

RETAIL | RESTAURANT | FITNESS | CREATIVE OFFICE



ALISO

ARTS DISTRICT
DOWNTOWN LA

NEWMARK

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JOIN THESE TENANTS AT ALISO

LOCATED ACROSS WORLD RENOWN HAUSER + WIRTH GALLERY



SAMA SUSHI



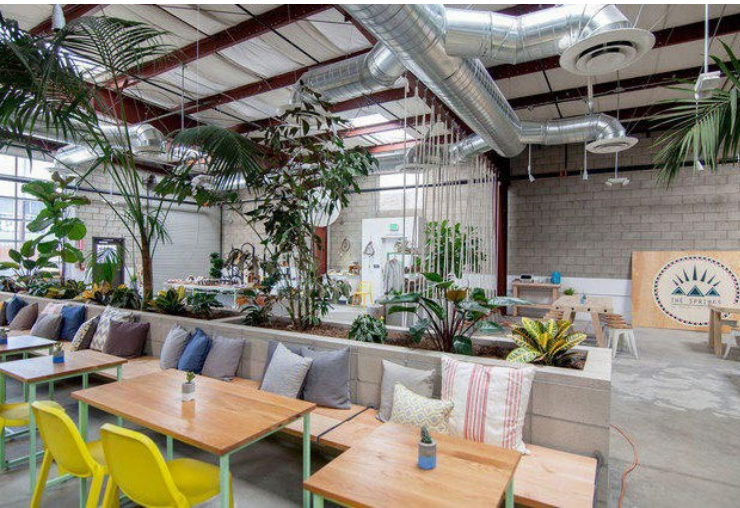
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THE ARTS DISTRICT

THE ARTS DISTRICT IN DOWNTOWN LOS ANGELES IS ONE OF THE HOTTEST NEIGHBORHOODS

Located just east of **Little Tokyo** and west of the **L.A. River**, the Arts District is at the height of Downtown L.A.'s renaissance.

What started as an urban artist's colony in the 1970's has recently become a hotbed for creators from all arenas, making it one of the city's most exciting neighborhoods to visit.

Traction Avenue and **East 3rd Street** have become the epicenter of dining and shopping for the north end of the district. Prominent galleries such as **Hauser and Wirth**, and eateries like **Wurstküche**, **Pie Hole** and the **Arts District Brewery** have not only become local favorites but popular attractions for visitors and tourists.

Today, along with the great eateries and galleries, renown retailers are positioning themselves to open flagship stores on East 3rd Street such as **Le Labo** and **Shinola**.



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CORNER RESTAURANT SPACE AVAILABLE

