



LOOKBOOK • 2026

COMMERCIAL BROKERAGE, PROPERTY MANAGEMENT
& REPOSITIONING

Leasing and selling commercial property is an art form. The Arts District Group maximizes value through asset optimization, strategic repositioning, and powerful branding, ensuring your property reaches its full potential. As a full-service commercial brokerage, we combine market expertise, creative marketing, and hands-on execution to deliver exceptional results for owners and tenants alike.

ABOUT US:

The Arts District Group consists of dedicated and knowledgeable commercial real estate advisors. The Group specializes in the sale and leasing of industrial, office, development site, and retail properties.

The team knows Los Angeles and the Downtown Arts District and operates throughout the region. Their success comes from responsiveness, drive, strong negotiation skills, uncompromised integrity, specialized market knowledge, effective marketing strategies, and a commitment to exceptional customer service. They provide clients with a competitive edge in today's marketplace and consistently ensure that client goals are achieved.



DEVELOPMENT & CONSULTING: Renders for DTLA Warehouse

We leverage our experience, insight, industry knowledge, and trends to brainstorm and design concepts and renders, showcasing how vacant spaces may look with innovative concepts.

BEFORE: Vacant Restaurant / Warehouse



AFTER / CONCEPT: Mini Storage / Modern Storage Facility



REBRANDING A BUILDING: MARKETING A DEVELOPMENT PROJECT

The highest and best use for this large lot was not a used tire lot. We convinced developers and investors that a two-story mixed-use property would suit the area and increase revenue by 400 to 500 percent over the existing use. We transformed a century-old building in a bustling neighborhood that had been underutilized. We created renderings to market the space as a premium creative office and mixed-use property.

BEFORE • A used tire shop / underutilized parking



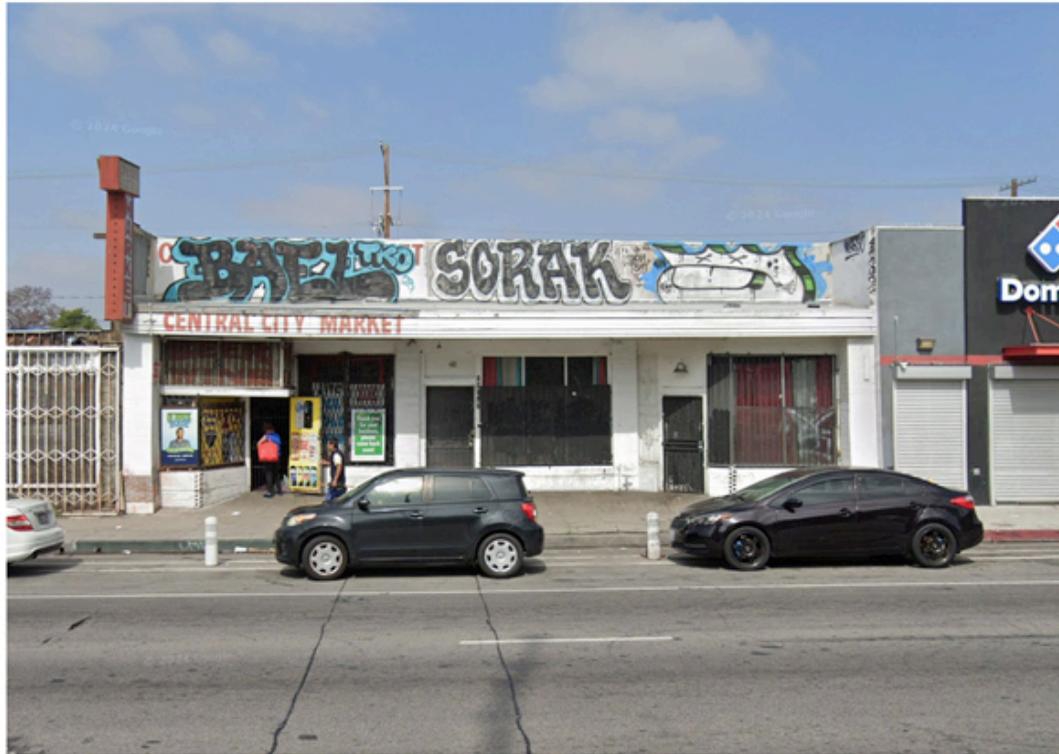
AFTER • Vibrant Proposed Creative Office Campus



WE TOOK OVER A FAILED LISTING IN 2024:

Previous broker had it on market 14 months. We took over and sold it in under 12 calendar days 10% over asking price.

