

OWNER-USER COMPOUND

arts district adjacent

1915 VIOLET STREET
LOS ANGELES

FOR SALE

1915 VIOLET STREET



A DIVISION OF



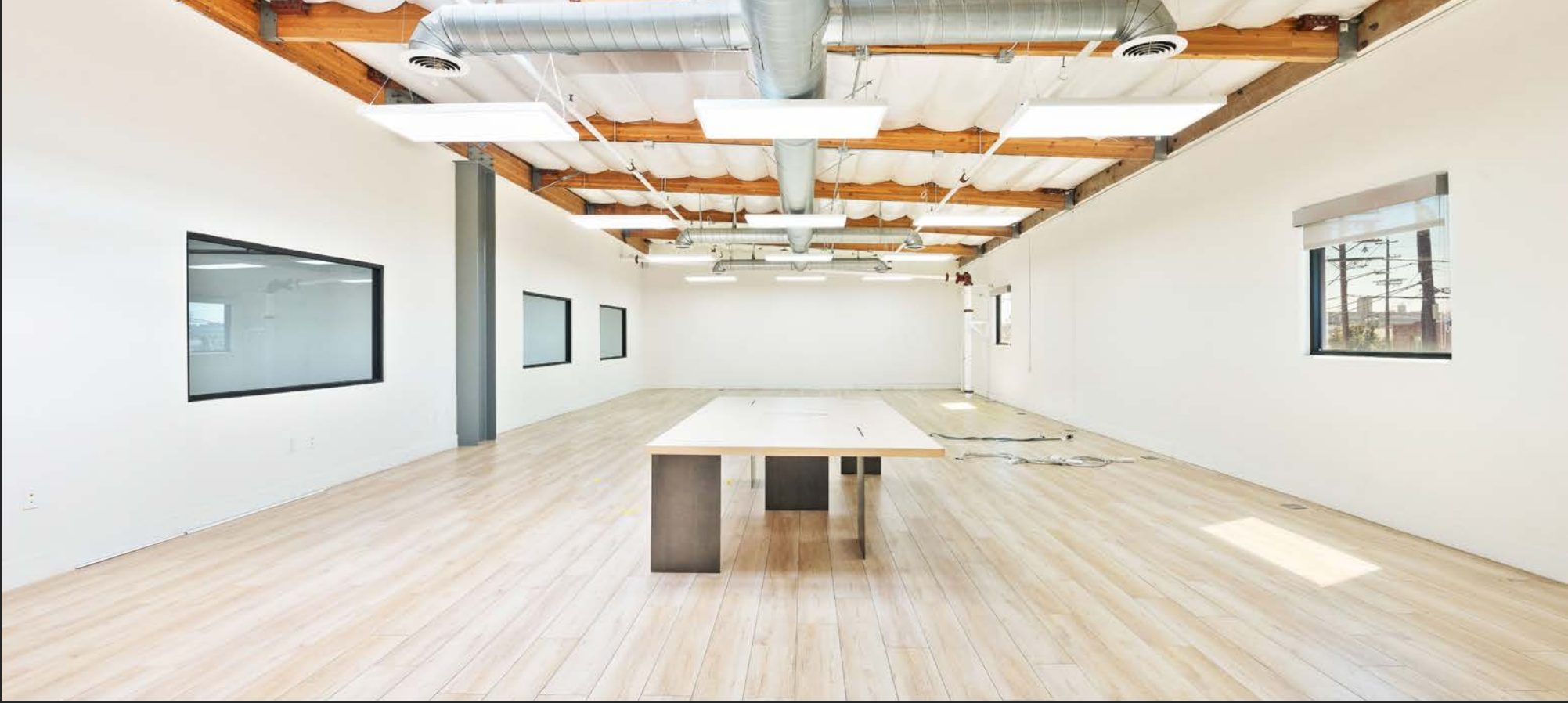
LEE &
ASSOCIATES



CAROLWOOD
ESTATE



EXECUTIVE SUMMARY



PROPERTY SUMMARY

ADDRESS

1915 Violet St.
Los Angeles, CA

RSF

± 9,270 SF

SITE

± 12,600 SF

PRICE

\$5,750,000

PRICE/SF

\$620.28

PARKING

± 17 Spaces

Lee & Associates Los Angeles West, Inc. and Carolwood Estates, as exclusive advisor, are pleased to present the opportunity to acquire the fee-simple interest in 1915 Violet Street, a rare owner-user industrial/R&D opportunity in the heart of DTLA's vibrant Arts District.

