

AVA ARTS DISTRICT

LOS ANGELES, CA



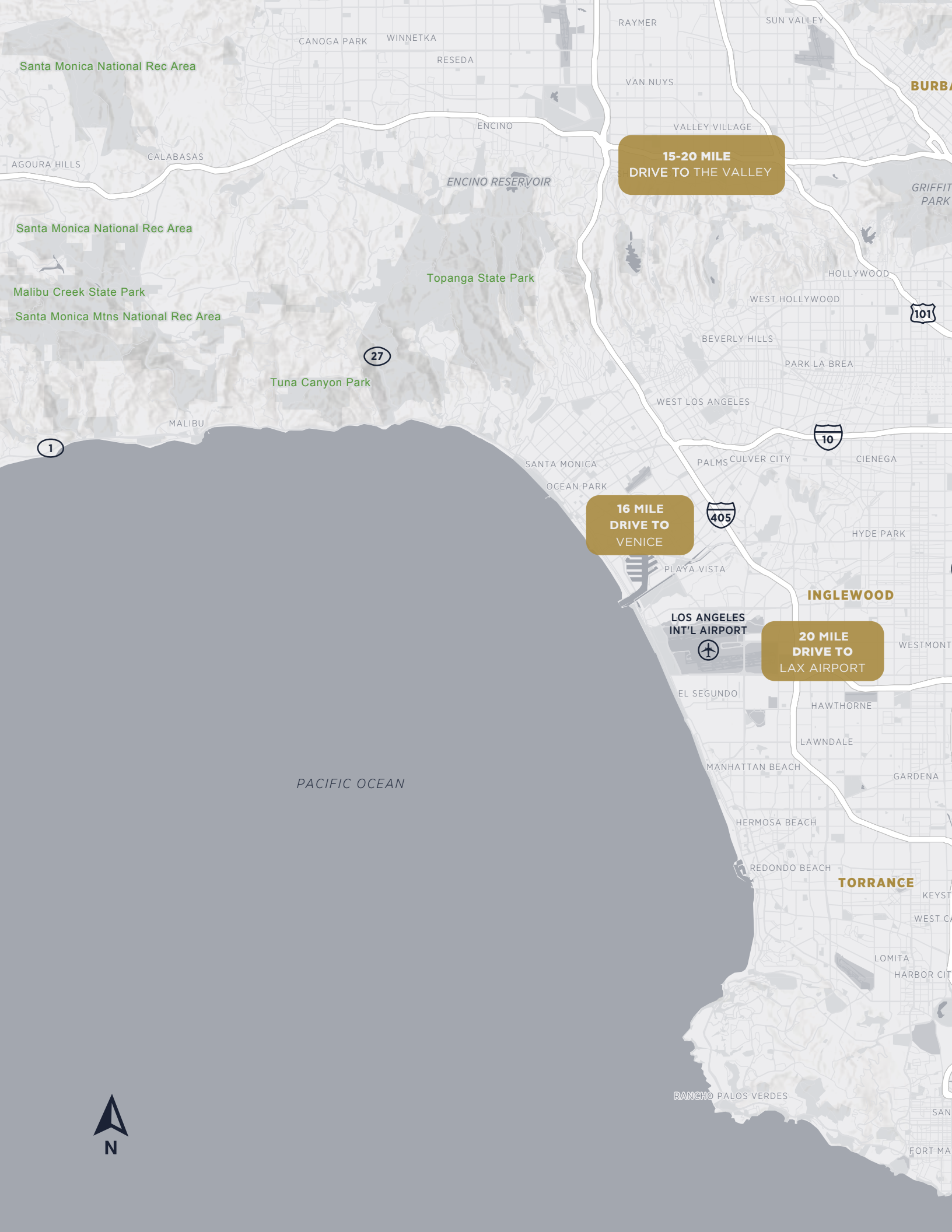








NEIGHBORHOOD



Santa Monica National Rec Area

Santa Monica National Rec Area

Malibu Creek State Park

Santa Monica Mtns National Rec Area

Topanga State Park

Tuna Canyon Park

15-20 MILE
DRIVE TO THE VALLEY

16 MILE
DRIVE TO
VENICE

20 MILE
DRIVE TO
LAX AIRPORT

PACIFIC OCEAN





12 MILE
DRIVE TO
PASADENA

DOWNTOWN LA

AVA
ARTS
DISTRICT

EAST LOS ANGELES

EL MONTE

WEST COVINA

DOWNEY

NORWALK

FULLERTON

ANAHEIM

ORANGE

GARDEN GROVE

SANTA ANA

IRVINE

LONG BEACH
AIRPORT

LONG BEACH

Seal Beach National Wildlife Refuge

Bolsa Chica Ecological Reserve



ECHO PARK

DODGER STADIUM

STADIUM WAY

N BROADWAY

LOS ANGELES STATE
HISTORIC PARK

N MAIN

110

CHINATOWN

NAUD JUNCTION

E CESAR E CHAVEZ AVE

CIVIC
CENTER

BUNKER
HILL

FINANCIAL
DISTRICT

HISTORIC
CORE

LITTLE
TOKYO

JEWELRY
DISTRICT

CENTRAL
CITY EAST

ARTS
DISTRICT

SOUTH
PARK

FASHION
DISTRICT

CENTRAL
INDUSTRIAL
DISTRICT

AVA
ARTS
DISTRICT

LA RIVER

E 1ST ST

E 7TH ST

S ALAMEDA ST

NEVIN

S SANTA FE AVE

AVE

NAOMI AVE

GRIFFITH AVE

S SAN PEDRO ST

E JEFFERSON BLVD

JEFFERSON

BROADWAY PL

S FIGUEROA ST

E ADAMS BLVD

E WASHINGTON BLVD

VENICE BLVD

S UNION AVE

W OLYMPIC BLVD

W 8TH ST

W 6TH ST

W 3RD ST

BEVERLY BLVD

W TEMPLE ST

S ALVARADO ST

N RAMPART BLVD

101

2

10

110

101



THE HISTORY

Before evolving into the vibrant neighborhood we recognize today, the **ARTS DISTRICT** was home to hundreds of acres of grape vineyards. In the 1800's French grape varietals were grown throughout the area, making the Arts District the center of CA wine production. The vineyards gave way to citrus groves, which then gave way to railroads, manufacturing and trucking. As companies left the area to build larger factories in nearby cities, the area's buildings sat vacant and became dilapidated. In the 1970s, artists breathed new life into the neighborhood as galleries, cafes, artist bars and music and theatre venues popped up. In 1981, the Artist in Residence ordinance was established, allowing artists to live in industrial buildings. Raves and parties ensued. Bands, particularly in the punk genre, cut their teeth in the area. In the 1990s, the City of Los Angeles officially named the area "**ARTS DISTRICT**." The 2010's brought a wave of new development, bringing an influx of people seeking an urban core with an authentic character to create, discover, eat & drink, experience and spend their money. With its distinguishable aesthetic, it's no surprise we constantly see the **ARTS DISTRICT** as a backdrop in print ads and on screen in commercials, shows and film.