We repainted the building, cleaned the units, cleared the alley, hung signage, and renewed the existing lease, raising rents by 60 percent and strengthening lease terms. We repainted over ten-year-old graffiti and mismatched paint and listed the property with professional drone photography. We installed a 29-foot color sign with bold calls to action, encouraging buyers to contact us directly. We responded to inquiries with same-day calls and tours, securing a buyer in just eight business days.



BEFORE WE LISTED IT



AFTER OUR LISTING / SOLD IN 12 CALENDAR DAYS

A MODERN CHIC SPOTLESS FACILITY CAME FROM A HOPELESS STATE

As the brokers, we spent four months marketing the property to our active buyers. We secured an offer near the asking price and facilitated the sale of the hotel to a young, emerging developer. The investors transformed the once run-down facility into a chic, modern hotel near the latest Los Angeles Rams stadium projects.

BEFORE • Deferred maintenance , empty pool, and 25% occupancy.



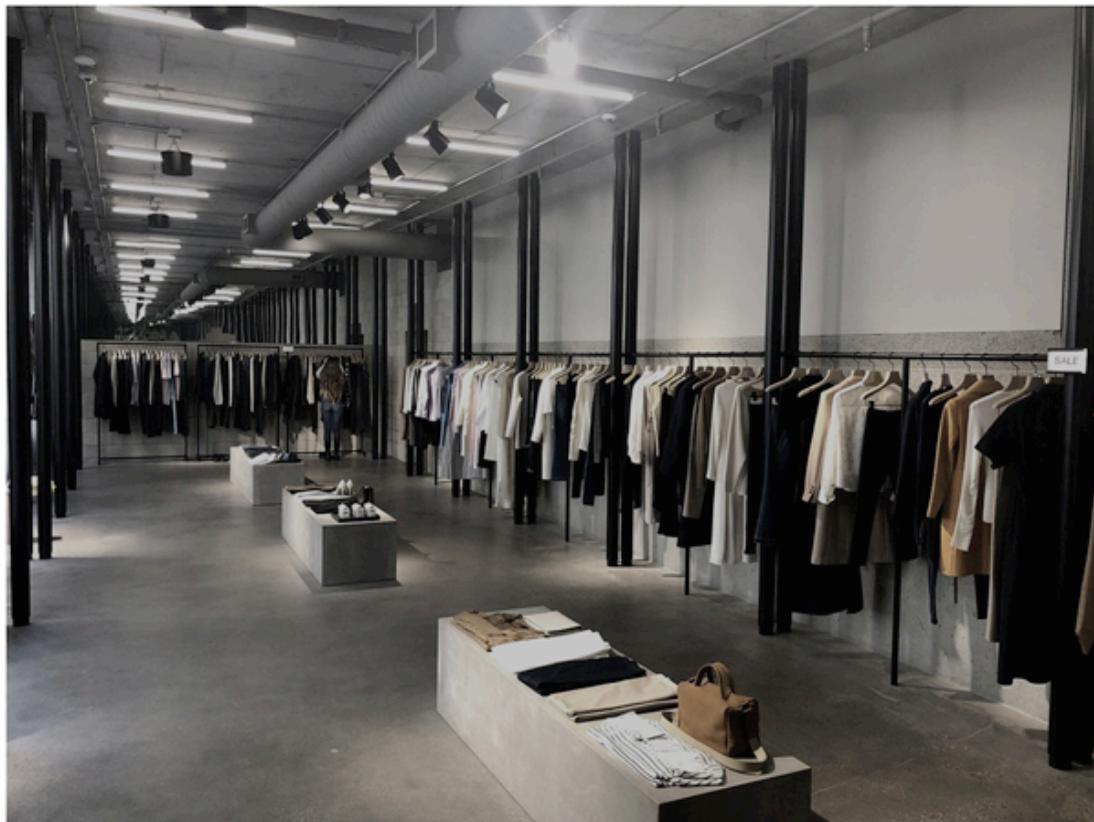
AFTER • A spotless, modern facility at 90% occupancy.



