

AVA | Arts District

1540 E. INDUSTRIAL ST. | LOS ANGELES, CA

JOIN **HANK'S** +

URBAN MARKET

STEREOSCOPE
COFFEE CO

For Inquiries:

Zachary Card

+1 310 497 5218

Lic. 01717802

zachary.card@cbre.com

Erik Krasney

+1 323 270 1920

Lic. 01970585

erik.krasney@cbre.com

CBRE

AvalonBay
COMMUNITIES

MAKE YOUR MARK.

AVA ARTS DISTRICT is the place where arts and culture come to life. A neighborhood reborn from industrial roots has evolved into a vibrant, eclectic scene of entertainment, creativity, and innovation.



Retail & Restaurant
Available Now



Restaurant Ready Spaces
Including Patio



Hank's Urban Market
& Stereoscope Coffee
opening 2026



Spaces from
1,175 SF - 14,801 SF

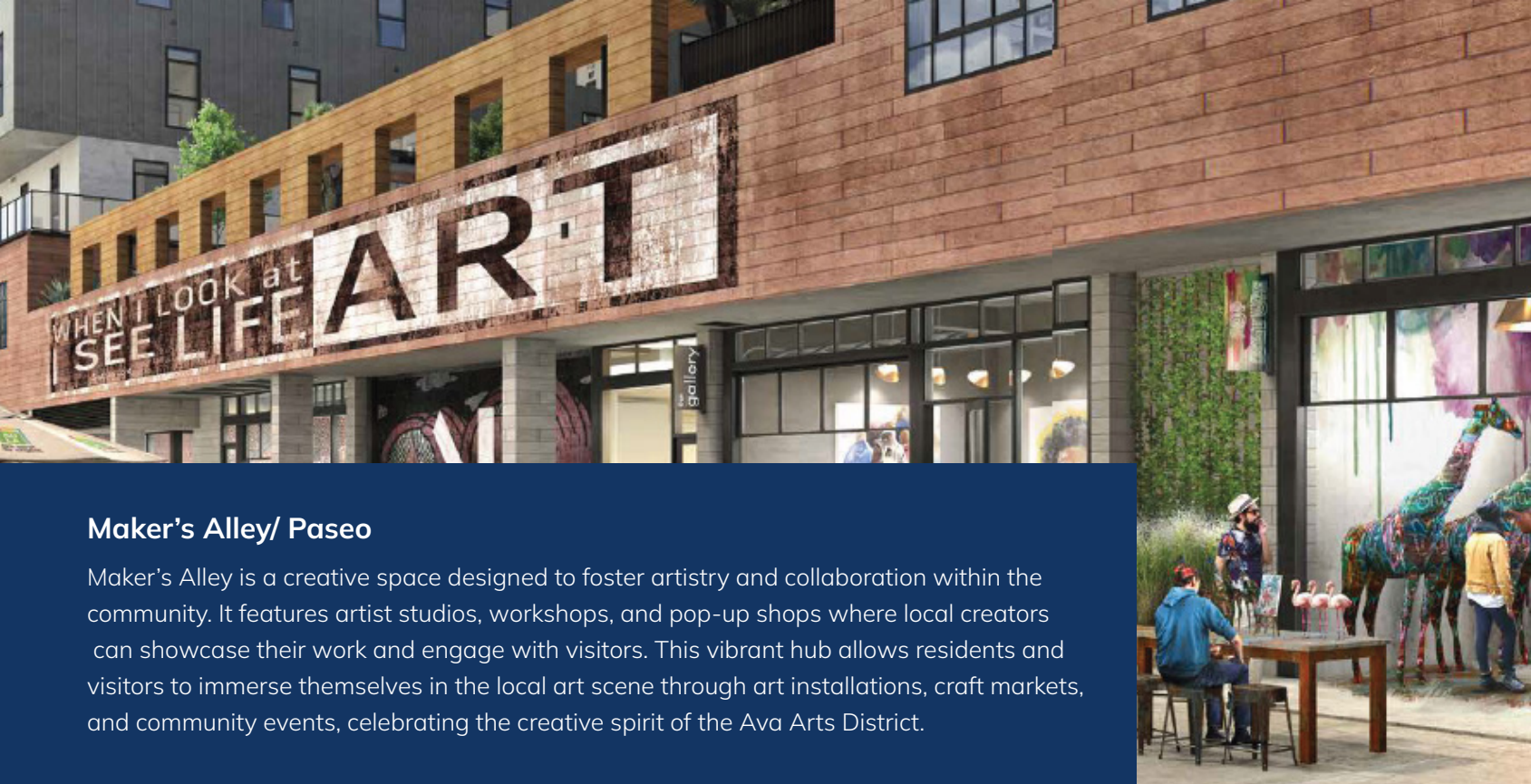


Floor to Ceiling Windows with
