los Angeles	90021	\$ 1,820,000	1,755	1925	\$ 1,037
April-15-2025	510 S Hewitt St #304	Los Angeles	90013	\$ 635,000	820	1966	\$ 774
April-28-2025	746 S Los Angeles St #805	Los Angeles	90014	\$ 599,000	1,050	1922	\$ 570
May-14-2025	940 E 2nd St #36	Los Angeles	90012	\$ 1,629,000	2,440	1906	\$ 668
April-23-2025	315 E 8th St #602	Los Angeles	90014	\$ 580,000	1,010	1925	\$ 574
March-28-2025	1850 Industrial St #407	Los Angeles	90021	\$ 865,000	1,423	1925	\$ 608
June-5-2025	510 S Hewitt St #114	Los Angeles	90013	\$ 788,000	1,790	1966	\$ 440
April-1-2025	530 S Hewitt St #139	Los Angeles	90013	\$ 1,250,000	1,532	1920	\$ 816
August-11-2025	746 S Los Angeles St #906	Los Angeles	90014	\$ 400,000	790	1922	\$ 506
May-13-2025	510 S Hewitt St #413	Los Angeles	90013	\$ 850,000	1,310	1966	\$ 649
May-23-2025	527 Molino St #210	Los Angeles	90013	\$ 650,000	940	1910	\$ 691
May-20-2025	1855 Industrial St #612	Los Angeles	90021	\$ 1,600,000	1,979	1923	\$ 808
July-1-2025	510 S Hewitt St #311	Los Angeles	90013	\$ 850,000	1,310	1966	\$ 649
June-24-2025	420 S San Pedro St #330	Los Angeles	90013	\$ 345,000	700	1922	\$ 493
August-29-2025	746 S Los Angeles St #706	Los Angeles	90014	\$ 412,000	770	1922	\$ 535
August-27-2025	530 Molino St #202	Los Angeles	90013	\$ 645,000	1,290	1923	\$ 500
April-9-2025	825 E 4th St #506	Los Angeles	90013	\$ 815,000	1,246	1923	\$ 654
May-7-2025	315 E 8th St #302	Los Angeles	90014	\$ 535,000	1,010	1925	\$ 530
August-19-2025	510 S Hewitt St #102	Los Angeles	90013	\$ 1,068,375	2,660	1966	\$ 402
AVERAGE \$/SF							\$ 655

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$625,000	\$3,537,727	\$3,000,000	\$11,900,000
Sale Price Per SF	\$409	\$510	\$515	\$748
Cap Rate	-	-	-	-
Sale Price Per SF	\$123	\$369	\$348	\$582
Property Attributes	Low	Average	Median	High
Building SF	1,346 SF	6,940 SF	5,000 SF	22,851 SF
Year Built	1910	1953	1953	2018
% Leased At Sale	0.0%	67%	100%	100%
Star Rating	★☆☆☆☆ 1	★★★★☆ 2.3	★★★★☆ 2	★★★★★ 3

Summary Statistics exclude For Sale and Under Contract listings


Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	2027 E 7th St Los Angeles, CA 90021	Manufacturing ★★★★☆	1951	4,880 SF (100%)	7/16/2025	\$3,650,000 (\$74795/SF)	-

WAREHOUSE SALE COMPS

606 E 6th St | Los Angeles, CA 90021

Sale Comps List (Continued)

	 Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	676 N Spring St Los Angeles, CA 90012	Office ★★★★☆☆	1886	4,850 SF	4/23/2025	\$2,500,000 (\$515.46/SF)	-
3	2223 Damon St Los Angeles, CA 90021	Warehouse ★★★★☆☆	1953	5,000 SF	4/11/2025	\$2,100,000 (\$420.00/SF)	-
4	2026 Bay St Los Angeles, CA 90021	Warehouse ★★★★☆☆	1910	5,200 SF (100%)	3/27/2025	\$3,000,000 (\$576.92/SF)	-
5	1915 Violet St Los Angeles, CA 90021	Warehouse ★★★★☆☆	2001	9,270 SF	8/29/2024	\$4,850,000 (\$523.19/SF)	-
6	2014-2022 E 7th St Los Angeles, CA 90021	Office ★★★★☆☆	1924/2014	22,851 SF (100%)	1/25/2024	\$11,900,000 (\$520.76/SF)	-
7	738 E 12th St Los Angeles, CA 90021	Retail ★★★★☆☆	1964	5,000 SF	2/7/2025	\$2,050,000 (\$410.00/SF)	-
8	507 E 4th St Los Angeles, CA 90013	Retail ★★★★☆☆	1956	1,346 SF	10/11/2023	\$625,000 (\$464.34/SF)	-
9	760 Crocker St Los Angeles, CA 90021	Warehouse ★★★★☆☆	1960	8,910 SF (100%)	5/2/2022	\$3,640,000 (\$408.53/SF)	-
10	614 E 7th St Los Angeles, CA 90021	Warehouse ★★★★☆☆	1928/1998	1,404 SF (2.5%)	11/18/2020	\$650,000 (\$462.96/SF)	-
11	436 S Alameda St Los Angeles, CA 90013	Warehouse ★★★★☆☆	1921/2022	7,625 SF (0%)	8/11/2022	\$3,950,000 (\$518.03/SF)	-