SHORT TERM RETAIL/CLOTHING SPACE TURNED BARBER SHOP COMMUNITY HUB

We transformed a short-term retail and clothing space into a vibrant barber shop and community hub. We updated the layout to create an open, welcoming environment, installed modern lighting, refinished floors, and added custom fixtures to enhance functionality and style. The space now serves as both a professional barber shop and a gathering place for the neighborhood, activating the street and creating a strong community presence.

BEFORE • A men's clothing shop departed



AFTER: A popular barbershop and community



DEVELOPMENT & CONSULTING: LA CRESCENTA-MONTROSE, LOS ANGELES

We are planning and designing a modern mixed-use retail space to activate the area. The project features bright colors, California-inspired design, smooth coat finishes, and native plants. Open-faced glass elements highlight the stunning mountain views. The highest and best use for this large lot was not a used tire lot. We successfully convinced developers and investors that a two-story mixed-use property would complement the area and increase revenue by 400 to 500 percent over its existing use.

BEFORE • Grooming facility



CONCEPT • 2 story, modern, multi-tenant mixed use.



AN ABANDONED SPORTS DIVE BAR TRANSFORMED INTO A FINE DINING EXPERIENCE

ADDRESS: 750 S BROADWAY, LOS ANGELES 90014

We took over a listing that many had walked away from, deeming it impossible to lease. Over three months, we marketed the property to our active tenants, a large database, and more than 4,000 bar owners across California. We secured an offer near the asking price and facilitated the lease to a creditworthy tenant with a food, bar, and event-focused concept. The investors transformed the once run-down sports bar into a chic, modern banquet hall, just minutes from the Staples Center and Convention Center. Inside, the facility now rivals a brand-new, high-end venue.

BEFORE • Sports Dive Bar (LA BREW CO.)



AFTER • Riwaaz Indian Cuisine & Banquet • Fine dining and private events



WORKSHOP TO TECH COMPANY TENANT:

For this project, we brought a Los Angeles tech company tenant into an old workshop space. We opened the layout, added glass doors to increase natural light, applied new drywall mud, installed new floors, updated the AC ducts, and added modern LED thin lighting. We also advised the landlord to remove a dated 1970s-era Kelly Green awning, which enhanced the curb appeal.