Abundant Natural Light



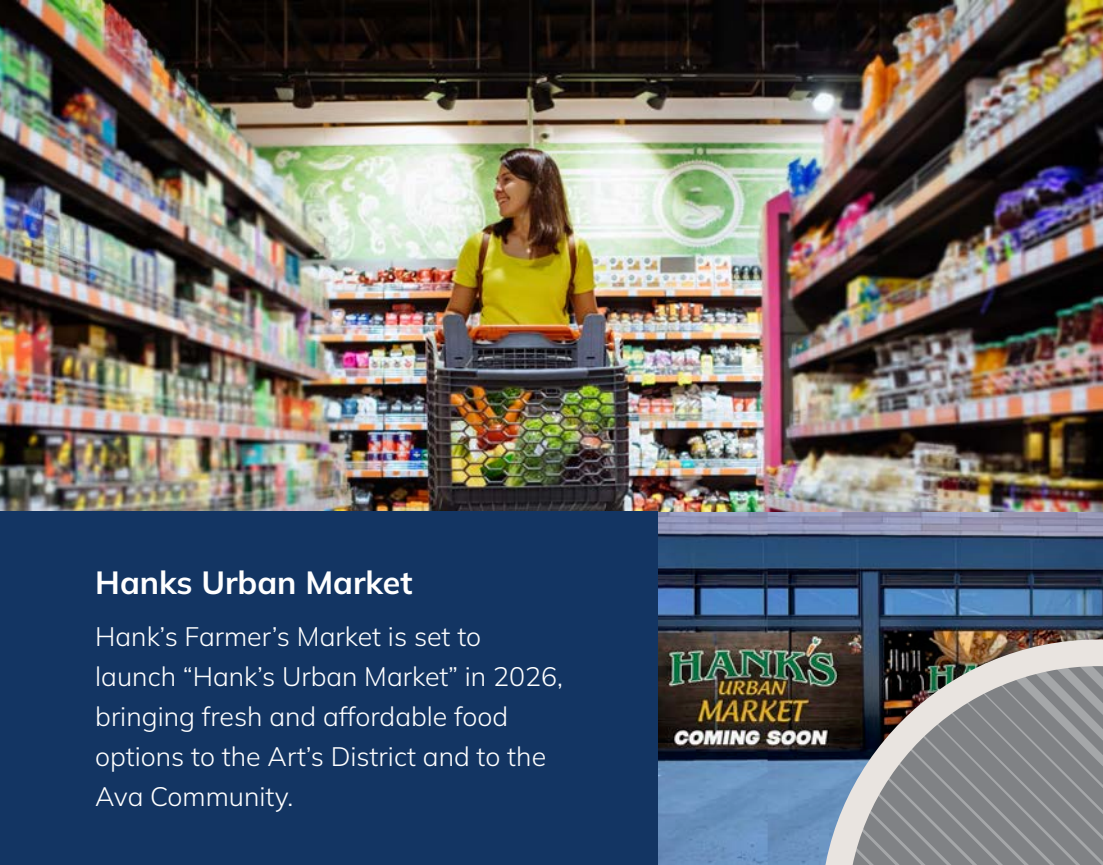
Large On-Site Customer
Base with 475 Luxury
Residences Above





Maker's Alley/ Paseo

Maker's Alley is a creative space designed to foster artistry and collaboration within the community. It features artist studios, workshops, and pop-up shops where local creators can showcase their work and engage with visitors. This vibrant hub allows residents and visitors to immerse themselves in the local art scene through art installations, craft markets, and community events, celebrating the creative spirit of the Ava Arts District.



Hanks Urban Market

Hank's Farmer's Market is set to launch "Hank's Urban Market" in 2026, bringing fresh and affordable food options to the Art's District and to the Ava Community.

