

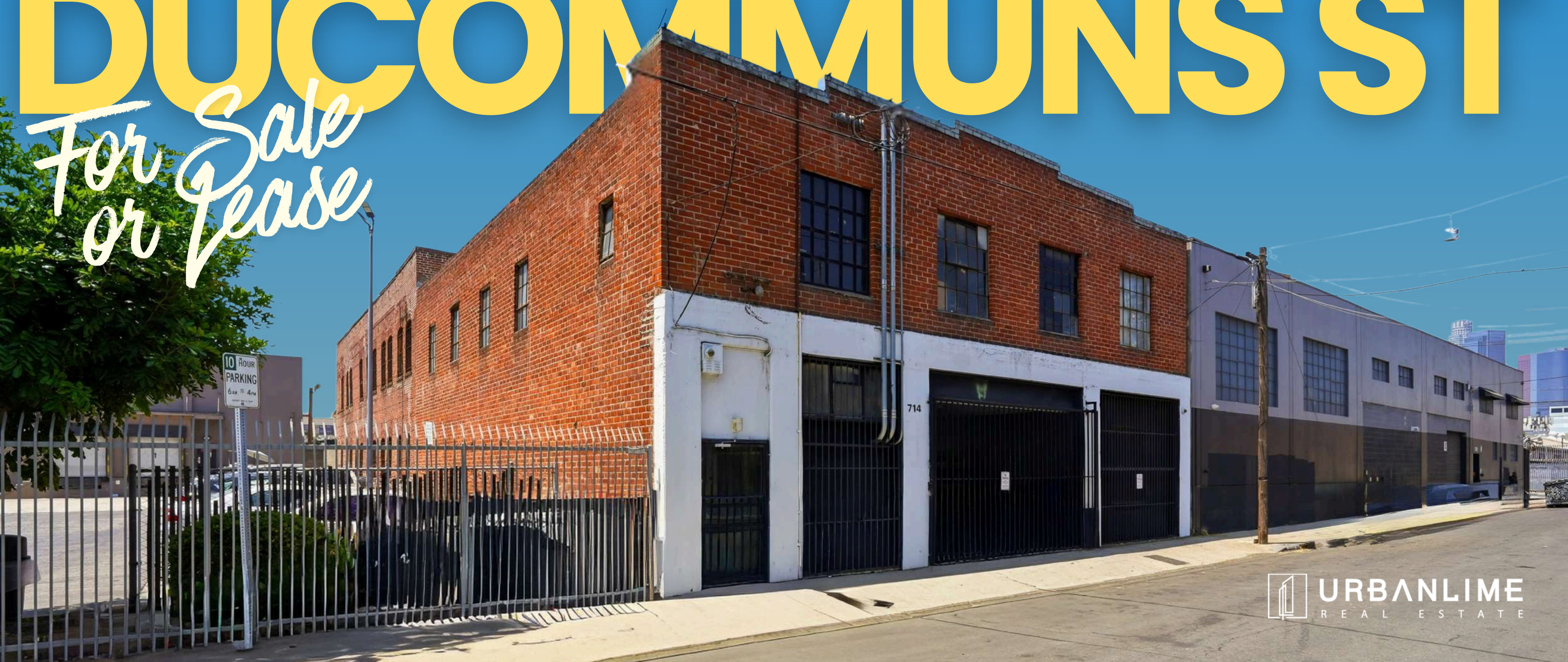
Industrial Warehouse //
Creative office

714

Arts District //
Little Tokyo

DUCOMMUNIS ST

*For Sale
or Lease*



THE NEIGHBORHOOD ↗

Little Tokyo sits at the crossroads of Downtown Los Angeles. Immediately east, the Arts District has become one of the most sought-after creative submarkets in the country, drawing media, design, fashion, and food companies to its converted warehouses — with rents to match. To the west, the Civic Center, Historic Core, and greater DTLA office market put courts, government, and a deep employment base within minutes. Chinatown and Union Station lie just north, while Boyle Heights, Lincoln Heights, El Sereno, and Echo Park round out a dense first ring of neighborhoods supplying both workforce and customers. The location offers immediate access to the 101, 110, 10, and 5 freeways, putting the entire LA basin within efficient reach for distribution, production, and client access alike.



DETAILS



714 Ducommun Street offers a rare combination in today's Downtown Los Angeles market: a functional, high-clearance industrial warehouse and a light-filled creative office stacked under one roof. The ±13,800 SF two-story building features matching ±6,900 SF floor plates connected by an elevator, giving an owner-user or tenant true production-plus-office capability in a single, secure address. With upgraded 600-amp electrical service, HVAC throughout the upstairs office, a built-in psych wall area, and a roof replaced in 2015, the property is ready for immediate occupancy.



Two-story ±13,800 SF building with ±6,900 SF floor plates



Central DTLA location on the Little Tokyo / Arts District border



Upgraded electrical service — 600 Amps



Lease: \$1.50 PSF/mo (MG)
Sale: Call Brokers



Small cyc wall installed for photo shoots



Warehouse on ground level
Creative office on second level



APN: 5173-016-001



714 Ducommun St

Potential Uses:



- Photo, film & content-production studios
- Apparel, furniture & design firms combining showroom, studio, and fulfillment
- E-commerce & light distribution operations wanting a central urban hub
- Architecture, media & creative agencies seeking character office over flexible ground-floor production



Access Points



Immediate access to DTLA, Arts District, Boyle Heights, US-101, I-5, I-10 & SR-60



DTLA

LITTLE TOKYO

ARTS DISTRICT

BOYLE HEIGHTS

LITTLE TOKYO

The property sits in Little Tokyo, one of Downtown LA's most vibrant and historic districts. Home to the Japanese American National Museum, the Geffen Contemporary at MOCA, and the shops and restaurants of Japanese Village Plaza and First Street, the neighborhood delivers a walkable, amenity-rich environment few industrial locations can match. The area continues to attract investment, including new mixed-use development along First Street North, and is anchored by the Little Tokyo / Arts District Metro station — a key stop on the Regional Connector linking Long Beach, Azusa, East LA, and Santa Monica lines directly through Downtown.

