

An aerial photograph of Los Angeles, California, featuring the downtown skyline with prominent skyscrapers like the Transamerica Pyramid and US Bank Tower. In the foreground, the Arts District is visible, characterized by large, multi-story industrial-style buildings with flat roofs. Some buildings have colorful murals and graffiti. A semi-transparent blue circle is overlaid on the image, containing the text for the Arts District Portfolio.

Arts District Portfolio

440 Seaton & 421 Colyton St, Los Angeles, CA



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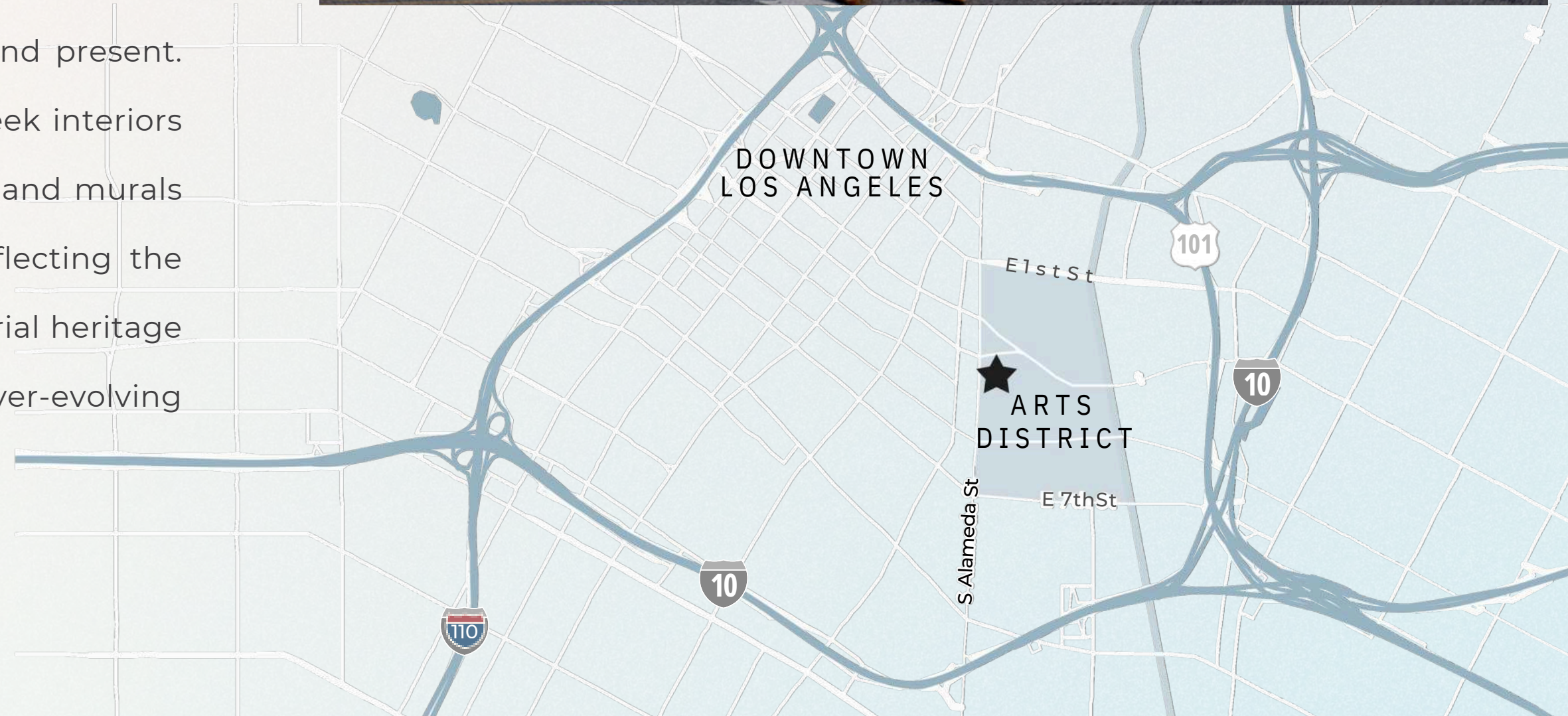
An architectural rendering of a multi-story brick building with a modern design. The building features large, arched windows and several white, cantilevered balconies with greenery. The text "440 SEATON" is visible on the upper part of the building. In the foreground, a couple is walking away from the camera, and a white car is parked on the left. The scene is set in an urban environment with other buildings in the background.

Exceptional Investment Opportunity in the Arts District

Rare chance to acquire a premier retail and creative office campus in DTLA's vibrant Arts District. Spanning over 120,000 SF of leasable area across a combined 1.7-acre site, the properties offer unmatched flexibility and potential. Available for purchase as a portfolio or individually.

The neighborhood.

