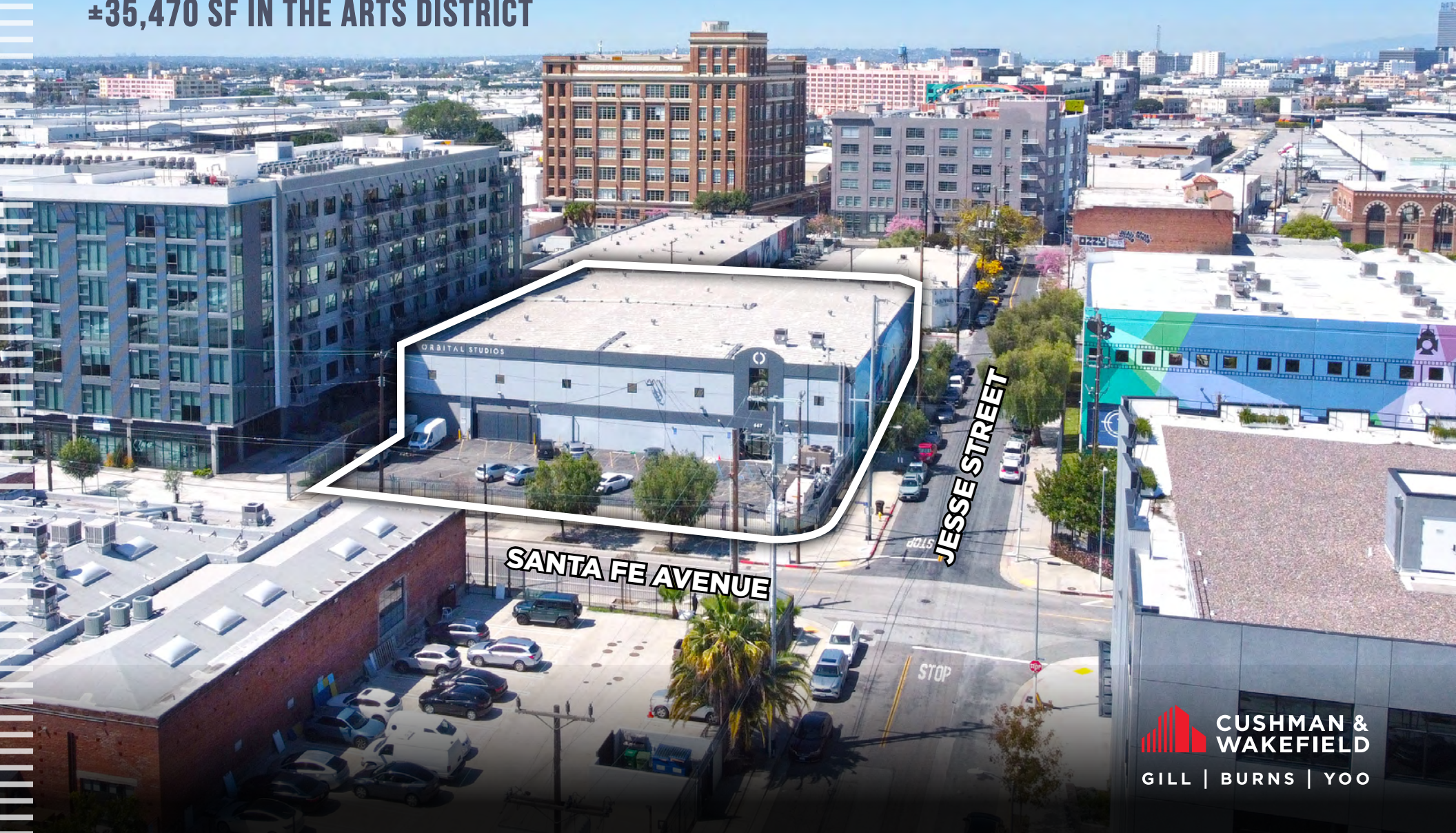




# FOR SALE OR LEASE

\$13,500,000 (\$380 PSF) | \$2.00 PSF NNN (\$70,940 /Mo.)

±35,470 SF IN THE ARTS DISTRICT



SANTA FE AVENUE

JESSE STREET



# HIGHLIGHTS



Exceptional warehouse or studio building



Recent rezone provides clear development path



Prime Arts District location. Walking distance to restaurants and amenities.