FWY ACCESS

US-5101 Hollywood Fwy	2 MIN
I-5 Golden State Fwy	4 MIN
SR-60 Pomona Fwy	5 MIN
I-10 Santa Monica Fwy	6 MIN
I-110 Harbor Fwy	7 MIN

NEIGHBORHOODS

Little Tokyo	2 min · 0.5 mi
Arts District	3 min · 0.7 mi
Boyle Heights	4 min · 1.0 mi
Civic Center	4 min · 1.1 mi
Chinatown	5 min · 1.3 mi

LOGISTICS CORRIDORS

East L.A. (5/10/60/101)	5 min
BNSF Hobart Yard	12 min
LAX	35 min · 18 mi
Ports of L.A. / Long Beach	45 min · 22 mi

HIGHLIGHTS

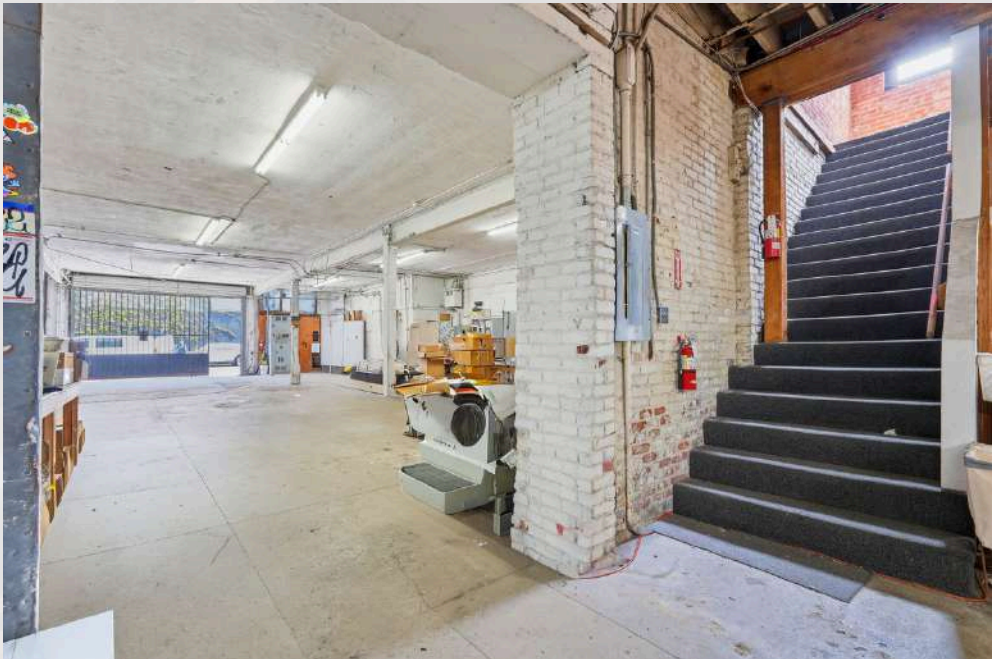
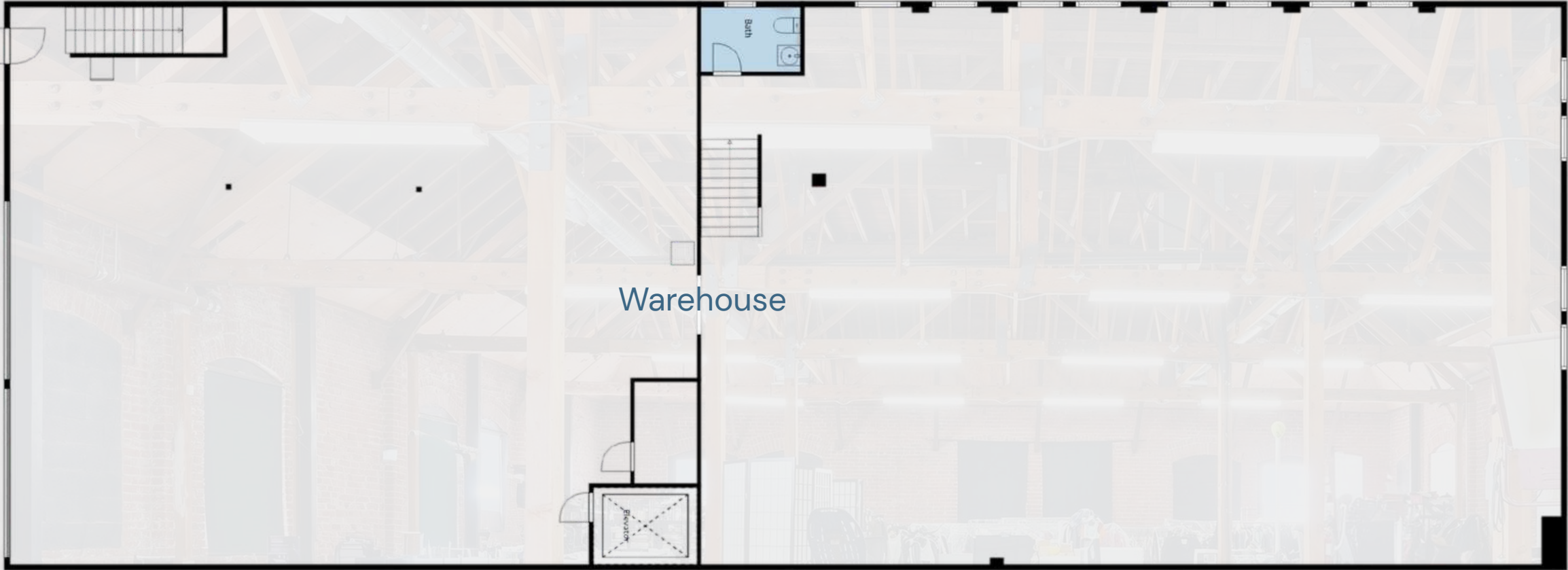