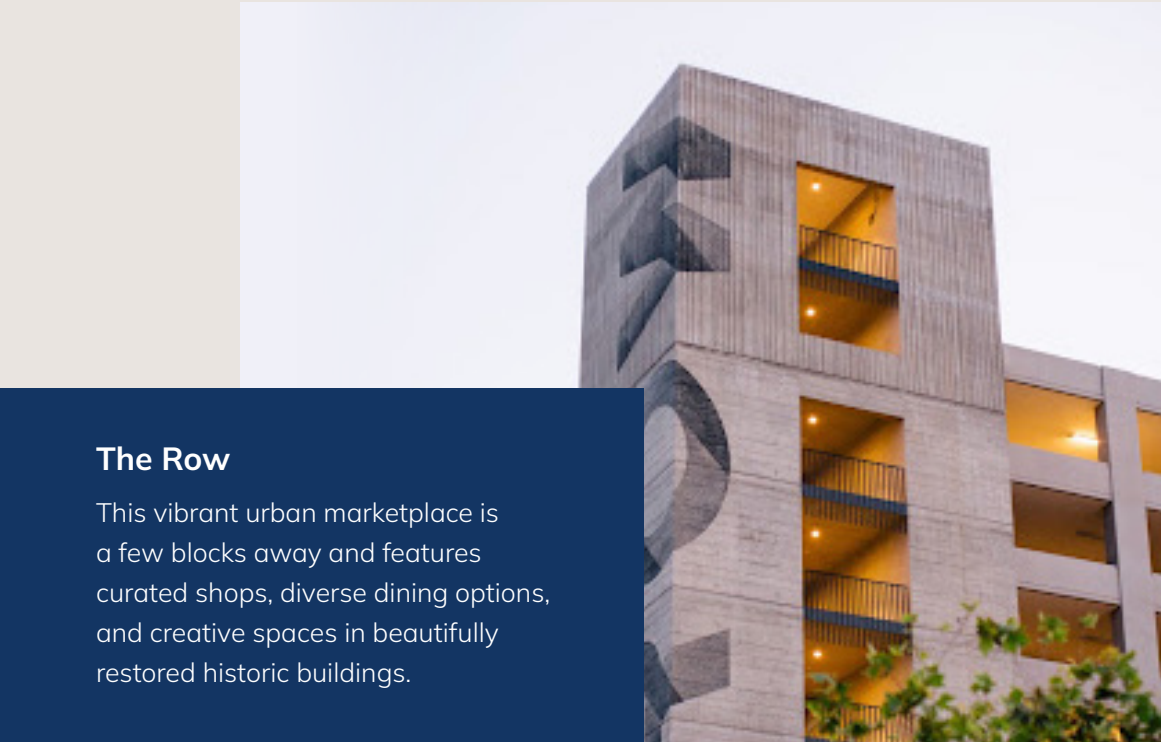


JOIN THE COMMUNITY

now curating a vibrant tenant mix to service the built in customer base + neighboring community.

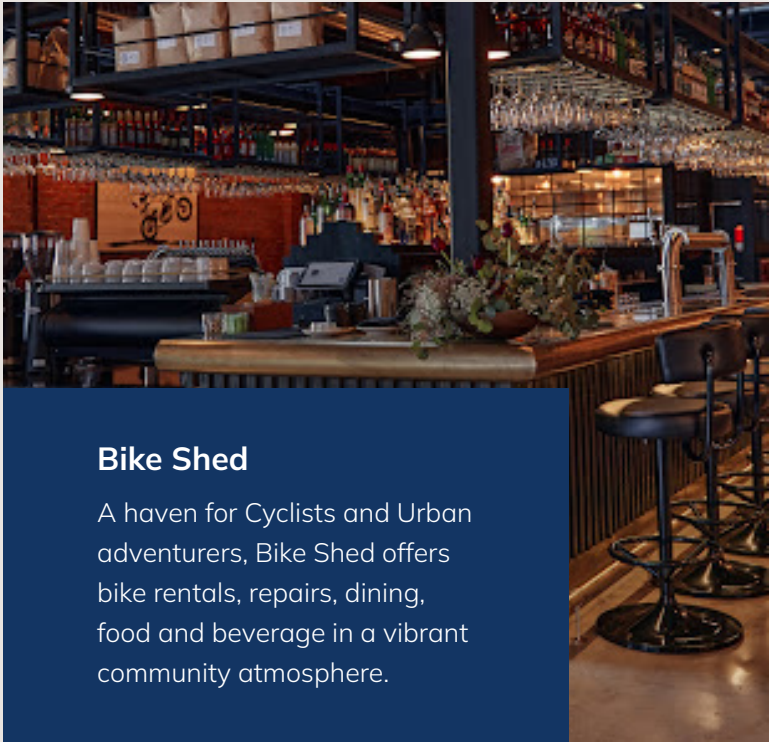
AVA ARTS DISTRICT

475 luxury apartment homes and 55,000 SF of arts, retail and restaurant space innovation.



The Row

This vibrant urban marketplace is a few blocks away and features curated shops, diverse dining options, and creative spaces in beautifully restored historic buildings.