2,847 SF Available plus 1,000+ SF Patio

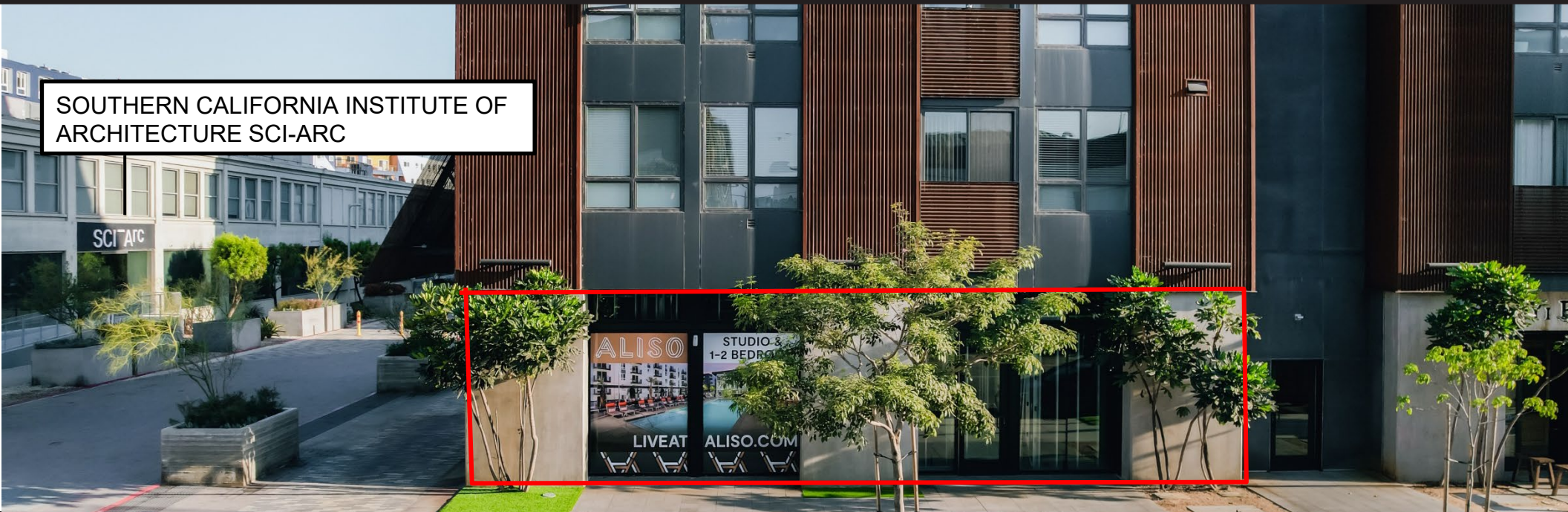


PARKING

180 Spaces on-site



RESTAURANT SPACE AVAILABLE
