



407 MOLINO ST

ARTS DISTRICT / LOS ANGELES

FOR LEASE

±12,057 RSF / FLEXIBLE USES:  
OFFICE, RETAIL, SHOWROOM, WAREHOUSE



# A CENTRALLY-LOCATED ARTS DISTRICT OPPORTUNITY

**407 Molino St**  
Arts District  
Los Angeles 90013

AVAILABLE FOR LEASE

407 Molino is a newly renovated clear span brick and bow-truss arts district building, completed with the highest quality upgrades. It was improved to the standards of a discerning owner-user and comes with full HVAC throughout, new restrooms, front and rear loading, a passenger (ADA) elevator along with fire life safety and structural upgrades for everything including Assembly uses. This is a perfect, and perfectly flexible, Arts District facility, right in the center of where it's all happening.



## AVAILABLE SPACE

**±9,130 RSF**

Ground Floor

**±2,927 RSF**

2nd Floor Office

**±12,057 RSF**

Total

**9,099 SF**

Land Size

**1923 / Renovated 2025**

Year Built

*Note: Complete Structural Upgrade to 266 Occupancy*

**Commercial /**

**Industrial**

Building Type

**M3**

Zoning

**3 Phase, 800 Amp, 120/240**

Power

**5163-021-008**

APN

**Masonry, Steel, Wood**

Construction

**12.5' High**

Clear Height to Beam

**Office, Retail, Showroom, and Assembly Uses**

Use

**Head-In and Surrounding**

**Commercial Lots**

Parking









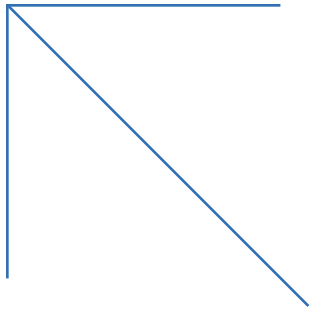












# FROM VINEYARDS AND INDUSTRY TO ARTISTS AND LOFTS, THE ARTS DISTRICT IS DYNAMIC AND ECLECTIC

The Arts District is a living and thriving thread of LA's history—evolving from a fertile agricultural landscape to a bustling industrial hub, and ultimately, a vibrant cultural and artistic center. This journey, marked by the rise and fall of industries and the resurgence of creativity, has shaped the district's unique character and identity.

The area now known as the Arts District was part of LA's large wine-growing economy that started in the 1840s and included more than 100 acres of vineland called El Aliso.

The arrival of the Santa Fe Railroad leading into the 20th century created the industrial infrastructure that allowed agricultural goods to be easily shipped. Soon the Arts District was manufacturing furniture, clothing, baked goods, auto parts, printed products and more.

By the 1970s, much of the area's industrial vigor had moved away. Warehouses and factories were progressively activated by artists who needed a place to live, create art, engage with other artists, and establish community. The 1981 implementation of the City's Artist-in-Residence program legalized the residential use of industrial buildings, which ushered in a broader wave of residential conversions that characterize the neighborhood to this day.



A LOS ANGELES VINEYARD IN 1928



Spotify at AT MATEO,.



Venture capital firm Greycroft Partners' office along Traction Ave.



Bavel by Chef Ori Menashe.



Soho Warehouse along S Santa Fe Ave.



New residential tower at 525 S Santa Fe Ave.

## RESTAURANTS

1	Wurstkuche
2	Manuela
3	Zinc Café
4	Factory Kitchen
5	Pizzanista!
6	Bestia
7	Bavel
8	Damian
9	Ditroit
10	Everson Royce Bar
11	Camelia
12	Afuri
13	De La Nonna
14	Lucky's Steakhouse (Coming Soon)
15	Salt & Straw
16	Yangban Society
17	Price Street Pizza
18	Soho Warehouse

## COFFEE

19	Groundwork Coffee Co.
20	Blue Bottle Coffee
21	Concierge Coffee
22	Verve Coffee Roasters
23	Urth Caffé
24	Eightfold Coffee
25	Boxx Coffee Roasters
26	Maru Coffee

