

FOR SALE



ZACUTO GROUP
COMMERCIAL REAL ESTATE

6910

SANTA MONICA
BOULEVARD

Hollywood Media District

**CREATIVE OFFICE
SHOWROOM | RETAIL
FLEX BUILDING**

DETAILS

6910 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90038

*Bow truss Hollywood Media District
asset in a highly desirable pocket.*

Rare owner/user opportunity

PRICE: \$3,695,000

PPSF: \$554/SF

BUILDING SIZE: ± 6,666 SF*

LOT SIZE: ± 5,939 SF

APN: 5532-029-003

ZONING: [Q]M1-2D TOC Tier 3

YEAR BUILT: 1945

HEAVY POWER: 1250 Amps

STORIES: 2

PARKING: 3 spaces

**Per Owner*



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LISTING TEAM



JAKE ZACUTO

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LEOR BINSHTOCK

Executive Vice President
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TARTINE

NILI LOTAN



GALERIE GROUND

TRADER JOE'S



OFFICINE GÉNÉRALE
PARIS 6



Kobalt



SiriusXM

MIZ
LA
LA

DAVID LACHAPELLE
STUDIOS

Jeffrey
Deitch



ROCNATION



HEIMAT.

Mendocino
Farms

TESLA
DRIVEINTHEATRE

SUBJECT PROPERTY

SANTA MONICA BOULEVARD

N. MANSFIELD AVE

NEW RETAIL ARRIVING SOON

FOR SALE

Hollywood Media District

BUSINESS IMPROVEMENT DEVELOPMENT

6910 Santa Monica benefits from a range of enhanced services designed to support property value, business success, and neighborhood appeal:

ENHANCED SECURITY: Daily neighborhood patrols and dedicated safety teams help secure a welcoming environment.

CLEAN STREETS: Routine power washing, trash collection, and graffiti removal ensure the district remains clean and well-maintained.

STREET BEAUTIFICATION: Ongoing landscaping and maintenance of public areas elevate the pedestrian experience and aesthetics.

BRAND SUPPORT: District-wide campaigns promote the area as a vibrant hub for media, creative industries, and boutique retail.

BUSINESS & COMMUNITY ADVOCACY: A direct line to city services and community resources, with support for tenant relations and infrastructure improvements.

PUBLIC SAFETY COORDINATION: Partnership with LAPD and city agencies to address homelessness, nuisance activity, and emergency response planning.

LONG-TERM ECONOMIC VITALITY: Programs focused on attracting tenants, supporting local businesses, and sustaining property value over time.



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HIGHLIGHTS

OWNER/USER OPPORTUNITY

Ability to create a unique creative office space, studio, wellness center, or showroom/retail destination.

BOW TRUSS CREATIVE ASSET

Expansive interior with iconic bow truss ceilings; a standout canvas for crafting a new vision in the Hollywood landscape.

HOT HOT HOT LOCATION

Located within the Sycamore District one of Los Angeles' trendiest pockets with an exceptional mix of retail, restaurants and amenities. Major media neighbors include Sirius XM, Jay Z's Roc Nation, and Sony Music Publishing



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BOULEVARD
Hollywood Media District



