

# 6600-6610 LEXINGTON AVENUE

HOLLYWOOD MEDIA DISTRICT



FOR SALE

OWNER/USER  
+ INVESTMENT OPPORTUNITY

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 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





LACMA

MIRACLE MILE



PETIT TROIS



STEREO SCOPE

STATION

AVA Hollywood



TARTINE



REGEN PROJECTS

Jeffrey Deitch



TESLA  
DINER/DRIVE-IN

BuzzFeef



SALT'S CURE

6600-6610  
LEXINGTON  
AVENUE  
HOLLYWOOD MEDIA DISTRICT



COMPANY3



EAT THIS

VERVE  
COFFEE ROASTERS

SEWARD ST

LEXINGTON AVE





6600-6610  
LEXINGTON  
AVENUE  
HOLLYWOOD MEDIA DISTRICT

# PROPERTY DETAILS

## ADDRESS

6600, 6608, 6610 Lexington Avenue  
Los Angeles, CA 90038

## COMBINED PRICE

\$13,495,000

## 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

\$671/SF

## PPSF/LOT

\$787/SF

## YEAR BUILT/RENOVATED

1922/2025

## ZONING

LAM1

## PARCEL NUMBER

5532-023-001





HOLLYWOOD



KOHN GALLERY



BuzzFeed

TRADER JOE'S



ROC NATION

REGEN PROJECTS

HEIMAT.

