

# FOR LEASE

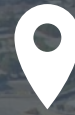
±41,775 SF FREESTANDING INDUSTRIAL BUILDING WITH ±155 PARKING SPACES



 CUSHMAN &  
WAKEFIELD  
GILL | BURNS | YOO



# // HIGHLIGHTS



Strategic centralized location  
for Greater Los Angeles



Freeway frontage with traffic count  
of over 370,000 cars per day



Next to on/off ramps for  
101 and 10 freeways



Abundant car parking  
with ±155 spaces



Dock high and  
ground level loading



Located in the Arts District  
with numerous amenities



EAST COMMERCIAL STREET

DUCOMMUN STREET

CENTER STREET



# // PROPERTY DETAILS



620 & 706 E Commercial St  
Los Angeles, CA 90012

Address



±41,775 SF  
Total Building



±57,997 SF (±1.33 acres)  
Land Size



7DH 1GL  
Loading



±155  
Parking Spaces



±16' Minimum  
Clear Height



TBD  
Power



Block  
Construction Type



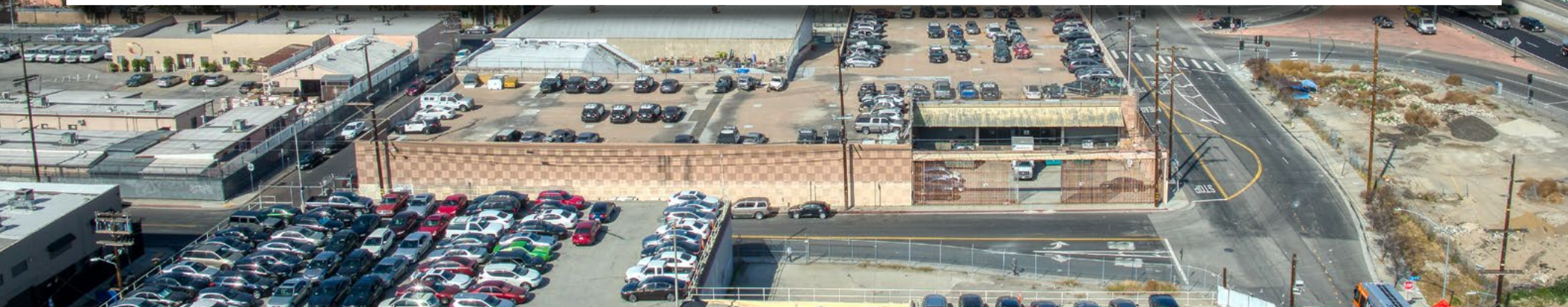
CM & M3  
Zoning



1963  
Year Built



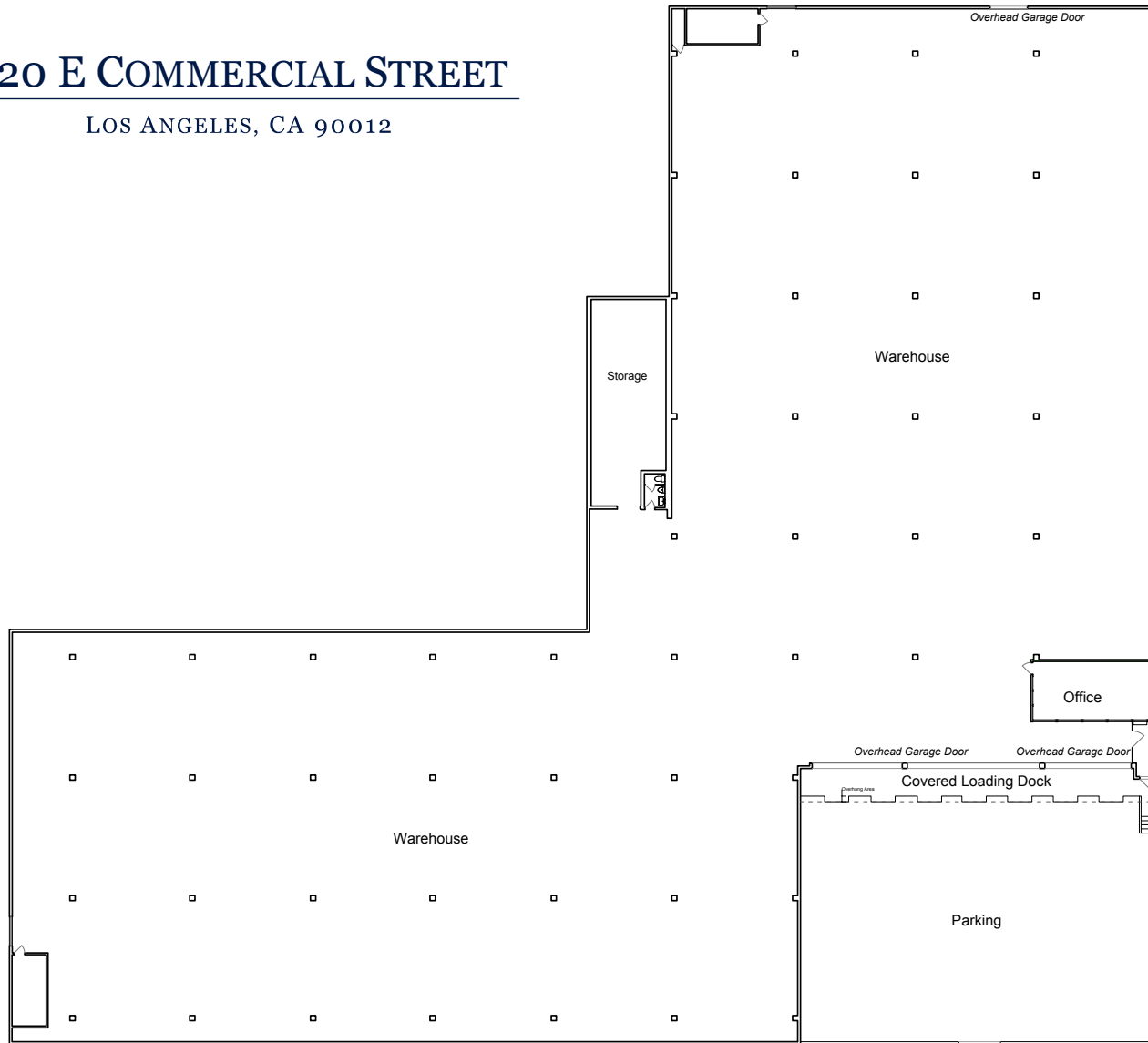
5173-003-010 &  
5173-003-004  
Parcel No.