HIGHLIGHTS

FLEXIBLE CONFIGURATION

Mix of private offices, conference rooms, and open space

Front and rear entry

4 private restrooms

HEAVY POWER

1250 Total Amps

100 amps of 3 phase power

1150 amps of single phase power

LOADING DOOR

Ground level roll up door
from the rear alley

Drive in capability



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2ND FLOOR
MEZZANINE
OFFICES



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Hollywood Media District



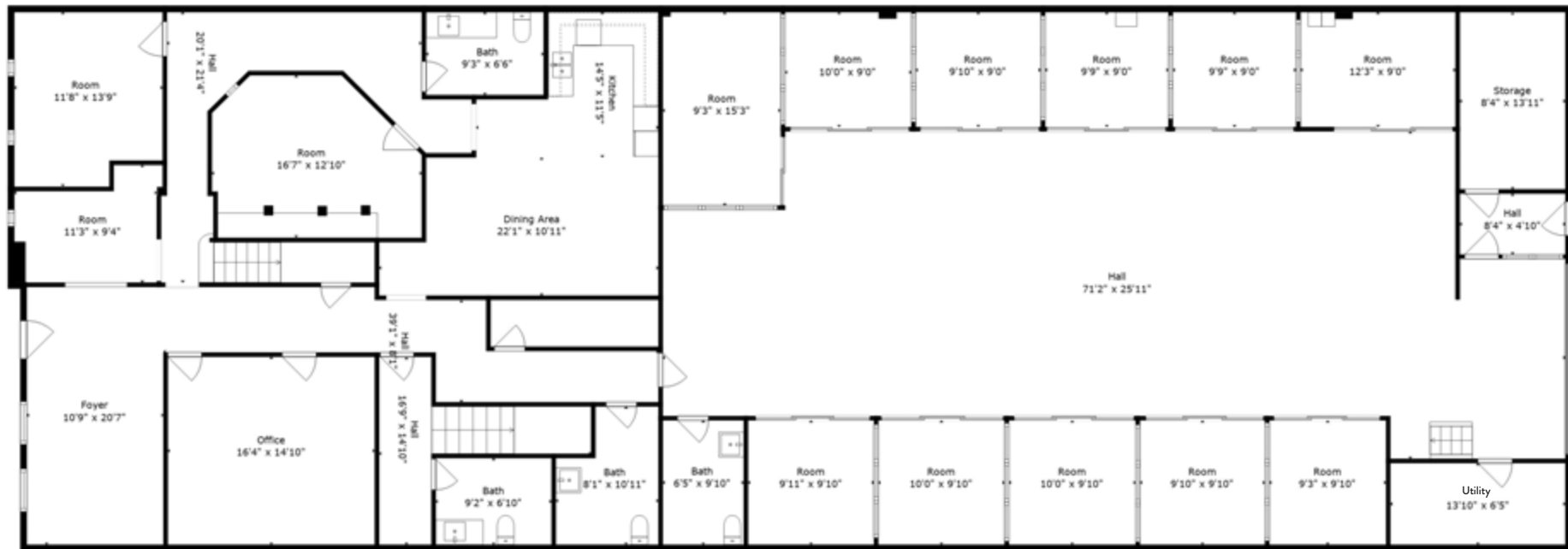
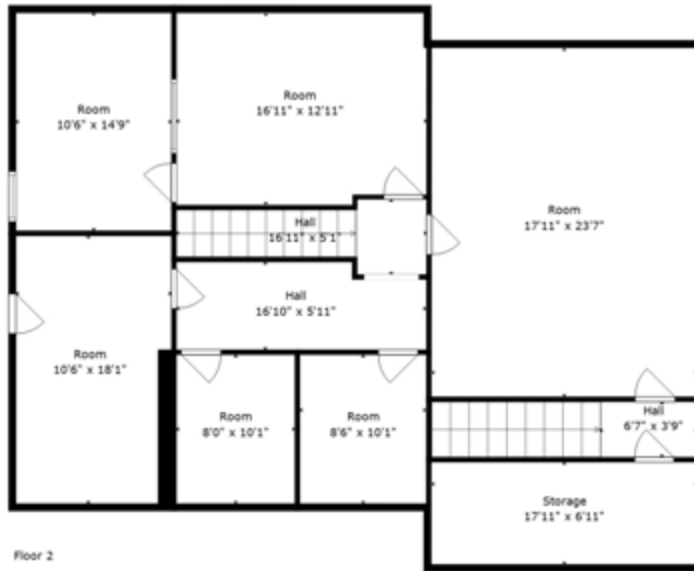
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BOULEVARD
Hollywood California



FLOOR PLAN

6910 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90038

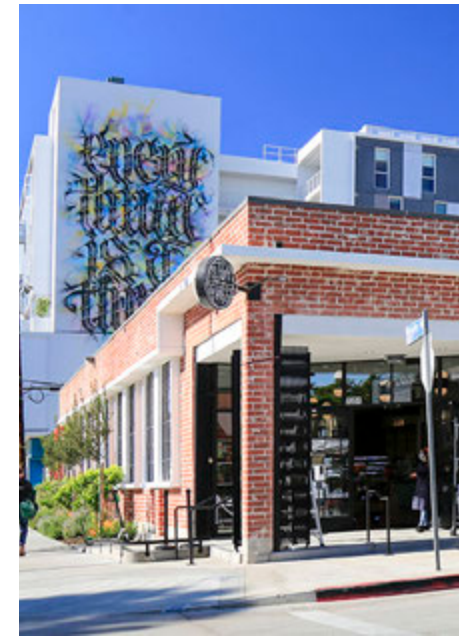


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The Sycamore District

Once an overlooked industrial pocket anchored by a cement mixing plant, the Sycamore District has become one of Los Angeles' most refined creative destinations. Framed by Santa Monica Boulevard, La Brea, Willoughby, and Highland Avenues, this enclave is now home to an exclusive mix of influential music and media headquarters, retail boutiques, galleries, and upscale dining experiences; a walkable neighborhood with a New York style energy.