BEFORE • 26 year old fabric cutting workshop



AFTER • Cabling technology company



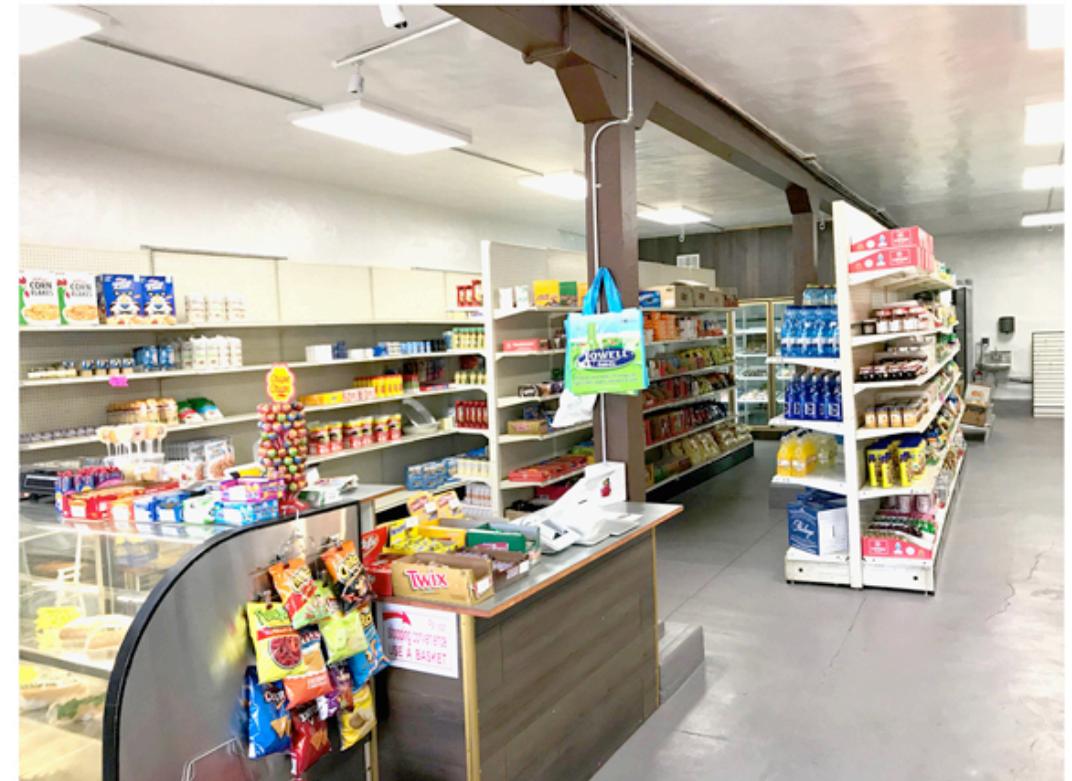
REVITALIZING TIRED SPACES

For this project, we brought in a family-owned European deli which renovated the entire facility, including new floors, 52 new outlets, new wiring, a kitchen, added floor drains, new LED lighting, opened windows, added new doors, and transformed the tired liquor store into a busy neighborhood deli.

BEFORE • 25 year old beer market (abandoned 4 years)



AFTER • European Deli



REBRANDING: LIVENING UP A BUILDING

A new look can bring you new tenants. New tenants can pay higher rents. Higher rents mean your building is worth more. Tenants today are brand conscious. They are looking for a building to complement their brand. Companies like Warner Music have turned the old FORD Factory into a campus. We can help market your structure to get more attention and maximize rent.

BEFORE • A basic and unmarked building



AFTER • Vibrant Creative Office Campus



ATTRACTING PROGRESSIVE TENANTS

This unit was a storage room for an unknown tenant in the produce industry. Through our network and marketing, we attracted a nationally known fine arts group called DABS MYLA, who converted the space into a beautiful gallery facility and workshop. Installing new walls, LED track lighting, a kitchen, and more.

BEFORE • Storage / Produce industry



AFTER • Fine art studio & design show room



PROPERTY REPOSITIONING & CONSULTING:

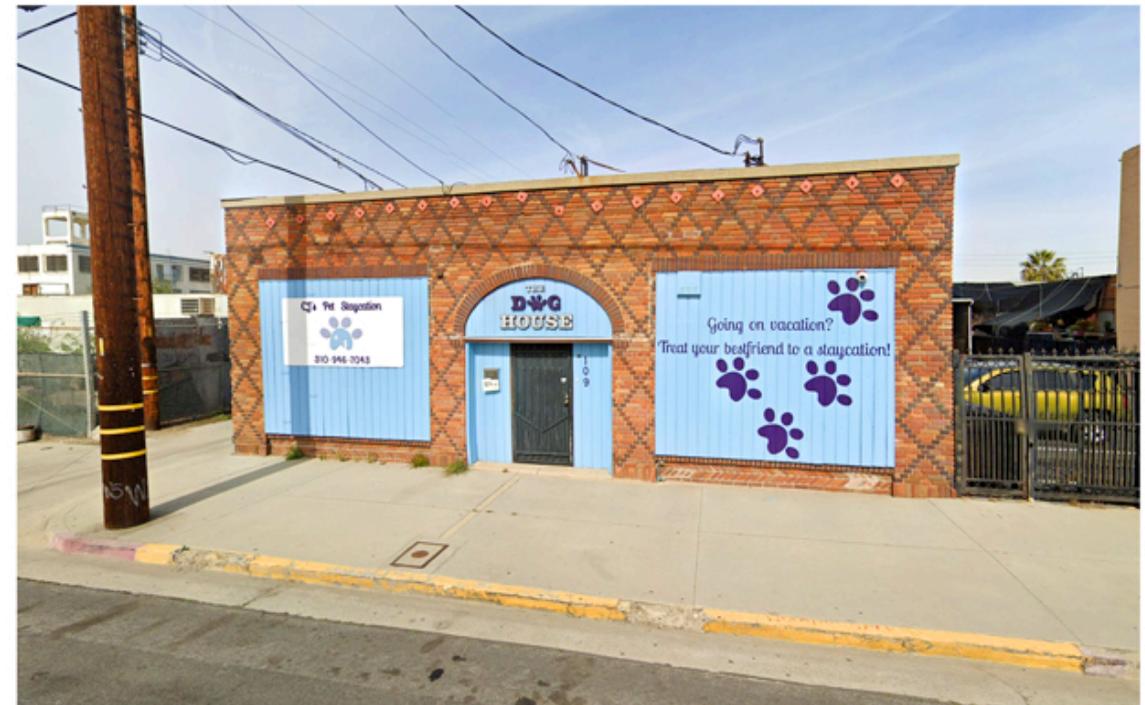
Alongside property leasing and sales, we assist property owners and investors in repositioning their properties to maximize their investments and bring new value to the building and area.

