



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR LEASE
1381
E 6TH
STREET
Arts District



COLD STORAGE | FOOD PROCESSING FACILITY

DETAILS

1381 E 6TH STREET
LOS ANGELES, CA 90021

ASKING RATE

\$1.80/SF IG

SIZE

14,004 SF (1st Floor)
3,289 SF (2nd Fl Office+Mezz)
17,293 SF (Full Building)

POWER

(1) 600-amp, 240V, 3-phase
(1) 400-amp, 240V, single-phase

TERM

Negotiable

LOCATION

Arts District

PARKING

16 spaces

A++ ARTS DISTRICT LOCATION

At the center of the Arts District walkable to the best of the area including Blue Bottle Coffee, Girl & The Goat, and Zinc Cafe.

IN THE HEART OF DTLA'S FOOD DISTRICT

1381 E 6th Street sits on the edge of Downtown's wholesale food corridor — sourcing, distribution, and supply within roughly a mile, with immediate freeway access for cold-chain logistics.

LISTING TEAM



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LOADING: THREE (3) GROUND LEVEL ROLL-UP DOORS

- *Medium: 9'W x 10'H — provides access into the cooler room (sprinkler-equipped)*
- *Large: 10'W x 12'H — positioned directly under the mezzanine*
- *Extra Large: 14'W x 12'H — positioned directly under the mezzanine*

CLEAR HEIGHTS:

- *18' to beam (middle of the space on a slight slant)*
- *20' to ceiling*

FIRE SPRINKLERS IN PLACE

SPECIFIC COMPONENTS:

- *REFRIGERATION UNITS (3) 1,500 SF*
- *COLD STORAGE & PREP (ACTIVE ADDITION) 1,700 SF*
- *FOOD PROCESSING 3,500 SF*
- *OFFICE – 1ST FLOOR 1,727 SF*
- *OFFICE – 2ND FLOOR 1,685 SF*
- *MEZZANINE 1,604 SF*

1381 E 6TH STREET, LOS ANGELES, CA 90021

FLEXIBLE USES

Sprawling cold storage or food processing facility in the heart of the Arts District.

LEASE

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SOARING CEILINGS

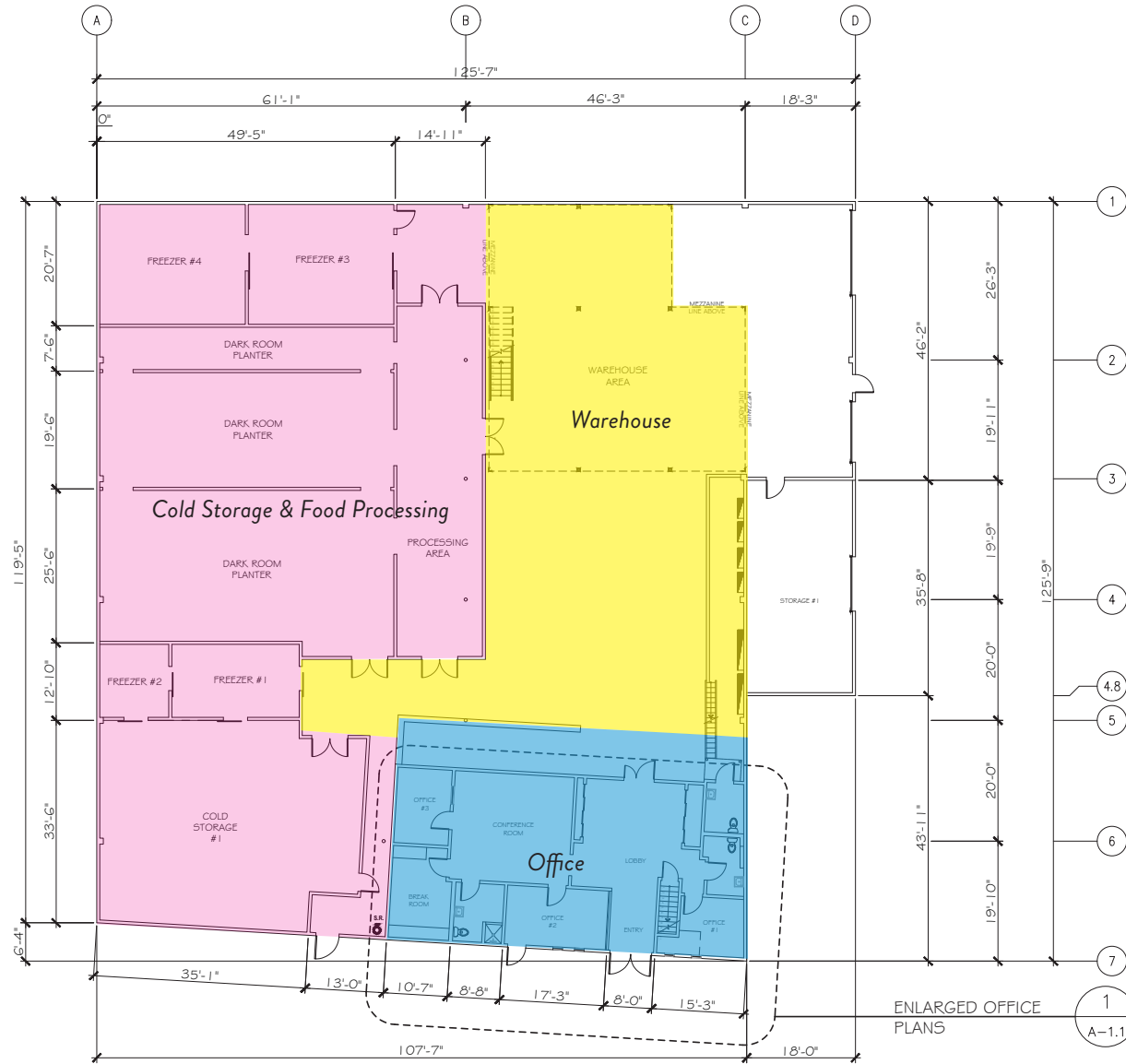
18' to beam (middle of space on slight slant)

