

DTLA CREATIVE COMPOUND FOR SALE OR LEASE

16,500± SF ON 3 FLOORS



Located at the southwest corner of Towne Avenue and East 4th Street in Downtown Los Angeles, this prime creative compound offering is adjacent to Little Tokyo and the Arts District.

The turn-key 2-story facility with a full basement has been completely refurbished from top to bottom, and is set up for music, photography, film and video production and postproduction. A freight elevator and two stairwells serve all three floors.

The 16,500 SF building consists of 5,500 SF of creative space per floor. The basement can be used for set construction and filming. The ground floor has two electric loading doors and can park up to six cars, as well as two large production spaces, a kitchen/break room, and two restrooms. The second floor has five offices, an acoustically tuned recording studio, a contemporary kitchen, and two full bathrooms.

The recording studio is 1,700± SF, and is sound-proofed with six layers of dry wall and an air gap, and includes a large control room, a large tracking/recording room, and three ISO/voice over booths.

The facility has been completely updated with all new electric, plumbing, and sprinklers, in addition to new wood flooring, doors and framing on the second floor. The compound also offers clean 800 amps power service and a LifeSource water purification system.



PROPERTY DETAILS

405 TOWNE AVE, LOS ANGELES, CA 90013

| | |
|----------------------|-----------------------------------------|
| Total Building Area: | 16,500± SF |
| Basement: | 5,500± SF |
| Ground Floor: | 5,500± SF |
| Second Floor: | 5,500± SF |
| Land Area: | 5,663± SF |
| Construction: | Reinforced concrete |
| Year Built: | 1925 (Fully renovated 2020-2023) |
| Ceiling Height: | 18' ground floor 15' second floor) |
| Elevator: | Freight |
| Sprinklered: | Yes |
| HVAC: | Full second floor |
| Power: | 800A/120-240V/3Ph 4W |
| G.L. Loading Doors: | 2: 10x15 (electric roll up) |
| Restrooms: | 4 (1 with shower; 1 with shower/tub) |
| Parking: | 4-5 secure ground floor interior spaces |
| Zoning: | LA M2 |

Asking Price: \$8,500,000 (\$515 Per SF)

Lease Rental: \$19,000 Per Month (\$1.15 Per SF Net)