- First floor: high-clearance industrial warehouse with roll-up door access
- Second floor: fully built-out creative office with HVAC throughout
- Elevator serving both floors
- Built-in cyc wall area — ideal for photo & video production
- Upgraded electrical service — 600 Amps
- Reroofed in 2015
- Steps to Metro A & E Line (Regional Connector) — Little Tokyo/Arts District Station
- Minutes to the 101, 110, 10 & 5 freeways and Union Station
- Surrounded by the amenities of Little Tokyo & the Arts District
- Near Chinatown, Boyle Heights, Echo Park, Lincoln Heights & El Sereno
- Deep DTLA labor pool and dense customer base at the doorstep



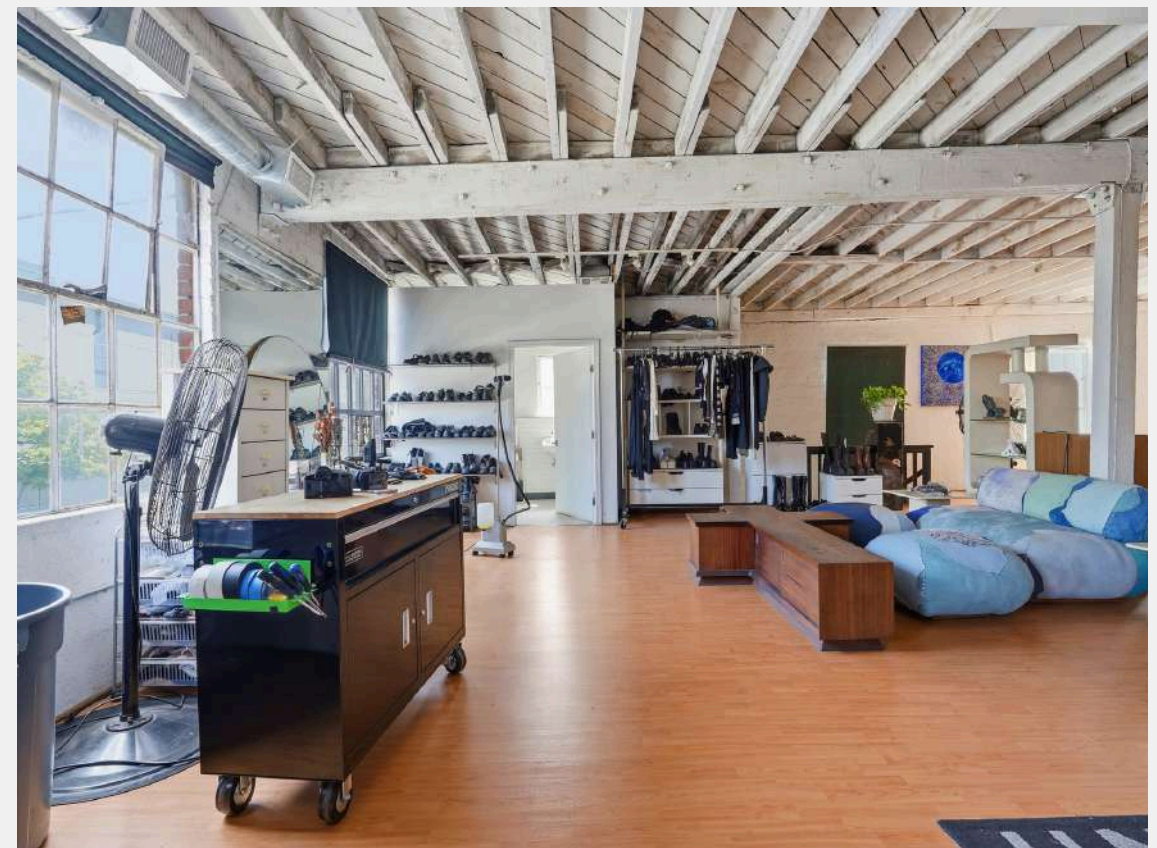
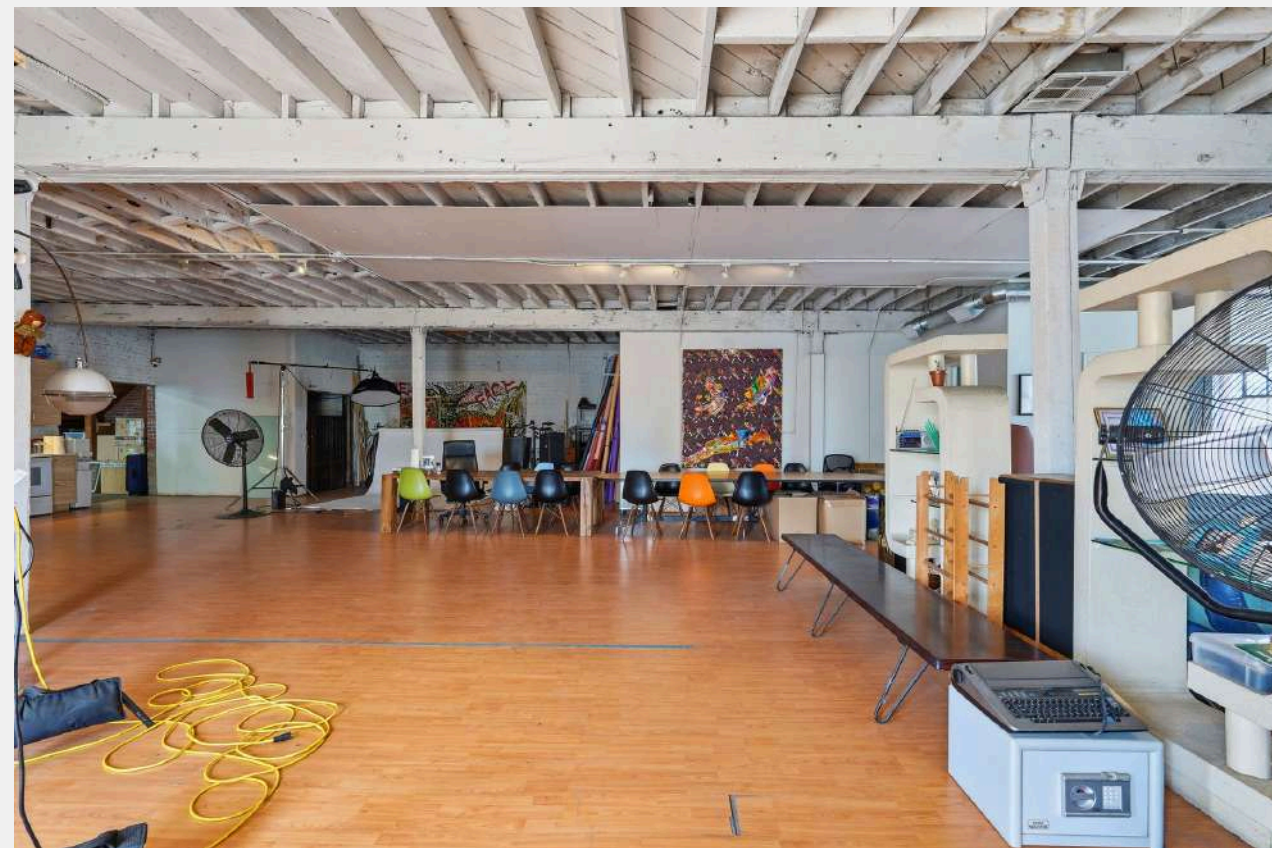
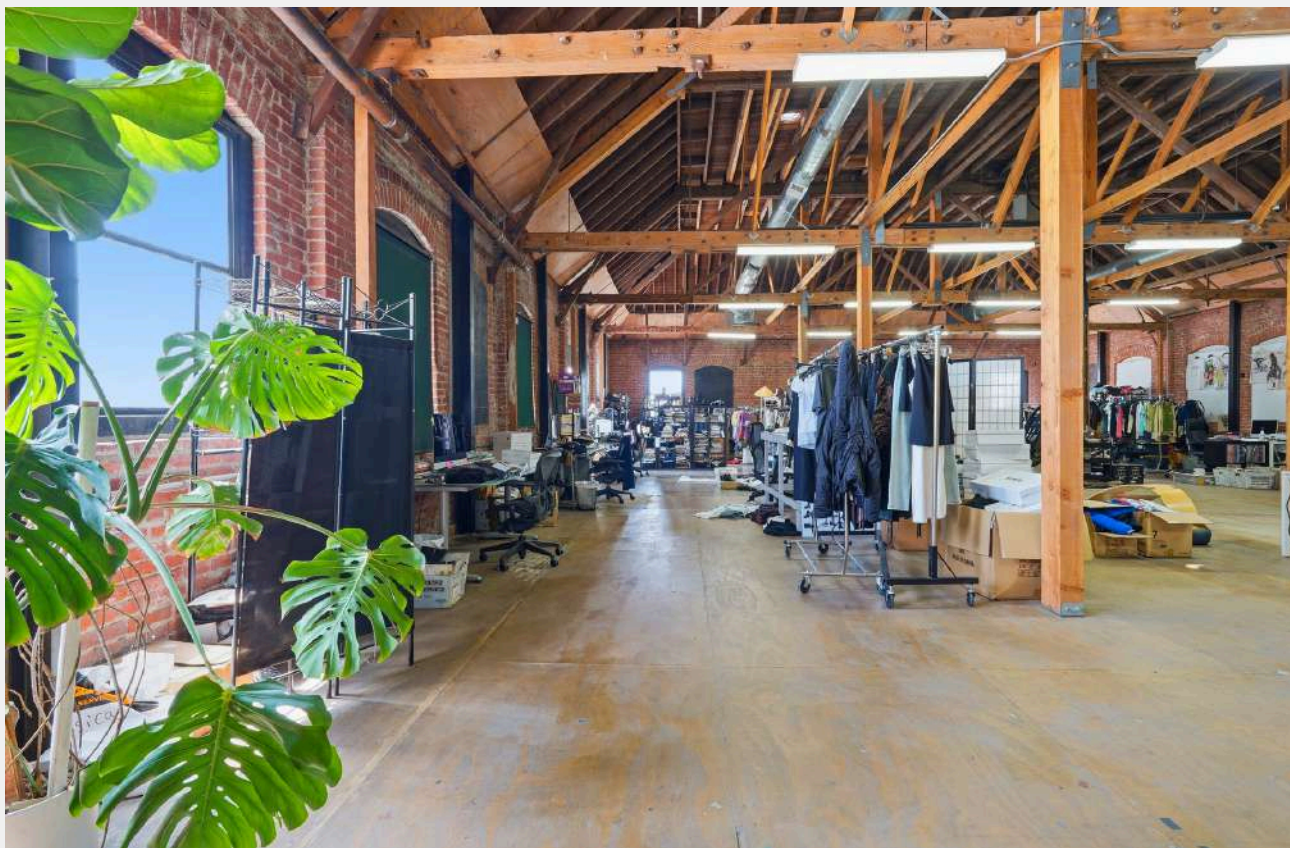
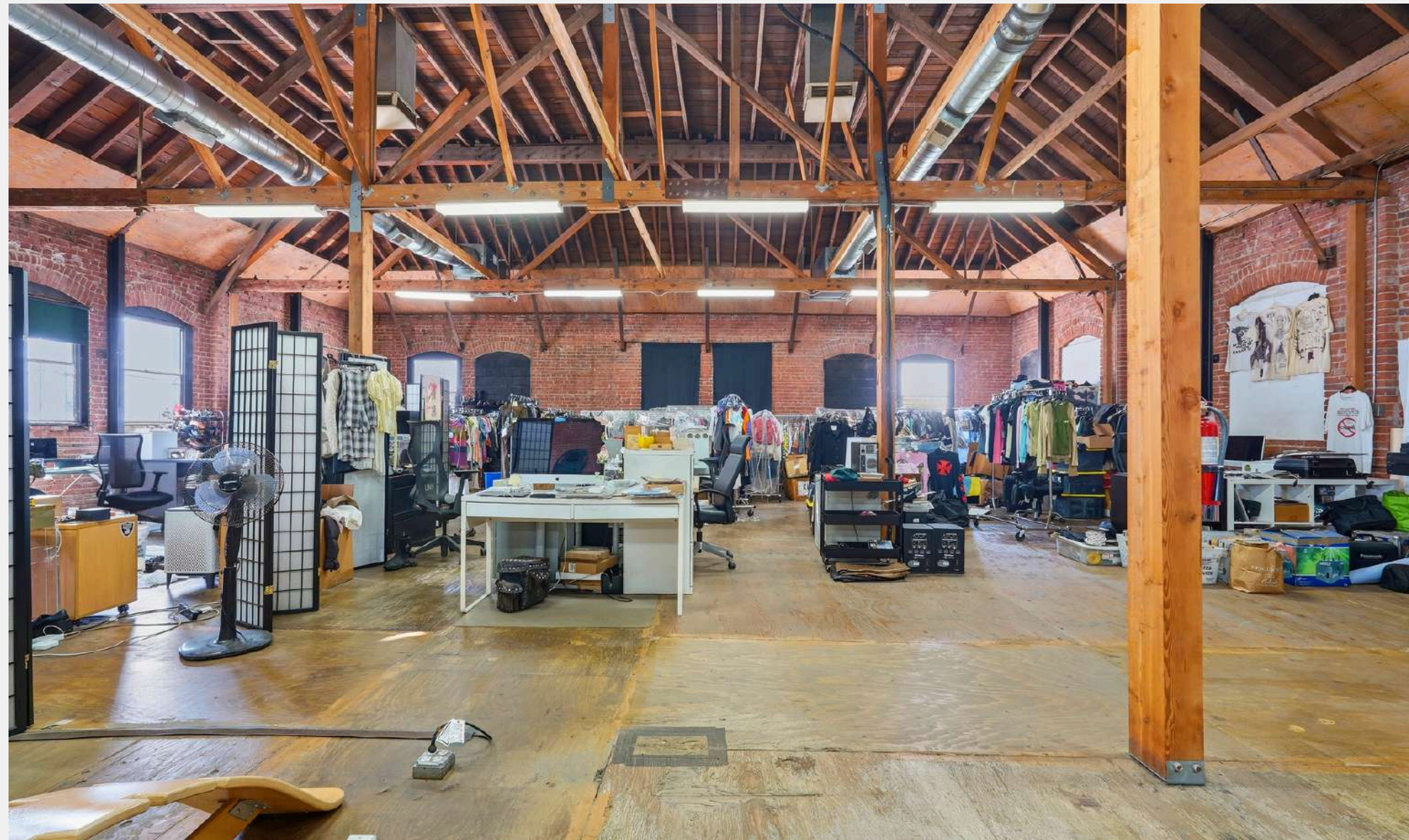
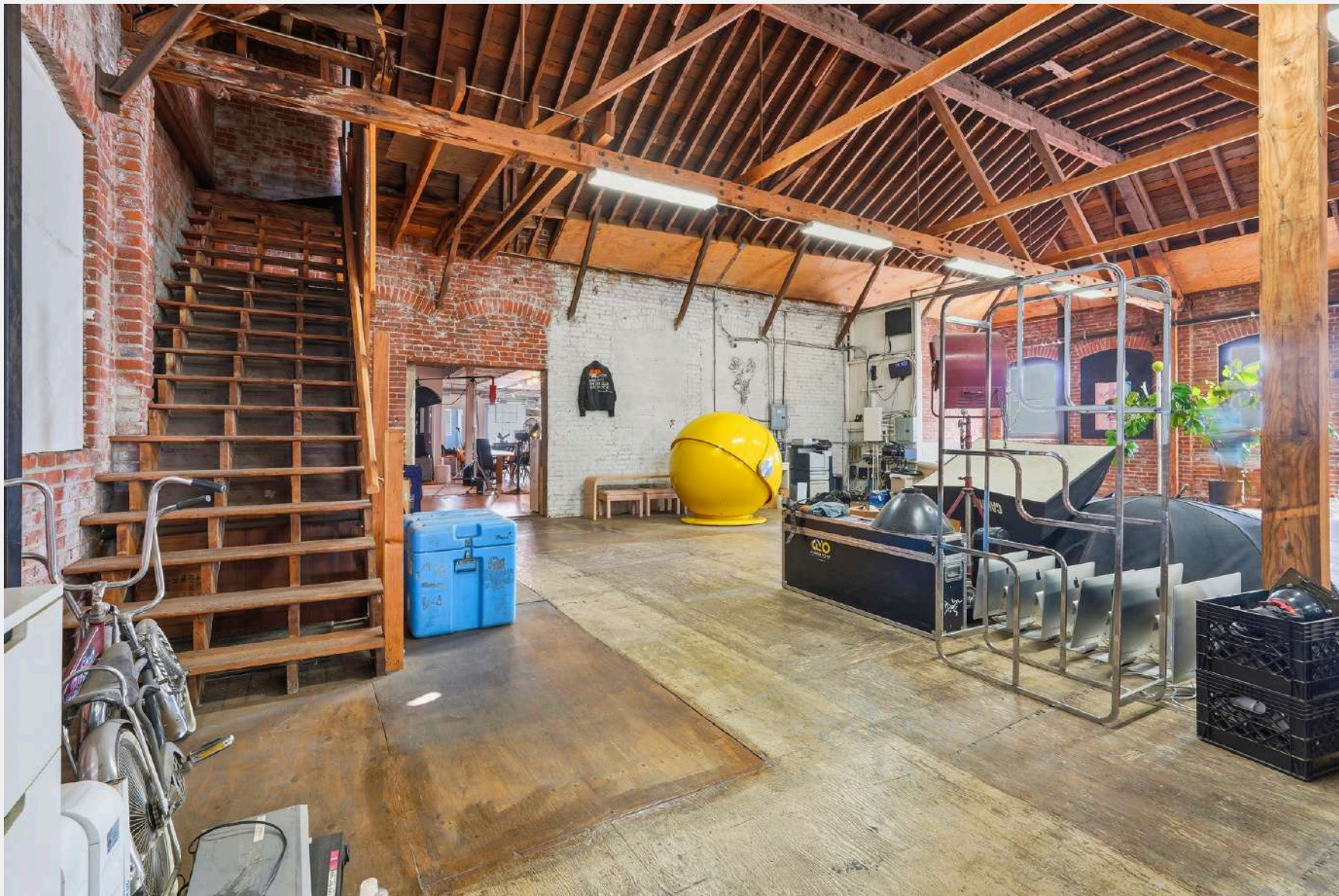
FLOOR PLAN