Located in one of the city's most sought-after neighborhoods, this property offers an ideal format for businesses seeking to establish a presence in a thriving artistic and cultural hub.

Boasting 26' clear heights, 600 amps of power, two dock highs, and newly renovated offices, 1915 Violet Street provides a versatile space that can accommodate a variety of uses.

Its strategic location offers proximity to major transportation arteries and a burgeoning community of creatives, making it an attractive asset for users looking to capitalize on the area's dynamic growth.

PROPERTY DETAILS



BUILDING
± 9,270 SF



LAND
± 12,600 SF



OFFICE MEZZ
± 2,720 SF



APN
5166-017-011



YEAR BUILT
2001



CONSTRUCTION
CONCRETE TILT-UP



PARKING
APPROX. 17 SPACES



POWER
600 AMPS



CLEAR HEIGHT
26 FEET



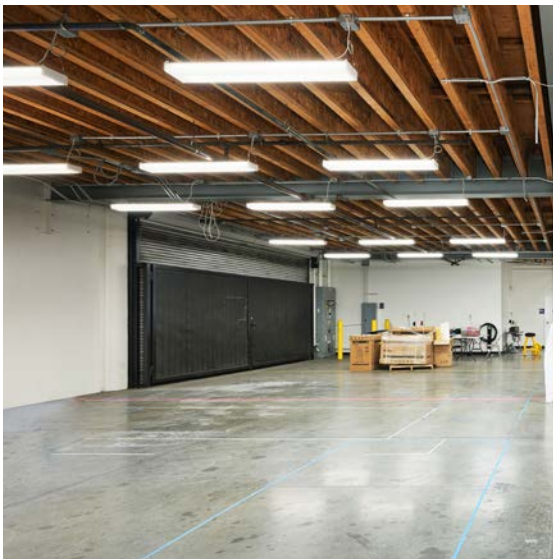
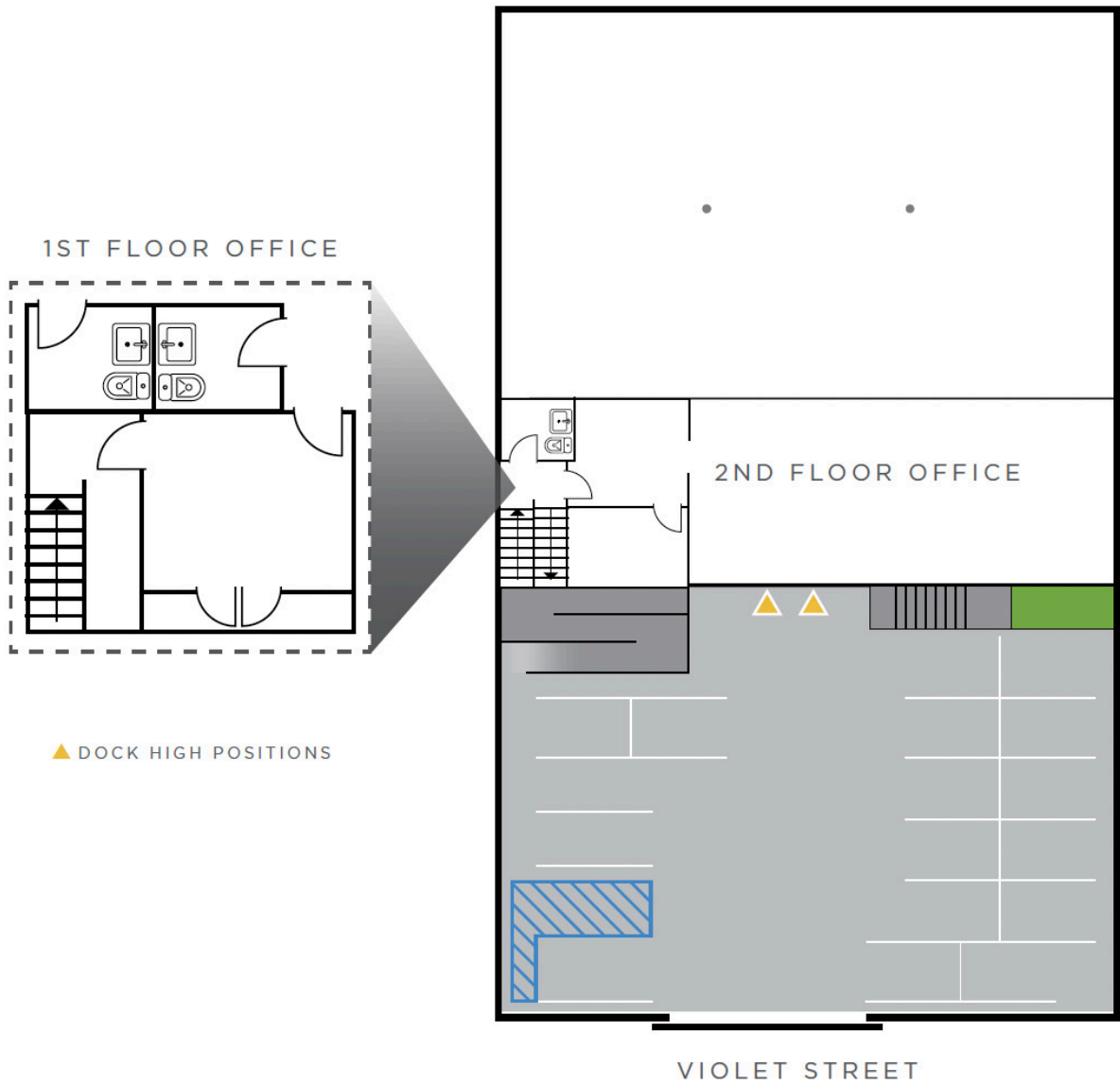
LOADING
TWO DOCK HIGH



