

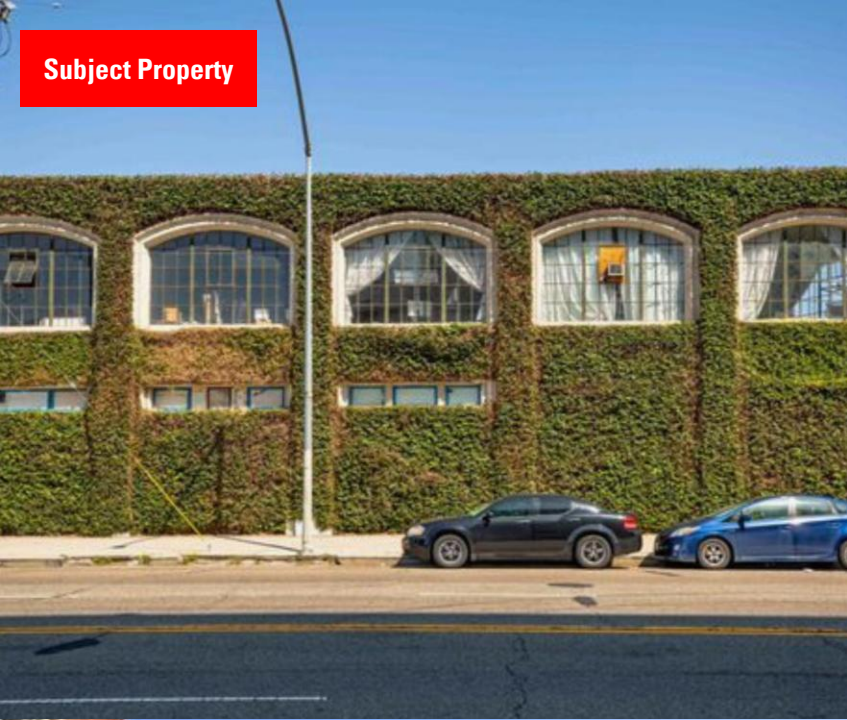
3430 SOUTH HILL ST.
LOS ANGELES, CA 90007



CREATIVE STUDIO • WAREHOUSE • SHOWROOM • AVAILABLE NOW FOR LEASE

Andrew Mossighi | Beyond Space Inc.

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Subject Property



Parking Lot

THE 3430 LOFTS ON HILL STREET

3430 Lofts on Hill Street offers character-rich creative suites designed for modern operators seeking flexibility, visibility, and functionality. Available spaces range from ± 650 to $\pm 1,400$ SF and are ideal for studio, showroom, office, e-commerce, and light warehouse users. Located minutes from USC, Downtown Los Angeles, and the 10 & 110 Freeways, this is a rare opportunity to secure adaptable space in one of Central LA's most connected corridors. Limited suites currently available.

Historic Character

Renovated two-story creative building with original architectural charm.

Flexible Spaces Available

± 650 – $1,400$ SF suites ideal for studio, showroom, office, light warehouse, or hybrid users.

Prime Location

Minutes to USC, DTLA, and immediate access to the 10 & 110 Freeways.

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Unit 207



Unit 105

FEATURES

SPACES

Suite	Size	Floor	Rate
101	± 1,500 SF.	Ground	\$2.33/SF
105	± 1,400 SF.	Ground	\$1.93/SF
202	± 2,300 SF.	2 nd Floor	\$1.74/SF
207	± 650 SF.	2 nd Floor	\$2.30/SF

TERMS

3 – 5 Years

LEASE HIGHLIGHTS

- Flexible Layouts
- Wood Flooring
- Clear Ceilings ($\pm$ 15 FT.)
- Abundant Natural Lighting
- Freight Elevator Access
- Secured, Gated Parking
- Workshop – Maintenance Compliant
- Large Industrial-Sized Windows
- Building Signage Opportunity Available

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THE MARKET

USC - Jefferson Corridor (Los Angeles, CA)

