

# 580 ALAMEDA

2ND GENERATION RESTAURANT/CAFE || ARTS DISTRICT

*district*  
REALTY GROUP

# 580 S. ALAMEDA || ARTS DISTRICT DTLA

# DETAILS

**ASKING RATE:** \$3.50/SF/ Month NNN (Subject To Terms)

**NNN CHARGES:** \$0.72/SF +/-

**TERM:** 5 + Options

**SIZE:** 2,200-4,500 SF +/- Plus Patio (Divisible)

**PARKING:** Onsite Parking Lot With 12+/- Spaces

**LOT SIZE:** 14,810 SF +/-

## **AVAILABILITY**

Immediately

## **OTHER POTENTIAL USES**

Restaurant, Bar, Cafe, Lounge, Market, Brewery, General Retail Etc.

## **HIGHLIGHTS & FEATURES:**

- Equipped With a Type 1 Hood + Grease Interceptor
- Newly Remodeled
- New Electrical and Other Building Systems
- Versatile Open Floor Plan
- Access To Plentiful Parking (Upon Request and Subject To Terms)
- Note: Previous Use (Prior to The Cafe) Was A Deli/Market With CUB For Offsite BW Consumption - Tenant To Verify With City

## **NEIGHBORS**

- Immaculate Turnkey Kitchen and FF&E
- Type 1 Hood + Grease Interceptor
- Prime Arts District Location
- Excellent Corner Location at 5th and Colyton With High Visibility Signage Available
- Neighbors: ROW DTLA, Urth Caffè, SAMPA, Tatsu Ramen, Barker Block Lofts, Bavel, Factory Kitchen, Girl & The Goat, Alloy, and Many Others!





Las Americas Hotel

Factory Pl  
Factory Pl  
Factory Pl  
Factory Pl

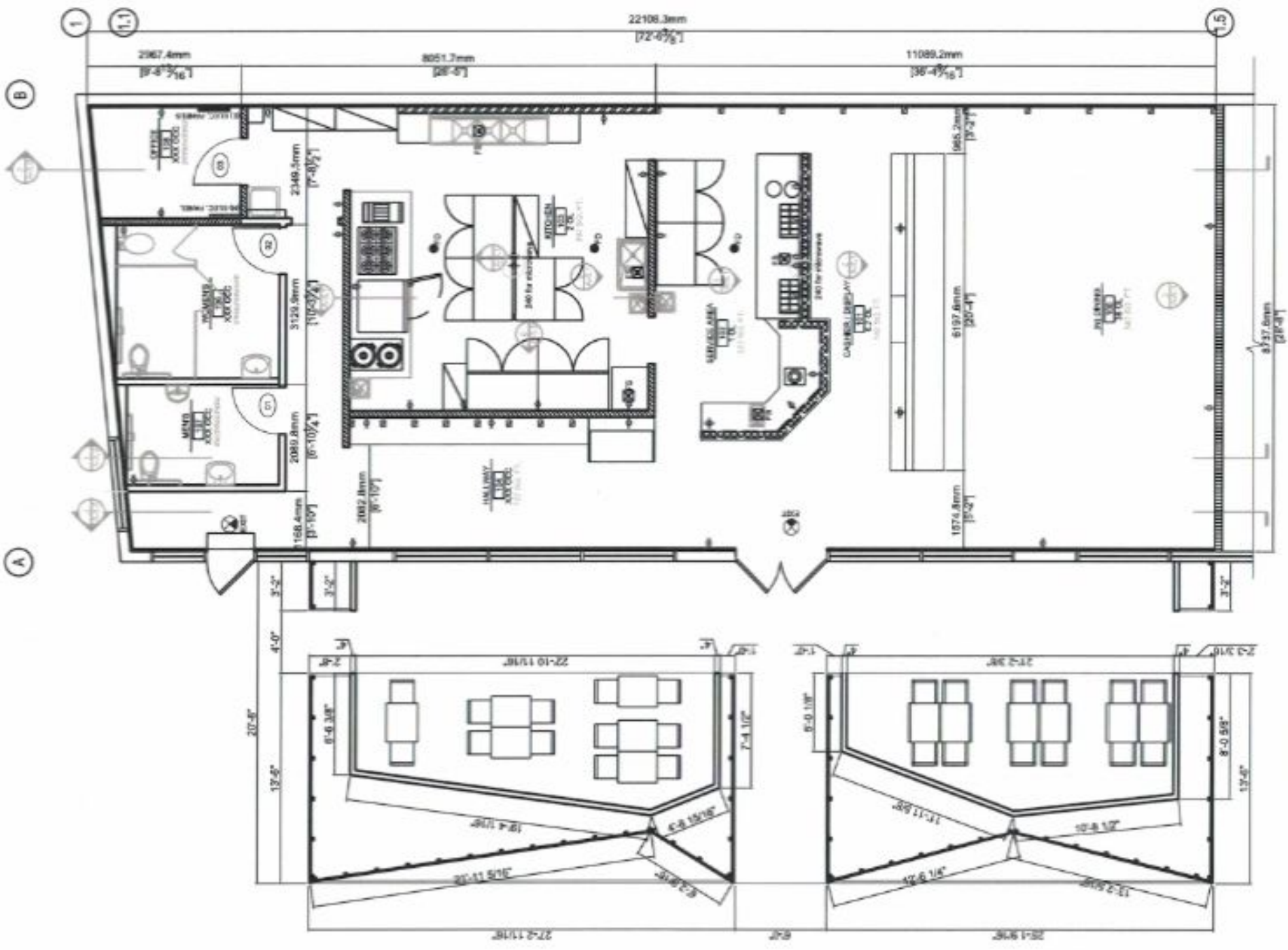
6th St

S Alameda-St   Alameda-St   S Alameda-St   Alameda-St   S Alameda-St

# AERIAL

1. DO NOT SCALE FROM DRAWINGS.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
4. SPECIFY FOR ALL EQUIPMENTS NEEDS TO BE VERIFIED.