ZONING
LAM3

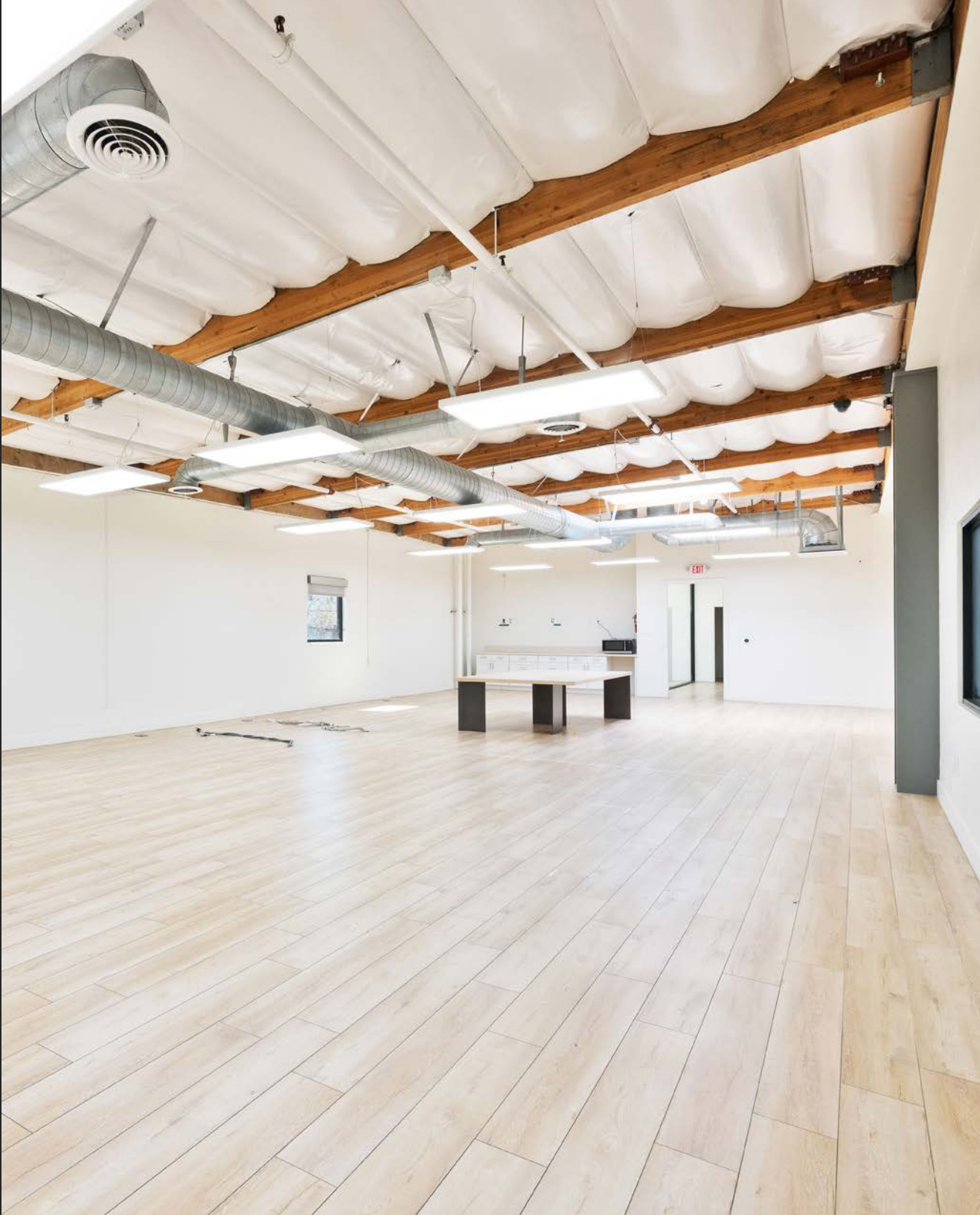


FLOOR PLAN





PROPERTY HIGHLIGHTS



HIGHLIGHTS

STATE OF THE ART INDUSTRIAL

Modern CTU With Dock High Loading & Parking In The Arts District

SECURE PARKING

Freestanding Building With Fenced & Gated Parking Lot

OFFICE MEZZANINE

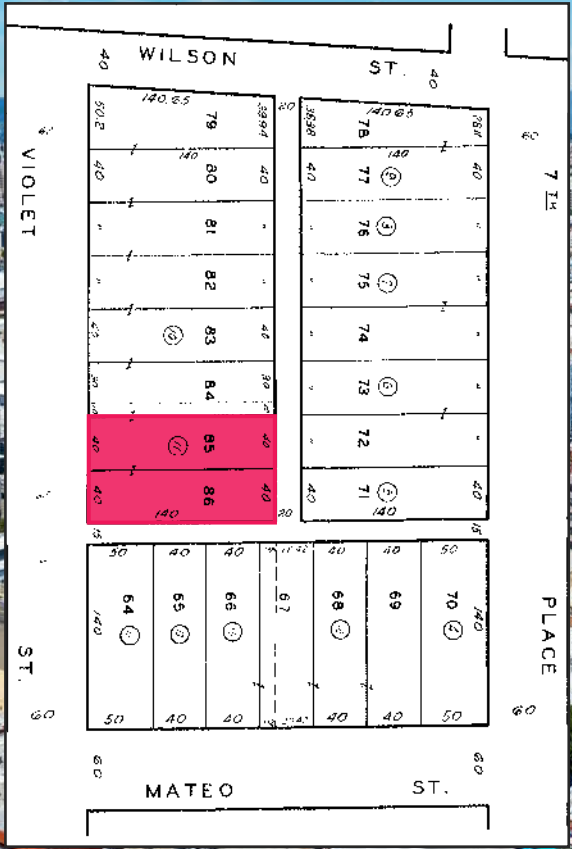
Fully Refurbished Offices

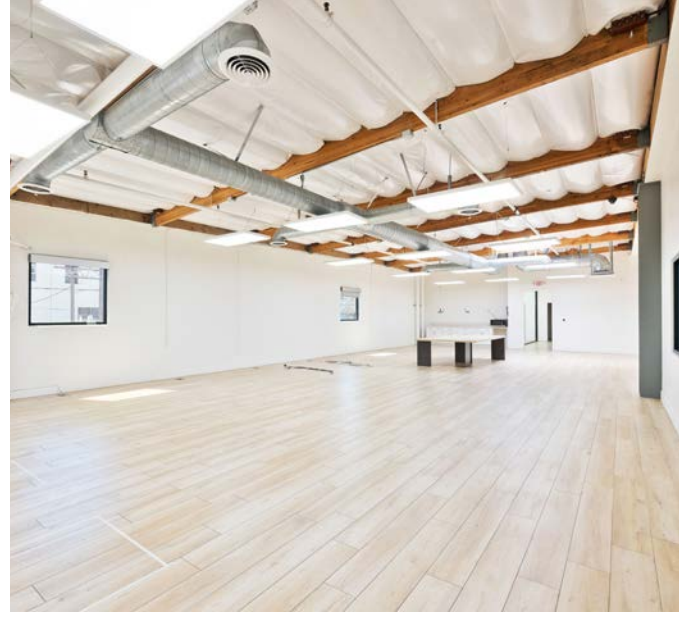
SOARING CEILINGS

26' Clearance With Minimal Columns

AMENITY RICH ARTS DISTRICT

Walking Distance To Numerous Amenities







MARKET OVERVIEW

ARTS DISTRICT

The Arts District in Downtown Los Angeles stands as a vibrant testament to urban renewal and creative energy. Nestled amidst the bustling cityscape, this neighborhood has become a magnet for artists, innovators, and connoisseurs alike, drawing them with its eclectic mix of galleries, breweries, and restaurants.

The district's revival is palpable, with historic warehouses transformed into chic art spaces, serving as the backdrop for a thriving community of creatives.



