

# DTLA CREATIVE COMPOUND FOR 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

**Lease Rental Reduced to \$20,000 Per Month  
(\$1.21 Per SF Net)**

**Term: Submit**

## 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)

*Please do not disturb occupants—Call broker to show*

## SECOND FLOOR PHOTOS



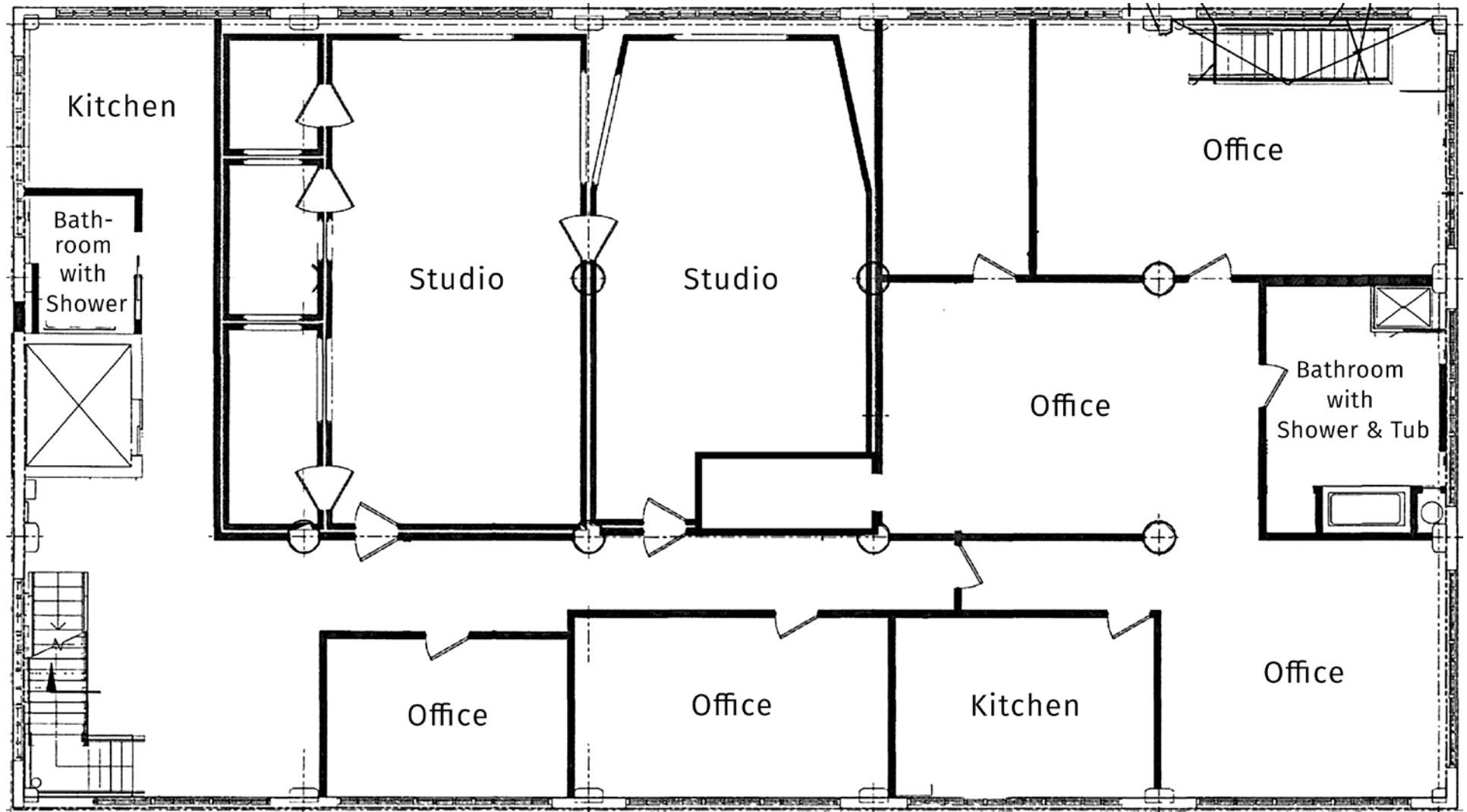
## SECOND FLOOR PHOTOS



# SECOND FLOOR PHOTOS WITH FURNITURE



# SECOND FLOOR SITE PLAN



# GROUND FLOOR PHOTOS

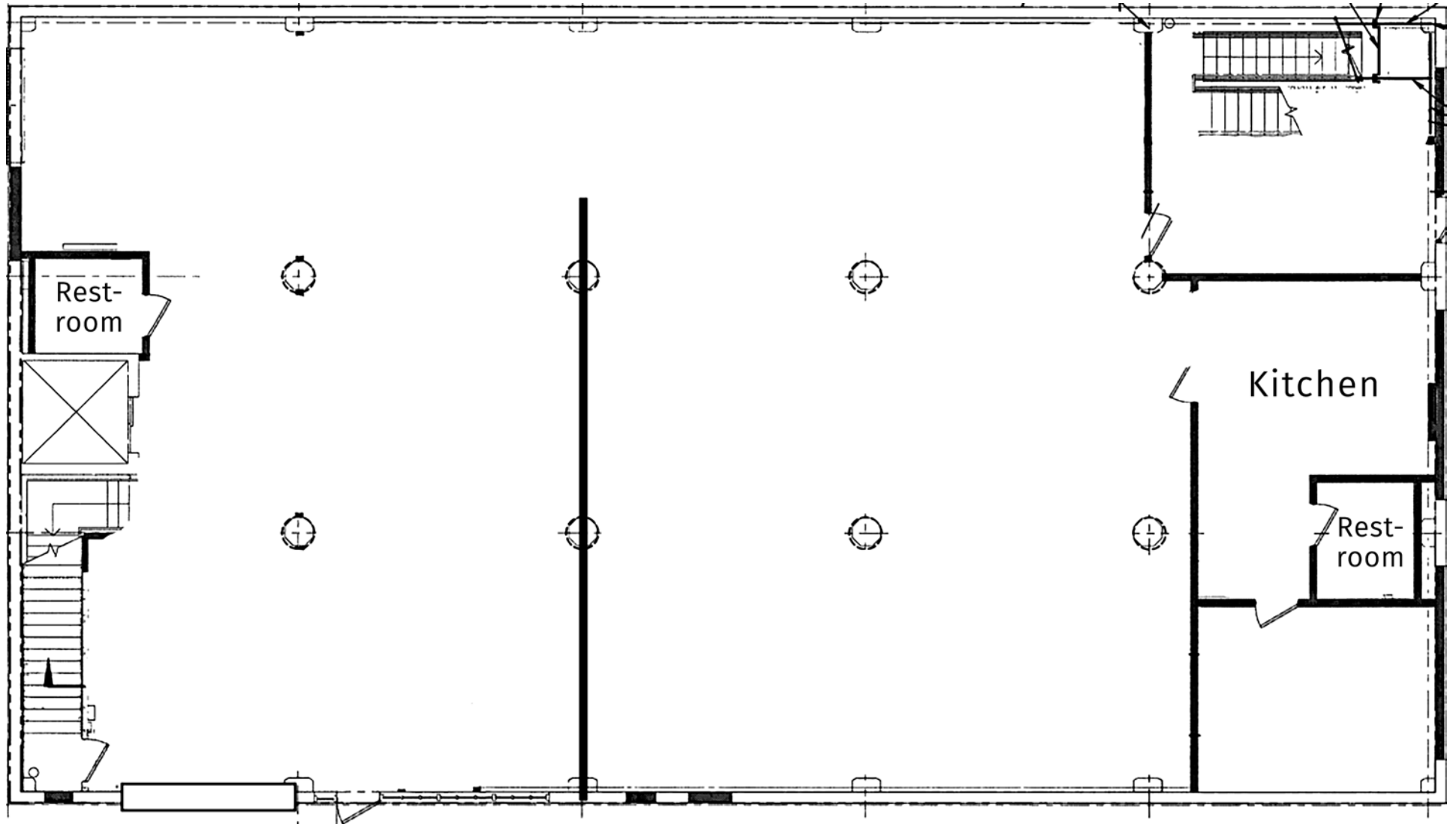




# GROUND FLOOR PHOTOS



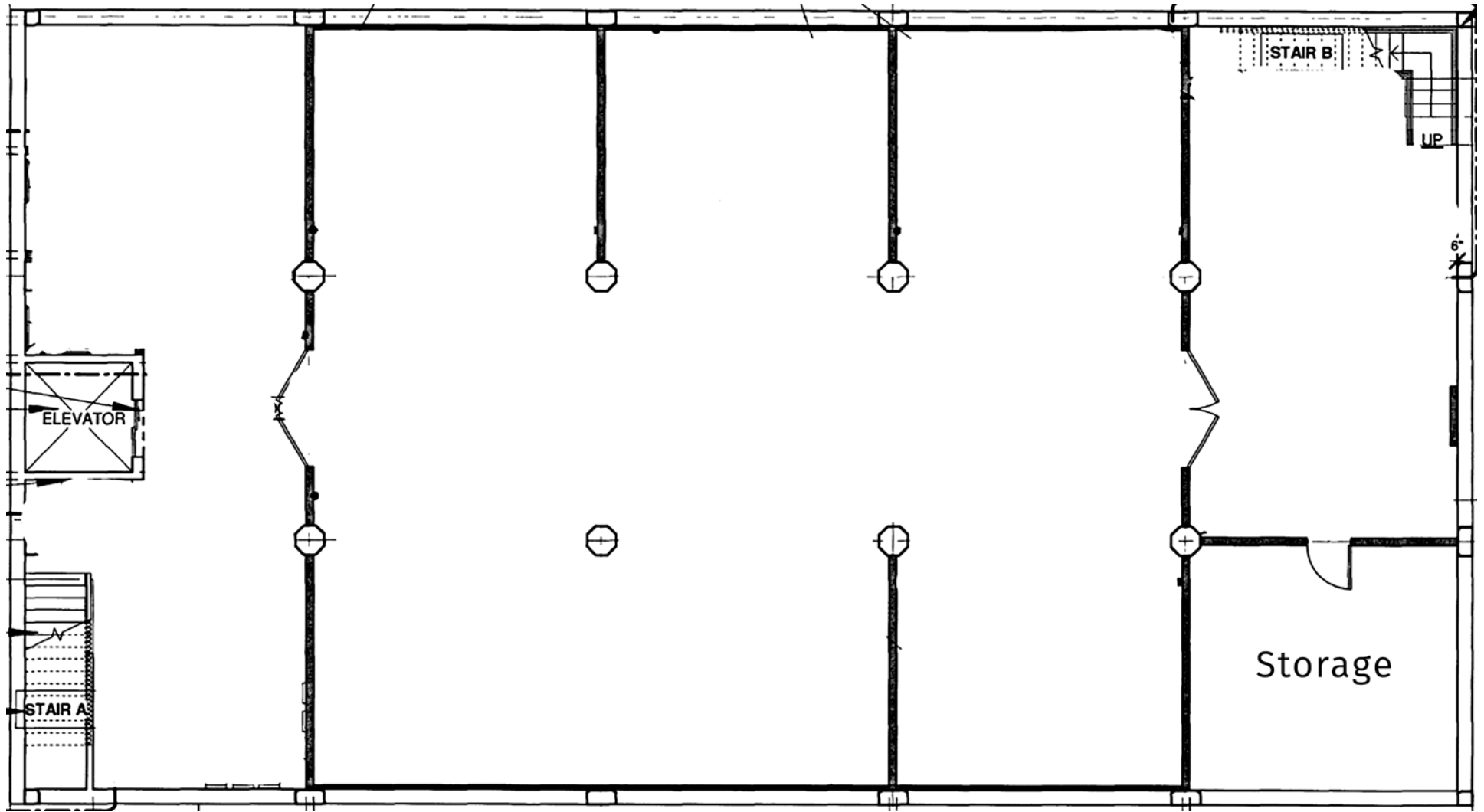
# GROUND FLOOR SITE PLAN



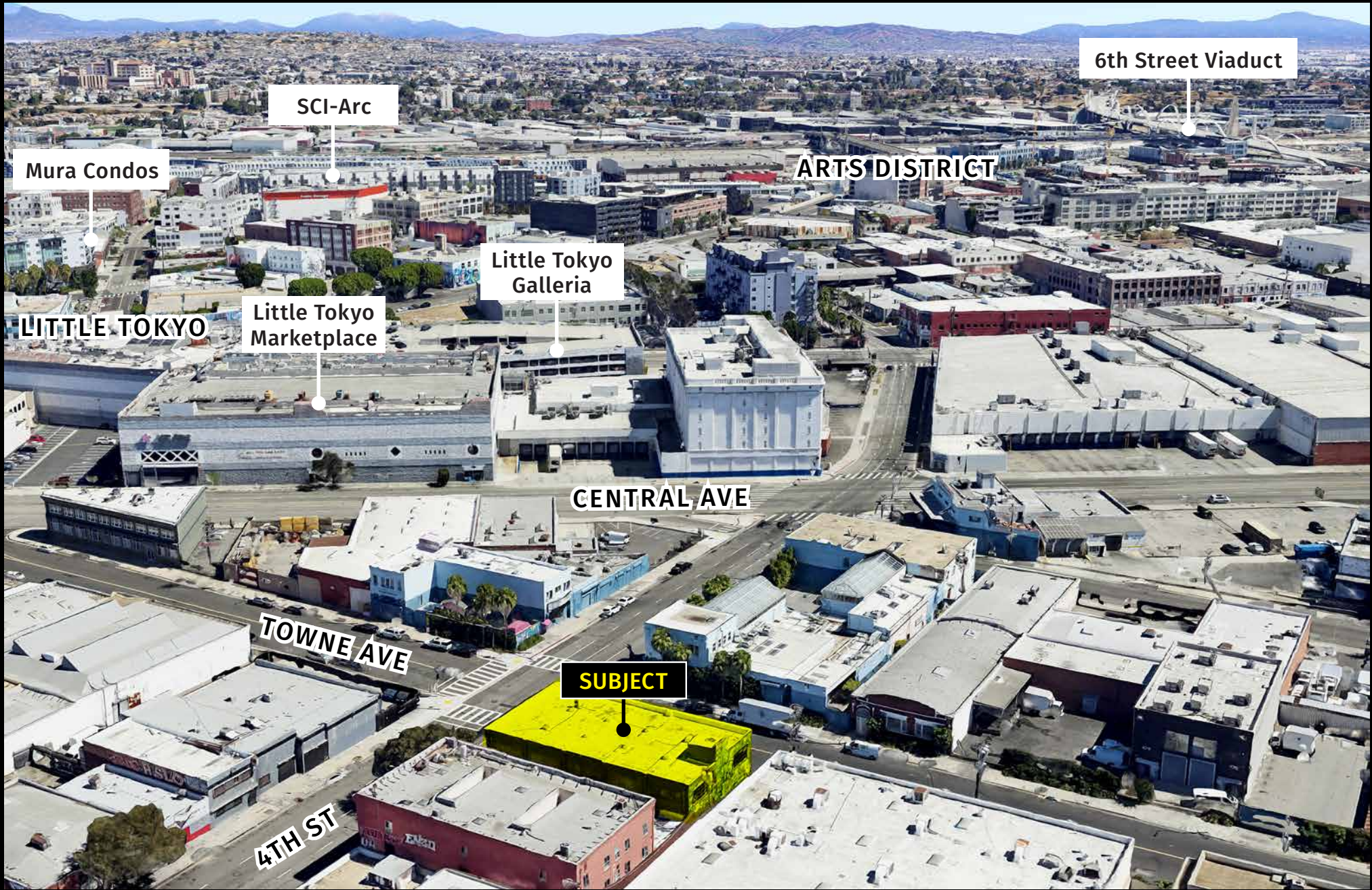