20' to ceiling

Floor Plan

First Floor

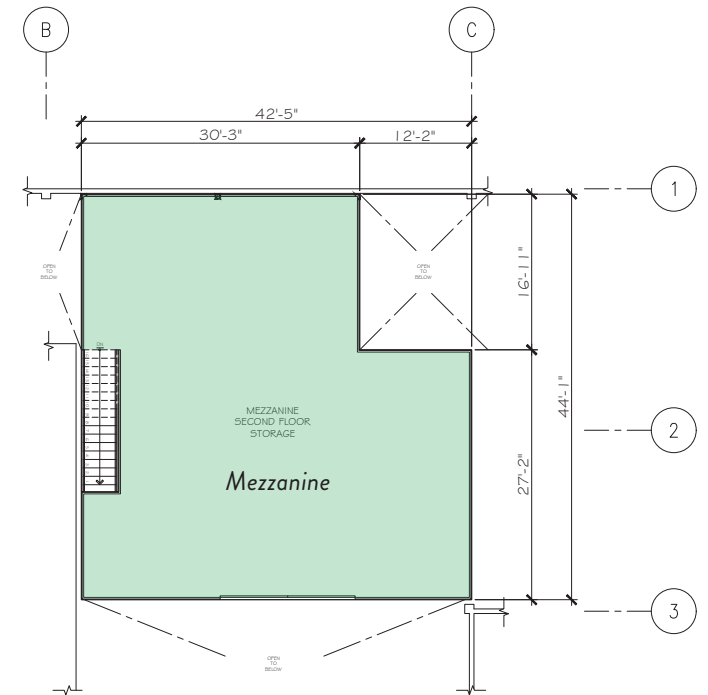
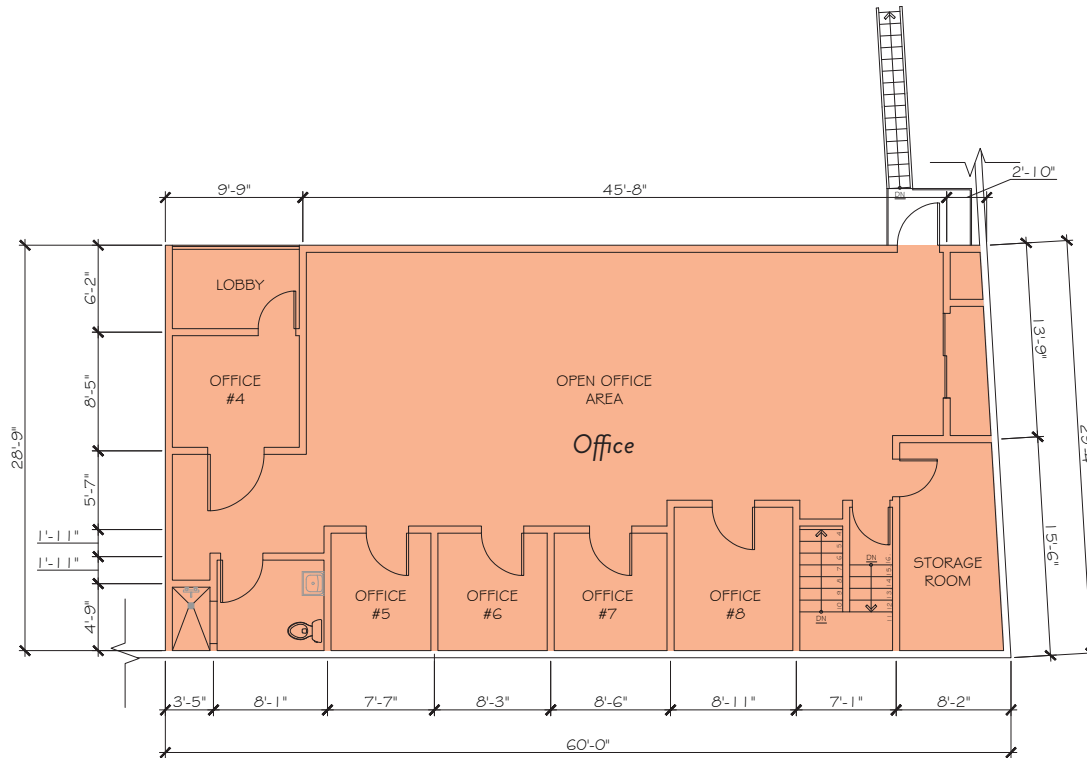
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Floor Plan