# FLOOR PLAN



EXISTING FLOOR PLAN NOTE

LEGENDS

WALLS TO BE DEMO

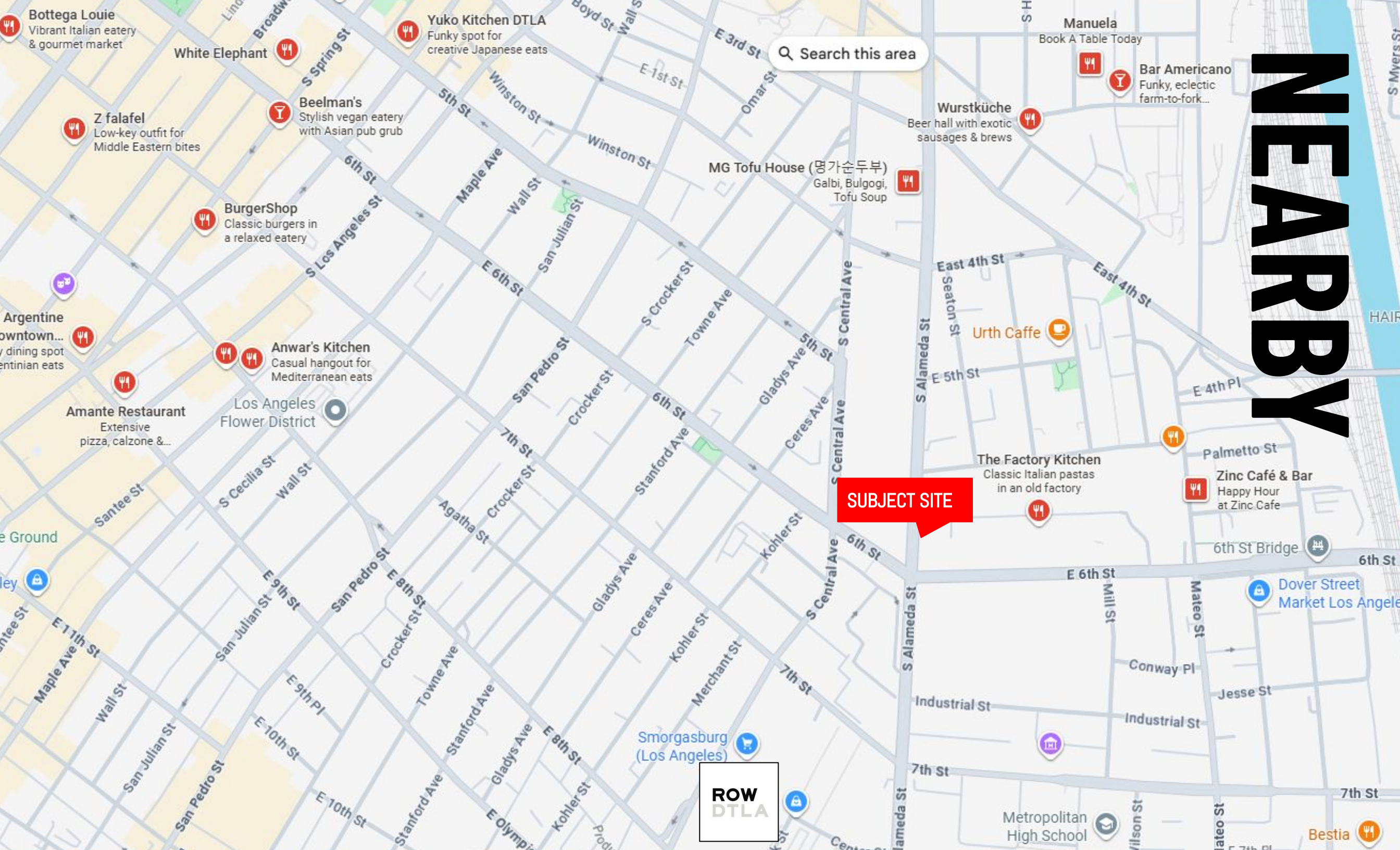
REVISIONS

NOT FOR CONSTRUCTION

Drawn	YAC
Check	
Project Name	Restaurant 2TL
Project Number	1001215
Scale	1/4" = 1'-0"

PROPOSED FLOOR PLAN

# NEARBY



Search this area

SUBJECT SITE

ROW  
DTLA

Bottega Louie  
Vibrant Italian eatery  
& gourmet market

White Elephant

Yuko Kitchen DTLA  
Funky spot for  
creative Japanese eats

Z falafel  
Low-key outfit for  
Middle Eastern bites

Beelman's  
Stylish vegan eatery  
with Asian pub grub

BurgerShop  
Classic burgers in  
a relaxed eatery

MG Tofu House (명가순두부)  
Galbi, Bulgogi,  
Tofu Soup

Wurstküche  
Beer hall with exotic  
sausages & brews

Manuela  
Book A Table Today

Bar Americano  
Funky, eclectic  
farm-to-fork...

Argentine  
downtown...  
y dining spot  
entianian eats

Amante Restaurant  
Extensive  
pizza, calzone &...

Anwar's Kitchen  
Casual hangout for  
Mediterranean eats

Los Angeles  
Flower District

Urth Caffe

The Factory Kitchen  
Classic Italian pastas  
in an old factory

Zinc Café & Bar  
Happy Hour  
at Zinc Cafe

Smorgasburg  
(Los Angeles)

Dover Street  
Market Los Angeles

Metropolitan  
High School

Bestia



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