

THE
ARTS
DISTRICT
GROUP



FOR LEASE

2315 E 8th Street
Los Angeles, 90021

the arts district
3,000± sf • warehouse
m3 zoning



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THE ARTS DISTRICT

The Arts District is one of Los Angeles's most dynamic and rapidly evolving neighborhoods. Its transformation is evident in the surge of new developments, thriving creative businesses, and expanding cultural destinations. Investors, entrepreneurs, and institutions are actively shaping the district into a premier hub for innovation, art, and lifestyle.

Strategically located, the Arts District connects East Los Angeles, Little Tokyo, the Garment District, the Fashion District, Downtown Los Angeles, Mission Junction, and The Row DTLA. The 6th Street Bridge and the surrounding park project are reshaping connectivity, bringing in new visitors and enhancing the neighborhood with one of the city's largest new open space systems.

The momentum extends into Boyle Heights and surrounding communities, fueling optimism and driving growth at the intersection of some of Los Angeles's most progressive neighborhoods.

The Arts District offers a diverse mix of arts, entertainment, and cultural experiences. Key destinations include SCI-Arc, Hauser & Wirth, Warner Music Group's headquarters, WeWork, Soho Warehouse, the Firehouse Hotel, and numerous acclaimed dining options such as Bestia, Bavel, Girl & the Goat, and Damian.

The area benefits from premier transportation access, with proximity to the 10, 5, and 101 Freeways, as well as regional rail and Metro connections. Mateo Street, the main commercial artery, continues to attract new investment and development, reinforcing the district's role as a centerpiece of Downtown Los Angeles's resurgence.



OVERVIEW

Lease this centrally located warehouse property, a valuable opportunity for those who understand the benefits of operating their business in a central urban location.

Near multiple freeways, the 101 and the 10, in the Downtown Arts District. Private, double egress warehouse building is 3,000 SF with a predominantly open layout, 19' ceiling clearance, large windows, built-out front office, and bathroom. Features include a loading dock area, grade-level steel roll-up door, insulated ceiling, ample 3-phase power, and easy access for trucks and shipping containers. Cement slab floors throughout, roll-up door allows for drive-in. Large power panel accessible in the unit. Rooftop air-powered wind turbines provide ventilation to keep it cool.

On-site parking for 8 in a secure gated lot. Near the Fashion District, Flower District, South Park, and Boyle Heights, only seconds from Downtown via freeway. Employees can be close to everything. This space is zoned for M3 commercial use.

Call for more details and the full package at 323-327-3686 or to schedule a time to see the space.



PHOTOS

SPECS

Price: \$4,700 per month

Building Size: 3,000± SF

Price per SF: \$1.56

Units: 1

Zoning: m3

Space Type: Industrial / Flex

Parking: 1 in alley

Frontage: Yes / E 8th Street

Central AC / HEAT: No

Sprinklered: No

Year Built: 1941

Power: 400 Amps / 3 Phase



PHOTOS



Back dock / parking

PHOTOS



PHOTOS



FLOORPLAN

ALLEY WAY

12 FT Dock Door

3,000 SF

Bathroom

Reception / Lobby Area

22 FT

136 FT LONG

FRONT

SIDEWALK

E 8th Street



METRICS



POPULATION: 82,700



CAR COUNT: 1,000±



MEDIAN AGE: 34 years old



HOUSEHOLD INCOME: \$80,000*

AREA



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NEIGHBORS



NEIGHBORS



Rolling Greens Nursery

Soho Warehouse Membership



NEIGHBORS



WeWork



HAUSER WIRTH MUSEUM

ABOUT US

The Arts District Group is a team of dedicated commercial real estate professionals founded in 2016.

We specialize in warehouse sales, leasing, commercial real estate development, repositioning, property management, and ground-up construction. Our team consists of local market experts with deep knowledge of Downtown Los Angeles, the Arts District, and select areas of the Valley. We've worked with thousands of tenants, from early-stage startups to Fortune 500 companies, aligning their business needs with the right properties. Our success comes from responsiveness, strong negotiations, market expertise, creative marketing strategies, integrity, and a commitment to exceptional client service.

By blending extensive business experience, entrepreneurial backgrounds, formal design training, and a passion for community development, we bring a distinctive and forward-thinking approach to real estate.

We look forward to the opportunity to work with you.



Thanks,
John

John Hanrahan
Founder • Broker
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