1

2027 E 7th St

Los Angeles, CA 90021 (Los Angeles County) - Central Los Angeles Submarket

★★★★☆
Manufacturing

Sold	7/16/2025	Land Area	11,761 SF/0.27 AC
Sale Price	\$3,650,000 (\$74795/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	4,880 SF (100%)	Sale Comp ID	7264743
Price Status	Confirmed	Parcel Numbers	5164-020-016 +1
Built	1951	Sale Conditions	Purchase By Tenant



2

676 N Spring St

Los Angeles, CA 90012 (Los Angeles County) - Downtown Los Angeles Submarket

★★★★☆
Office

Sold	4/23/2025	Land Area	4,850 SF/0.11 AC
Sale Price	\$2,500,000 (\$515.46/SF)	Sale Comp Status	Research Complete
RBA	4,850 SF	Sale Comp ID	7141326
Price Status	Confirmed	Parcel Numbers	5408-013-025
Built	1886		



3

2223 Damon St

Los Angeles, CA 90021 (Los Angeles County) - Central Los Angeles Submarket

★★★★☆
Warehouse

Sold	4/11/2025	Land Area	10,300 SF/0.24 AC
Sale Price	\$2,100,000 (\$420.00/SF)	Sale Comp Status	Research Complete
RBA	5,000 SF	Sale Comp ID	7139930
Price Status	Confirmed	Parcel Numbers	5166-021-006 +1
Built	1953		



4

2026 Bay St

Los Angeles, CA 90021 (Los Angeles County) - Central Los Angeles Submarket

★★★★☆
Warehouse

Sold	3/27/2025	Land Area	5,371 SF/0.12 AC
Sale Price	\$3,000,000 (\$576.92/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	5,200 SF (100%)	Sale Comp ID	7109032
Price Status	Confirmed	Parcel Numbers	5166-011-011 +1
Built	1910	Sale Conditions	Bulk/Portfolio Sale



5

1915 Violet St

Los Angeles, CA 90021 (Los Angeles County) - Central Los Angeles Submarket

★★★★☆
Warehouse

Sold	8/29/2024	Land Area	12,600 SF/0.29 AC
Sale Price	\$4,850,000 (\$52319/SF)	Sale Comp Status	Research Complete
RBA	9,270 SF	Sale Comp ID	6832294
Price Status	Confirmed	Parcel Numbers	5166-017-011
Built	2001		



WAREHOUSE SALE COMPS

606 E 6th St | Los Angeles, CA 90021

6

2014-2022 E 7th St
 Los Angeles, CA 90021 (Los Angeles County) - Downtown Los Angeles Submarket

★★☆☆☆
 Office

Sold	1/25/2024	Land Area	28,750 SF/0.66 AC
Sale Price	\$11,900,000 (\$520.76/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	22,851 SF (100%)	Sale Comp ID	6640022
Price Status	Confirmed	Parcel Numbers	5166-015-002 +2
Built/Renovated	1924/2014		



7

738 E 12th St
 Los Angeles, CA 90021 (Los Angeles County) - Downtown Los Angeles Submarket

★★☆☆☆
 Retail

Sold	2/7/2025	Land Area	5,897 SF/0.14 AC
Sale Price	\$2,050,000 (\$410.00/SF)	Sale Comp Status	Research Complete
GLA	5,000 SF	Sale Comp ID	7056462
Price Status	Full Value	Parcel Numbers	5132-012-035
Built	1964		



8

507 E 4th St
 Los Angeles, CA 90013 (Los Angeles County) - Downtown Los Angeles Submarket

★★☆☆☆
 Retail

Sold	10/11/2023	Land Area	5,097 SF/0.12 AC
Sale Price	\$625,000 (\$464.34/SF)	Sale Comp Status	Research Complete
GLA	1,346 SF	Sale Comp ID	6571318
Price Status	Confirmed	Parcel Numbers	5147-003-005
Built	1956		



9

760 Crocker St
 Los Angeles, CA 90021 (Los Angeles County) - Central Los Angeles Submarket

★★☆☆☆
 Warehouse

Sold	5/2/2022	Land Area	11,008 SF/0.25 AC
Sale Price	\$3,640,000 (\$408.53/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	8,910 SF (100%)	Sale Comp ID	5986957
Price Status	Confirmed	Parcel Numbers	5146-027-018
Built	1960		

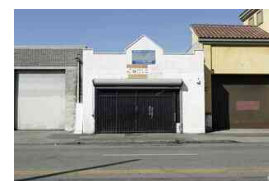


10

614 E 7th St
 Los Angeles, CA 90021 (Los Angeles County) - Central Los Angeles Submarket

★☆☆☆☆
 Warehouse

Sold	11/18/2020	Land Area	3,049 SF/0.07 AC
Sale Price	\$650,000 (\$462.96/SF)	Sale Comp Status	Public Record
RBA (% Leased)	1,404 SF (2.5%)	Sale Comp ID	5302312
Built/Renovated	1928/1998	Parcel Numbers	5146-033-038



WAREHOUSE SALE COMPS

606 E 6th St | Los Angeles, CA 90021



436 S Alameda St

Los Angeles, CA 90013 (Los Angeles County) - Central Los Angeles Submarket



Warehouse

Sold	8/11/2022	Land Area	6,790 SF/0.16 AC
Sale Price	\$3,950,000 (\$518.03/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	7,625 SF (0%)	Sale Comp ID	6118370
Price Status	Confirmed	Parcel Numbers	5163-026-005
Built/Renovated	1921/2022		



±9,285 SF Artist Loft Building FOR SALE

606 E 6th St | Los Angeles, CA, 90021



MATTHEW ARTUKOVICH

Principal

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License: 01188251

Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.