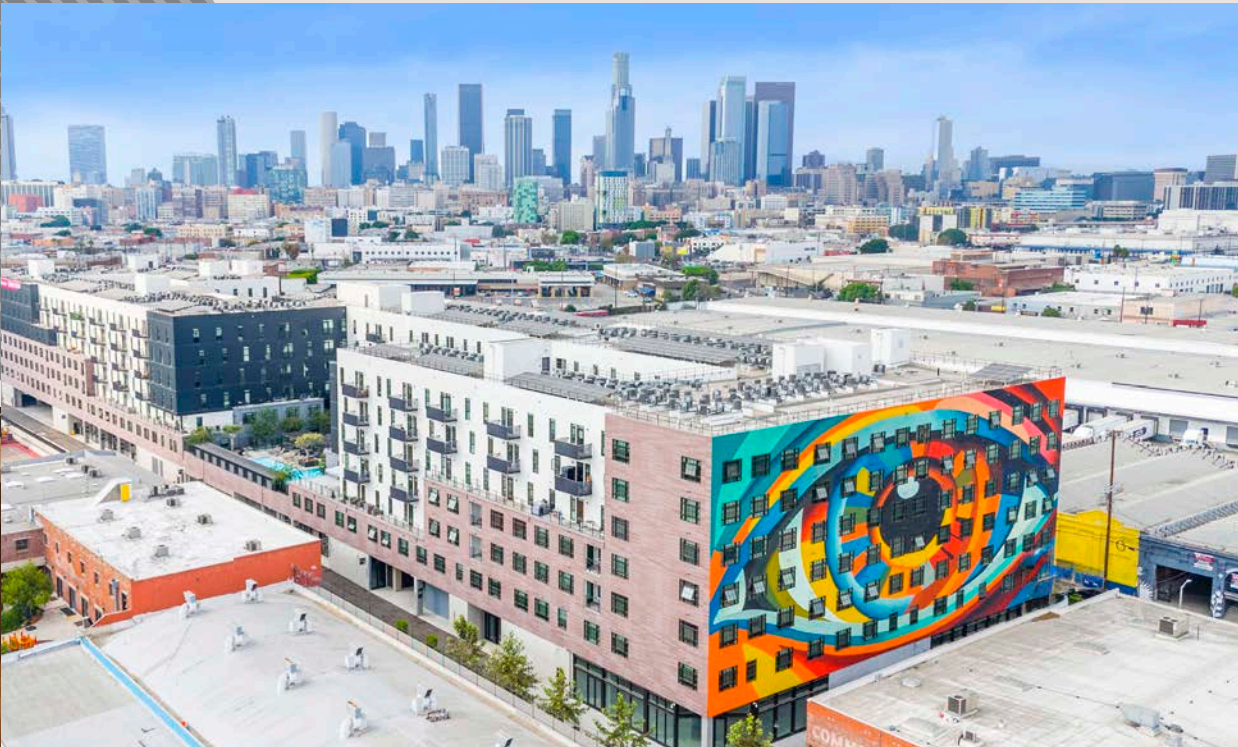
Bike Shed

A haven for Cyclists and Urban adventurers, Bike Shed offers bike rentals, repairs, dining, food and beverage in a vibrant community atmosphere.

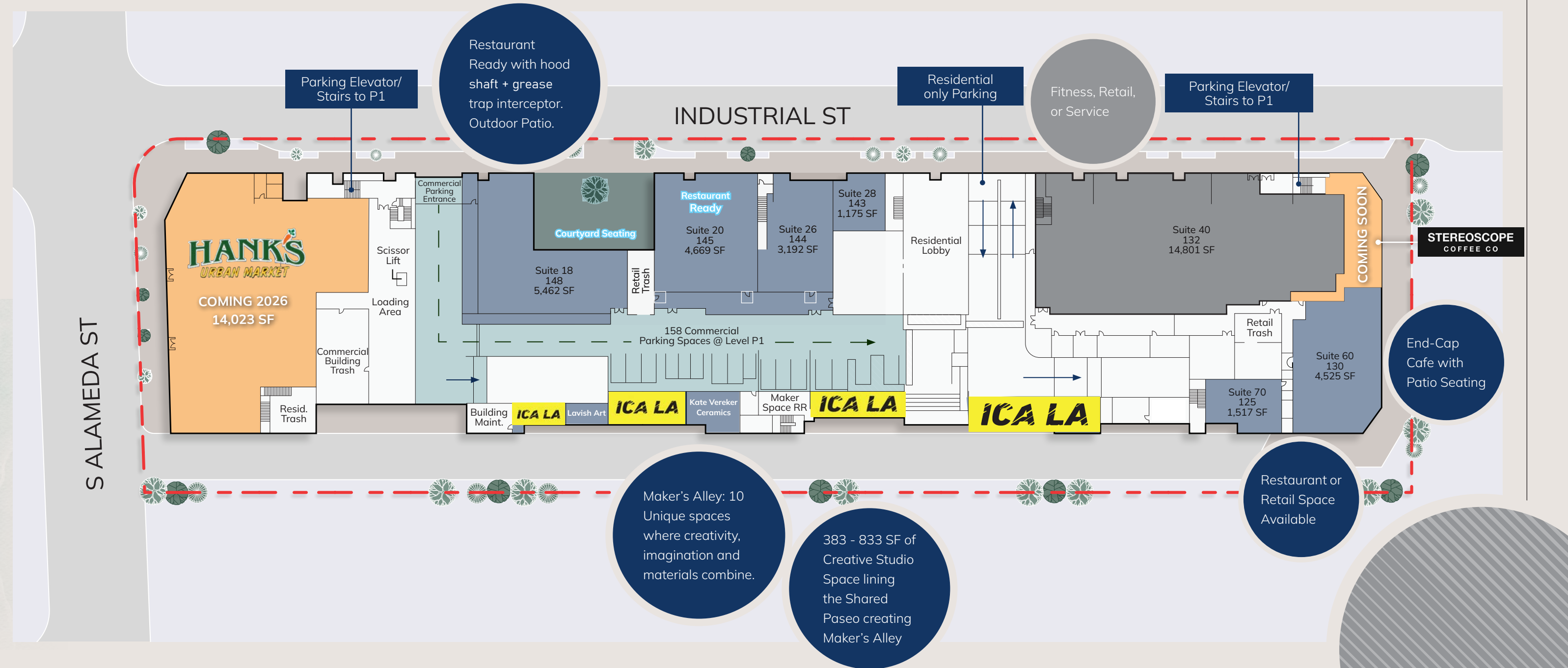


Stereoscope Coffee

A sleek, minimalist specialty café highly regarded for its premium in-house coffee roasts and distinctive industrial design.