ROW DTLA



HAUSER & WIRTH



THE GIRL AND THE GOAT



BESTIA



ALAMEDA STUDIOS

accenture

Disney

HAUSER & WIRTH

ALAMEDA CROSSING

CAMDEN

honey

ROW DTLA
adidas

AvalonBay
COMMUNITIES

FACTORY PLACE
ARTS COMPLEX

TOY & BISCUIT
LOFTS

SKANSKA

FOX

Spotify

LA
Times

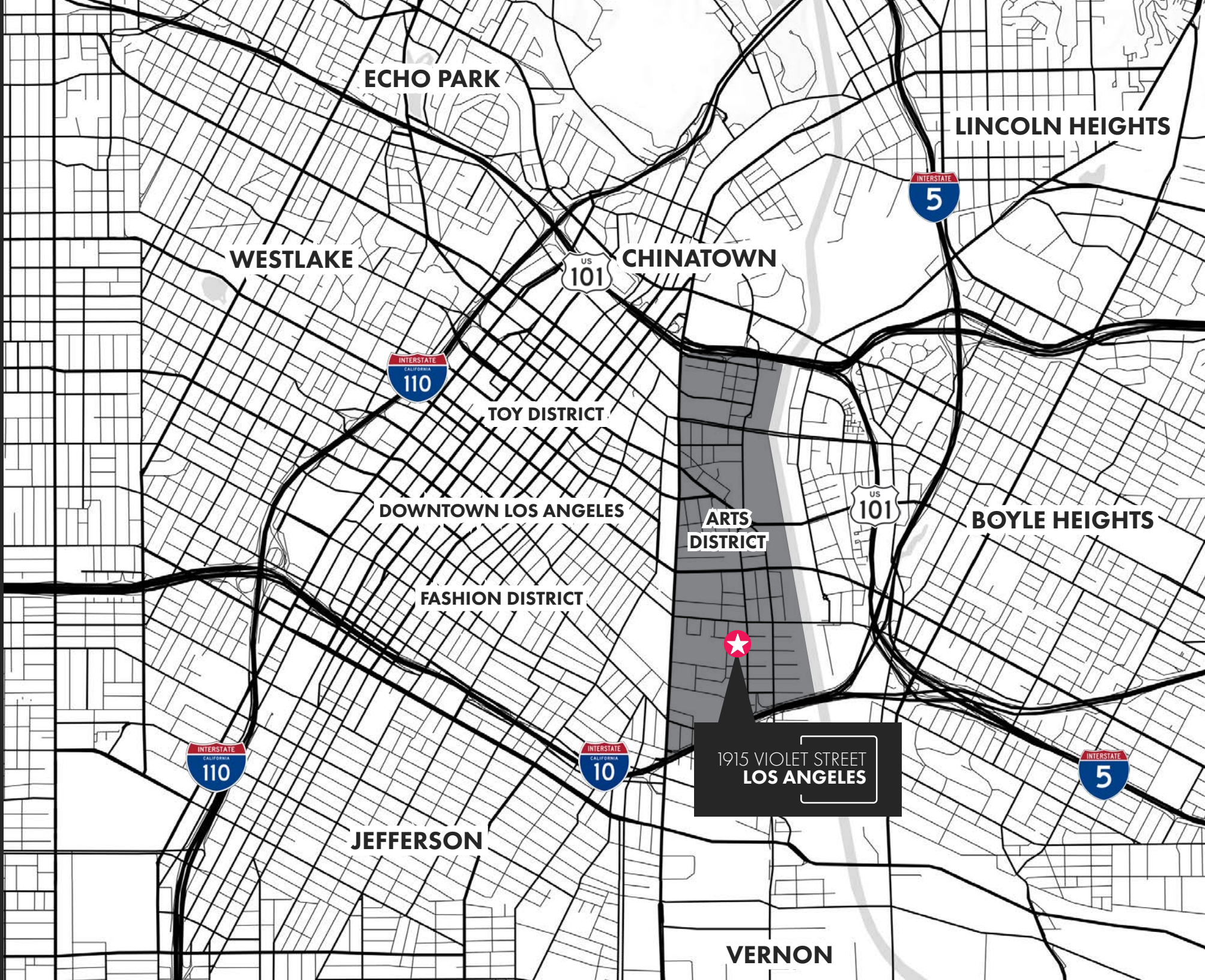
WARNER
MUSIC
GROUP

rolling greens

Apple

1915 VIOLET STREET
LOS ANGELES

SOHO HOUSE



ECHO PARK

LINCOLN HEIGHTS

WESTLAKE

CHINATOWN



TOY DISTRICT

DOWNTOWN LOS ANGELES

ARTS DISTRICT

BOYLE HEIGHTS

FASHION DISTRICT

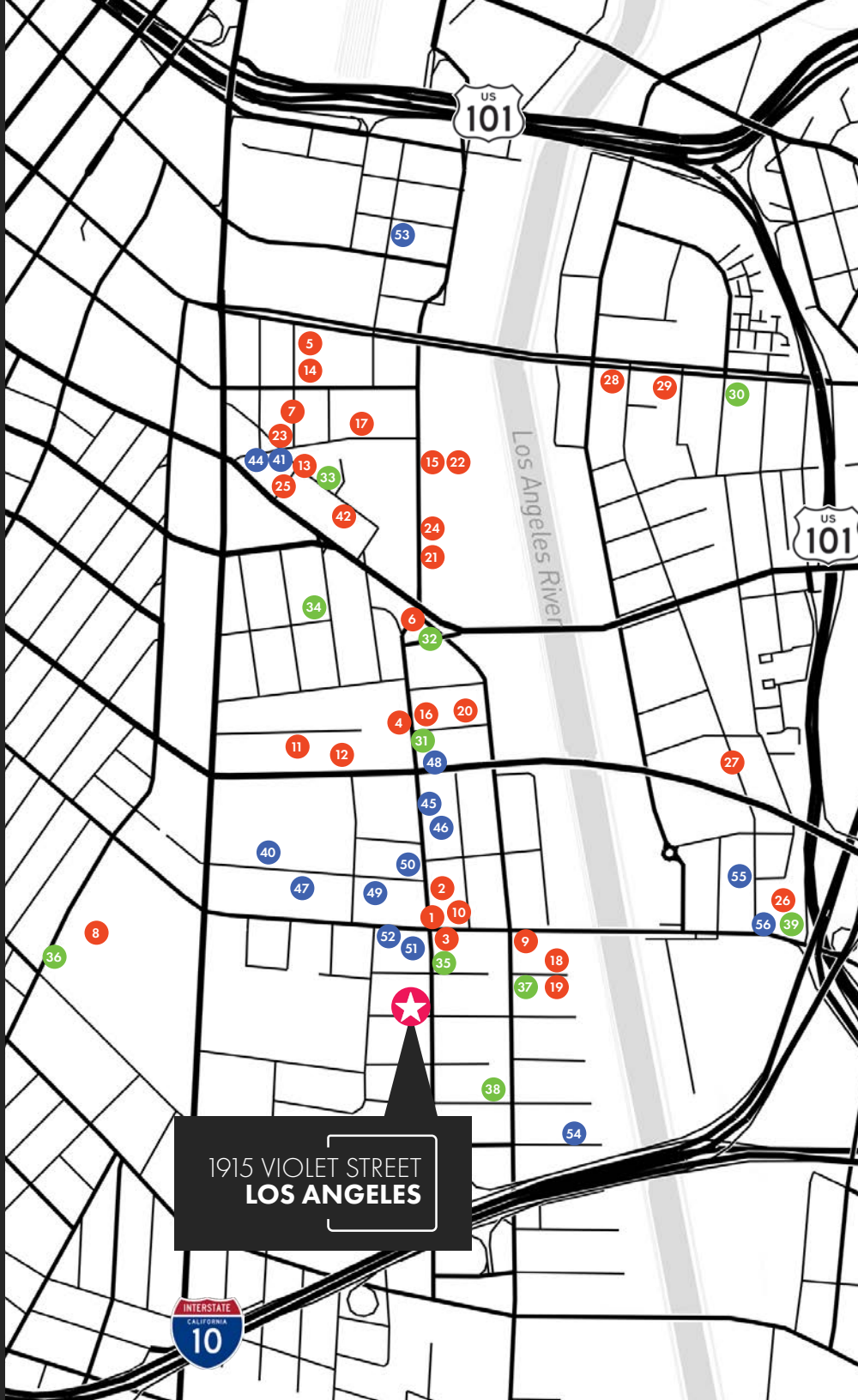


JEFFERSON

**1915 VIOLET STREET
LOS ANGELES**



VERNON



AREA AMENITIES



RESTAURANTS

1. YESS
2. Afuri Ramen
3. Guerrilla Tacos
4. Girl & the Goat
5. Father's Office
6. Bavel
7. Manuela