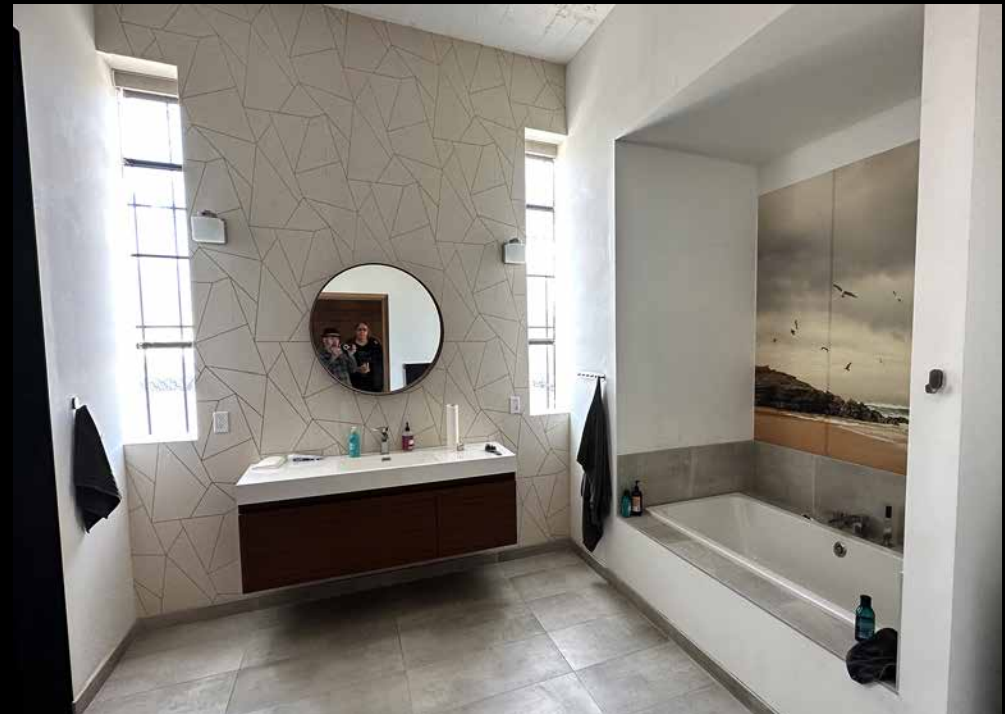
PROPERTY HIGHLIGHTS

- The entire building has been completely renovated
- All new electric, plumbing and sprinklers
- Brand new wood flooring, doors & framing, double pane glass, wrought iron, and pull-down window shades on the second floor
- 5 second floor offices
- 2 second floor kitchens and ground floor kitchenette
- Second floor soundproof recording studio (double walls with air gap) with large control room, tracking room and 3 vocal booths (studio has separate power source)
- Studio could be converted into 2 large executive offices
- 2 large and 2 small HVAC units on the second floor, plus 5 units in the recording studio
- Polished concrete floors on the ground floor & basement
- 2 water heaters and 2 Life Source water purification systems
- All new uninterrupted power from street
- Five 50-amp plugs on the ground floor and five 50-amp plugs in the basement
- Basement has pegs for lights and rigging
- Ethernet powered security cameras
- Plans approved for live/work occupancy (not inspected)

5,500 SF ground floor and 5,500 SF second floor offices available for lease separately (total of 11,000 SF).