AVA ART'S DISTRICT



RESTAURANTS



1,117 SF – 14,498 SF
Large Outdoor Courtyard Seating



Hood Shaft & Grease Interceptor



Floor to Ceiling Walls



Design Ready Vanilla Shell Delivery



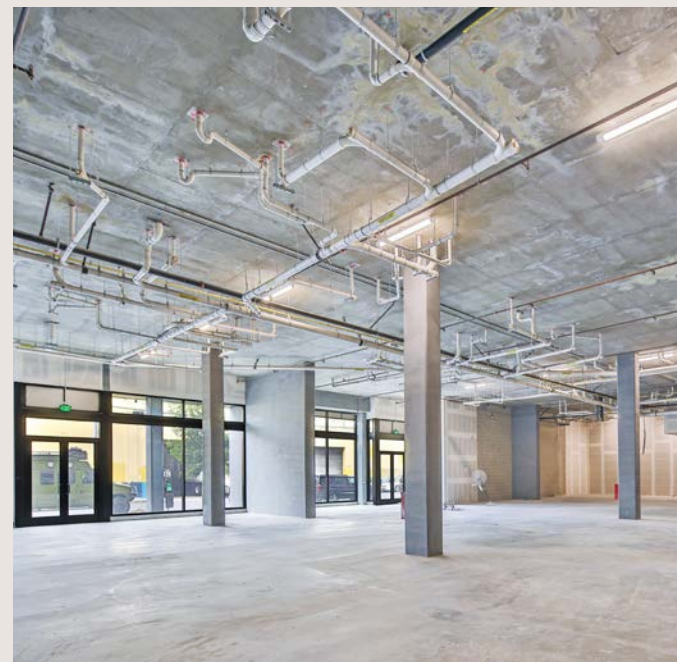
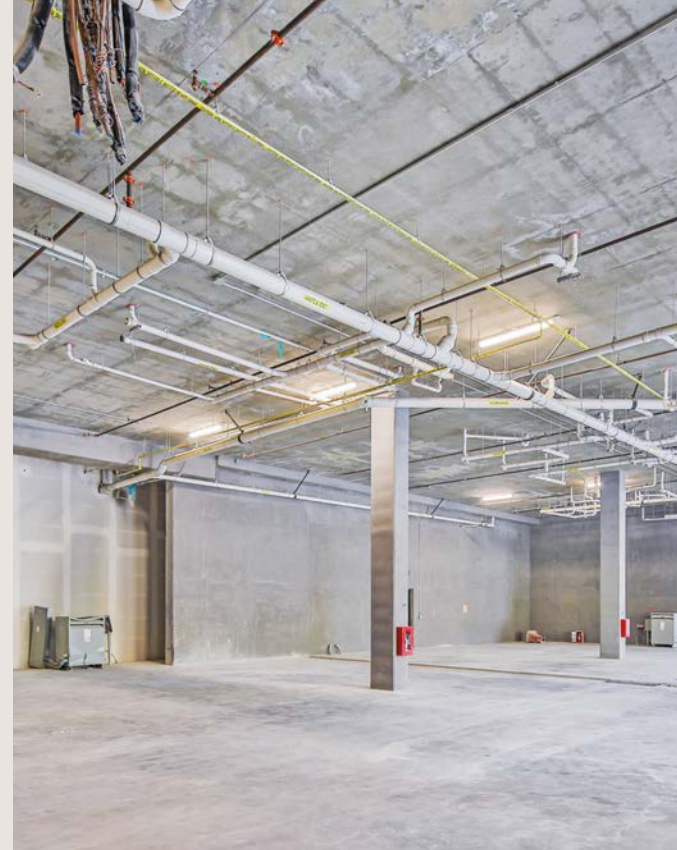
Spaces Available for Sit-Down Dining,
Fast-Casual Grab & Go, + Cafe &
Baked Goods



Dining Plaza: Large Courtyard Designated for Outdoor Seating



AN ACTIVE COMMUNITY



RETAIL & FITNESS

With community in mind, AVA Arts District has space available for best-in-class boutique retailers, national service tenants, and large footprint fitness & wellness groups



±14,000 SF of Divisible Retail Space.