Opportunity Zone benefits



Deliverable to Owner-User July, 2026



Future development potential



Located within the Arts District BID, providing clean and safe environment



3 street frontage with high visibility on Santa Fe Ave



# SPECIFICATIONS



TOTAL BUILDING

±35,470 SF



LAND SIZE

±38,873 SF



MEZZANINE

±6,347 SF



OFFICE SIZE

±3,920 SF



CLEAR HEIGHT

25'



POWER

±30 SPACES



SPRINKLERED

YES



PARKING

±30 SPACES



LOADING

2 DH / 1 GL



YEAR BUILT

1996



CONSTRUCTION

CONCRETE TILT-UP



ZONING

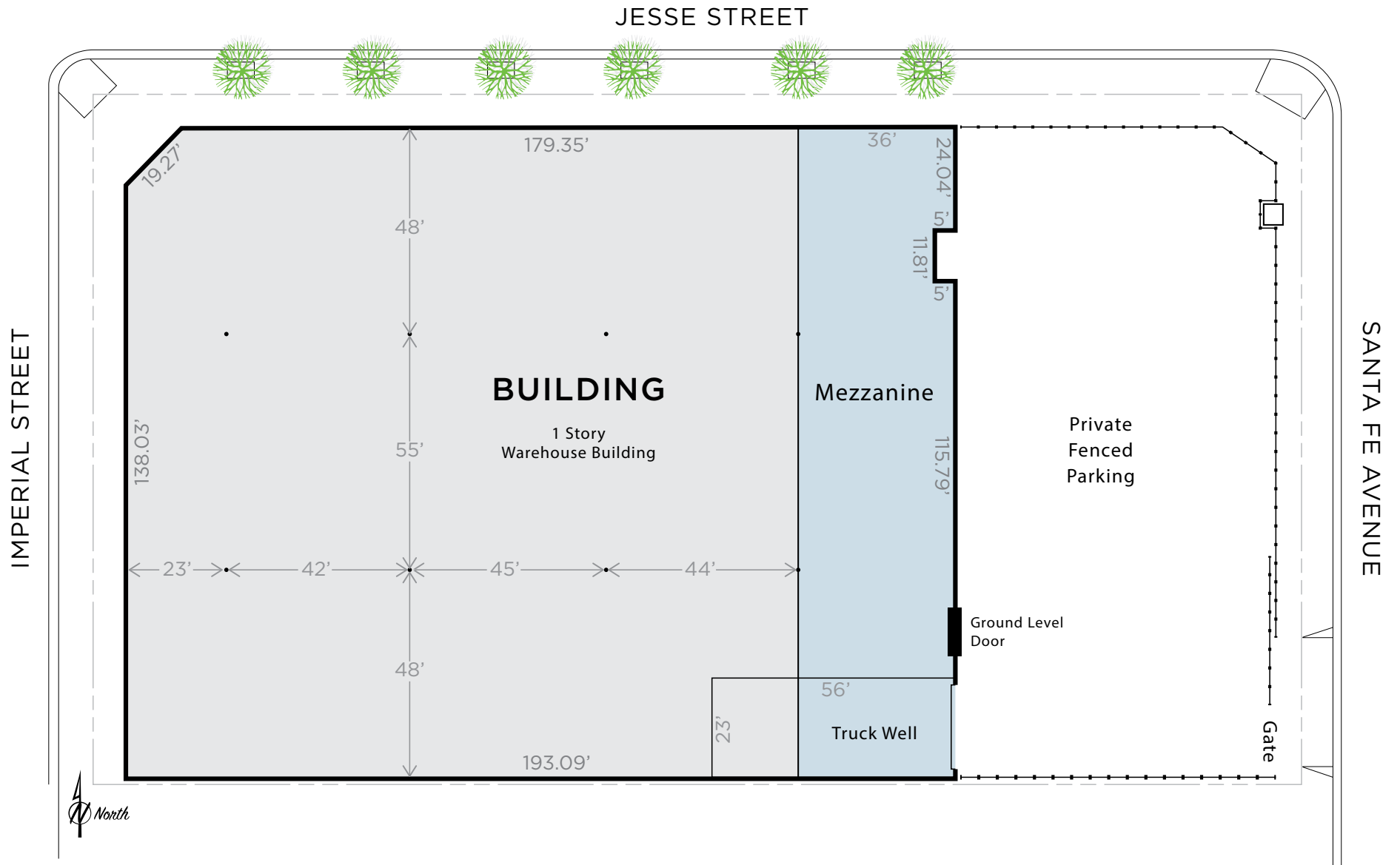
LAM3



# PHOTOS



# SITE PLAN



For discussion purposes only and not to scale - Buyer to verify.

# WALKABLE EXPERIENCE



DAMIAN  
BESTIA

BREAD LOUNGE  
HAND-MADE BREAD AND PASTRIES

WARNER MUSIC GROUP

AMP  
COMMUNITIES

ROW  
DTLA

AvalonBay  
COMMUNITIES

BIKE SHED  
MOTO CO.