Please do not disturb occupants—Call broker to show

SECOND FLOOR PHOTOS



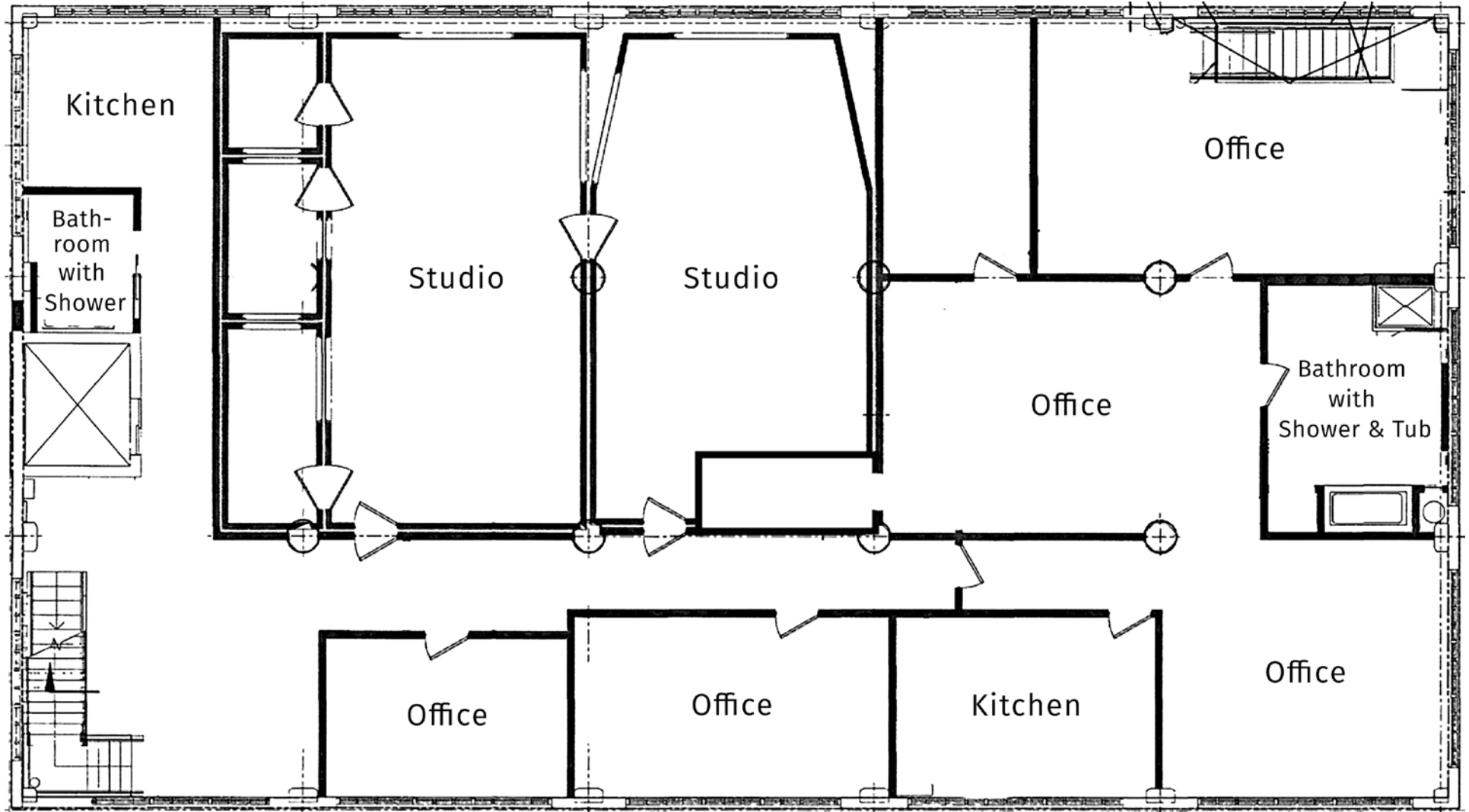
SECOND FLOOR PHOTOS



SECOND FLOOR PHOTOS WITH FURNITURE



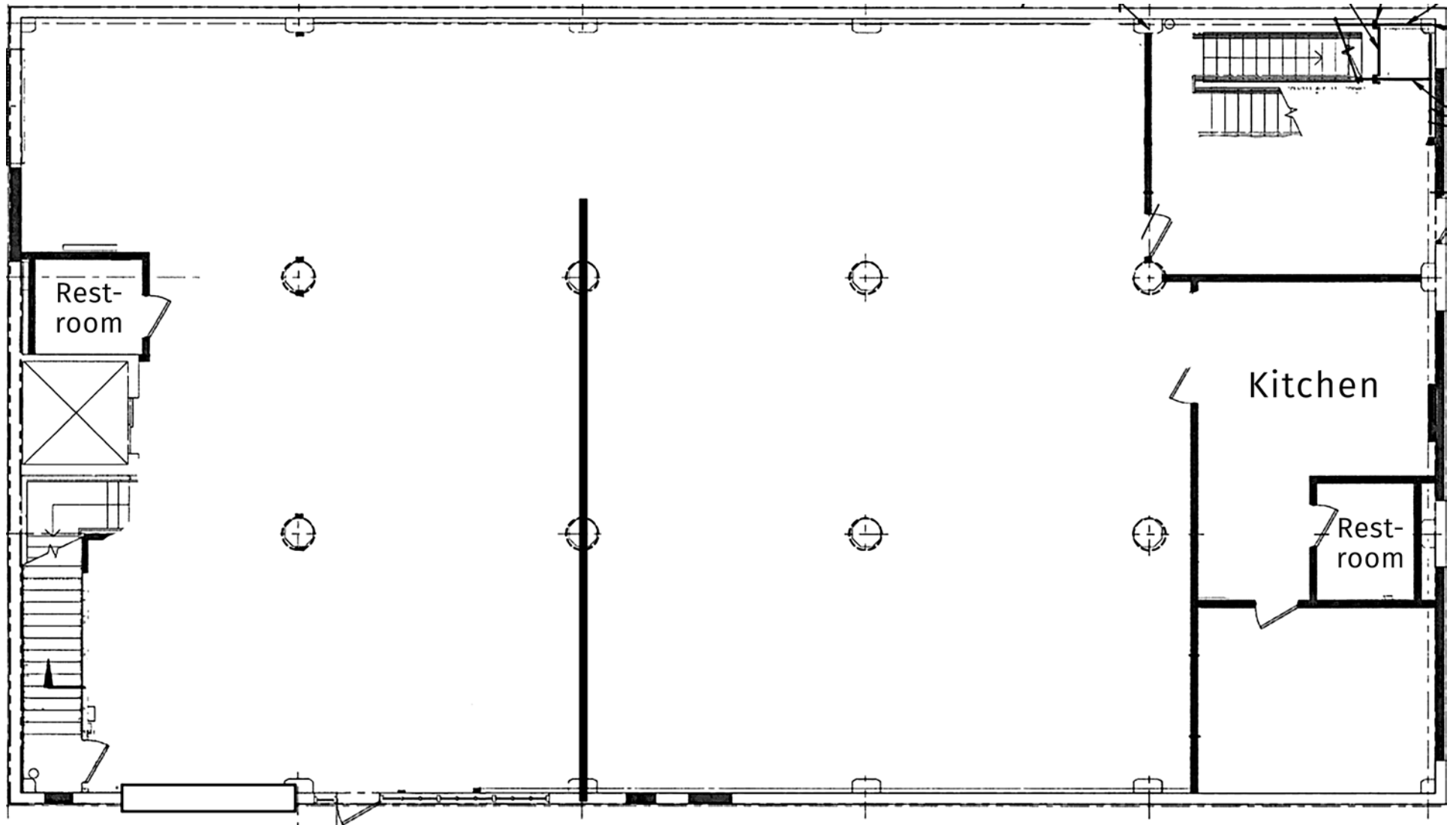
SECOND FLOOR SITE PLAN



GROUND FLOOR PHOTOS