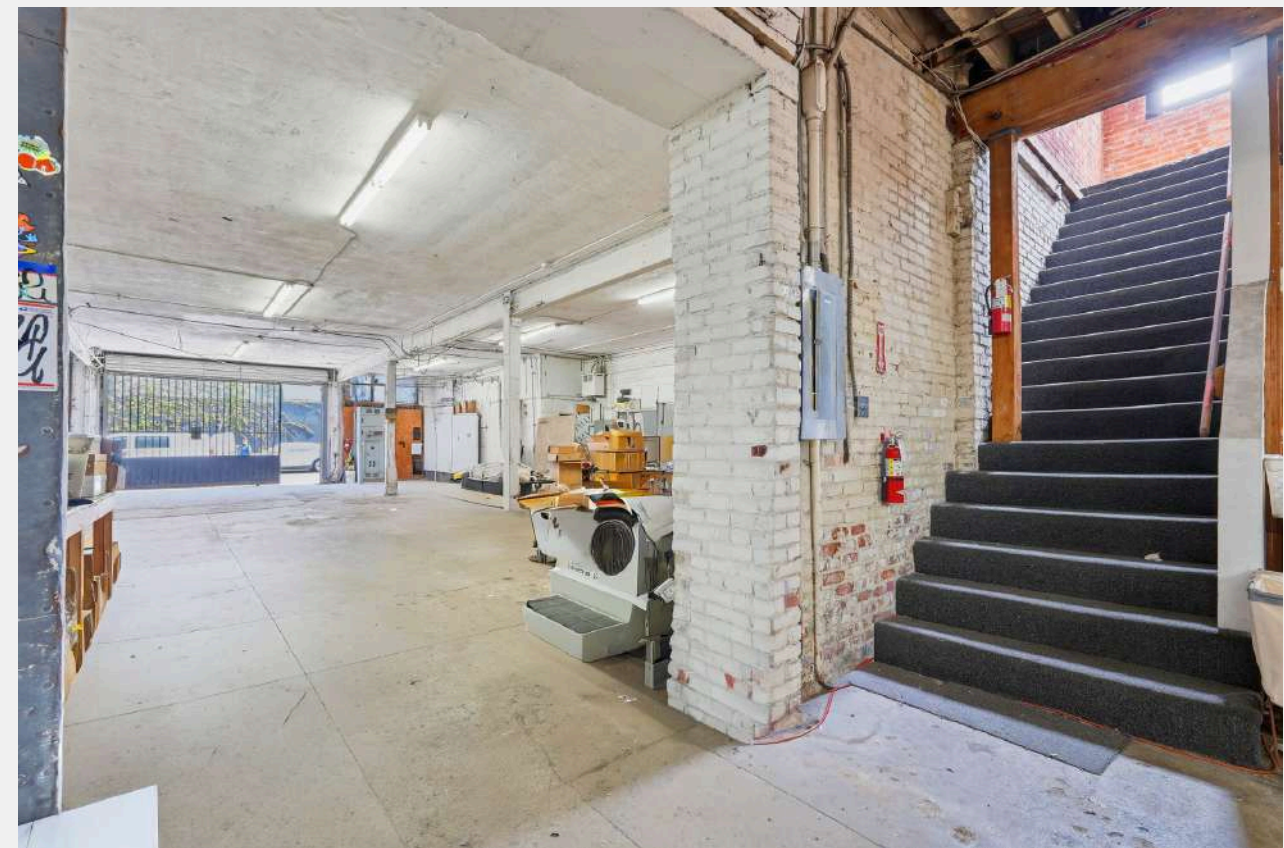
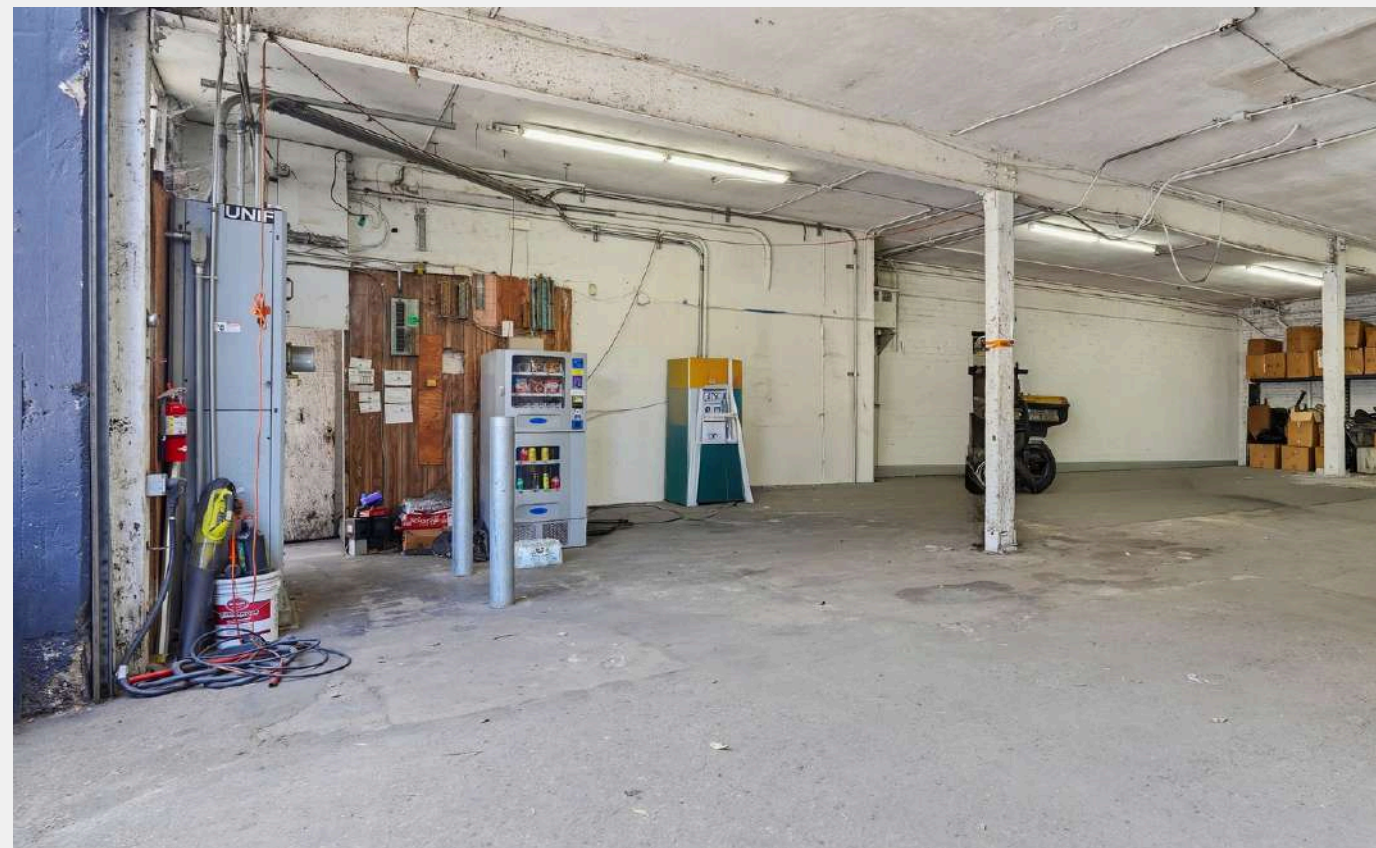