THE FACTORY  
KITCHEN

AFURI  
ramen + dumpling

HANKS  
Organic

officine  
Pizzeria

E.R.B.

PIZZANISTA!

crafted  
KITCHEN

DOVER  
STREET  
MARKET

TONY'S  
SALOON

SOHO HOUSE

dōmi



arts district  
los angeles

## ADLA BID

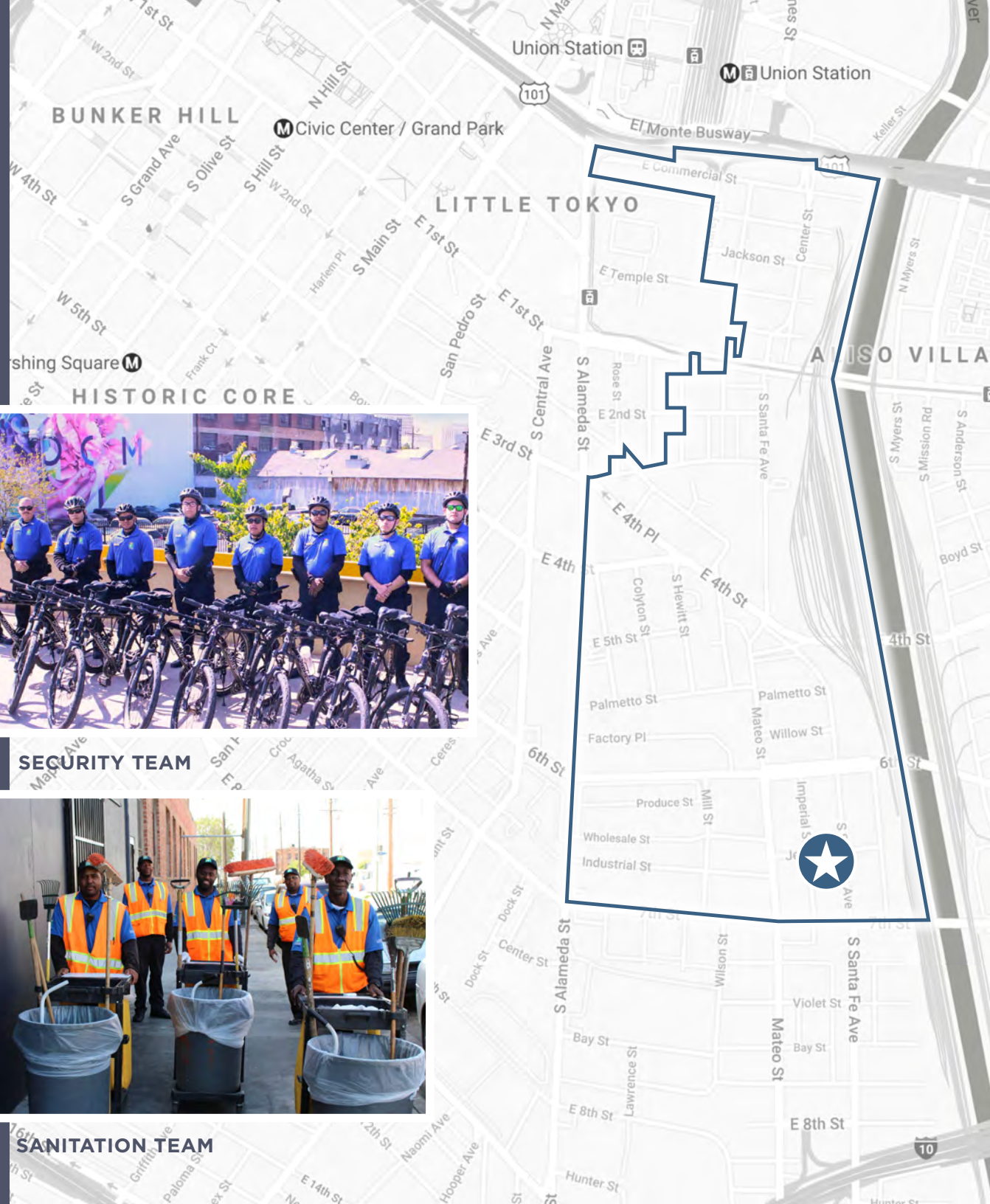
667 S Santa Fe Ave benefits from the services the ADLA provides. Arts District BID - The Arts District Los Angeles Business Improvement District (ADLA) is a formally recognized non-profit organization dedicated to ensure the neighborhood is clean, safe and ever improving. The efforts are funded by a special assessment paid by the property owners in the district. ADLA's full-time staff manages the day-to-day operations of ADLA's initiatives and programs.



**SECURITY TEAM**



**SANITATION TEAM**



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