MIZ LA LA

Jeffrey Deitch

GALERIE GROUND



TARTINE



SUBJECT PROPERTIES

SEWARD ST

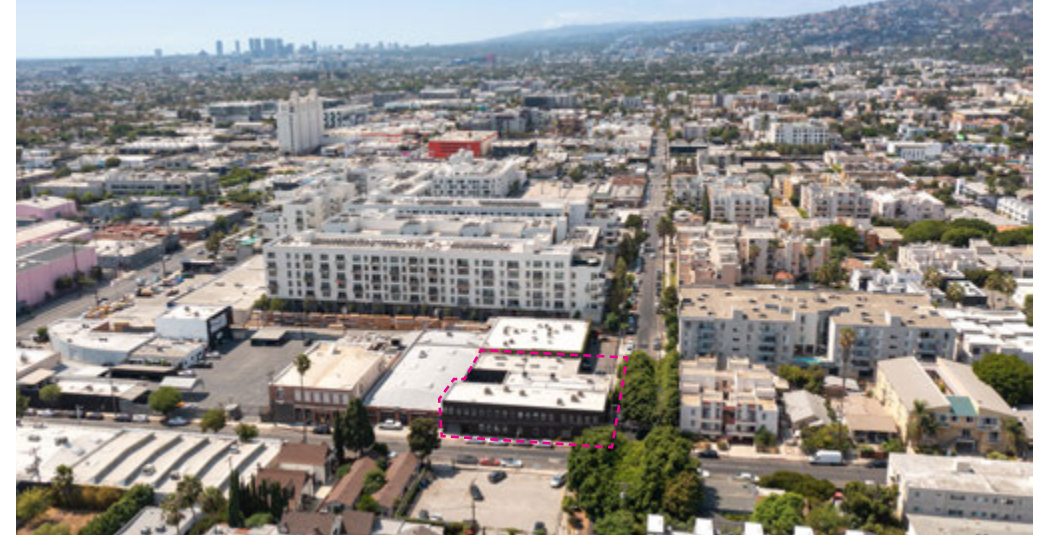
SEWARD ST

LEXINGTON AVE



# 6600 Lexington Avenue

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 Lexington Avenue

6600-6610  
LEXINGTON  
AVENUE  
HOLLYWOOD MEDIA DISTRICT



# 6600 Lexington Avenue

6600-6610 LEXINGTON AVENUE, LOS ANGELES





6608 Lexington Avenue





# 6608 Lexington Avenue - 4,800 SF

6600-6610 LEXINGTON AVENUE, LOS ANGELES





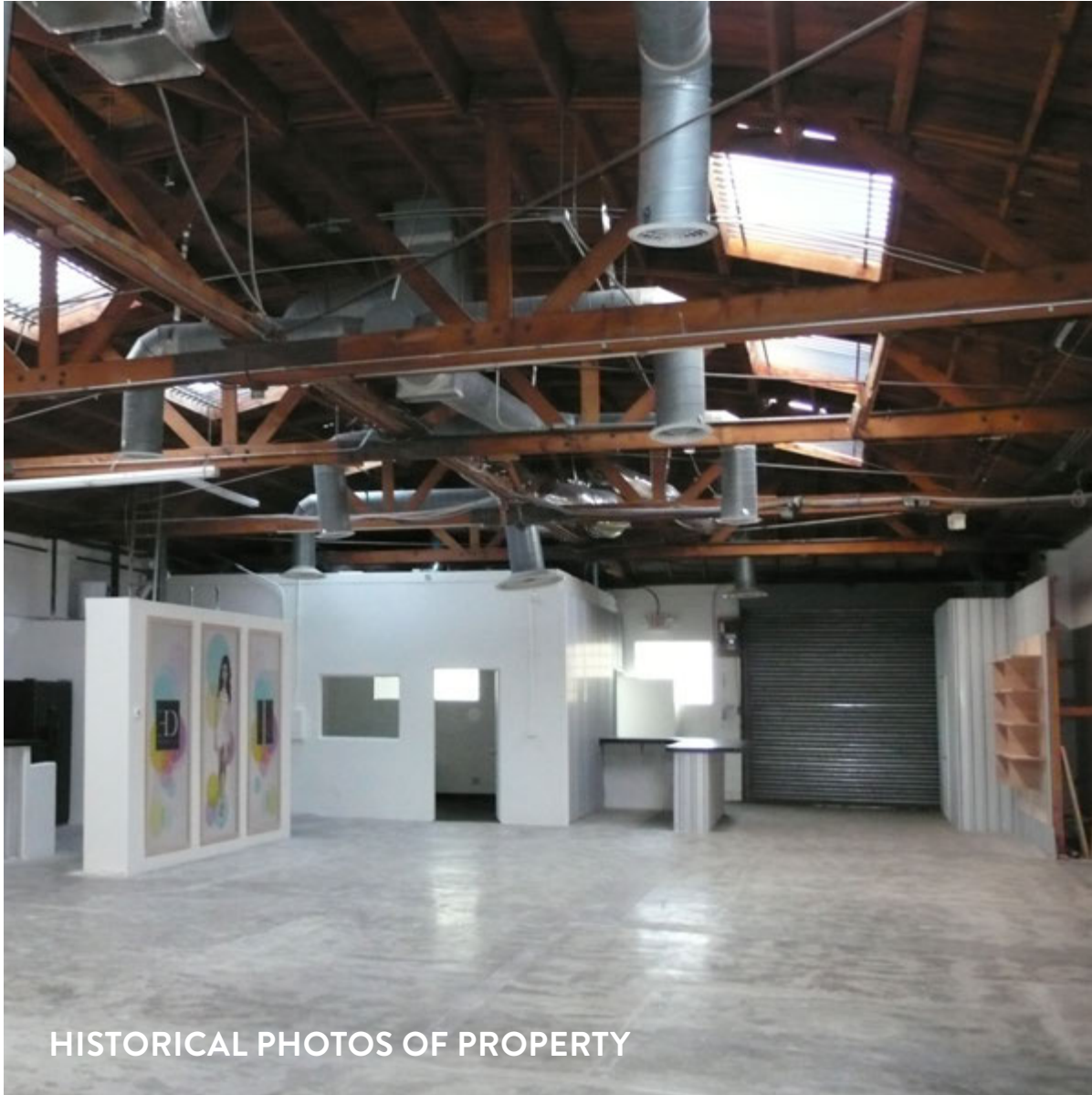
6610 Lexington Avenue





# 6610 Lexington Avenue - 4,550 SF

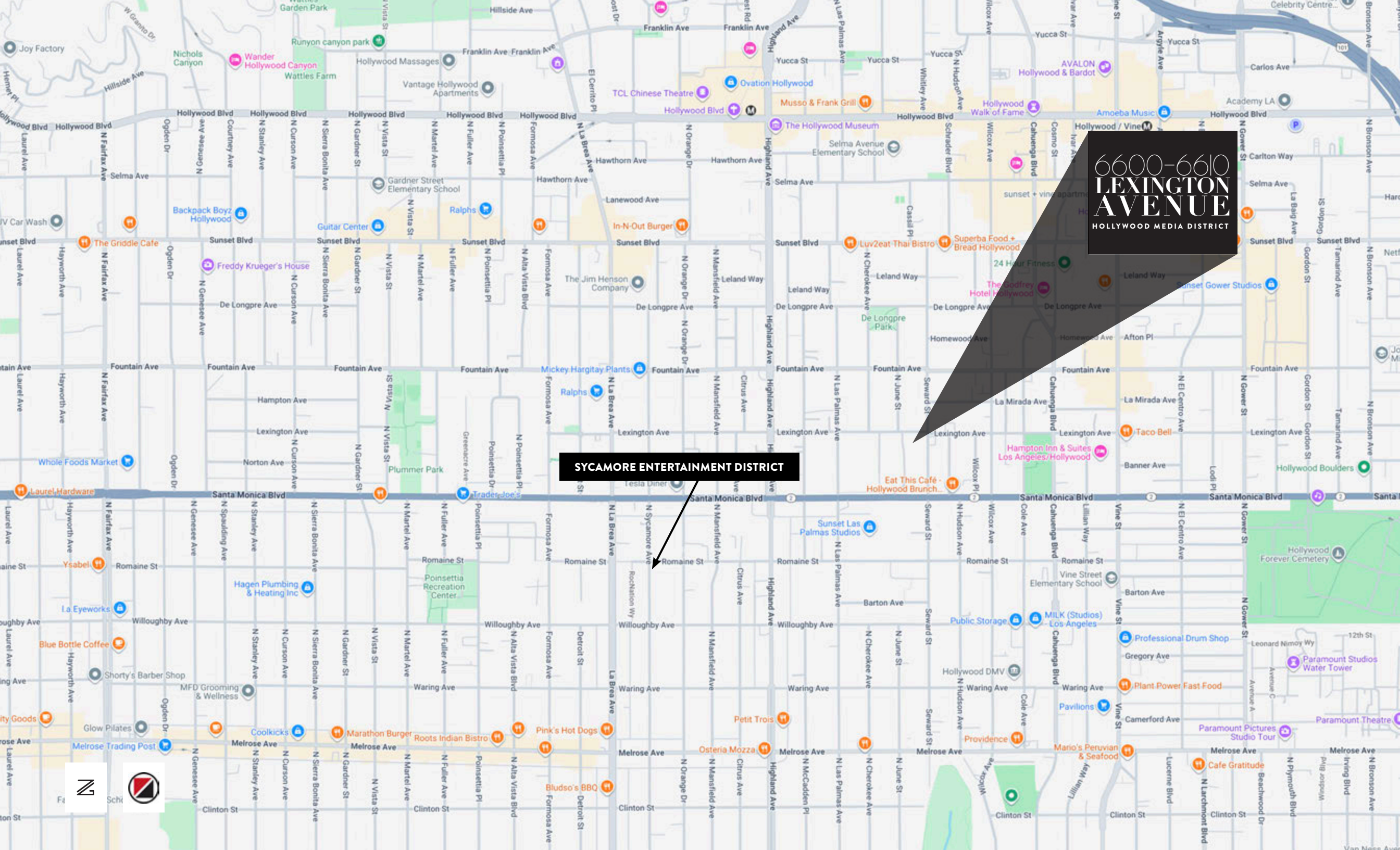
6600-6610 LEXINGTON AVENUE, LOS ANGELES











6600-6610  
**LEXINGTON  
AVENUE**  
HOLLYWOOD MEDIA DISTRICT

**SYCAMORE ENTERTAINMENT DISTRICT**





# Within 1 mile

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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





MIZ  
LA  
LA



BAKERY + CAFE  
THE SYCAMORE KITCHEN



superba  
FOOD + BREAD

MOTHER WOLF



CARPENTERS/WORKSHOP3GALLERY

GALERIE GROUND

GLADSTONE GALLERY

MAKE ROOM

MARIAN GOODMAN

DIANE  
ROSENSTEIN  
GALLERY

LISSON GALLERY

FAHEY/KLEIN  
GALLERY

HOLLY HUNT

KOHN GALLERY

GaGaGallery  
berlin paris los angeles

TANYA  
BONAKDAR  
GALLERY

SEANKELLY

REGEN  
PROJECTS

Jeffrey  
Deitch

CONTROL  
GALLERY



STUDIO BALESTRA

RALPHUCCI



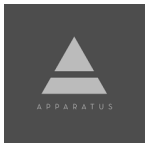
HEIMAT.



VSF

Varden  
Since 1874

REENA SPAULINGS 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



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