BEFORE: ABANDONED VENUE



VACANT FOR 3 YEARS PRIOR TO OUR CONTRACT

AFTER • PET HOTEL (4+ years and running)



SUCCESS: LEASED IN **UNDER 50 DAYS**

PROPERTY REPOSITIONING & CONSULTING:

Alongside property leasing and sales, we assist property owners and investors in repositioning their properties to maximize their investments and bring new value to the building and area.



BEFORE • Storage / Pallets

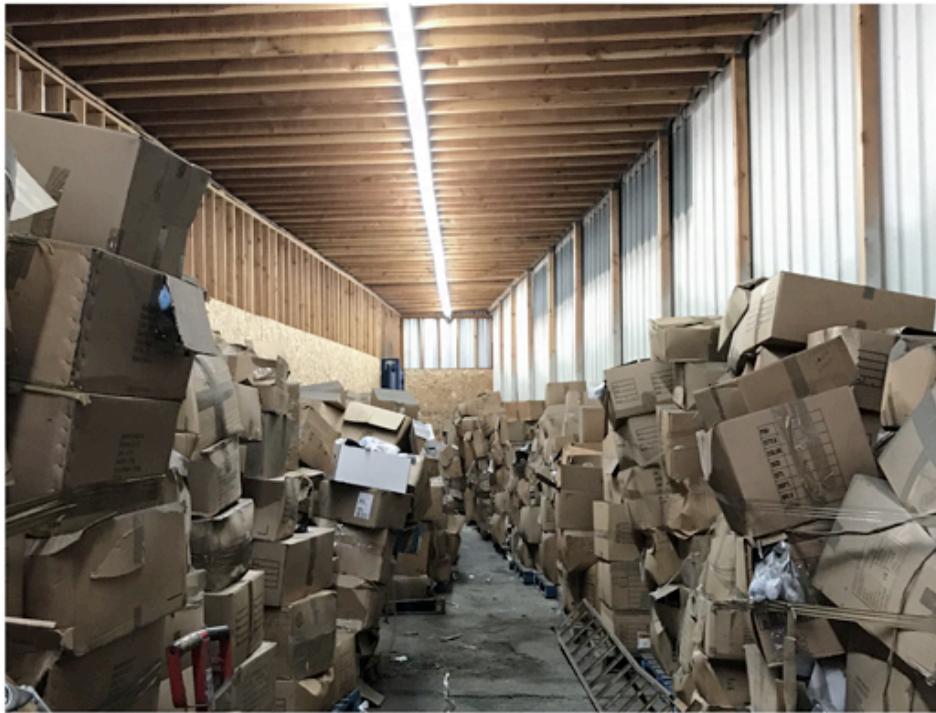


AFTER • Creative Office & Lounge

REPOSITIONING

This “hall” or covered parking lot, was once used to store 60 pallets of unsold clothing. Our tenants brought in 6 modern work stations and decorated it with sports themes. NBA players partially owned the company and would visit the artists.

BEFORE • Box storage



AFTER • Stylized office with windows



CLIENT:  PSD



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