2,847 SF + 1,000 SF PATIO



SOUTHERN CALIFORNIA INSTITUTE OF ARCHITECTURE SCI-ARC



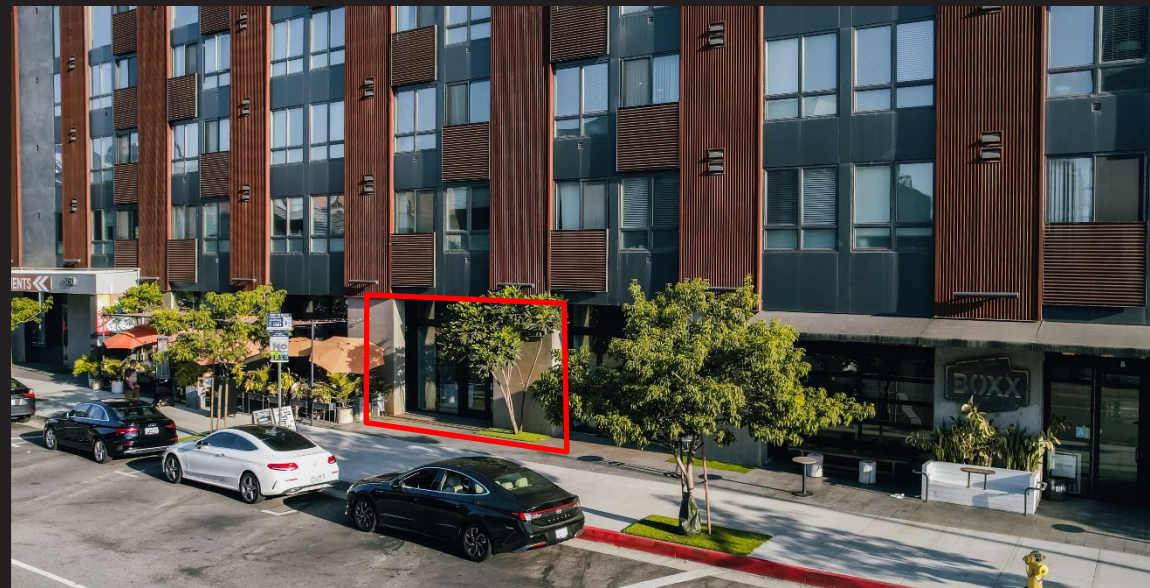