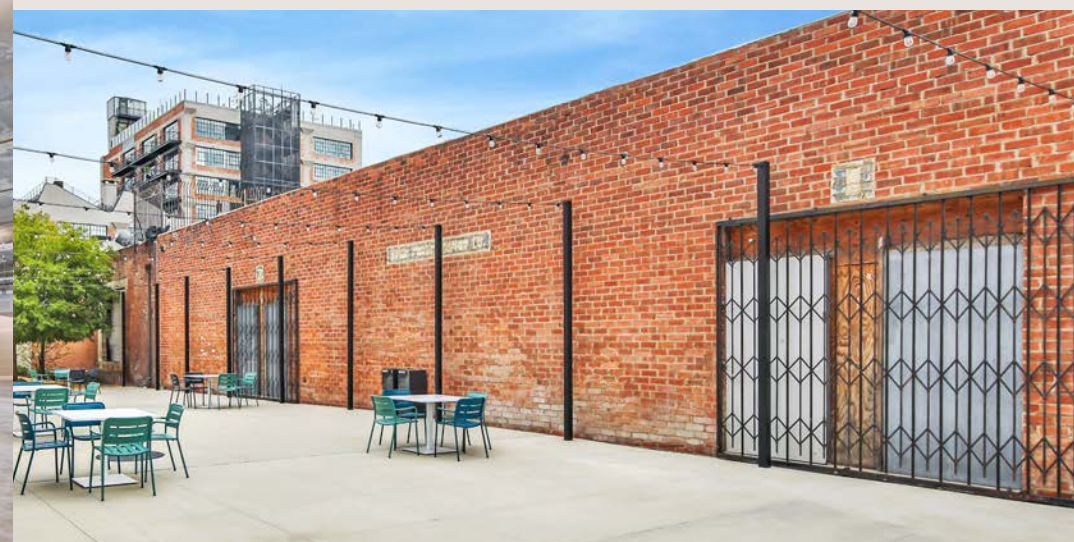
Built-in Customer Base



A Curated Experience with Maker's Alley Activating the Community



Design Ready Delivery



Suite 26



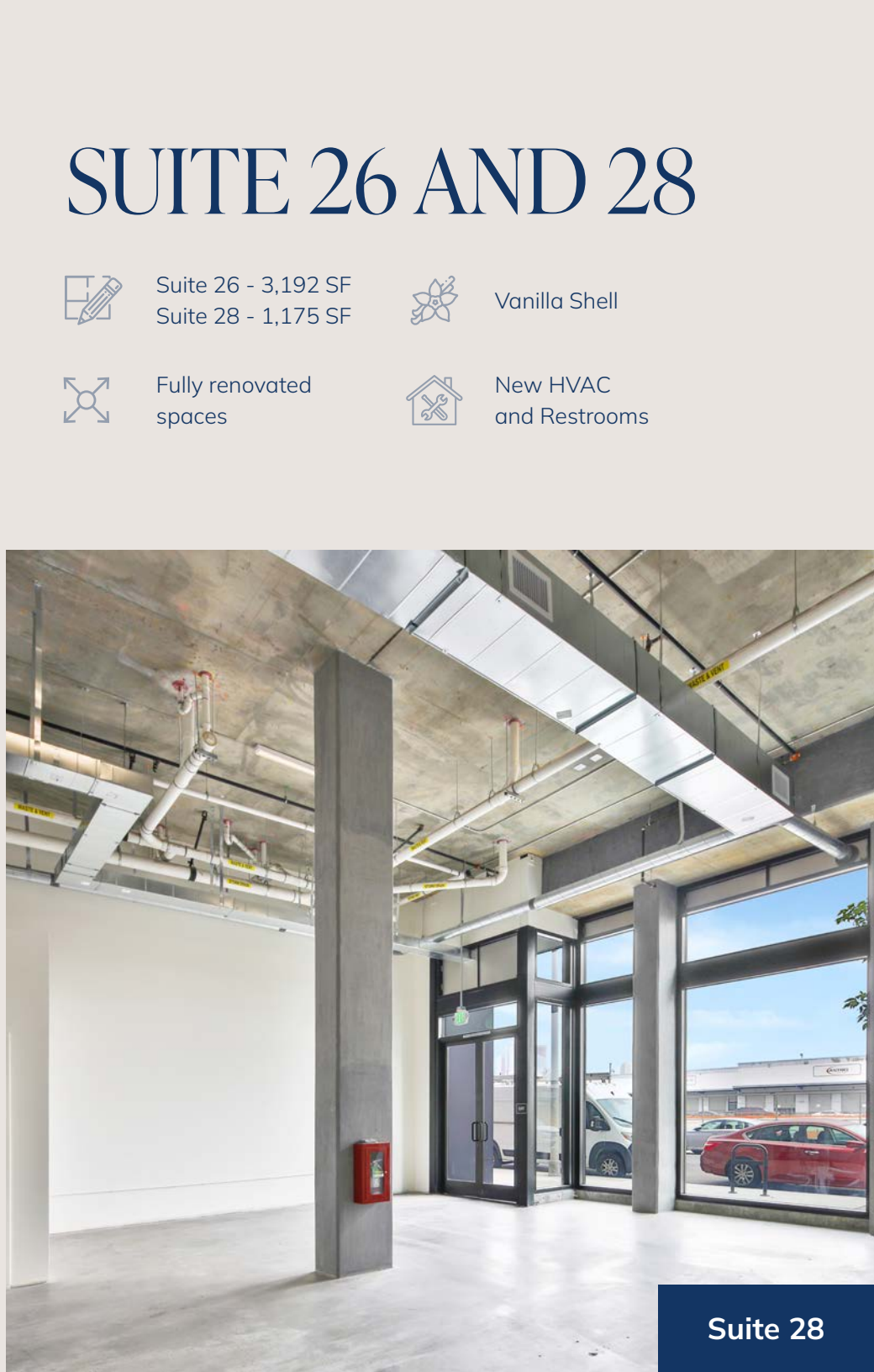
Suite 26



Suite 28



Suite 28



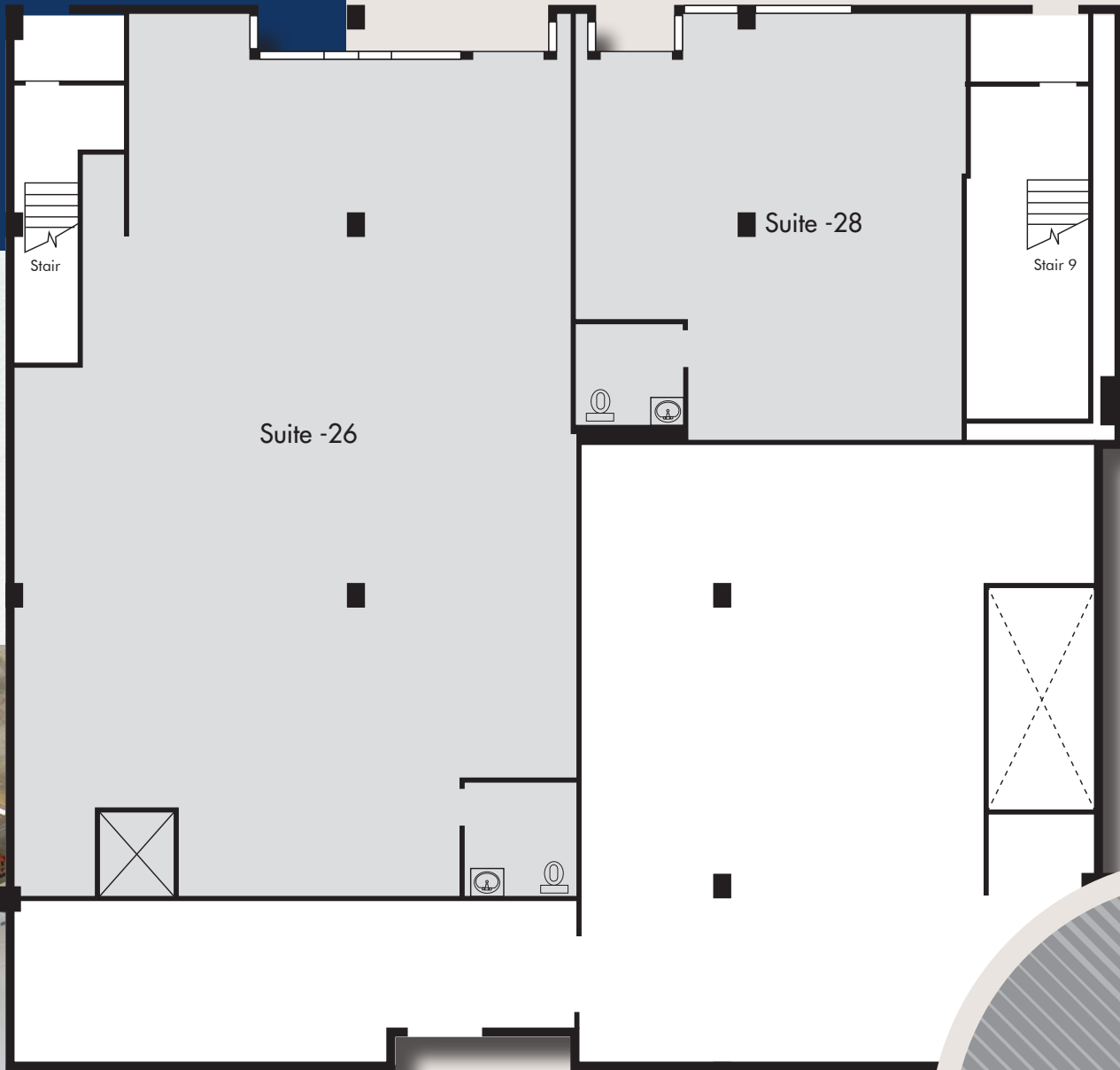
Suite 28

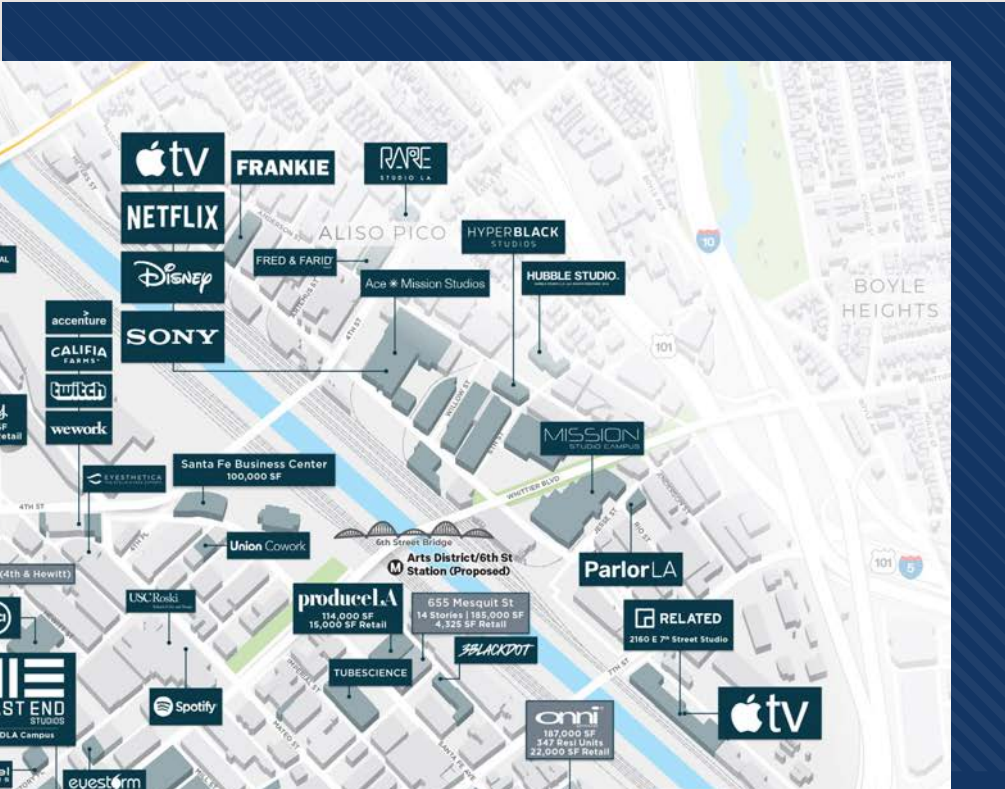
SUITE 26 AND 28

-  Suite 26 - 3,192 SF
Suite 28 - 1,175 SF
-  Vanilla Shell
-  Fully renovated spaces
-  New HVAC and Restrooms

SUITE 26 AND 28

SUITE 26 - 3,192 SF
SUITE 28 - 1,175 SF





RESIDENCES



TRADE MAP



DEMOGRAPHICS

HOUSEHOLD INCOME	1 Mile	2 Miles	3 Miles
2023 Average Household Income	\$90,214	\$82,896	\$86,738
2028 Average Household Income	\$106,652	\$99,277	\$103,429
2023 Median Household Income	\$40,541	\$53,602	\$58,323
2028 Median Household Income	\$59,477	\$66,385	\$71,032
2023 Per Capita Income	\$45,417	\$29,488	\$29,742