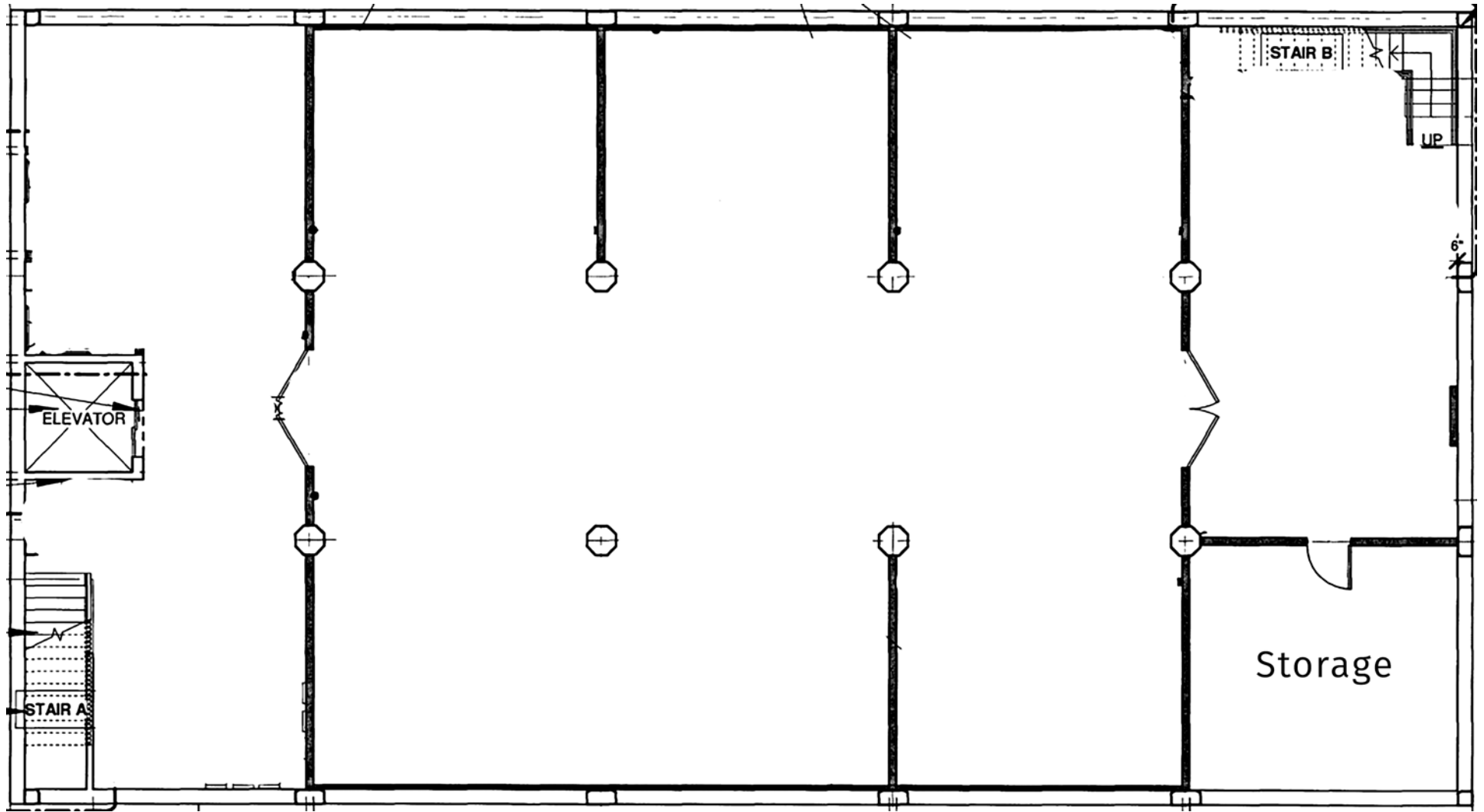
GROUND FLOOR SITE PLAN



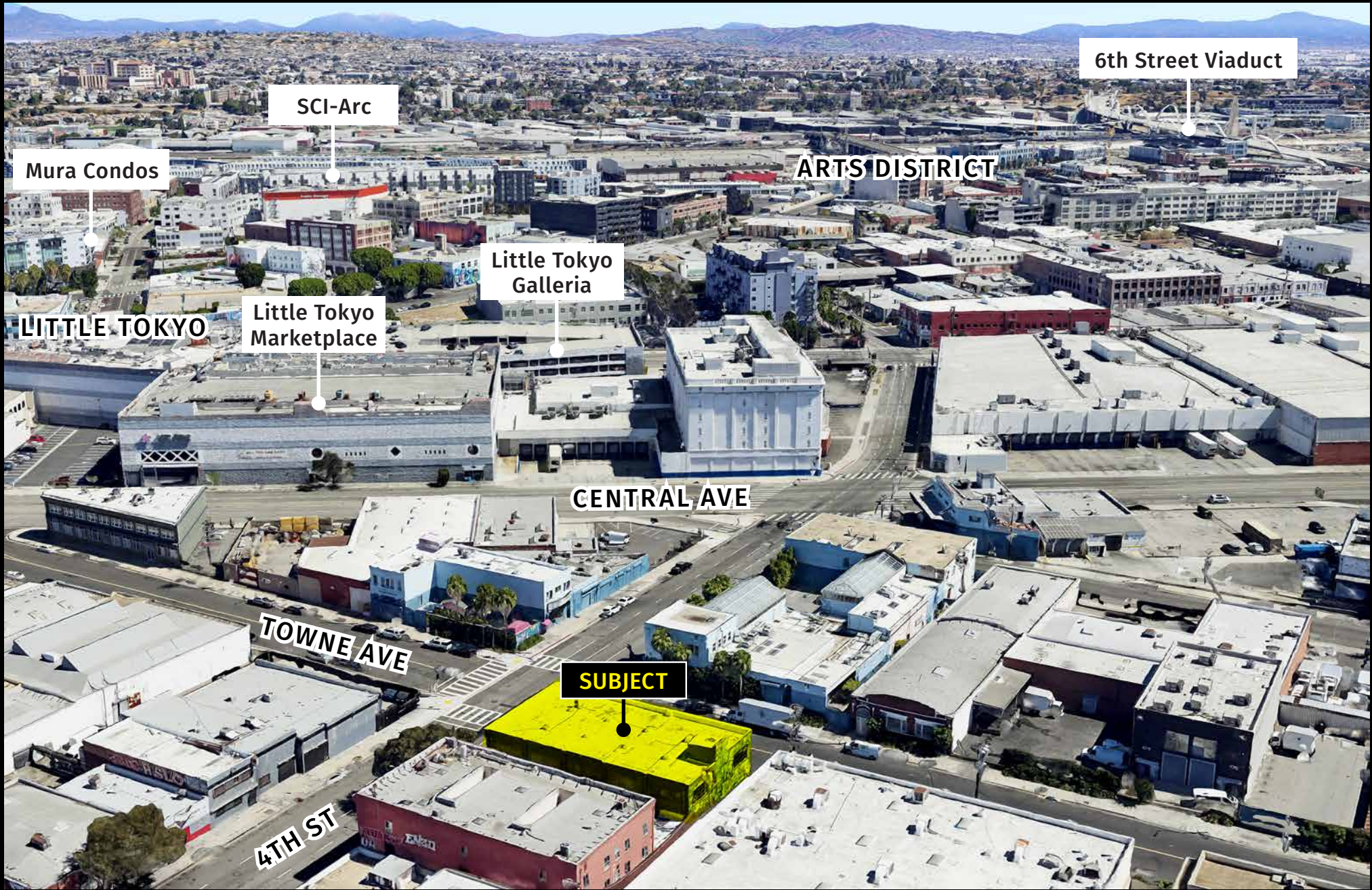
BASEMENT PHOTOS



BASEMENT SITE PLAN



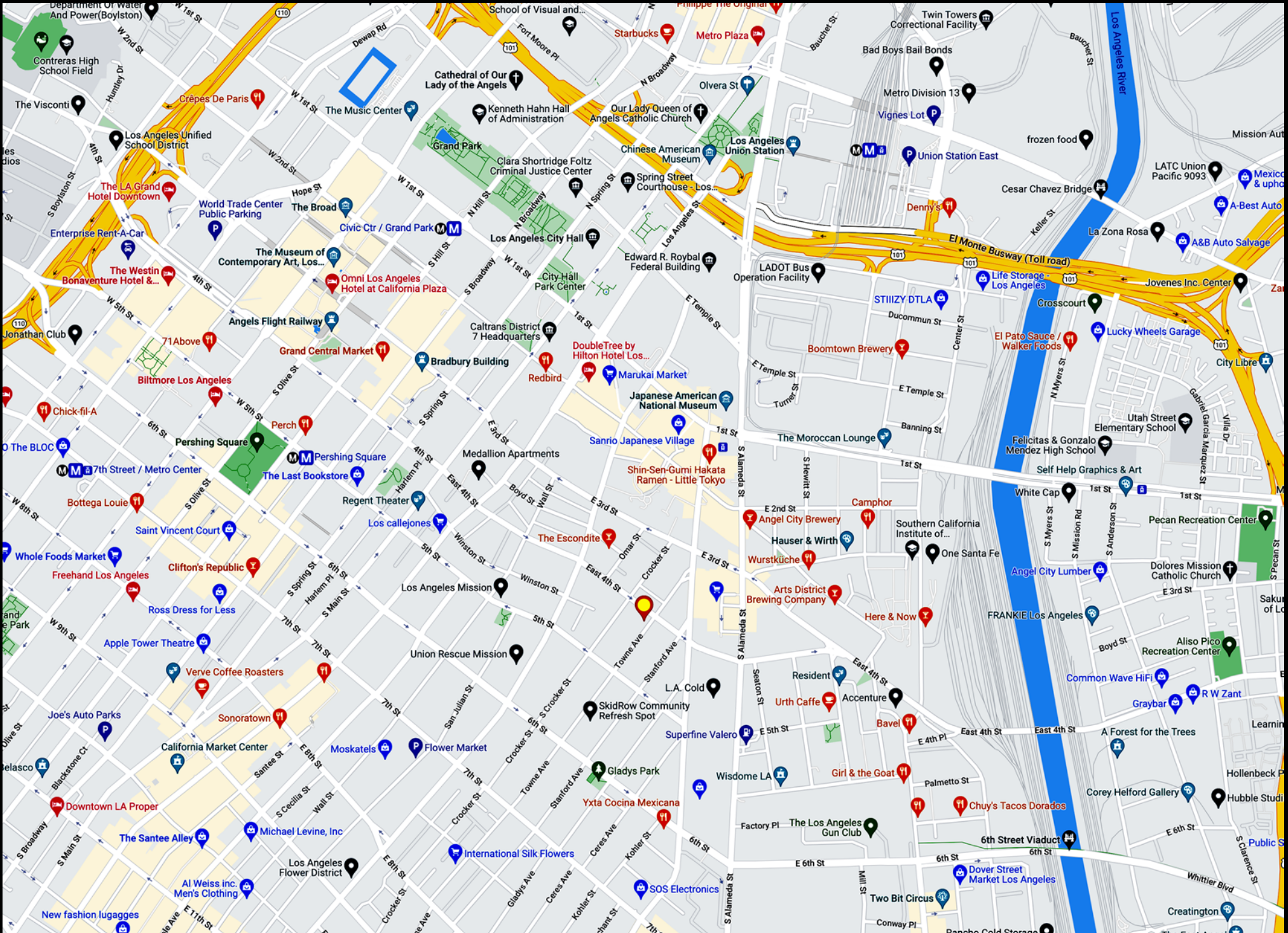
DTLA AMENITIES



DTLA AMENITIES



AREA MAP



Financial District

- 1 Cicada
- 2 Drago
- 3 Chaya
- 4 Water Grill
- 5 Miro
- 6 Sugarfish
- 7 Bottega Louie
- 8 B.S. Taqueria
- 9 Little Sister
- 10 Seven Bar Lounge

Bunker Hill

- 1 Blue Cow Kitchen Bar
- 2 Patina
- 3 Nick & Stef's
- 4 Maccheroni Republic
- 5 Redbird
- 6 Otium
- 7 Vespalo
- 8 Bradbury Building
- 9 The Edison
- 10 Badmaash

South Park

- 1 Broken Spanish
- 2 Mikkeller
- 3 Birdies

Projects in Development

- 1 Metropolis*
- 2 Oceanwide Plaza*
- 3 The Grand*
- 4 La Plaza Village*
- 5 Broadway Trade Center*
- 6 At Mateo