# AMENITIES & NOTABLE BUSINESSES IN THE AREA

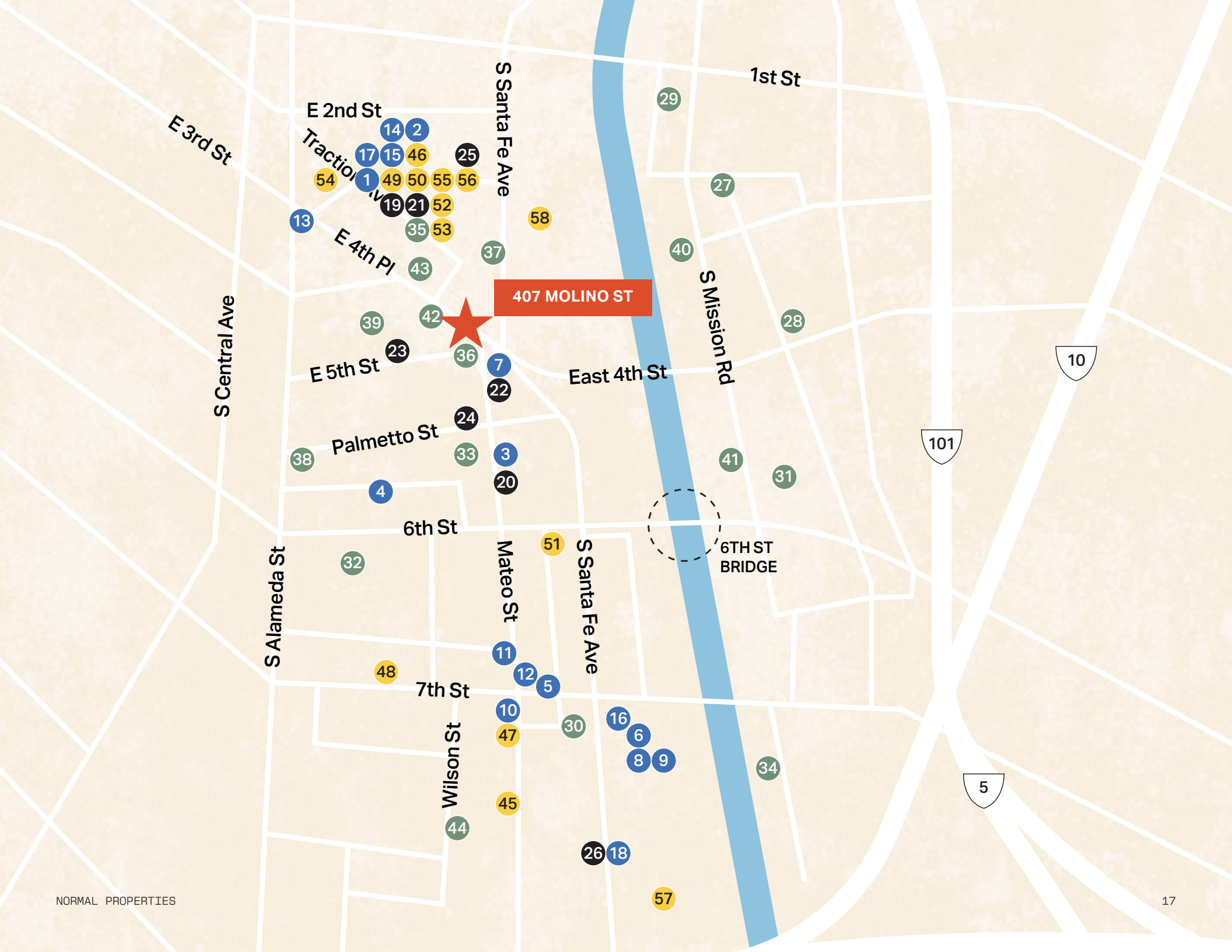
## NOTABLE BUSINESSES

27	Angel City Lumber
28	Common Wave HiFi
29	UOVO fine art storage (Coming Soon)
30	Warner Music
31	Ace Mission Studios
32	East End Studios (coming soon)
33	Spotify
34	Apple Studios
35	Greycroft Partners
36	Califia Farms
37	Sci-Arc
38	Fear of God
39	Grimshaw Architects
40	Studio MLA
41	Luna Luna
42	Accenture
43	Honey
44	Mad Decent

## RETAIL & CULTURE

45	Suay Sew Shop
46	Hauser & Wirth
47	The Good Liver
48	ICA LA
49	The Box
50	Artbook
51	Dover Street Market
52	Departamento
53	Alchemy Works
54	Le Labo
55	Flamingo Estate
56	Period Correct
57	Billings
58	Hennessey + Ingalls





407 MOLINO ST



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