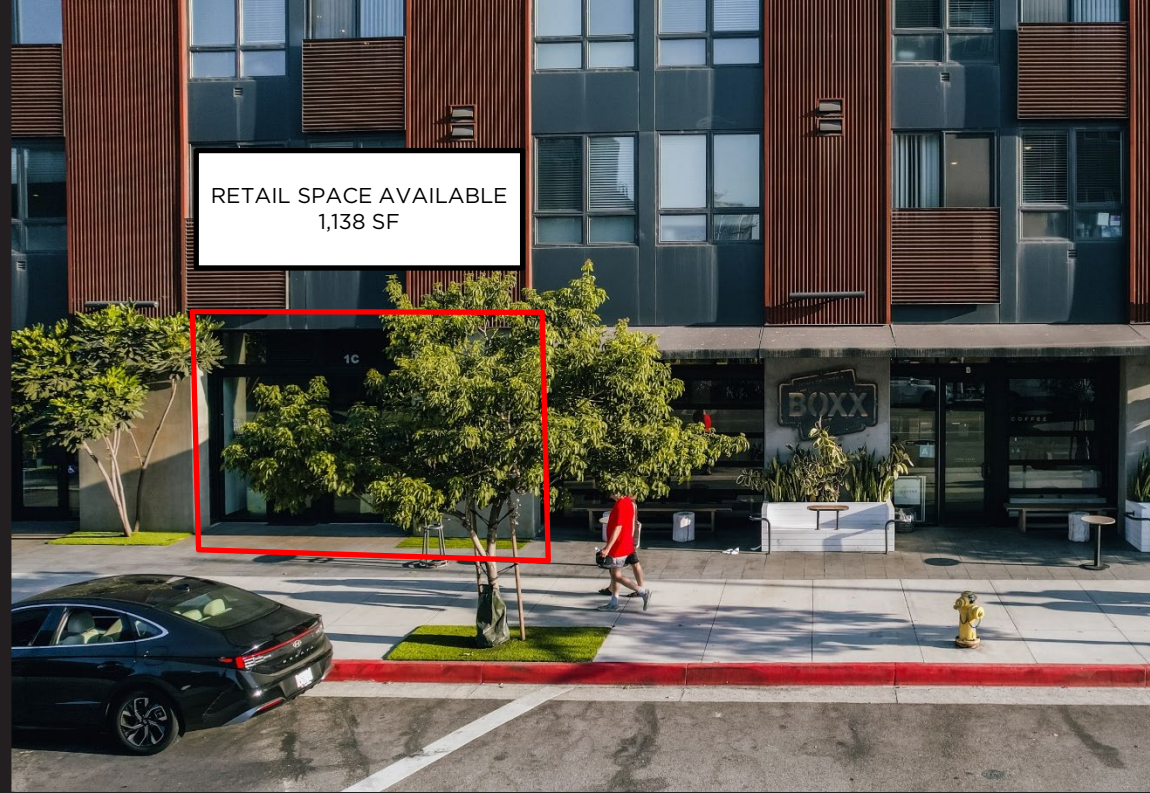
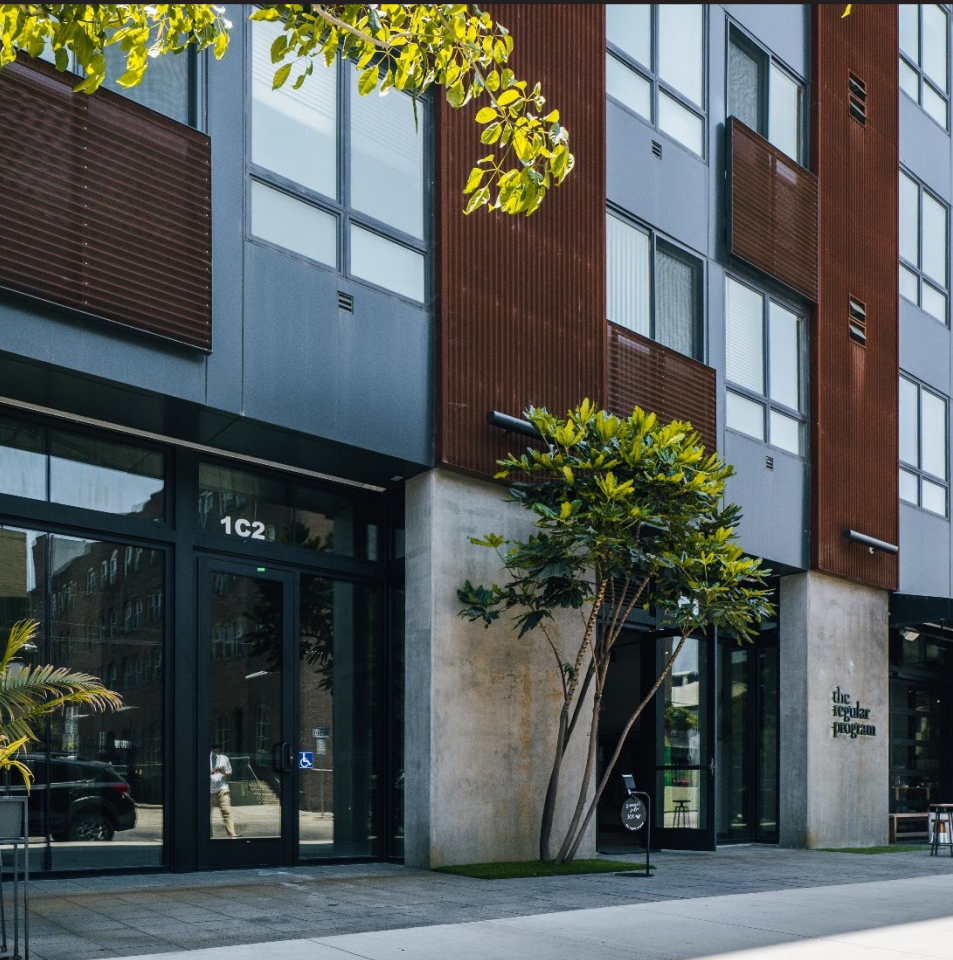
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RETAIL SPACE 1C AVAILABLE