THE NEIGHBORHOOD



WARNER MUSIC GROUP'S HQ



LIVE

Today we are amidst the next wave of residential, retail and office development, blending the area's industrial roots with creativity in everything from technology, architecture and entertainment to restaurants, breweries and lifestyle service providers and retailers.

THE ARTS DISTRICT is a fiercely original, urban neighborhood with streets rich in character and with building walls showcasing local artists. With an authenticity from the 20th century warehouses and former factories, organizations and residents are flocking to the neighborhood.

Over the last 2 years, over 1M sq ft has been leased to notable tech, fashion and entertainment employers adding nearly 4,000 employees to the area. In the adjacent downtown Los Angeles area, it is estimated over 500,000 workers are employed in the area with only 60,000 living Downtown. In the last 5 years, there have been nearly 2,800 residential units delivered in the area bringing the neighborhood to life through the architecture, the buildings and the people.



Olympic Blvd

MILL STREET LOFTS
57 UNITS / 6,000 SF RETAIL

**SRG
PROPOSED**
106 UNITS / 120,000 SF
COMMERCIAL INCL 14,000 SF RETAIL,
13,000 SF RESTAURANT

AVA
ARTS
DISTRICT
UNDER CONSTRUCTION
475 UNITS /
55,000 SF COMMERCIAL

BEACON LOFTS
53 UNITS

ARTS DISTRICT CENTER
PLANNED
129 UNITS
113 ROOM HOTEL, 72,000SF ART, RETAIL

5TH & SEATON
PLANNED
220 UNITS / 44,000SF COMMERCIAL

PALMETTO & COLYTON
PROPOSED
310 UNITS / 27,000 SF RETAIL

INDUSTRIAL
PLANNED
346 UNITS

676 MATEO
PROPOSED
185 UNITS / 23,000 SF
COMMERCIAL

6AM SITE
PROPOSED
14.5 ACRE SITE

THE SAVOY
303 UNITS

THE GAREY BUILDING
320 UNITS

ONE SANTA FE
438 UNITS

MURA
109 UNITS

BARKER BLOCK
242 UNITS

ALISO
472 UNITS

MOLINO ST LOFTS
91 UNITS

HILLCREST
PROPOSED
122 UNITS / 9,500SF RETAIL

TOY FACTORY LOFTS
109 UNITS

BISCUIT CO LOFTS
105 UNITS

520 MATEO
PROPOSED
475 UNITS
105,000 SF OFFICE,
20,000 SF RETAIL

2110 BAY ST
PLANNED
110 UNITS / 113,000 SF OFFICE,
51,000 SF COMMERCIAL

ONNI
PROPOSED
347 UNITS / 187,000 SF OFFICE,
22,000 SF RETAIL

7+BRIDGE
73 UNITS

AMP LOFTS
320 UNITS

670 MESQUIT
PROPOSED
308 UNITS / 236 HOTEL ROOMS,
944,000 SF OFFICE, 136,000 SF RETAIL

641
PROPOSED
140 UNITS / 7,000 SF RETAIL,
7,000 SF OFFICE



SPACES.

miro

AVERY DENNISON

Zappos.com

J BRAND

SOHO HOUSE

weedmaps

adidas

WC+A

mitú

soylent

GT GARDINER & THEOBALD

AVA

ARTS DISTRICT

UNDER CONSTRUCTION

475 UNITS / 55,000 SF COMMERCIAL

LEGENDARY PROPOSED

255,000 SF / 15,000 SF RETAIL

LE KRETZ INNOVATION CAMPUS

ART SHARE L.A.

Spotify

USC Roski School of Art and Design

ICA LA

WARNER MUSIC

TUBESCENCE

SOHO HOUSE

JADE ENTERPRISES

PLANNED

113,000 SF

51,000 SF COMMERCIAL, 110 LIVE/WORK UNITS

HYPERLOOP

Santa Fe Ave

Mateo Street

6TH Street Viaduct Project

produceLA

114,000SF

15,000SF RETAIL

Union Cowork

TISHMAN SPEYER

PLANNED

203,000 SF

CURRENTLY LEASED TO HYPERLOOP ONE

16,000 SF RETAIL

PROPOSED

187,000 SF

347 RESI UNITS, 22,000 SF RETAIL

LOWIE

PLANNED

113,000 SF / 3,400SF RETAIL

Lucky Brand



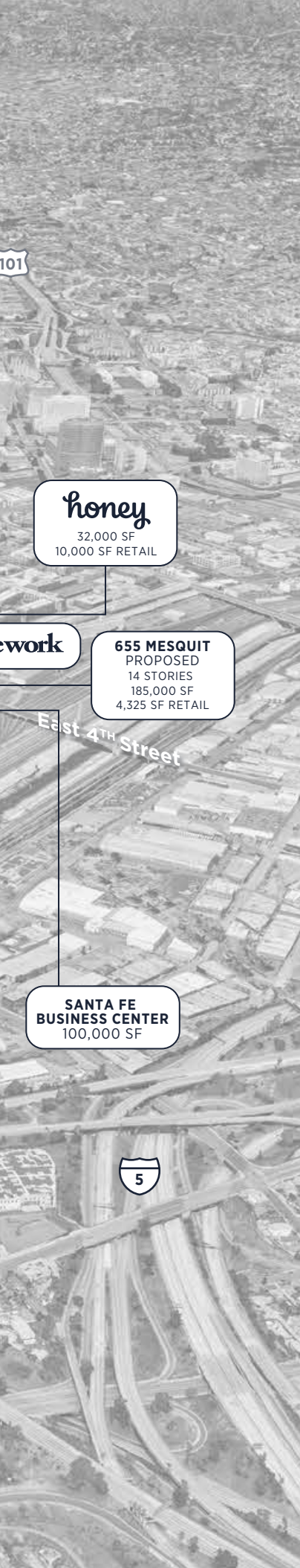
WORK

OZ BENEFIT

Spurring the growth of the **ARTS DISTRICT** is the underlying Opportunity Zone (OZ) designation to which many local entrepreneurs are utilizing unique advantages. For Qualified Businesses that are located in a Qualified Property (AVA Arts District is this designation), their investors are able to obtain tax benefits on capital gains invested into the qualified opportunity fund. As such the **ARTS DISTRICT** has a unique attraction for founders, start-ups, HQ relocations and entrepreneurs alike (Qualified Businesses) to establish businesses in the area to capitalize on the OZ benefits as their companies grow.