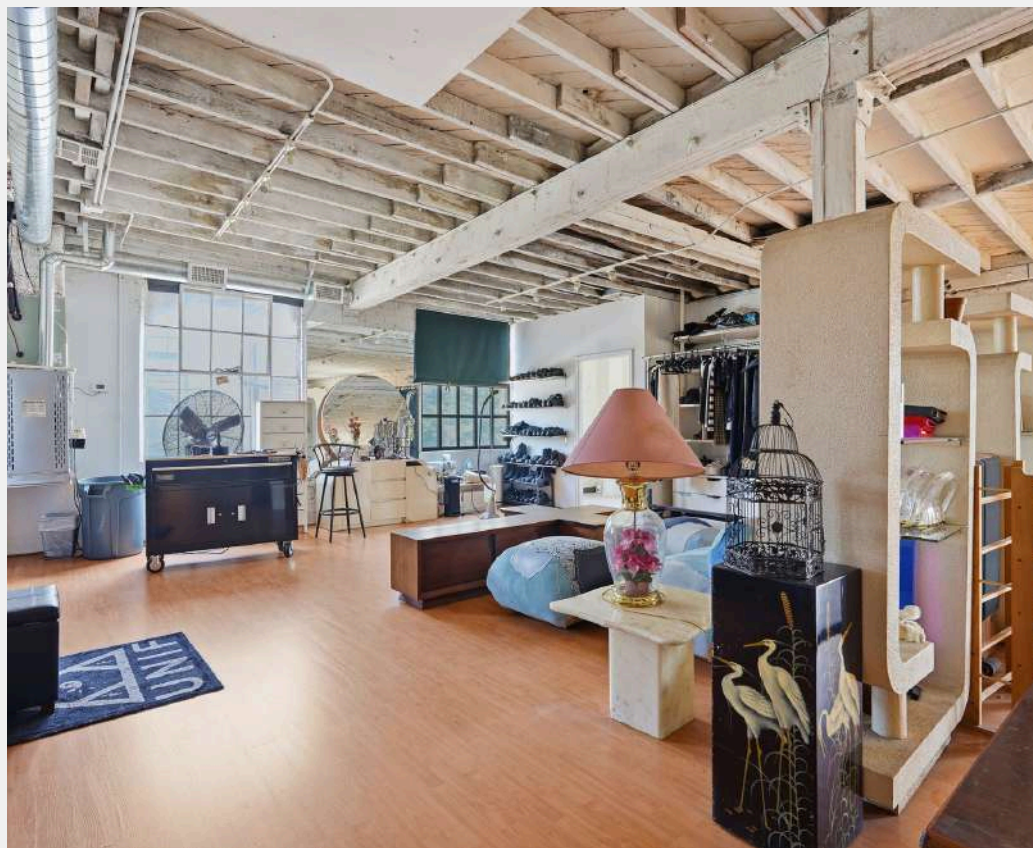
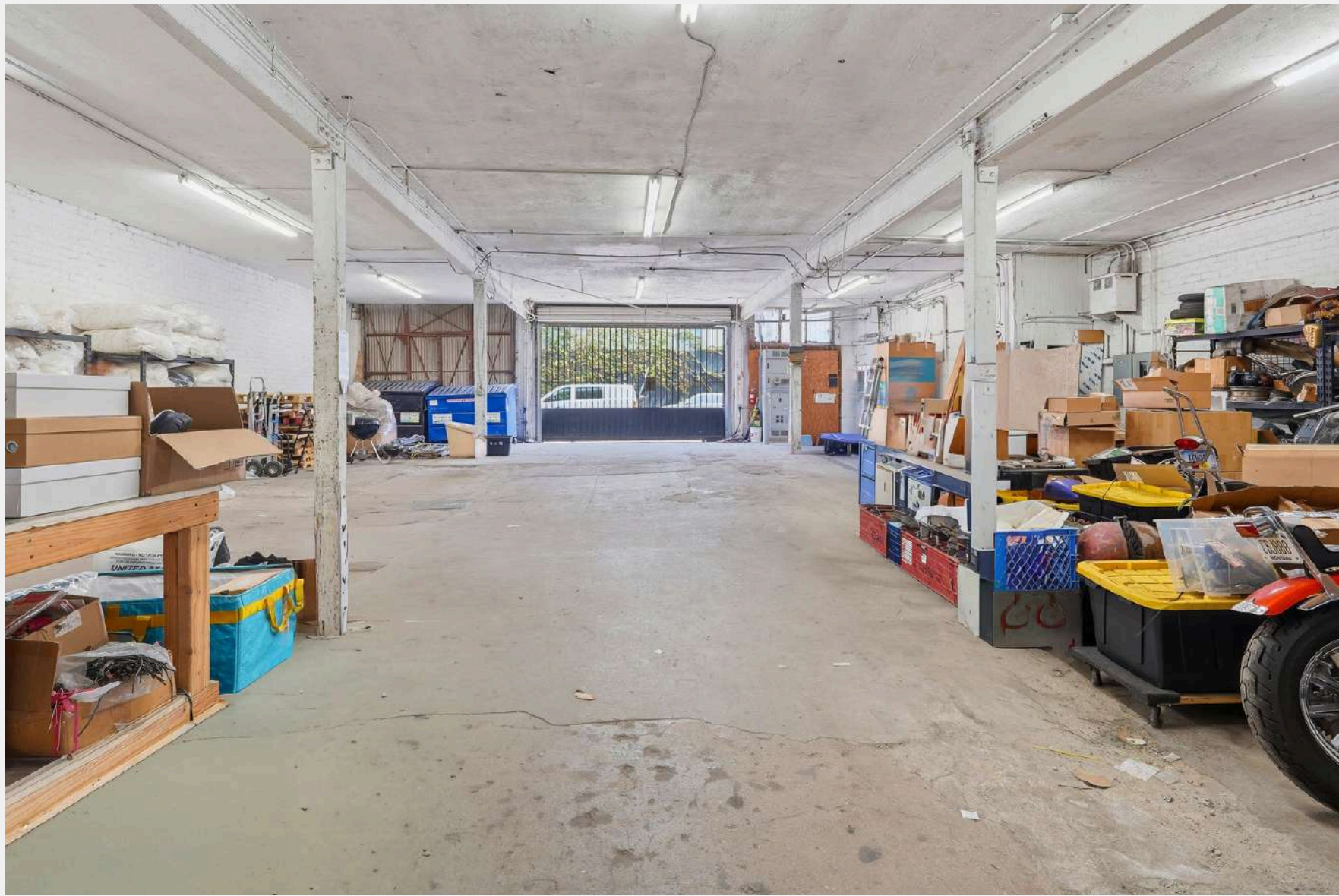
1st Floor