EXCEPTIONAL PROXIMITY TO NEIGHBORHOOD AMENITIES



📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY AVE



📍 SUPERVINYL | 900 N. SYCAMORE DR



📍 TRE LUNE | 911 N. SYCAMORE DR



📍 MOTHER TONGUE | 960 N. LA BREA AVE



📍 HEIMAT | 960 N LA BREA



📍 MIZLALA | 7007 ROMAINE STREET



📍 JUST ONE EYE | 915 N. SYCAMORE AVE



📍 SONY MUSIC | 1024 N ORANGE DR



JUST ONE EYE



HEIMAT GYM



PAUSE STUDIO



OFFICINE GENERALE



MR. T PARIS



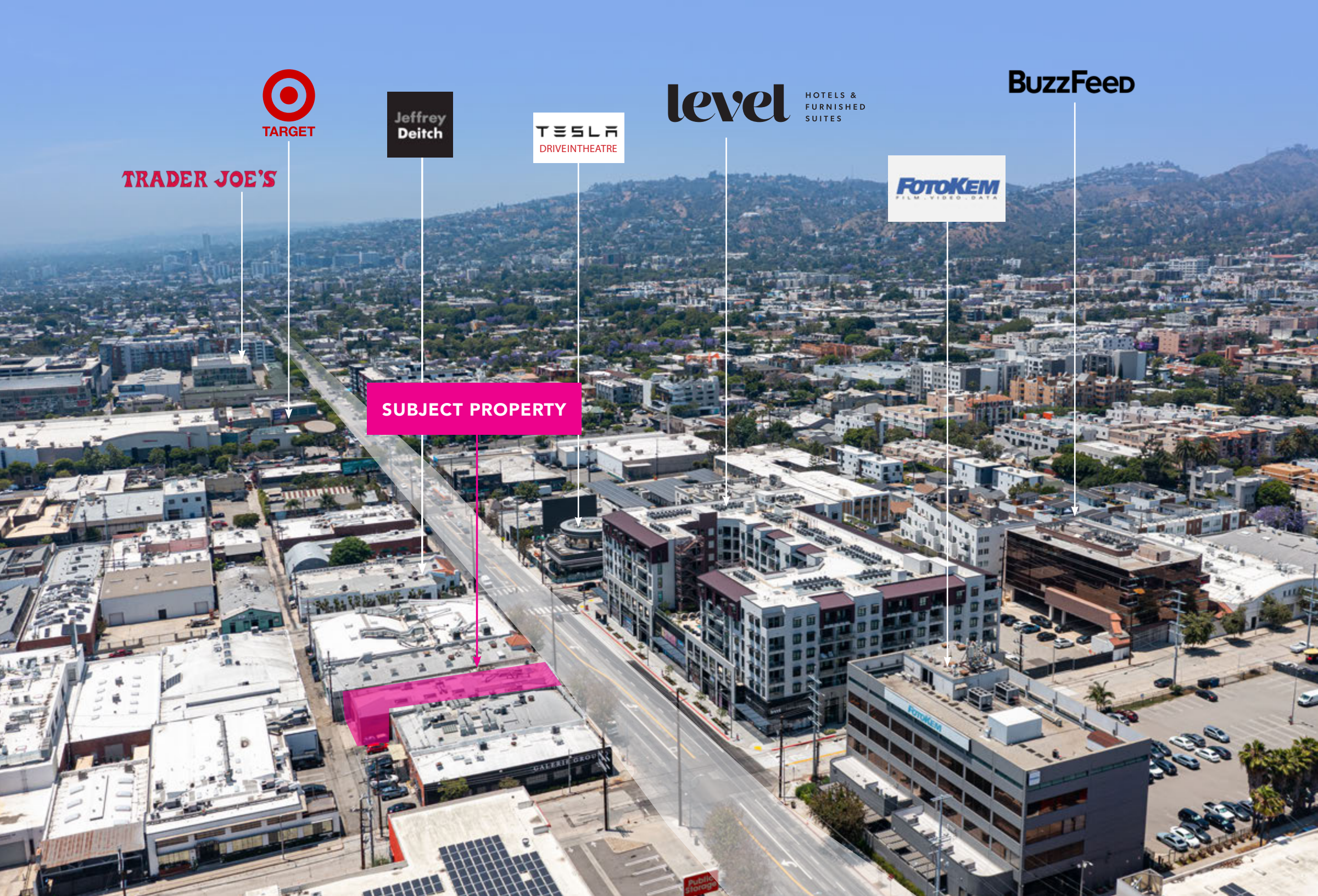
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SYCAMORE DISTRICT



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