# BASEMENT PHOTOS



# BASEMENT SITE PLAN



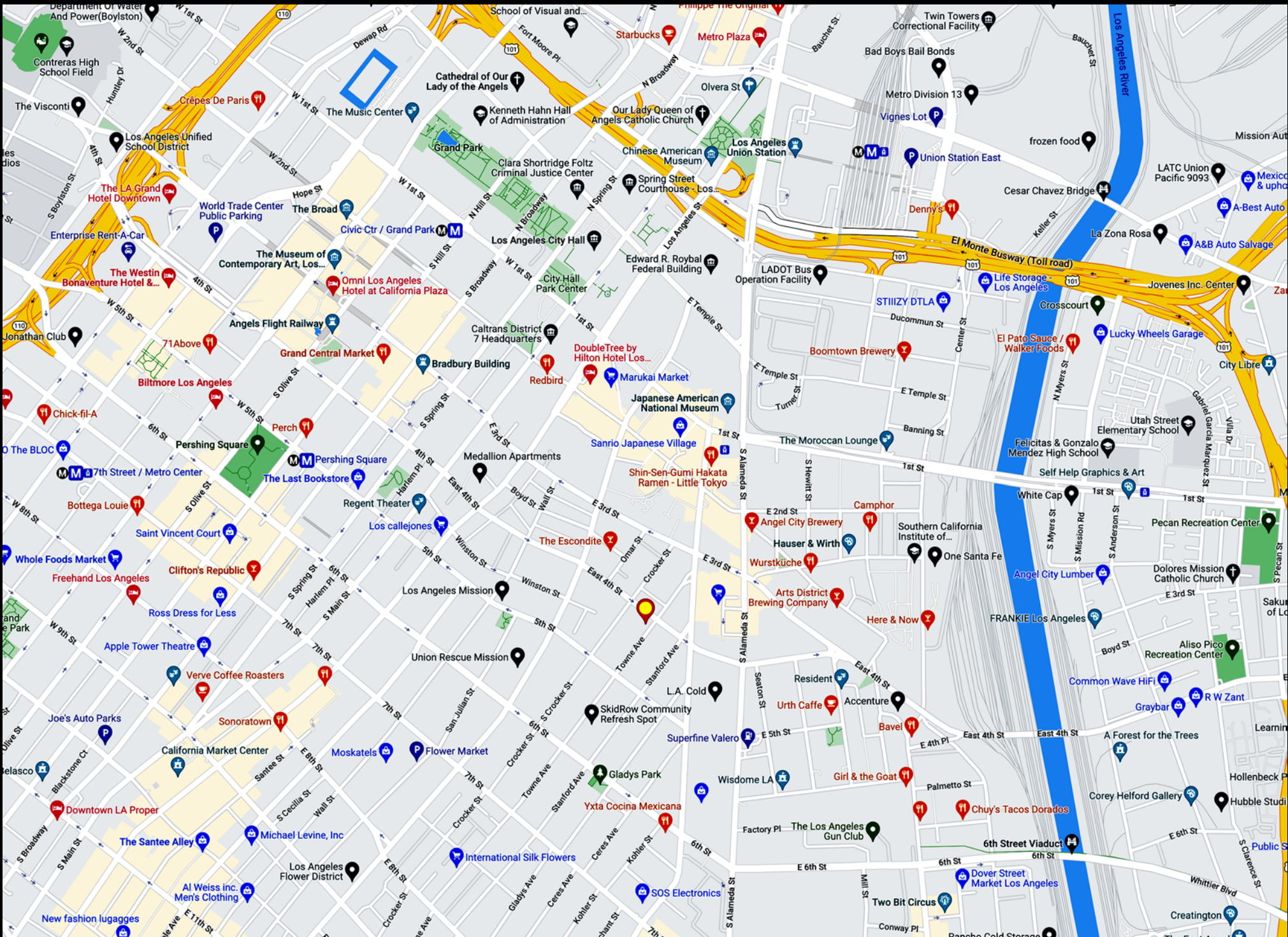
# DTLA AMENITIES



# 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

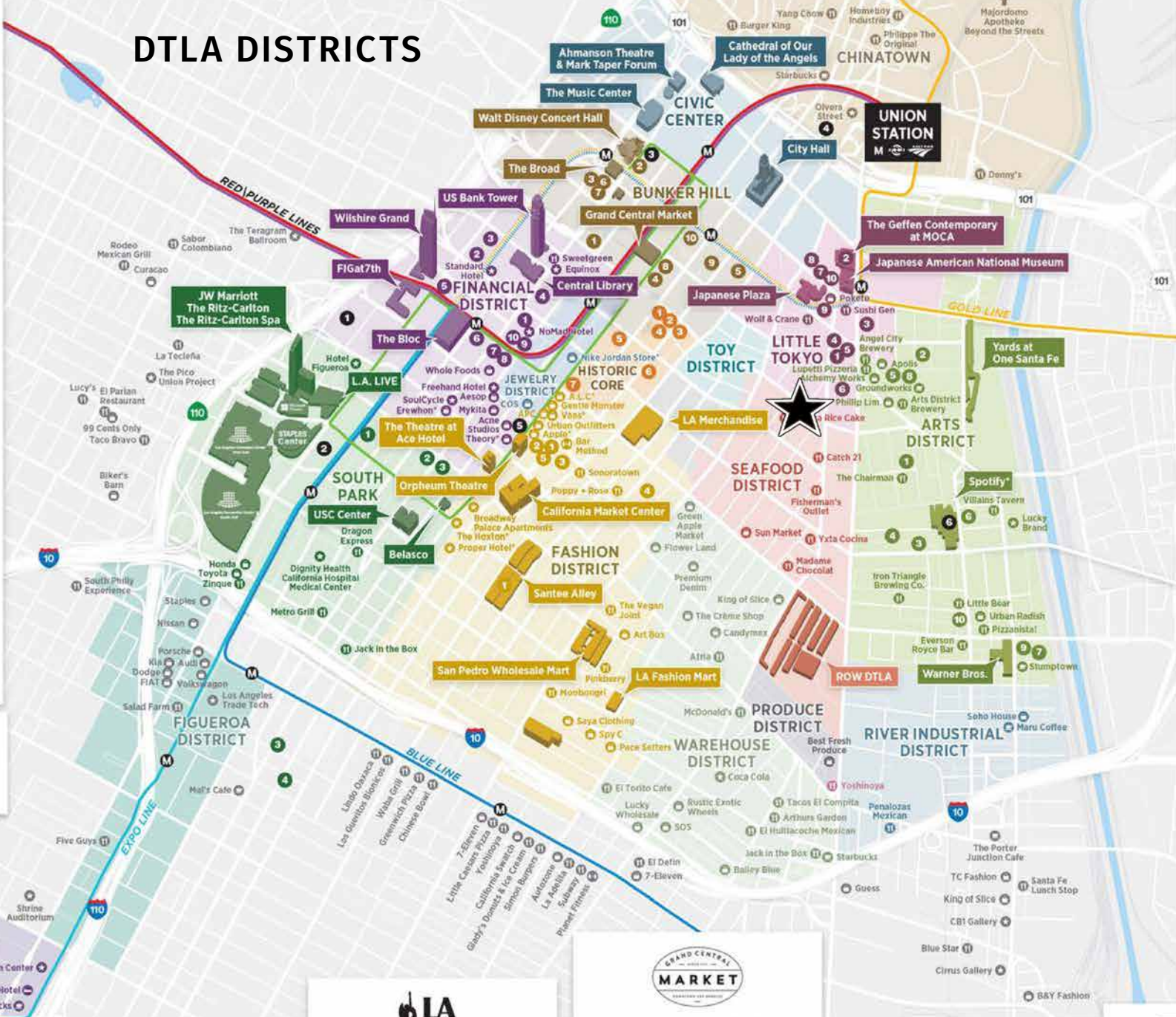
**USC Village**

- 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 Kinjro