1,138 SF Available



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AVAILABLE SPACE

RETAIL/RESTAURANT/FITNESS

RETAIL #1C

±2,265 SF

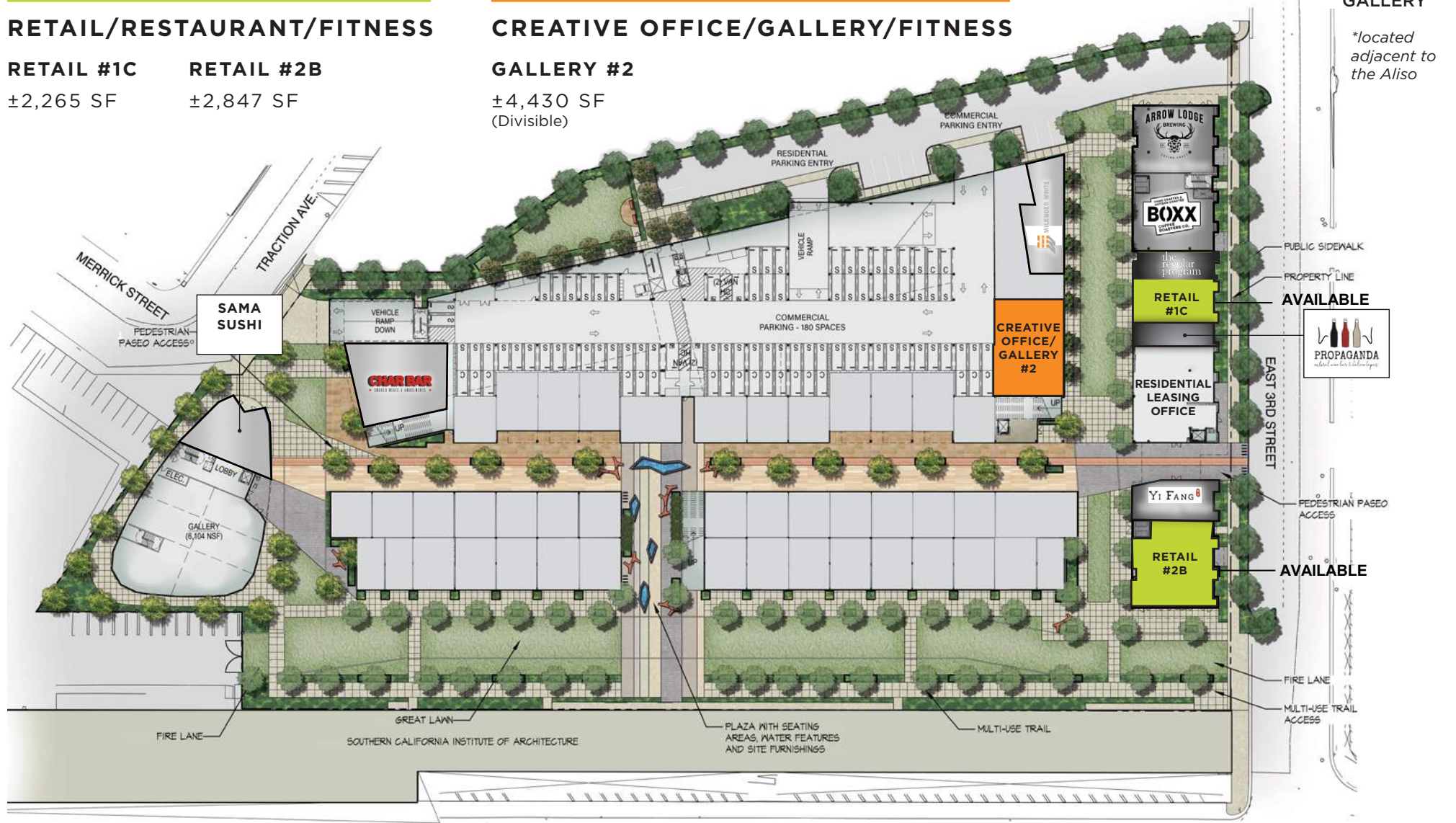
RETAIL #2B

±2,847 SF

CREATIVE OFFICE/GALLERY/FITNESS

GALLERY #2

±4,430 SF
(Divisible)



HAUSER & WIRTH
GALLERY

**located adjacent to the Aliso*

AVAILABLE



AVAILABLE



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AVAILABLE SPACE

RETAIL/RESTAURANT/FITNESS

RETAIL #1C **RETAIL #2B**
 ±1,138 SF ±2,847 SF

RATE AVAILABLE UPON REQUEST



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Entrance to Retail #1C



Retail #1C interior

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AVAILABLE SPACE

CREATIVE OFFICE/GALLERY/FITNESS

GALLERY #2

±3,800 SF
(Divisible)

RATE AVAILABLE UPON REQUEST



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APPROXIMATELY
3,800 SF
(DIVISIBLE)

25+ FT CEILING
HEIGHT



RETAIL
OFFICE
SHOWROOM
INDUSTRIAL
FITNESS



Creative Office/Retail #2A interior

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Urth Caffé, Resident
3 mins 🚶 12 mins 🚗

Arts District
Brewing Company
5 mins 🚶

The Pie Hole
4 mins 🚶

Umami Burger,
3.1 Phillip Lim
4 mins 🚶

Staples Center, LA Live,
LA Convention Center
10 mins 🚗

The Geffen
Contemporary at MOCA
3 mins 🚶 11 mins 🚶

Groundwork Coffee
Co, Pali Wine Co,
Lou's Hot Chicken
4 mins 🚶

Wurstküche
3 mins 🚶

Angel City Brewery
7 mins 🚶

Wolf & Crane
Bar, Poketo
8 mins 🚶

Alchemy Works, Warby Parker
2 mins 🚶

Salt & Straw, go get
em tiger, Shinola
2 mins 🚶

Inko Nito
2 mins 🚶

Hauser & Wirth
1 min 🚶

Manuela
2 mins 🚶

AVAILABLE



Eat Drink Americano
1 min 🚶

AVAILABLE



Hammer and Spear
2 mins 🚶

Southern California
Institute of Architecture
1 min 🚶

Café Gratitude, Bulletproof Coffee, Van Leeuwen
Ice Cream, Hennessey + Ingalls, Amazebowls
2 mins - 5 mins 🚶