# // SITE PLAN

620 E COMMERCIAL STREET

LOS ANGELES, CA 90012



FLOOR PLAN

Rendering by Floor Plan Visuals.  
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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# // PHOTOS



# // AERIAL & PARCEL MAP



22.50

FREEWAY APPROACH





# // LOCATION



FASHION DISTRICT

HISTORIC CORE

CENTRAL  
BUSINESS  
DISTRICT

LITTLE TOKYO

CIVIC CENTER

ARTS DISTRICT

REGIONAL  
CONNECTOR

E COMMERCIAL ST  
620  
DOWNTOWN LA ARTS DISTRICT

US  
101

UNION STATION





# THE ARTS DISTRICT

Historically, the Arts District was populated by various industrial users – manufacturers and distributors, who warehoused goods ranging from frozen fish to toys. Over time, the multi-story industrial buildings deemed antiquated and functionally obsolete, naturally transitioned to lofts and studios as artists and craftsmen began occupying these spaces.

The future of the Arts District is headed towards a total metamorphosis as major developments are in the pipeline in addition to those already in progress. Although the landscape of the Arts District is bound to change dramatically, the intent of the developers and the local community is to keep the integrity, character, culture, and aesthetics intact for the most unique district of Los Angeles.





# // NOTABLE ARTS DISTRICT NEIGHBORS

Ace \* Mission Studios



SCI-ARC

HAUSER & WIRTH



Daily Journal