8. The Row (Pikunico, Rappahanock Oyster Bar, Hayato, M georgina)
9. Bread Lounge
10. Pizzanista
11. The Factory Kitchen
12. Brera Ristorante
13. Loqui
14. Bao Hiroo
15. Café Gratitude
16. Zinc Café & Market
17. Eat Drink Americano
18. Bestia
19. Damian
20. Chuy's Tacos
21. Amazebowls
22. Grow Produce Shop
23. Salt & Straw
24. Here & Now
25. Pie Hole
26. History Bakery
27. El Café by Primera Taza
28. Tacos El Hermano
29. Purgatory Pizza



COFFEE SHOPS

30. Café Con Leche Bakery
31. Blue Bottle
32. Verve
33. Groundwork
34. Urth Caffé
35. Guerrilla Cafecito
36. The Row (Café Dulce, Go Get Em Tiger, PCP LA)
37. Stumptown
38. Maru Coffee
39. Silverback Coffee of Rwanda



BARS

40. Flying Embers Taproom
41. Death & Co.
42. Arts District Brewing Company
43. Angel City Brewery
44. Wurstküche
45. Sweet Flower
46. Two Bit Circus
47. The Bike Shed
48. The Spirit Guild
49. Pour Haus
50. Little Bear
51. Silver Lake Wine
52. ER Bar
53. Boomtown Brewery
54. Green Bar Distillery
55. Dry River Brewing
56. Indie Brewing



CONTACTS

Conor Halloran
Principal
AGT DRE 02085970
challoran@leewestla.com
310 899 2724

Brad McCoy
Principal
BKR DRE 01938098
bmccoy@leewestla.com
310 899 2730

David Parnes
Principal
AGT DRE 01905862
dparnes@carolwoodre.com
310 623 6531

James Harris
Principal
AGT DRE 01909801
james@carolwoodre.com
310 733 8038

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
310 899 2700 | leewestla.com | DRE 01222000

Carolwood Partners, Inc.
9440 Santa Monica Blvd., Beverly Hills, CA 90210
310 623 3600 | carolwoodre.com | DRE 01909801

A DIVISION OF
LEE & ASSOCIATES

C.
CAROLWOOD
ESTATES