DEFINITIONS

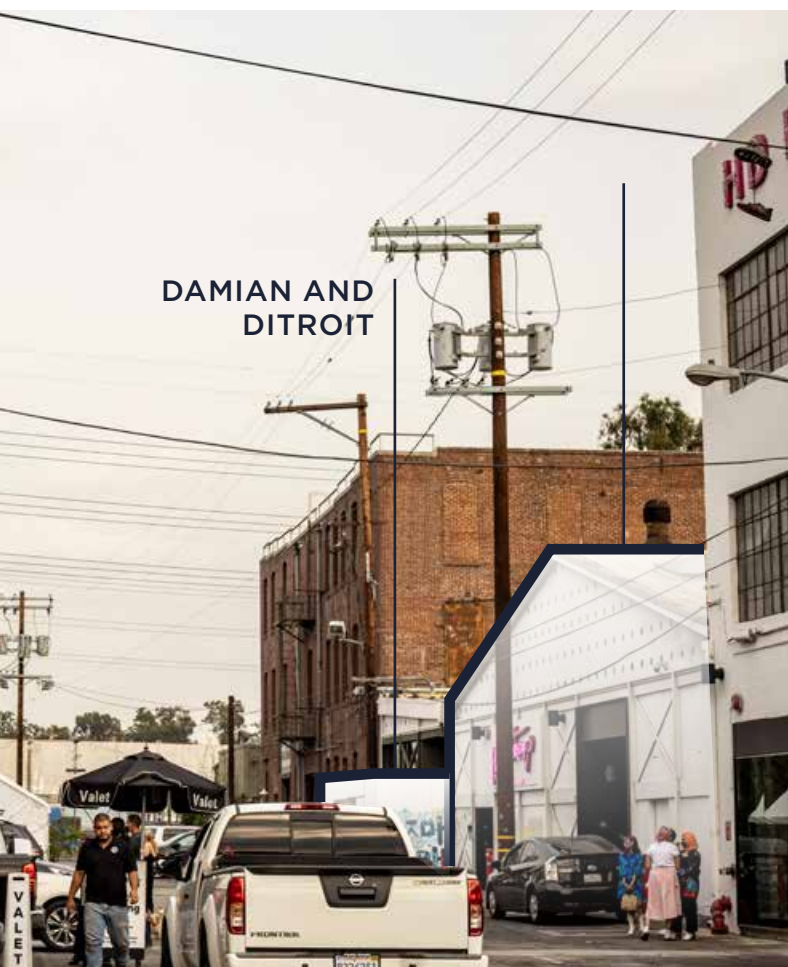
- **Qualified opportunity fund ("Qualified Fund"):** an investment vehicle that has at least 90% of its assets as qualified opportunity zone property ("Qualified Property"). AVA Arts District is designated in the zone.
- **Qualified Property:** tangible property and/or equity interests in a US company engaged in a qualified opportunity zone business ("Qualified Business").
- **Qualified Business:** defined as (i) 70% of the company's tangible property must be in an OZ, (ii) 40% of a company's intangible property must be used in the active conduct of a business in an OZ, and (iii) 50% of a company's gross income must be derived from the active conduct of a business in an OZ.



PLAY



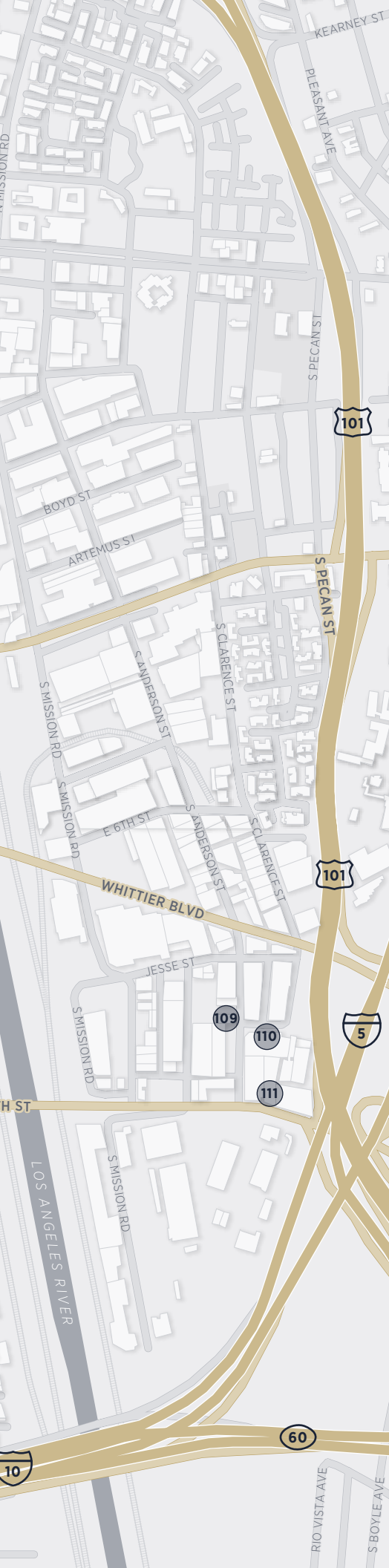
7TH PLACE



FOOD & DRINK

- 1 Boomtown Brewery
- 4 Father's Office
- 5 Bao Hiroo
- 8 Angel City Brewing
- 9 Inko Nito
- 11 Salt & Straw
- 13 Manuela
- 15 Eat Drink Americano
- 16 Nightshade
- 18 Café Gratitude
- 20 Bulletproof Coffee
- 22 Edibol
- 23 Van Leeuwen Ice Cream
- 26 Amazebowls
- 27 Here & Now
- 28 The Black Fig
- 29 Mumford Brewing
- 30 Terraza Cha Cha Cha
- 33 Groundwork Coffee
- 34 Pali Wine
- 35 Arts District Brewing Co
- 36 Loqui
- 37 Wurstkuche
- 39 Kreation
- 40 Death & Co
- 42 Pie Hole
- 44 Eighty Two
- 45 Lupetti
- 46 In Sheep's Clothing
- 47 Catch 21
- 53 Urth Caffé
- 57 Bavel
- 58 Verve Coffee
- 59 Lost Spirits Distillery
- 61 Black Bean (coming soon)
- 62 Factory Kitchen
- 63 Sixth + Mill
- 64 Brera
- 66 Girl & the Goat
- 67 Art & Fish
- 68 Zinc Café
- 69 Chuy's Tacos
- 71 Blue Bottle
- 74 Urban Radish
- 75 Little Bear
- 76 Restaurant coming soon
- 77 Pour Haus
- 80 Pikunico





