

DTLA CREATIVE COMPOUND FOR SALE

16,500± SF ON 3 FLOORS | 405 TOWNE AVE, LOS ANGELES, CA 90013



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:	6± secure ground floor interior spaces

Asking Price: \$7,000,000 (\$424.24 Per SF)

Please do not disturb occupants—Call broker to show

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)
- Current \$20,000 monthly income from single tenant

SECOND FLOOR PHOTOS



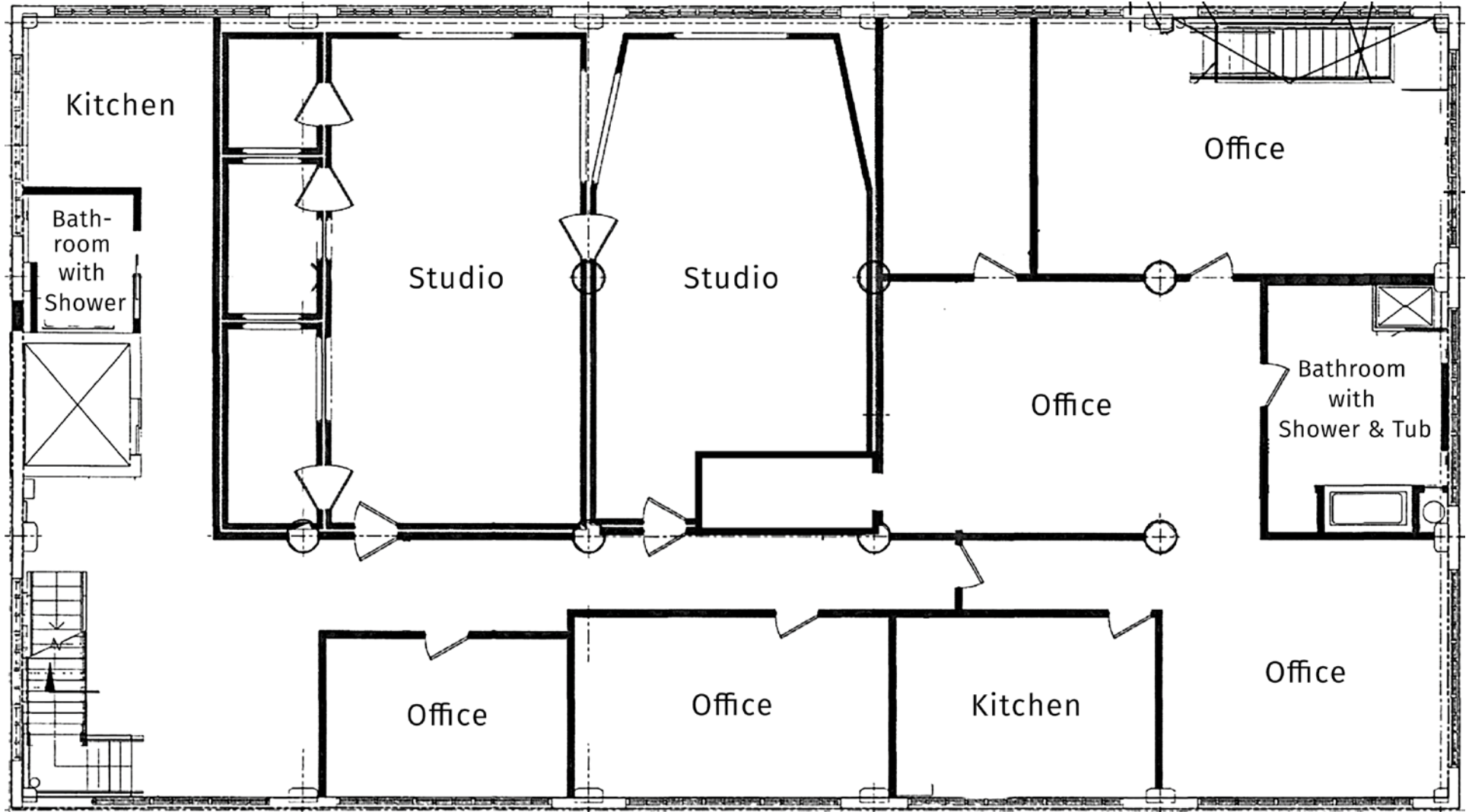
SECOND FLOOR PHOTOS



SECOND FLOOR PHOTOS WITH FURNITURE



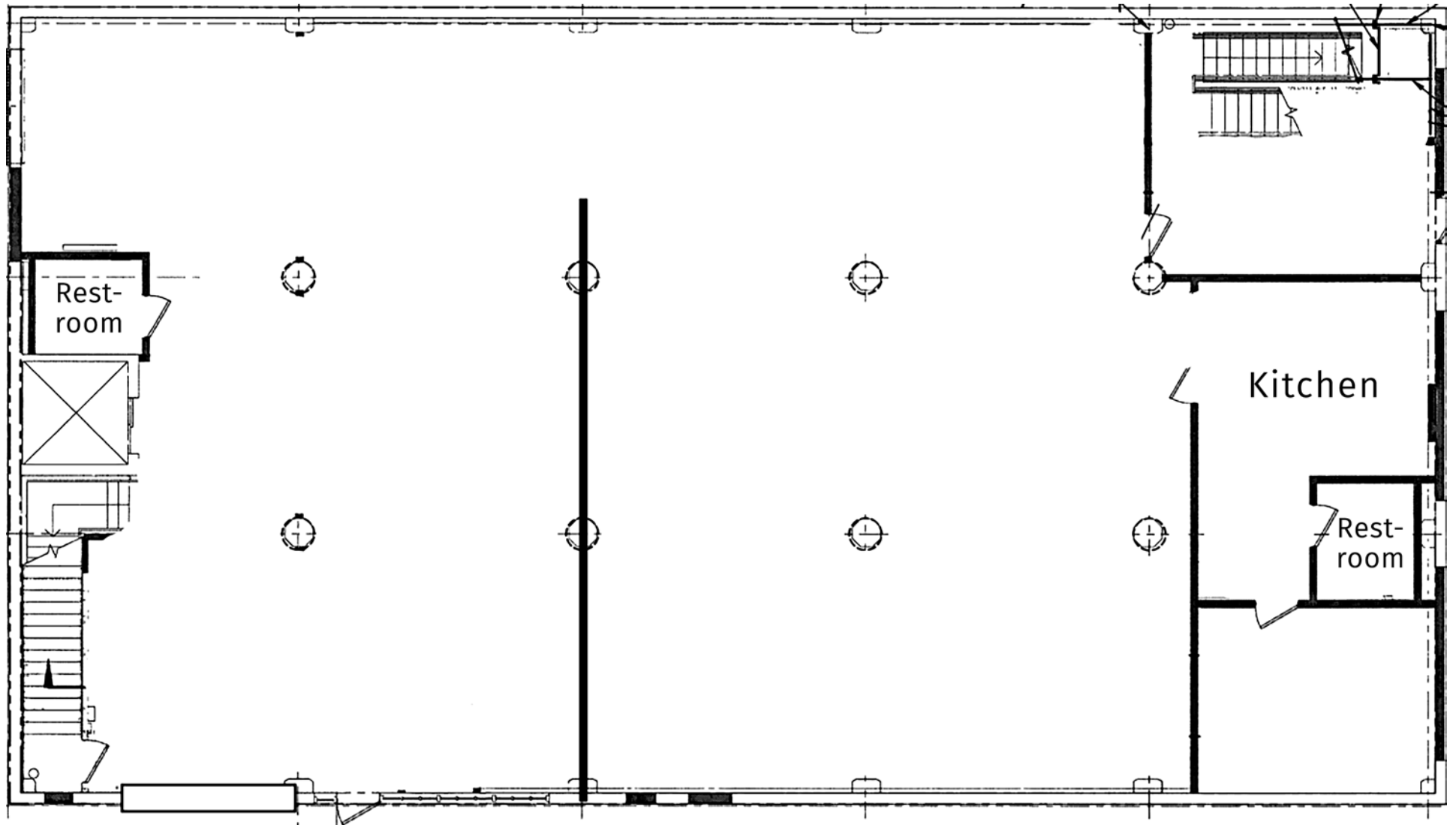
SECOND FLOOR SITE PLAN



GROUND FLOOR PHOTOS