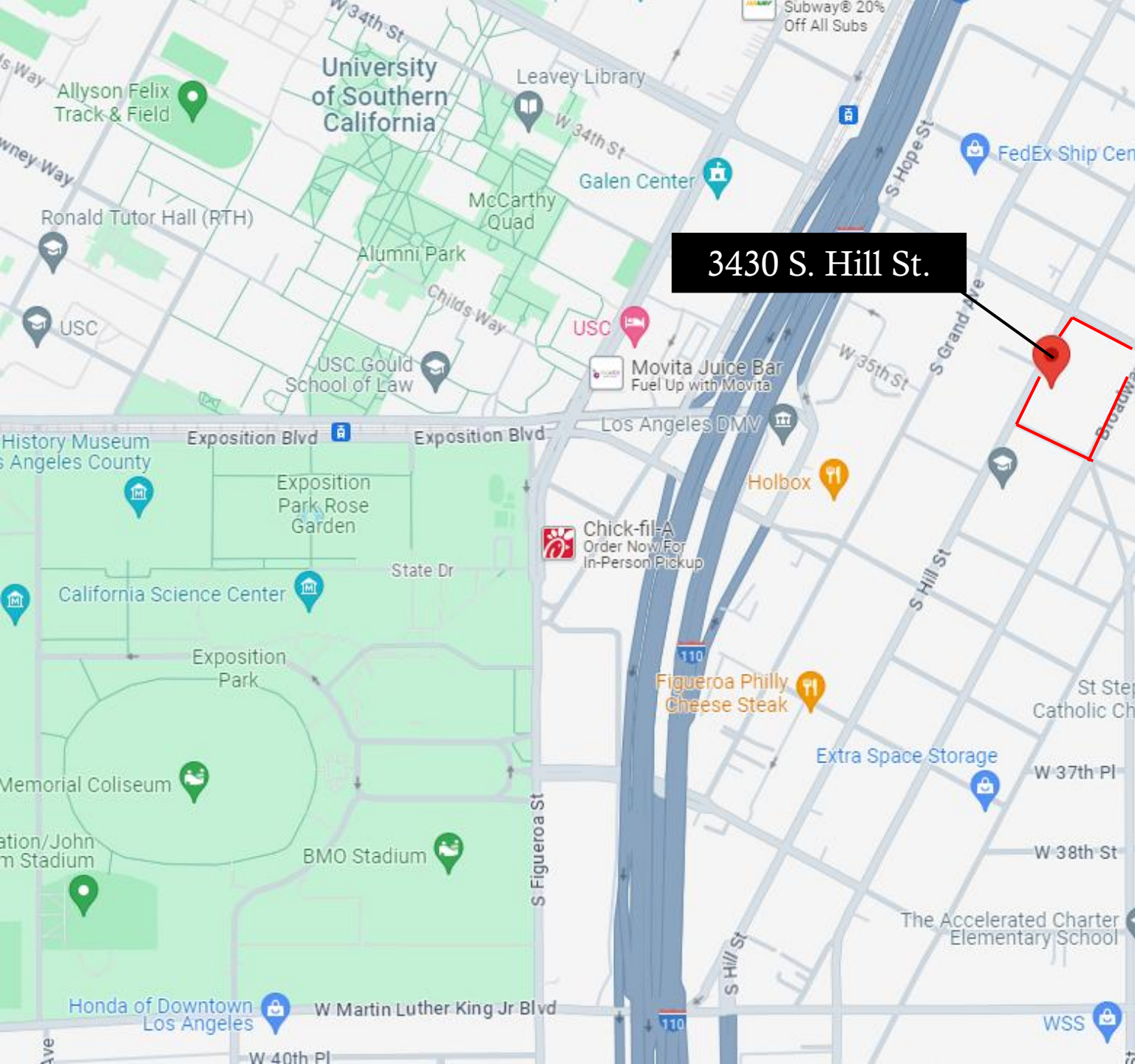
The USC - Jefferson Corridor is a significant area of commercial and cultural development in Los Angeles. This corridor, facilitated by the Metro EXPO Blue Line, is highlighted by the University of Southern California and major attractions like the Banc of California Stadium and the upcoming George Lucas Museum of Narrative Art, showcasing the city's commitment to economic vitality. Exposition Park, a central hub within the corridor. This strategic location, with its blend of historical charm and modern amenities, presents significant opportunities for commercial and residential growth.

49,000 Students– USC Student Population (70% Growth Rate – 10 Years)

\$40.5k – Average Household Income (26.00% Growth Rate)

The Property's Location





Within a 3.0 Mile Radius

NEARBY AMENITIES

1. Jetty Coffee Roasters.....(0.1 miles)
2. The Galen Center.....(0.4 miles)
3. Shrine & Expo Audit.....(0.6 miles)
4. Univ. of Southern Calif.....(0.6 miles)
5. BMO Stadium.....(0.6 miles)
6. USC Village.....(1.4 miles)
7. Nature's Brew.....(1.7 miles)
8. Crypto.com Arena.....(2.0 miles)



88 – Very Walkable



76 – Excellent Transit

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