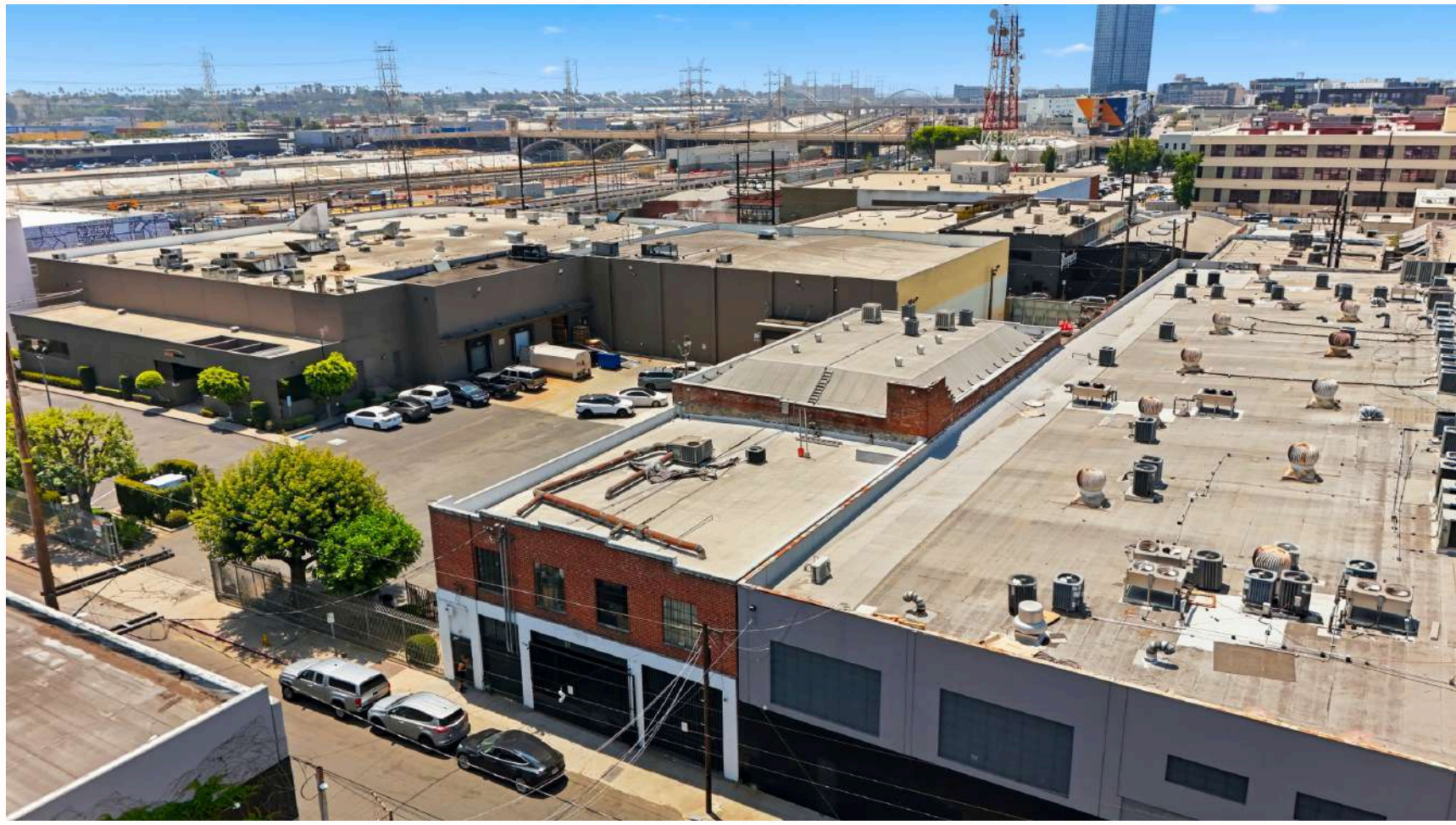


2nd Floor









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R E A L E S T A T E