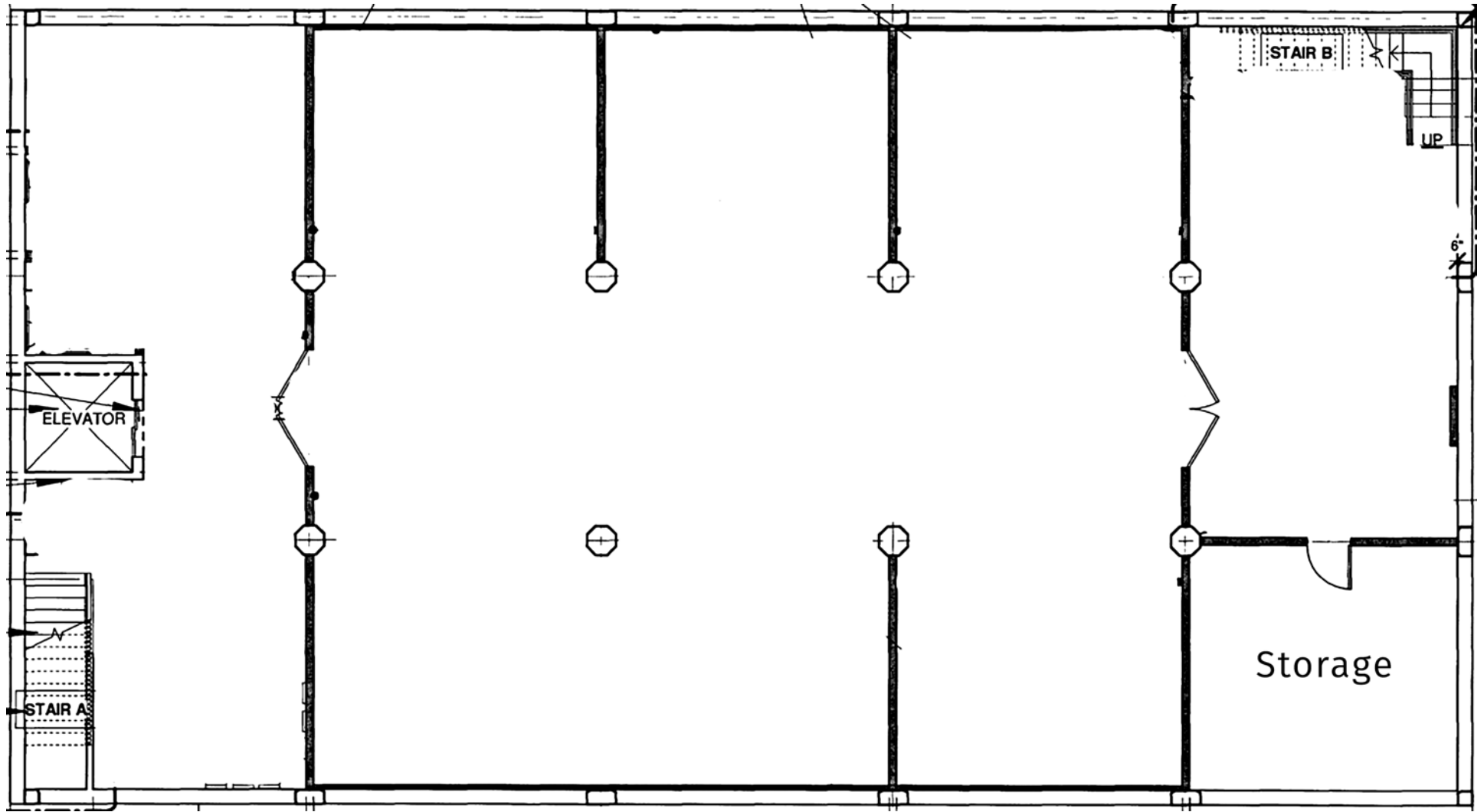
GROUND FLOOR SITE PLAN



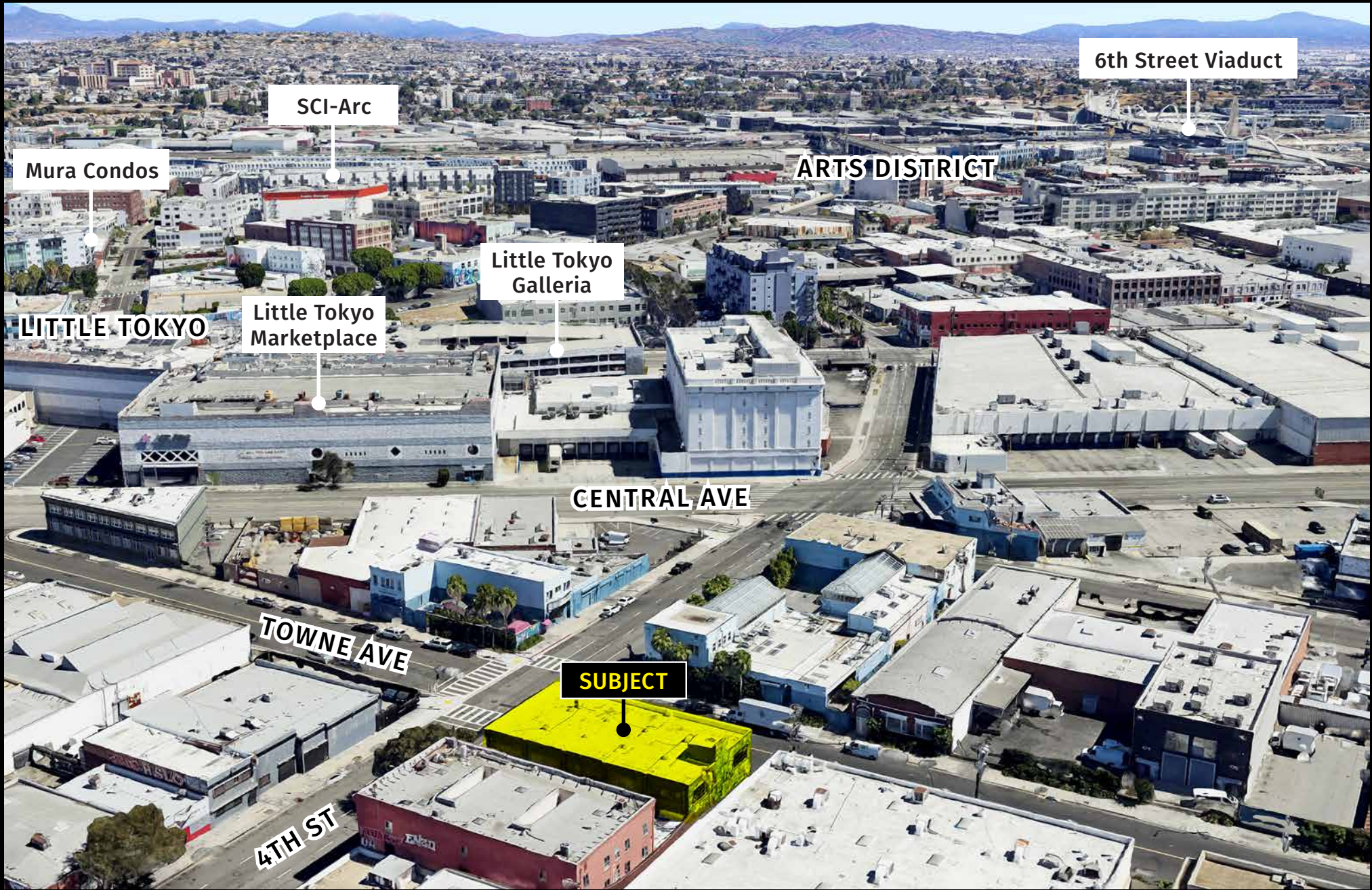
BASEMENT PHOTOS



BASEMENT SITE PLAN



DTLA AMENITIES



DTLA AMENITIES



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

61%

25 - 54 Years Old



67%

Postsecondary Education

41% Population Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit or Work from Home



405 Towne Avenue
Los Angeles, CA 90013

Creative Compound Opportunity

Little Tokyo & Arts District Adjacent

16,500± SF For Sale

2-Story Building With Full Basement



Exclusively offered by

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