The Arts District in Downtown Los Angeles is a vibrant, dynamic neighborhood that seamlessly blends creativity with urban grit. Once an industrial hub, the area has transformed into a hotspot for artists, entrepreneurs, and trendsetters. Its streets are lined with converted warehouses that now house art galleries, cutting-edge design studios, boutique shops, and trendy cafes, creating an industrial-chic aesthetic that celebrates both its past and present. The juxtaposition of raw, exposed brick and modern, sleek interiors gives the Arts District a unique, edgy charm. Street art and murals add bursts of color and creativity to every corner, reflecting the area's dynamic cultural energy. With its fusion of industrial heritage and contemporary innovation, the Arts District is an ever-evolving hub of inspiration and creativity.



Property Information



**Address: 421- 427 Colyton St,
Los Angeles, CA 90013**

Building Area: 31,000 sf
Lot Area: 15,009 sf* (0.34 acres)
Year built: 1909
Opportunity Zone: Yes
APN: 5163-025-007
Zoning: M3-1-RIO
Price: \$8.5M

**Address: 420-440 Seaton St,
Los Angeles, CA 90013**

Add'l addresses 431 & 433 Colyton
Building Area: 3 buildings 93,252 sf*
Lot Area: 60,026 sf (1.38 Acres)
Year built: 1913
Opportunity Zone: Yes
APN: 5163-025-010
Price: \$42M for the entire APN (includes as follows):

- three-story building with parking
- ~ 3,500 sf single story on Colyton
- ~ 15,000 sf adjacent AIRE
- ~ 25,000 SF AIRE NNN Lease



*According to Zimas. Buyer to verify.

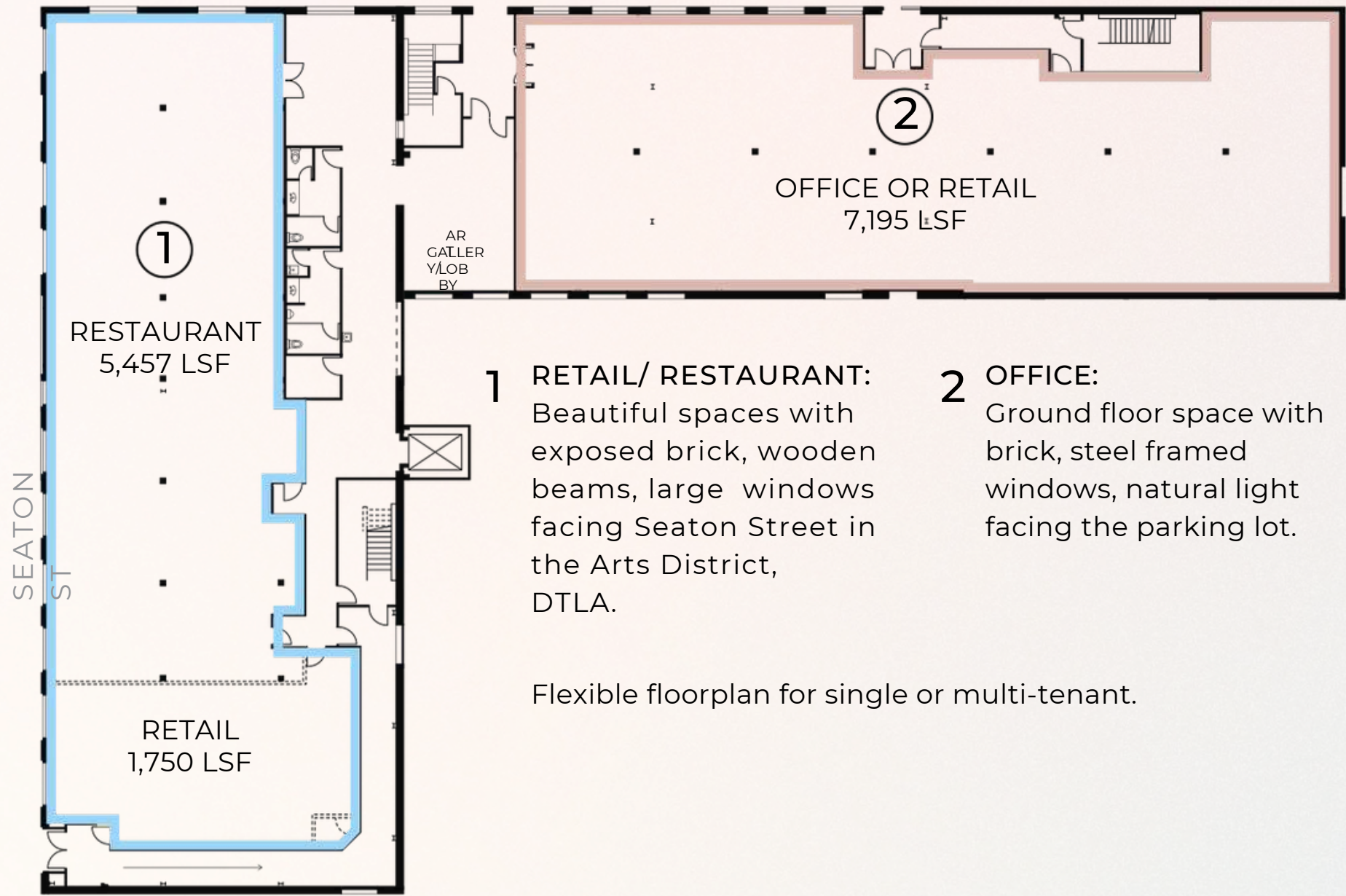
Built in 1913, using brick, steel, redwood and concrete. 440 Seaton was originally used as an indoor lumberyard and warehouse for a furniture manufacturing company and has just undergone a complete seismic retrofit and remodel to create over 57,000 sf of retail and creative office while preserving the eclectic and urban features of the property