FOOD & DRINK

- 81 Go Get Em Tiger
- 84 M Georgina
- 85 Poketo
- 89 Hayato
- 91 Paramount Coffee Project
- 92 Rappahanock Oyster Bar
- 93 Smorgasburg
- 94 Everson Royce Bar
- 95 Guerrilla Tacos
- 96 Pizzanista
- 97 Tony's Saloon
- 98 House of Machines
- 100 Bread Lounge
- 101 Bestia
- 102 Damian
- 103 Ditroit
- 104 Stumptown
- 106 Maru Coffee
- 108 Greenbar Distillery
- 109 Dry River Brewing
- 110 Indie Brewing Company
- 111 Silverback Coffee of Rwanda

FITNESS

- 2 Sanctuary Fitness
- 25 F45 Training
- 51 Eat Sleep Train Live Repeat
- 70 Rec Center Crossfit
- 78 The Bridge Mind Body Movement
- 86 Athletic Club

RETAIL/BOUIQUE

- 12 Love Adorned
- 17 Hammer & Spear
- 21 Wittmore
- 24 Hennessey + Ingalls
- 31 Warby Parker
- 32 Alchemy Works
- 38 Apolis
- 41 Le Labo
- 72 Dover Street Market
- 82 Hawkins New York
- 87 Coreology
- 88 Bodega
- 90 Tokyobike

ART

- 10 Over the Influence
- 14 Hauser & Wirth
- 49 The Container Yard
- 50 Arts District Co-op
- 60 Wisdome

ENTERTAINMENT

- 3 Moroccan Lounge
- 54 Resident
- 73 Two Bit Circus

SOCIAL CLUB

- 7 Challenge Cream & Butter building
- 79 Bike Shed
- 105 Soho Warehouse

HOTEL

- 43 American Hotel
- 48 400 S Alameda Hotel
- 99 Ziman hotel project

DAILY NEEDS

- 6 Dogdrop
- 55 Bone Sweet Bone
- 107 Rolling Greens

COWORKING

- 56 We Work
- 83 Shopify

GROCERY

- 19 Grow
- 74 Urban Radish

MISC.

- 52 DTLA Urgent Care
- 65 LA Gun Club





AVA ARTS DISTRICT





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. **AVA ARTS DISTRICT** will be a mainstay in the neighborhood, serving as the entry into the heart of the community, enticing neighbors to discover emerging artists and musicians throughout the alleys and courtyards.



AVA ARTS DISTRICT

AVA ARTS DISTRICT will bring 475 luxury apartment homes and 55,000sf of arts, retail and restaurant space to the area.



RETAIL SF

ANCHOR	14K SF (25%)
ARTS	6K (11%)
OTHER	35K (64%)