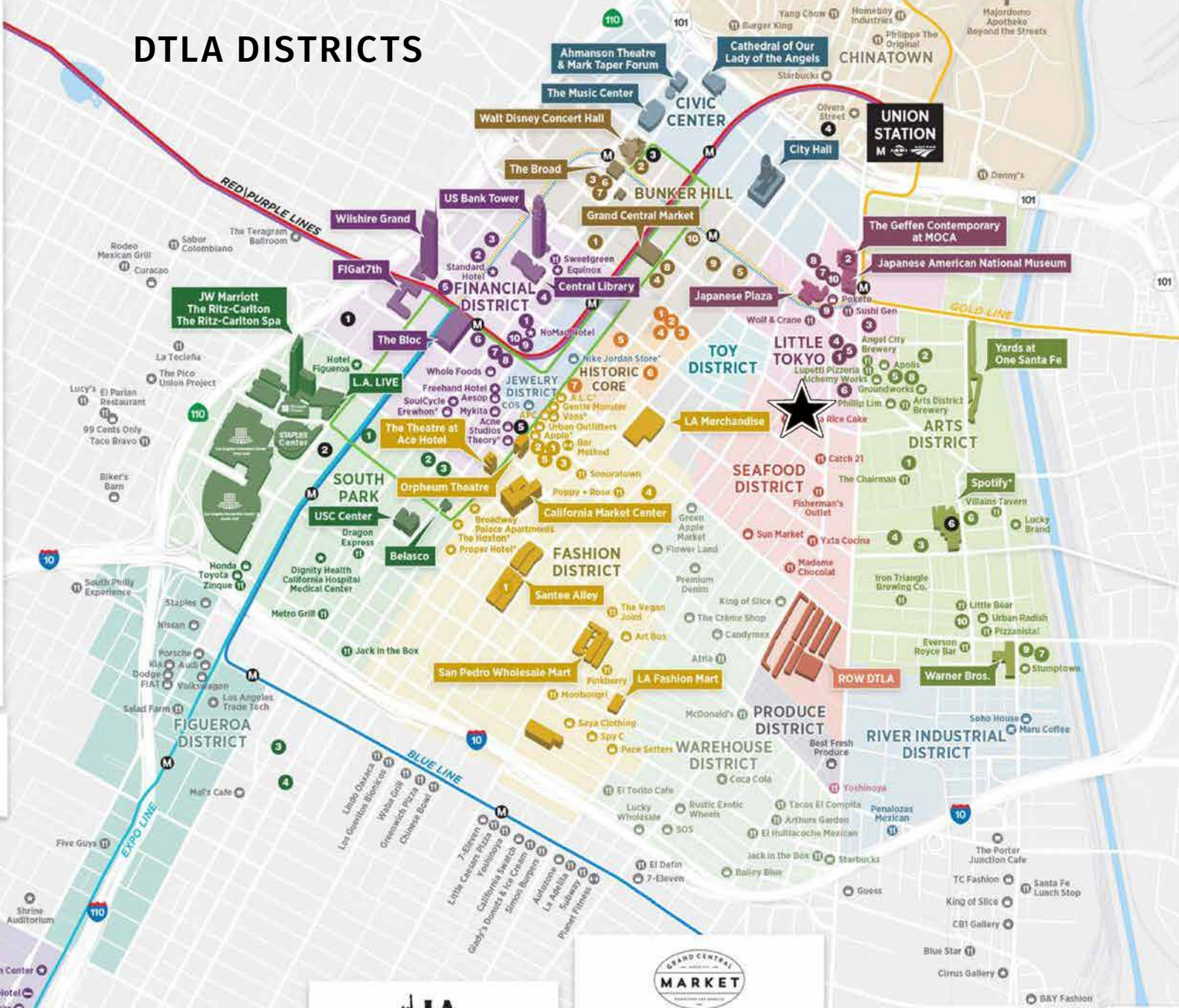
USC Village

- SunLife Organics
- CorePower Yoga
- Trader Joe's
- Trejo's Tacos
- Target

USC University of Southern California

- City Target
- Zara
- H&M
- Victoria's Secret
- MAC Cosmetics
- Gold's Gym
- Bath & Body Works
- L'Occitane
- T-Mobile
- Morton's The Steakhouse
- California Pizza Kitchen
- Starbucks
- Nordstrom Rack
- Five Guys
- Mendocino Farms
- Sprinkles

DTLA DISTRICTS



Little Tokyo

- 1 Kinjiro
- 2 Wolvesmouth
- 3 Shin-Sen-Gumi
- 4 KaGaYa
- 5 Sushi Gen
- 6 Shojin Downtown
- 7 Sushi Enya
- 8 Marugame Monzo
- 9 Komasa Sushi
- 10 Daikokuya