440 SEATON.



- THREE-STORY BRICK BUILDING ON ONE SIDE + TWO BUILDINGS FACING COLYTON
- TYPICAL FLOOR SIZE OF 17,018 SF AT 3 STORY BUILDING
- HIGH CEILINGS AND CITY VIEWS
- 6,800 AMPS ON 480 VOLTS
- SECURED ONSITE PARKING SPACES WITH NEW PARKING LIFTS

GROUND FLOOR



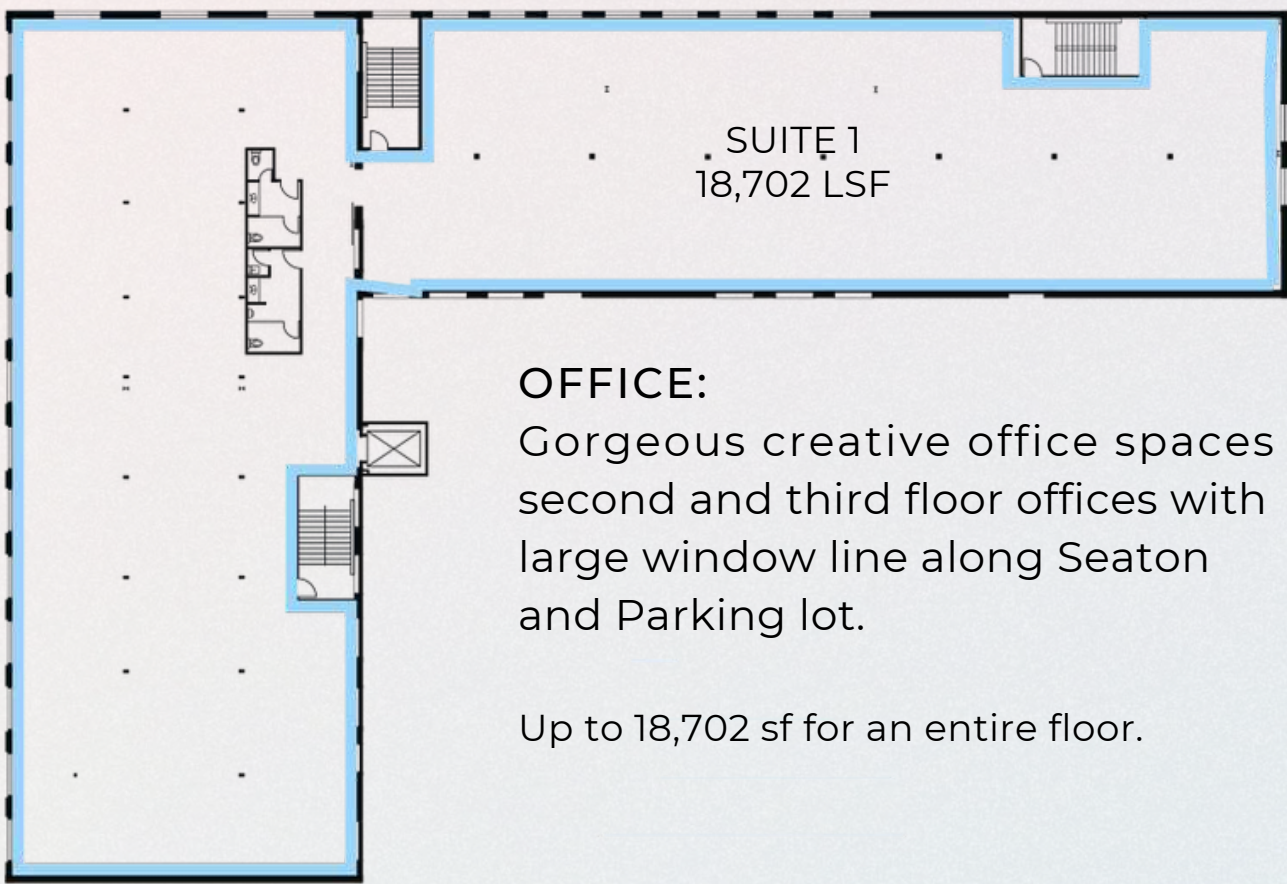
1 RETAIL/ RESTAURANT:
Beautiful spaces with exposed brick, wooden beams, large windows facing Seaton Street in the Arts District, DTLA.