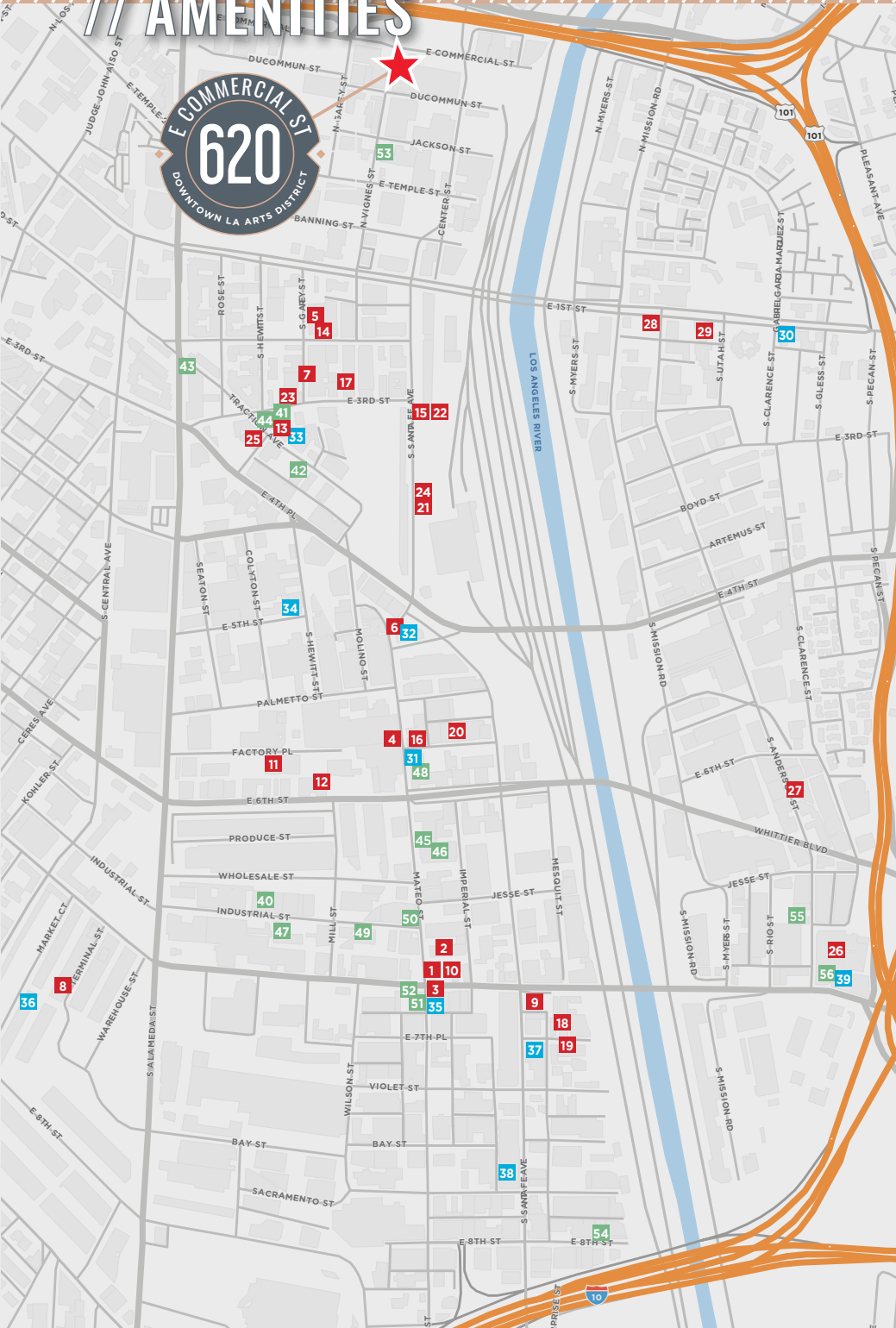


STIIZY





# // AMENITIES



## RESTAURANTS

1. YESS
2. Afuri Ramen
3. Guerrilla Tacos
4. Girl & the Goat
5. Father's Office
6. Bavel
7. Manuela
8. The Row (Pikunico, Rappahanock Oyster Bar, Hayato, M georgina)
9. Bread Lounge
10. Pizzanista
11. The Factory Kitchen
12. Brera Ristorante
13. Loqui
14. Bao Hiroo
15. Café Gratitude
16. Zinc Café & Market
17. Eat Drink Americano
18. Bestia
19. Damian
20. Chuy's Tacos
21. Amazebowls
22. Grow Produce Shop
23. Salt & Straw
24. Here & Now
25. Pie Hole
26. History Bakery
27. El Café by Primera Taza
28. Tacos El Hermano
29. Purgatory Pizza



## COFFEE

30. Café Con Leche Bakery
31. Blue Bottle
32. Verve
33. Groundwork
34. Urth Caffé
35. Guerrilla Cafecito
36. The Row (Café Dulce, Go Get Em Tiger, PCP LA)
37. Stumptown
38. Maru Coffee
39. Silverback Coffee of Rwanda



## BARS

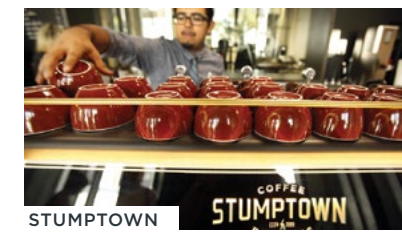
40. Flying Embers Taproom
41. Death & Co.
42. Arts District Brewing Company
43. Angel City Brewery
44. Wurstküche
45. Sweet Flower
46. Two Bit Circus
47. The Bike Shed
48. The Spirit Guild
49. Pour Haus
50. Little Bear
51. Silver Lake Wine
52. ER Bar
53. Boomtown Brewery
54. Green Bar Distillery
55. Dry River Brewing
56. Indie Brewing



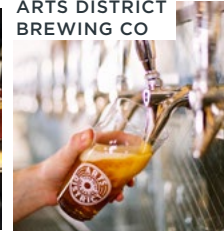
GUERRILLA TACOS



AFURI RAMEN



STUMPTOWN



ARTS DISTRICT BREWING CO



TWO BIT CIRCUS







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