Arts District

- 1 Urth Caffè
- 2 Hauser & Wirth
- 3 Officine Brera
- 4 The Factory Kitchen
- 5 Wurstküche
- 6 Zinc Cafe & Market
- 7 Bestia Italian
- 8 Blacktop Coffee
- 9 Bread Lounge
- 10 Church & State

Historic Core

- 1 Bar Amà
- 2 Orsa & Winston
- 3 Baco Mercat
- 4 KaZuNori
- 5 Tabachines Cocina
- 6 Nickel Diner
- 7 Clifton's Republic
- 8 The Last Bookstore

* Coming Soon

LA LIVE

- Fixin's Soul Kitchen
- Fleming's
- Ford's Filling Station
- Katsuya
- Lawry's Carvery
- Red Mango
- Rock 'N Fish
- Smashburger
- Sol Agave
- Starbucks Coffee
- The Ritz-Carlton Spa
- STAPLES Center
- Tom's Urban
- Wolfgang Puck Bar & Grill
- WP24
- Yard House
- The Novo
- Conga Room
- The GRAMMY Museum*
- Lucky Strike Lanes
- Microsoft Theater
- Regal Cinemas L.A. LIVE

GRAND CENTRAL MARKET

- Ana Maria
- Bar Moruno
- Belcampo Meat Co
- Bento Ya Japanese Cuisine
- Berlin Currywurst
- Bombo
- Chile Secos
- China Cafe
- Clark Street Bread
- Courage & Craft
- District Market
- DTLA Cheese & Kitchen
- Eggslut
- G&B Coffee
- Golden Road
- Ramon Hood
- Horse Thief
- Jose Chiquito
- La Huerta
- La Tostaderia
- Las Morelianas
- Madcapra
- Olio GCM Pizzeria
- The Oyster Gourmet
- Roast To Go
- Sticky Rice
- Valerie

YARDS AT ONE SANTA FE

- Wittmore
- Malin+Goetz
- Hennessey Ingalls
- The Voyager Shop
- Cafe Gratitude
- Nalibox
- Amazebowis
- Van Leeuwen Artisan
- Westbound
- Bulletproof
- Grow
- Benjamin
- Tartine Manufactory
- Rappahannock Oyster Bar
- Paramount House
- Nayato
- Gossamer
- Bodega
- Shadowbox
- Poketo
- Flask & Field
- Go Get Em Tiger
- A+R
- Ahlem Eyewear
- Vrai & Oro
- Café Dulce
- Scent Bar

ROW DTLA

MAP © 2021 CARTIFACT DATA BY OPEN STREET MAPS

DOWNTOWN LOS ANGELES DEMOGRAPHICS

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.



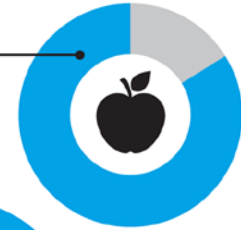
I LIVE in DTLA

\$123K

Average Household Income



84%
want more
supermarkets



38

Median
Age

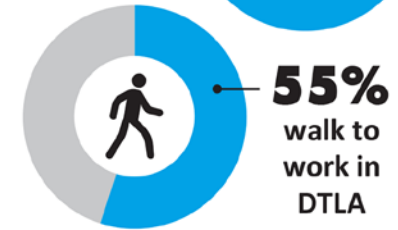


81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years

80% are passionate about DTLA



55%
walk to
work in
DTLA



I WORK in DTLA

\$122K

Average Household Income



33%
regularly use
Metro Rail to
commute



41

Median
Age

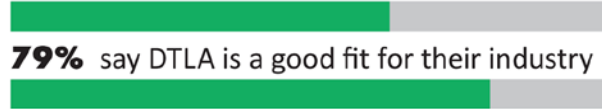


81%

Earned a BA or Higher

63% are top executives or professionals

79% say DTLA is a good fit for their industry



44%
would
consider
moving
to DTLA



I VISIT DTLA

Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



405 Towne Avenue
Los Angeles, CA 90013

Creative Compound Opportunity

Little Tokyo & Arts District Adjacent

16,500± SF For Sale or Lease
2-Story Building With Full Basement

5,500± SF Basement Storage
5,500± SF Ground Floor
5,500± SF 2nd Floor Offices



Exclusively offered by

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