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Second Floor Office & Mezzanine



MEZZANINE SECOND FLOOR PLAN

SCALE: 3/16"=1'-0" 



LA WHOLESALE PRODUCE MARKET

7TH STREET
PRODUCE MARKET
MON - SAT

M & E



PRODUCE SERVICES OF LA



CANYON WHOLESALE
PROVISIONS

1381
E 6TH
STREET
Arts District

MATEO STREET

6TH STREET



DYNAMIC DTLA LOCATION

CENTRAL TO DOWNTOWN'S WHOLESALE FOOD CORRIDOR

1381 E 6TH STREET, LOS ANGELES, CA 90021

WHOLESALE SOURCING & DISTRIBUTION			
Company	Address	Distance	Details
A & F Distributing	1321 Wholesale St	~0.2 mi	produce distributor, effectively next door
Canyon Wholesale Provisions	516 Alameda St	~0.3 mi	cold-chain receiving, fast dock turnaround
Produce Services of LA	725 Merchant St	~0.6 mi	open 24 hours
7th St Produce Market	1318 E 7th St	~0.6 mi	wholesale produce, overnight hours
LA Wholesale Produce Market	1601 E Olympic Blvd	~0.8 mi	the regional produce hub
EQUIPMENT & SUPPLY			
Company	Address	Distance	Details
Eden Restaurant Supply	1000 E Olympic Blvd	~1 mi	food-grade containers, stainless, smallwares
M & E	1033 E Olympic Blvd	~1 mi	kitchen, catering & packaging supply
Restaurant Depot	1611 E Washington Blvd	~1.5 mi	bulk wholesale restocking
LOGISTICS			
Adjacent to the 6th Street / I-10 interchange - minutes to the 10, 5, and 101			
16 on-site parking spaces + three ground-level roll-up doors for loading			



NEARBY AMENITIES

FACTORY
KITCHEN

1381
E 6TH
STREET
Arts District

Urth Cafe

GIRL & THE GOAT

PRINCE STREET
PIZZA

HAUSER
& WIRTH

BAVEL

BLUE BOTTLE
COFFEE

VERVE

ZINC
CAFE MARKET BAR

YEASTIE
BOYS

MATEO STREET

6TH STREET

DYNAMIC DTLA LOCATION

CENTRAL TO THE BEST DOWNTOWN RESTAURANTS & AMENITIES

1381 E 6TH STREET, LOS ANGELES, CA 90021



📍 ZINC CAFE + MARKET | 580 MATEO ST



📍 GIRL + THE GOAT | 555 MATEO ST



📍 URBH CAFE | 459 S. HEWITT ST



📍 SOHO WAREHOUSE | 1000 S. SANTA FE AVE



📍 BAVEL | 500 MATEO ST



📍 VERVE COFFEE ROASTERS | 500 MATEO ST



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