PARKING

3 SPACES / 1,000 SF





DEVELOPMENT TIMELINE



CONSTRUCTION START: Q3 2020



RETAIL TENANT DELIVERY: Q2 2023



FIRST RESIDENT MOVE IN: Q2 2023



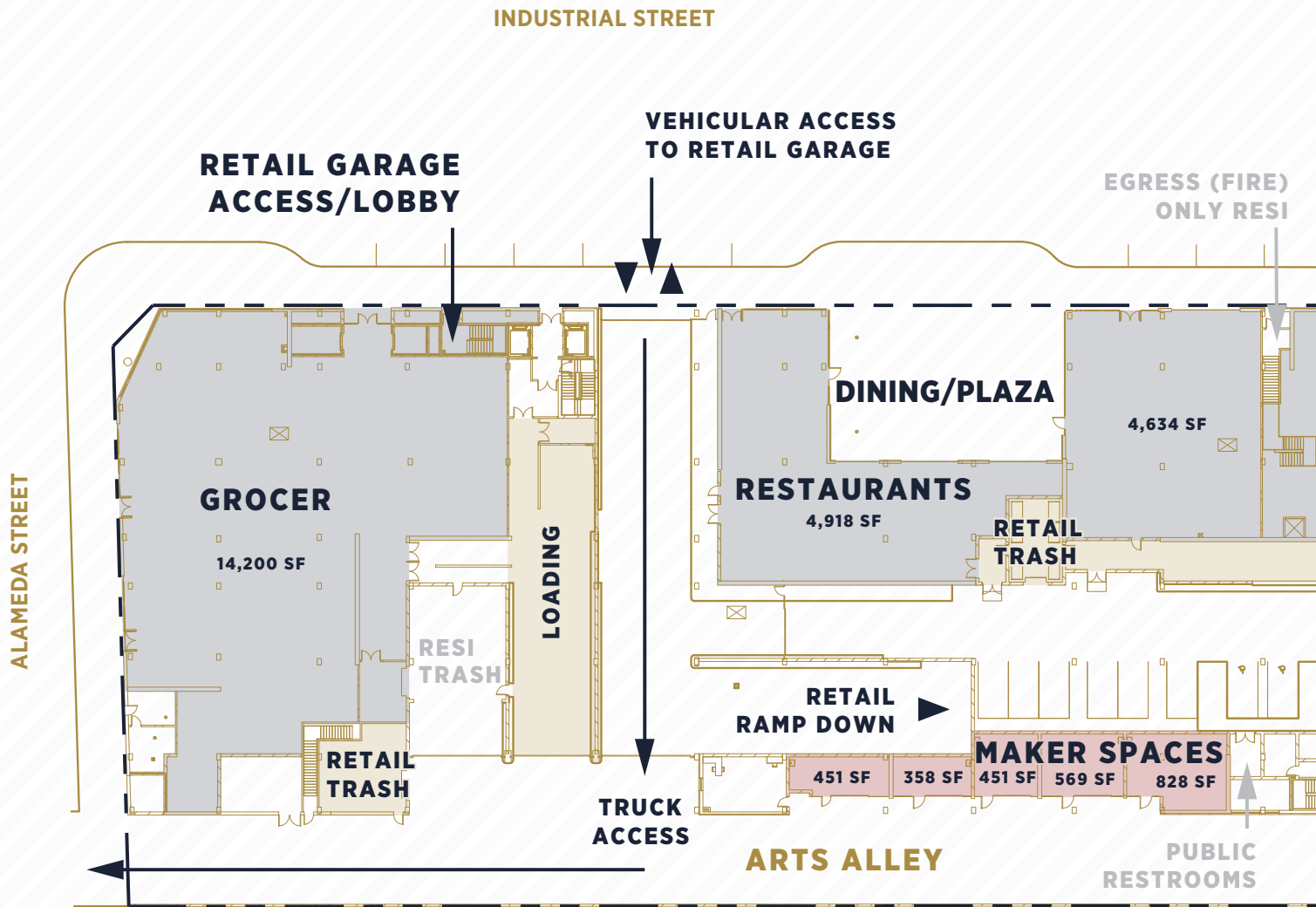
RETAIL OPENINGS: Q1 2024 - Q4 2024