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ARTS DISTRICT DEMOGRAPHICS



AVERAGE INCOME

\$126,000

MEDIAN INCOME

\$98,700



VISITORS

10 MILLION+
ANNUALLY
\$90,580 MEDIAN INCOME



RESIDENTIAL UNITS

3,630
ARTS DISTRICT CURRENT
+ FUTURE INVENTORY



MEDIAN AGE

34 YEARS



OFFICE SPACE

31 MILLION SF
WITH 500,000 DAYTIME
EMPLOYEES IN DTLA

SINCE 2006, THE
DTLA MARKET HAS
BENEFITED FROM A

20% GROWTH

AMONG MAJOR BRANDED
HOTELS WITH THE
ADDITION OF OVER
1,000 ROOMS

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ARTS DISTRICT DEVELOPMENT AND SITES



1 THE GAREY BUILDING

Built in 2016
320 Units/5 Stories



2 ONE SANTA FE

(Residential)
Built in 2014
438 Units



3 THE FORD FACTORY BUILDING

257,000 SF office Building by Warner Music for the next 13 years. Will open fall of 2018



4 6AM PROJECT

58-Story towers
636,000 SF of mixed-use, complex that is proposed to feature live/work residences, creative offices, hotel and retail uses, and public gathering spaces
*Proposed



5 FOURTH & TRACTION

(Offices/Retail/Restaurants)
32,000 SF of creative office space and 10,000 SF of retail spaces



6 SOHO HOUSE

(Hotel/Bar)
A Members-Only club that will include 1,500 SF performance space, a 14,000 SF public market, a rooftop pool/observation deck and 36 guest rooms



7 668 ALAMEDA

(Residential)
Residential projects will replace an old cold storage building with 475 live-work apartments and 45,500 square feet of commercial space.
*Proposed



8 670 MESQUIT

(Residential / Retail)
Two boutique hotels with about 225 rooms, 800,000 square feet of creative office space, about 250 residential units, shops, and open space along the LA River.
*Proposed



9 929 EAST SECOND STREET

(Residential / Offices / Clubs)
64,000 Square Feet
*Proposed



10 ARTS DISTRICT CENTER

(Mixed Use)
129 live-work condominiums, a 113-room boutique "art" hotel
*Proposed



11 LUCKY BRAND HEADQUARTERS

(Offices)