2028 Per Capita Income	\$54,453	\$36,854	\$36,923

HOUSEHOLDS	1 Mile	2 Miles	3 Miles
2023 Households - Current Year Estimate	11,210	145,676	401,431
2028 Households - Five Year Projection	12,438	154,949	419,187
2010 Households - Census	8,226	118,154	358,287
2020 Households - Census	10,746 89.4%	139,436 91.4%	392,715 93.7%
2020-2023 Compound Annual Household Growth Rate	1.00%	1.04%	0.52%
2023-2028 Annual Household Growth Rate	2.10%	1.24%	0.87%
2023 Average Household Size	1.59	2.66	2.83

POPULATION	1 Mile	2 Miles	3 Miles
2023 Population - Current Year Estimate	25,947	418,843	1,180,746
2023 Population - Five Year Projection	27,446	425,020	1,182,452
2023 Population - Census	24,465	419,957	1,201,713
2023 Population - Census	18,372	401,996	1,208,723
2020-2023 Annual Population Growth Rate	1.39%	-0.06%	-0.41%
2023-2028 Annual Population Growth Rate	1.13%	0.29%	0.03%

PLACE OF WORK	1 Mile	2 Miles	3 Miles
2023 Businesses	7,174	35,757	35,757
2023 Employees	61,584	270,642	270,642

HOUSING UNITS	1 Mile	2 Miles	3 Miles
2023 Housing Units	13,031	163,021	436,251
2023 Vacant Housing Units	1,821	17,345	34,820
2023 Occupied Housing Units	11,210	145,676	401,431
2023 Owner Occupied Housing Units	1,184	20,190	83,284
2023 Renter Occupied Housing Units	10,026	125,486	318,147

EDUCATION	1 Mile	2 Miles	3 Miles
2023 Population 25 and Over	22,721	289,676	818,110
HS and Associates Degree	10,217 45.0%	111,352 38.4%	335,695 41.0%
Bachelor's Degree or Higher	9,575 42.1%	79,692 27.5%	216,001 26.4%



AVA | Arts District

1540 E. INDUSTRIAL ST. | LOS ANGELES, CA

For Inquiries:

Zachary Card

+1 310 497 5218

Lic. 01717802

zachary.card@cbre.com

Erik Krasney

+1 323 270 1920

Lic. 01970585

erik.krasney@cbre.com

AvalonBay
COMMUNITIES

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.