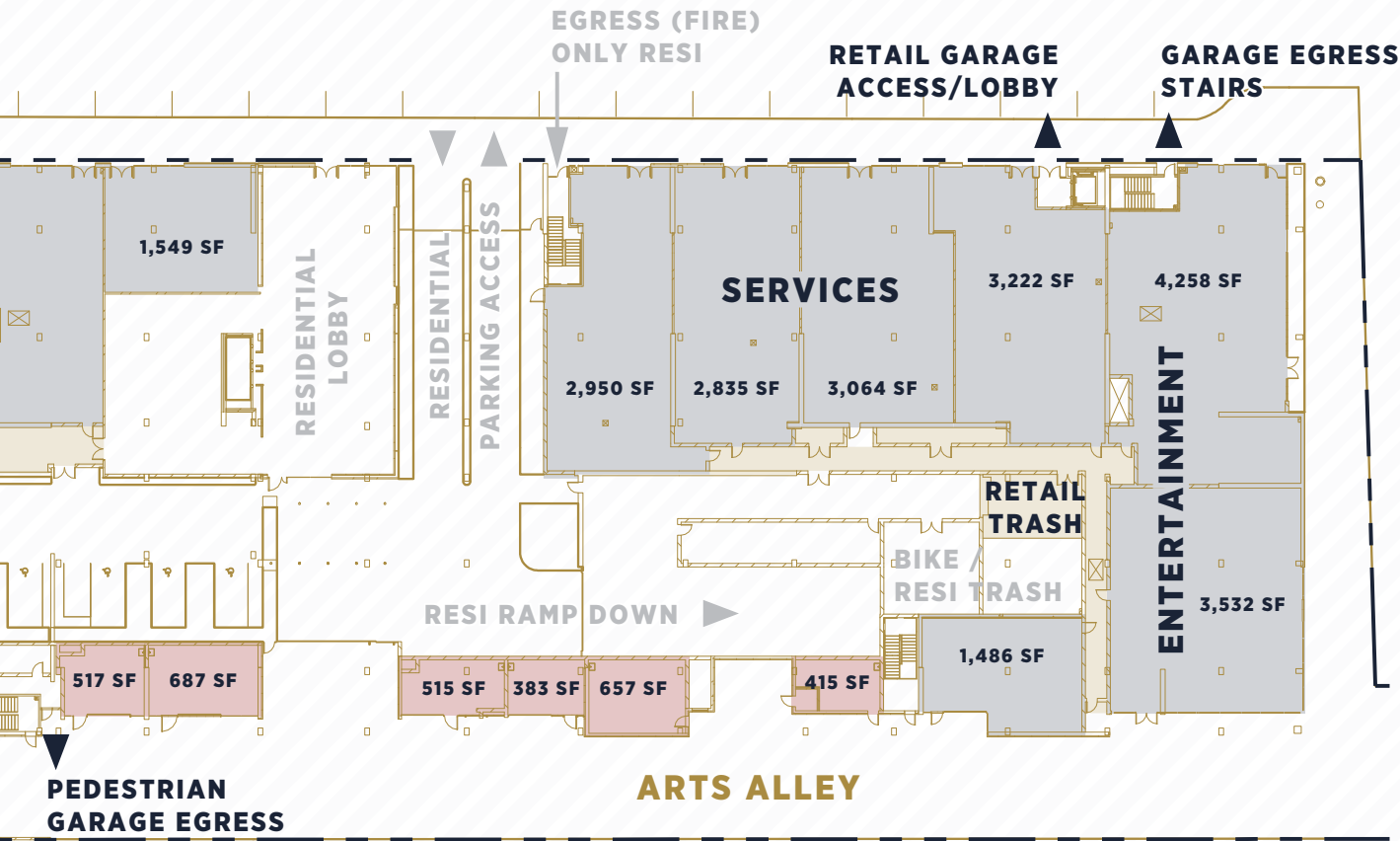


PLAN



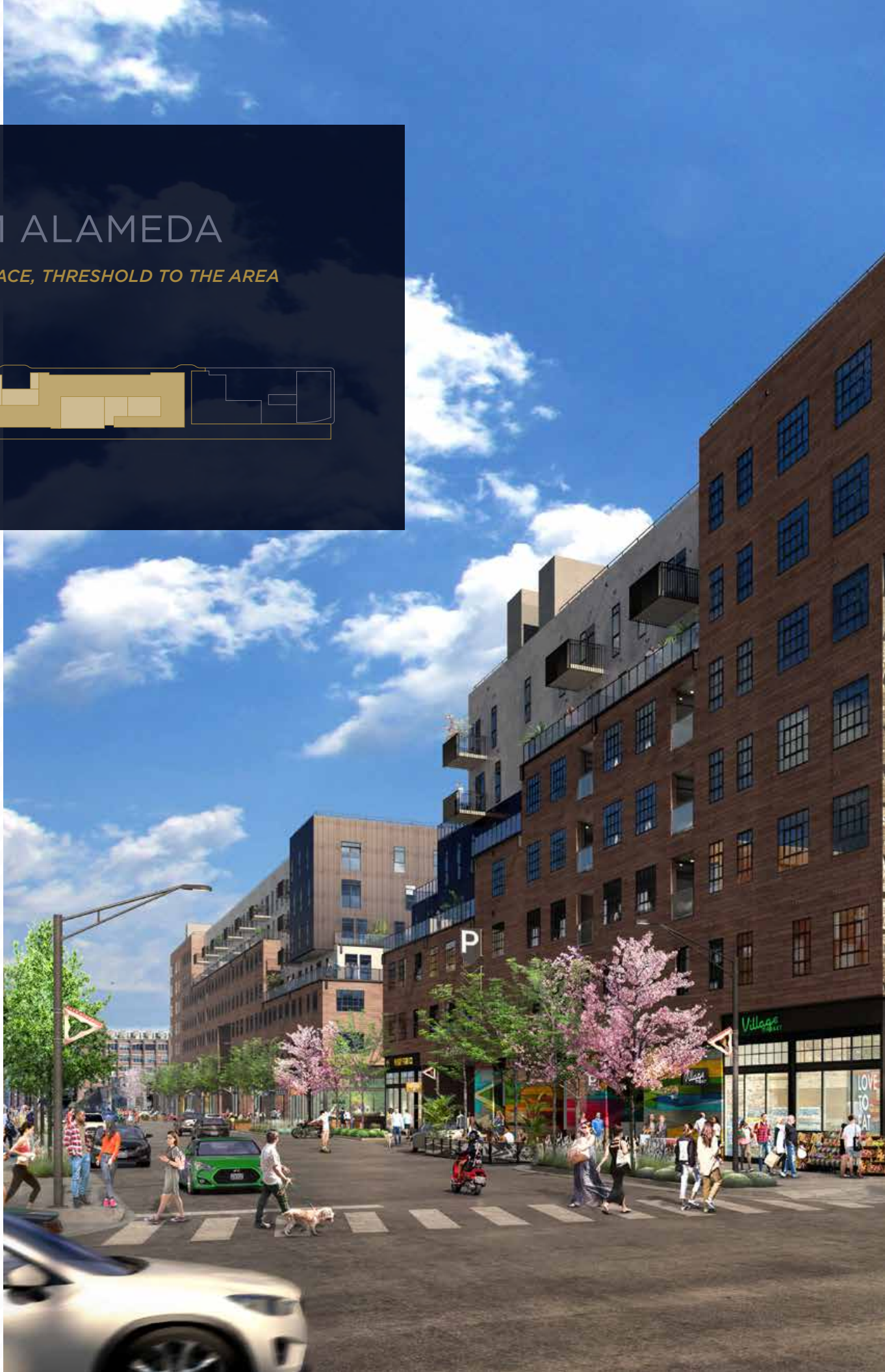


INDUSTRIAL STREET



FROM ALAMEDA

ANCHOR SPACE, THRESHOLD TO THE AREA

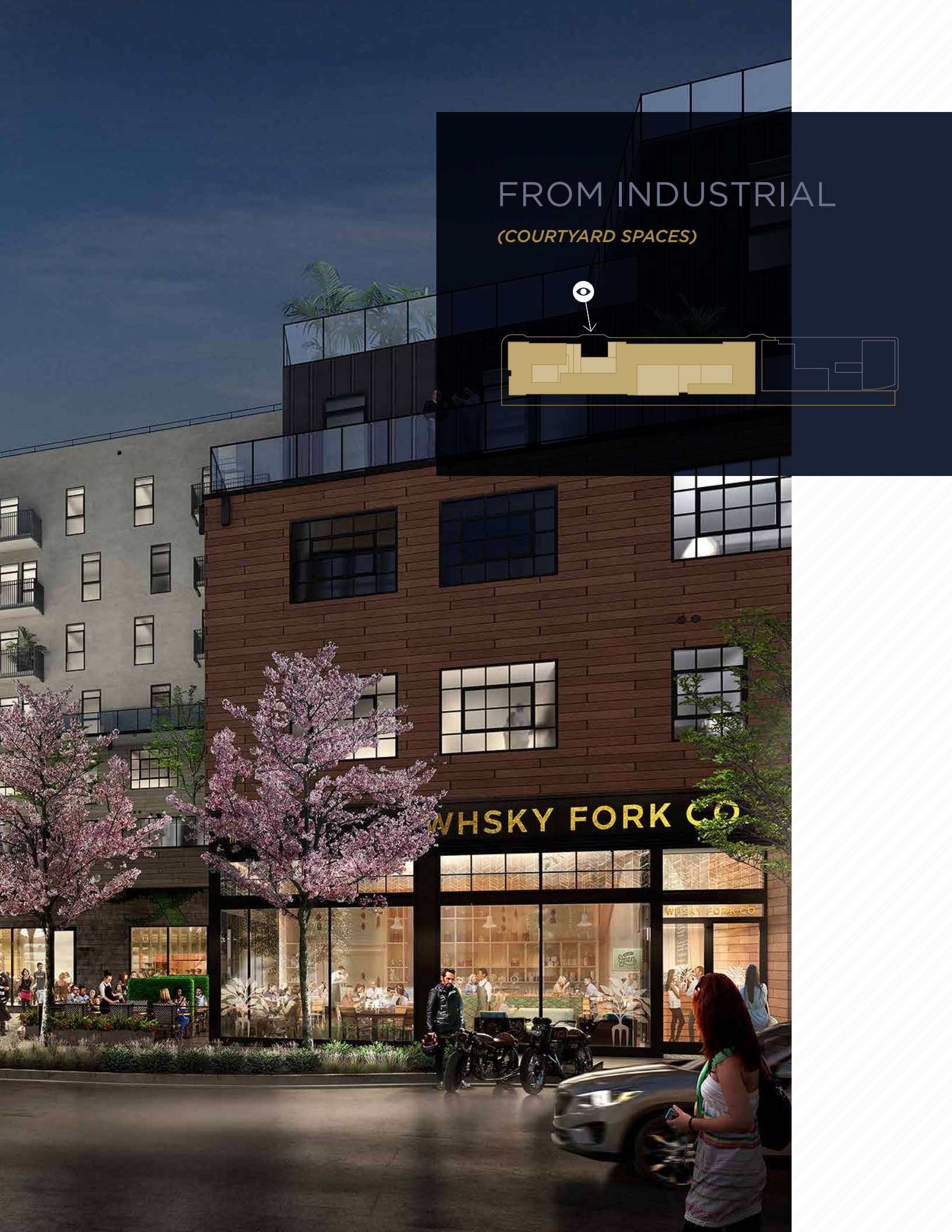






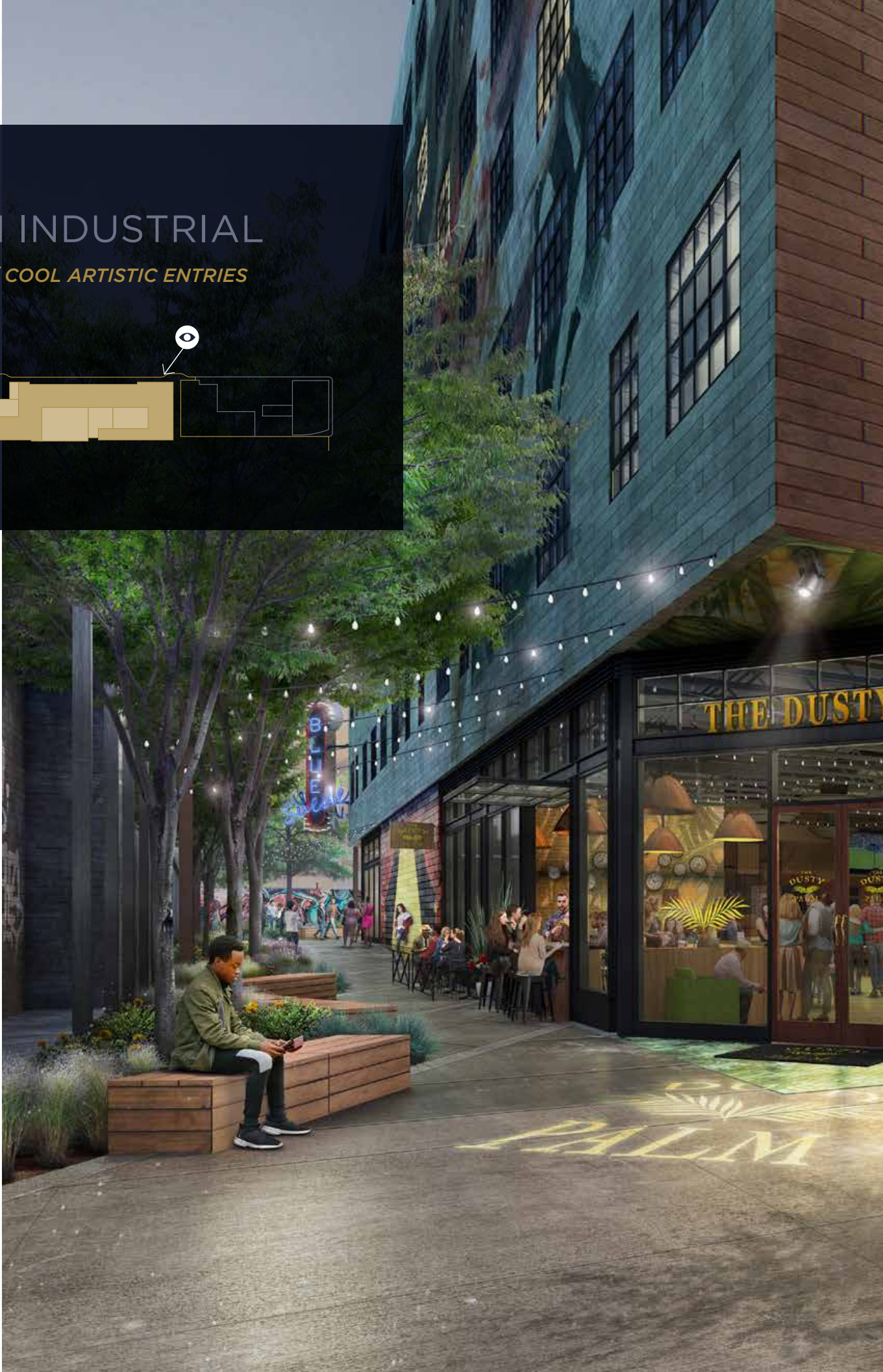