12 940 E 2ND ST LOFTS

(Residential)
40+ Units



13 BARKER BLOCK 530 S. HEWITT ST.

(Residential)
320 Units

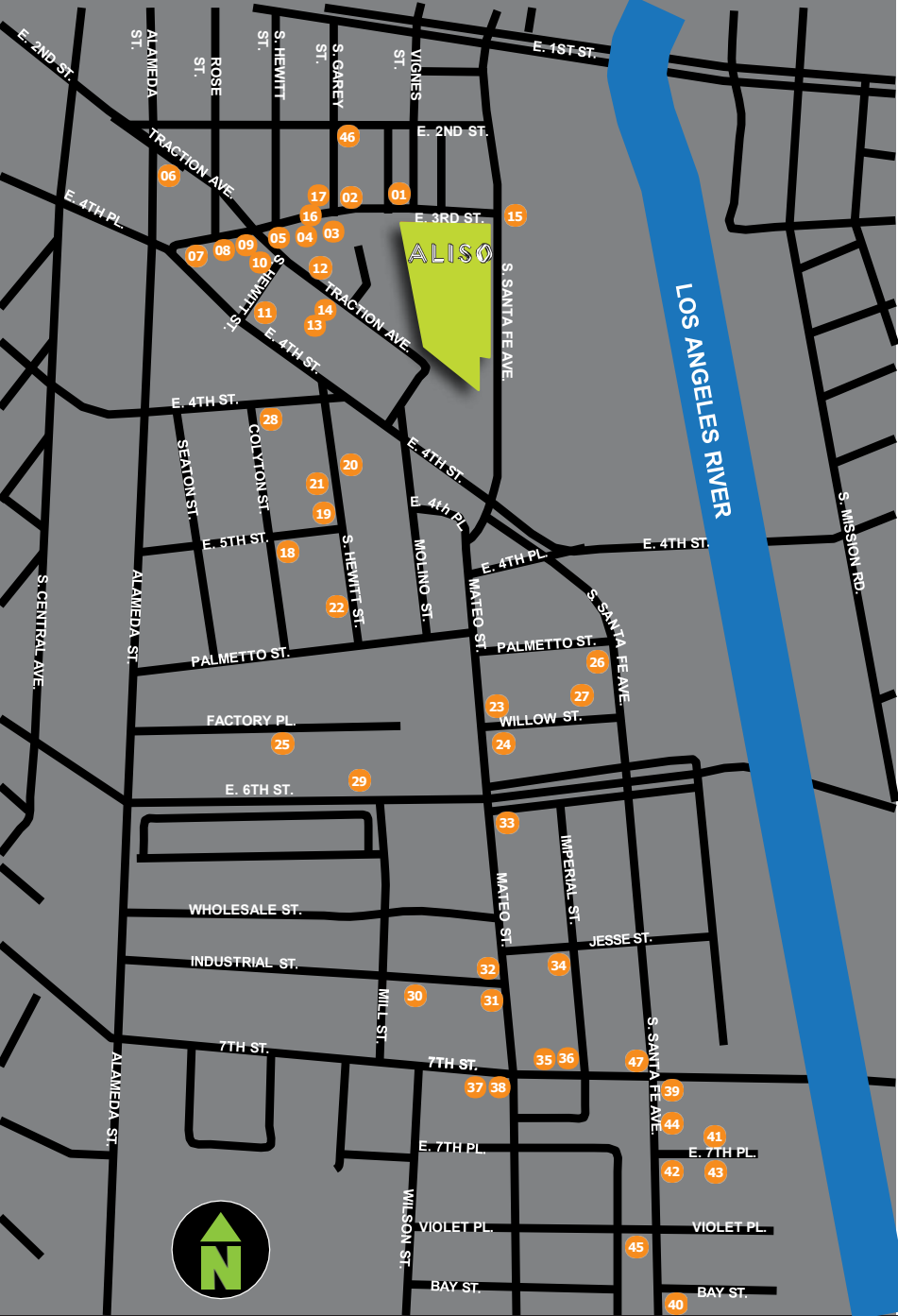
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ARTS DISTRICT AREA OVERVIEW

1. EAT DRINK AMERICANO
2. HAUSER AND WIRTH, SHIMMEL GALLERY
3. BLACKTOP COFFEE, ALCHEMY WORKS
4. POCKETO
5. WURSTKÜCHE
6. ANGEL CITY BREWERY
7. EIGHTY TWO
8. UMAMI BURGER, 3.1 PHILLIP LIM
9. LE LABO
10. THE PIE HOLE
11. ART SHARE LA
12. GROUNDWORK COFFEE CO.
13. ARTS DISTRICT BREWING
14. FRITZI
15. GROW THE PRODUCE SHOP, EDIBOL, CAFÉ GRATITUDE, BULLETPROOF COFFEE, HENNESSEY + INGALLS
16. SALT & STRAW
17. SHINOLA
18. THE CHAIRMAN
19. URTH CAFE
20. RESIDENT
21. TROJAN CROSSFIT
22. LOS ANGELES
23. CLEANTECH INCUBATOR, ZINC CAFE, BAR MATEO
24. BLUE BOTTLE COFFEE
25. FACTORY KITCHEN
26. VILLAINS TAVERN
27. WILLOW STUDIOS
28. A+D MUSEUM
29. OFFICINE BRERA
30. DAILY DOSE CAFE, POUR HAUS WINE BAR
31. CHURCH & STATE
32. LITTLE BEAR
33. THE SPRINGS LA
34. URBAN RADISH
35. TONY'S SALOON
36. PIZZANISTA!
37. EVERSON ROYCE BAR
38. SILVERLAKE WINE ARTS DISTRICT
39. BREAD LOUNGE
40. PETTY CASH TAQUERIA
41. BESTIA
42. STUMPTOWN COFFEE ROASTERS
43. HD BUTTERCUP
44. SOHO HOUSE
45. AMERICAN TEA ROOM
46. THE GAREY BUILDING
47. WARNER MUSIC GROUP

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