- 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 Amá
- 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**

- TC Fashion
- King of Slice
- CB1 Gallery
- Blue Star
- Cirrus Gallery
- B&Y Fashion
- TC Fashion
- King of Slice
- CB1 Gallery
- Blue Star
- Cirrus Gallery
- B&Y Fashion

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

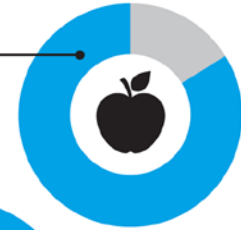
**\$123K**

Average Household Income



**84%**

want more  
supermarkets



**38**

Median  
Age

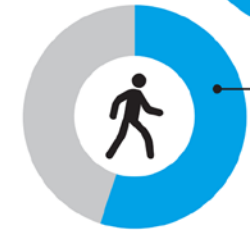


**81%**

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

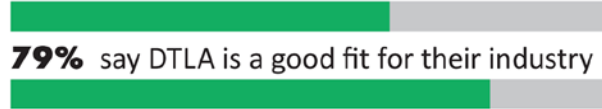


**81%**

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 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*

**Sion Khakshour**

Senior Associate

213.342.3384 office

213.210.7492 mobile

sion@majorproperties.com

Lic. 00697373

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

[majorproperties.com](http://majorproperties.com)