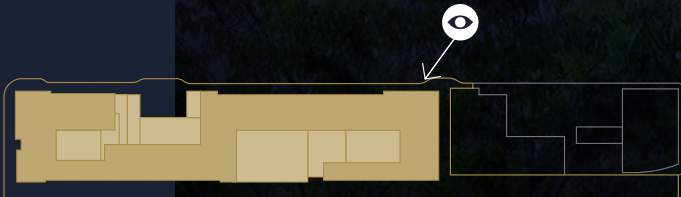
FROM INDUSTRIAL

(COURTYARD SPACES)



FROM INDUSTRIAL

SERVICES / COOL ARTISTIC ENTRIES





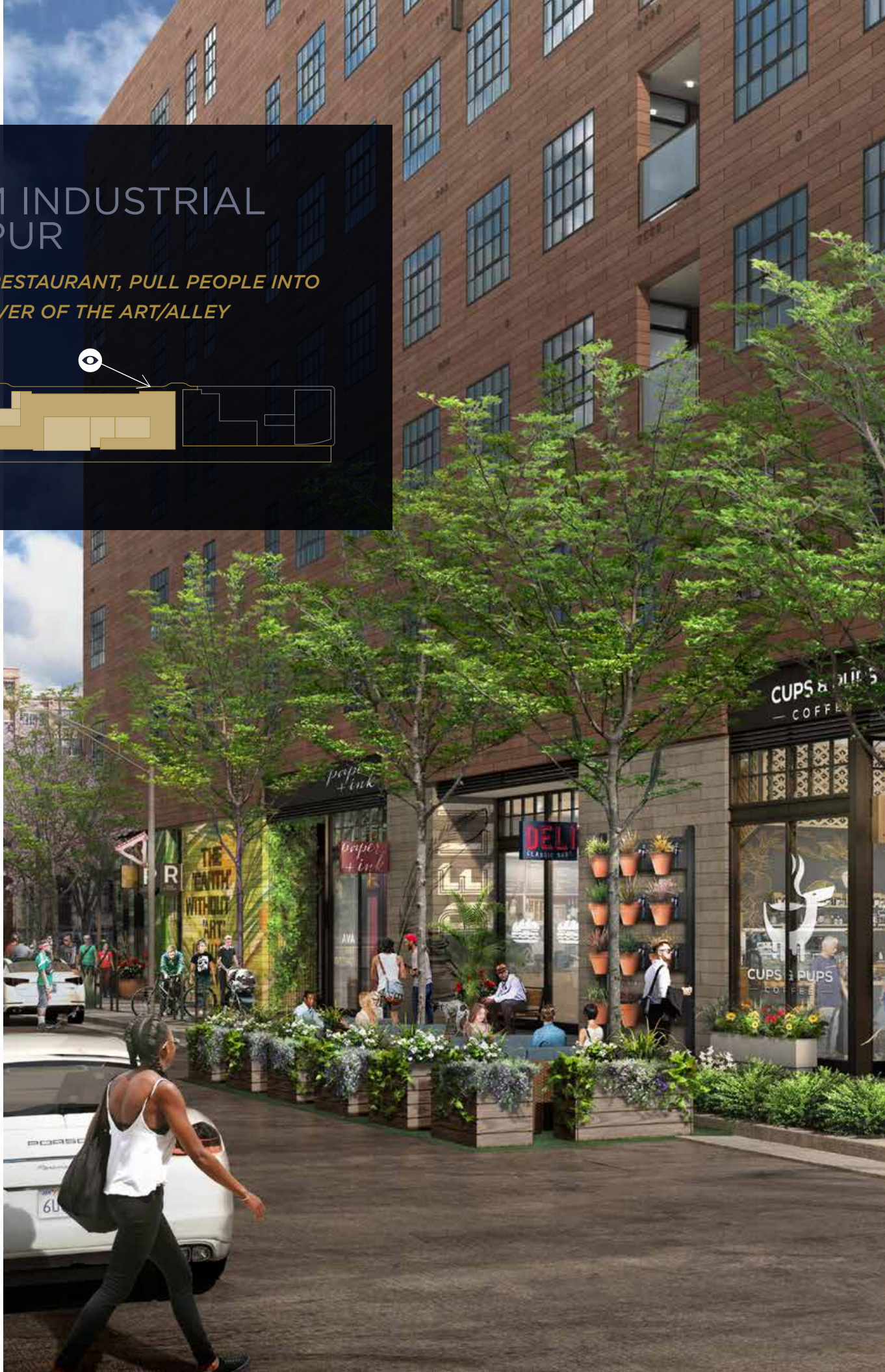
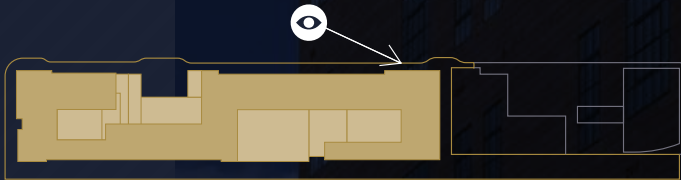
PALM

THE PART
WITHOUT
ART
IS JUST
LIFE

Bar Menu
The City
The State
The Nation
The World
The Universe
The Cosmos
The Galaxy
The Universe
The Cosmos
The Galaxy

FROM INDUSTRIAL TO SPUR

*(CORNER RESTAURANT, PULL PEOPLE INTO
THE DISCOVER OF THE ART/ALLEY*





FROM THE ALLEY

ENTERTAINMENT SPACE







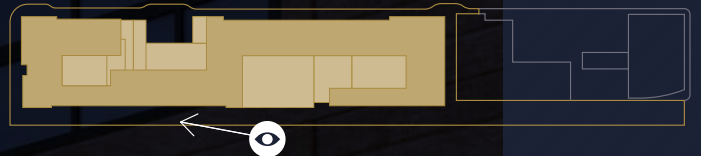
WHEN I LOOK at
I SEE LIFE I SEE ART

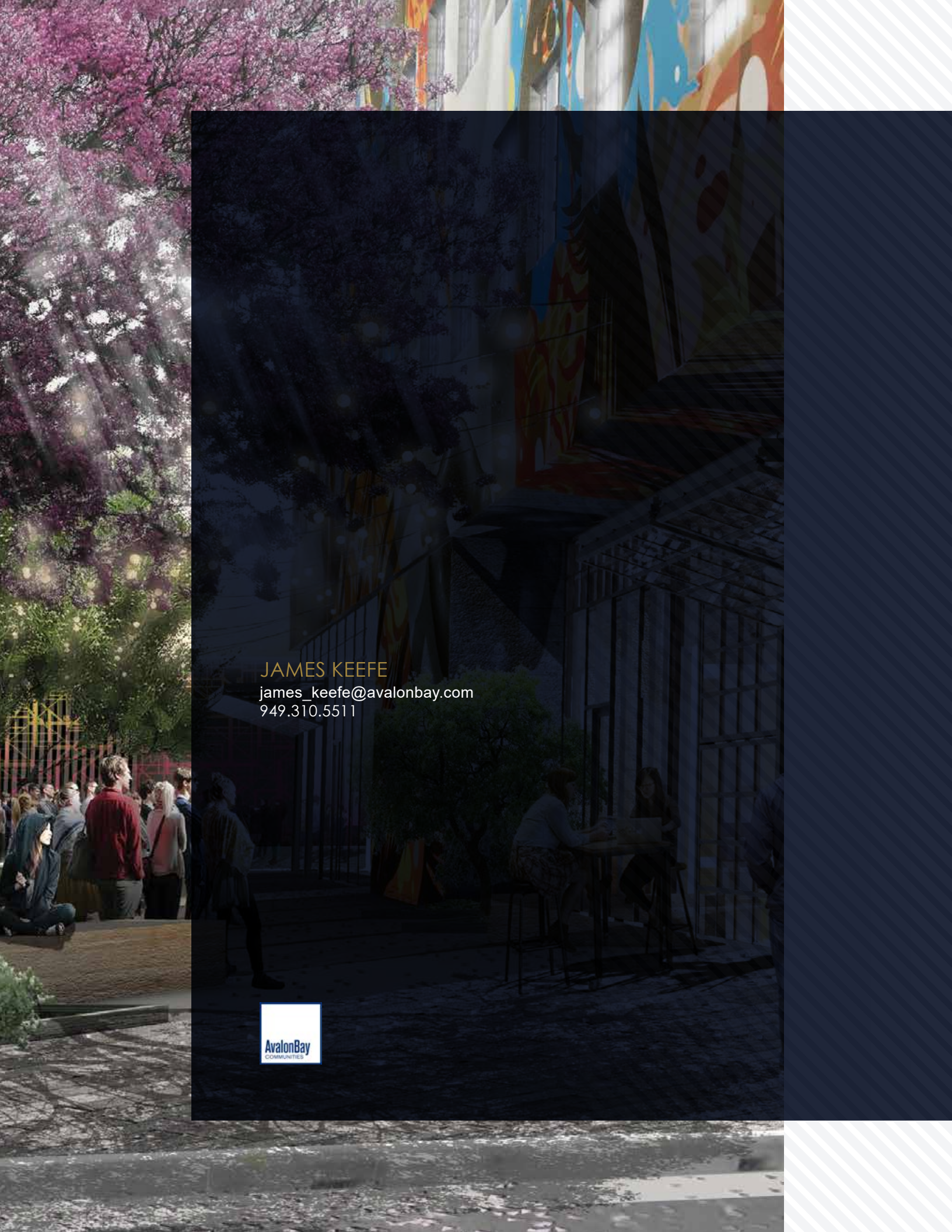
the
gallery

AVA
ARTS
DISTRICT

FROM THE ALLEY

MAKER SPACES





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