2 OFFICE:
Ground floor space with brick, steel framed windows, natural light facing the parking lot.

Flexible floorplan for single or multi-tenant.

2ND FLOOR

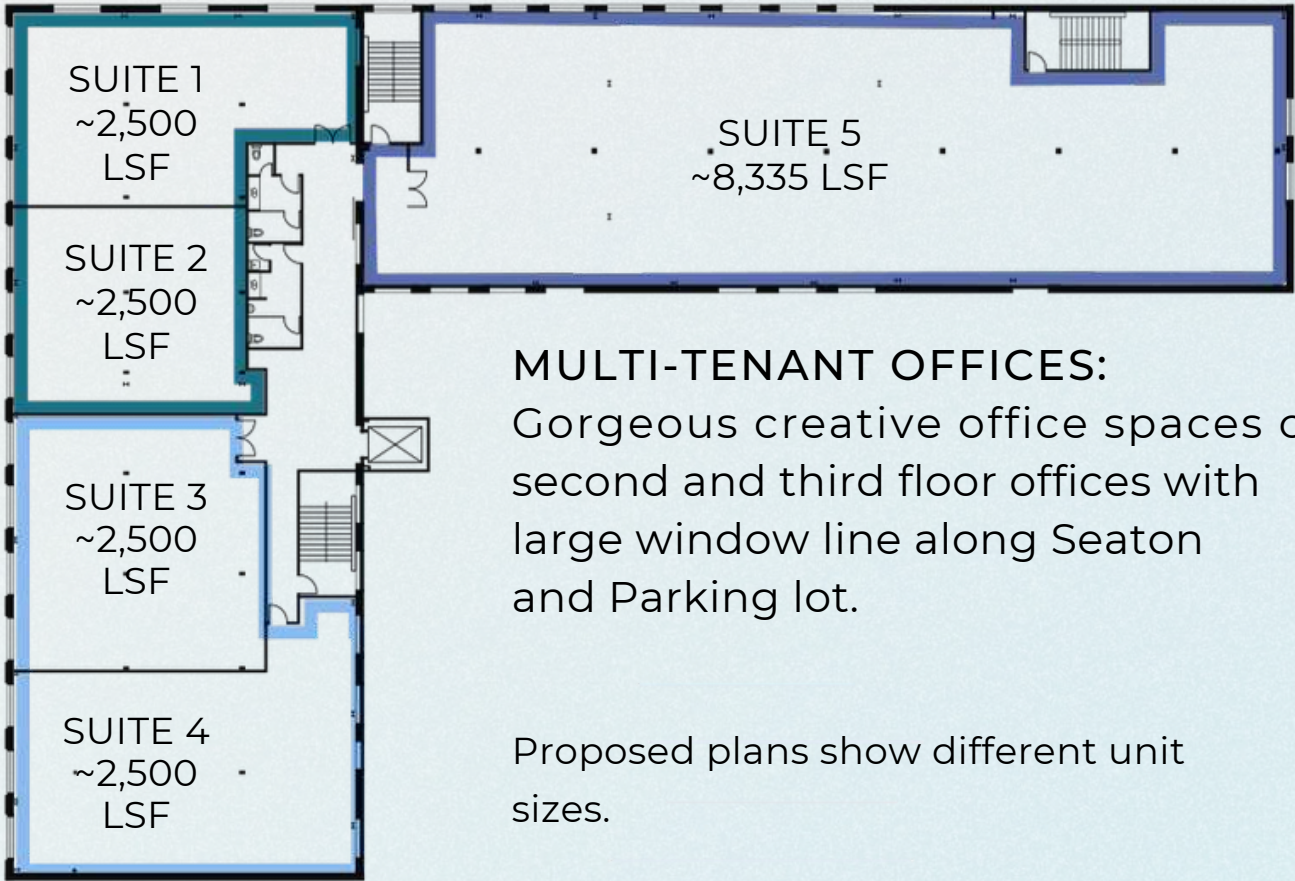
SingleTenantPlanOption - Creative Office (18,702 LSF)



OFFICE:
Gorgeous creative office spaces on second and third floor offices with large window line along Seaton and Parking lot.

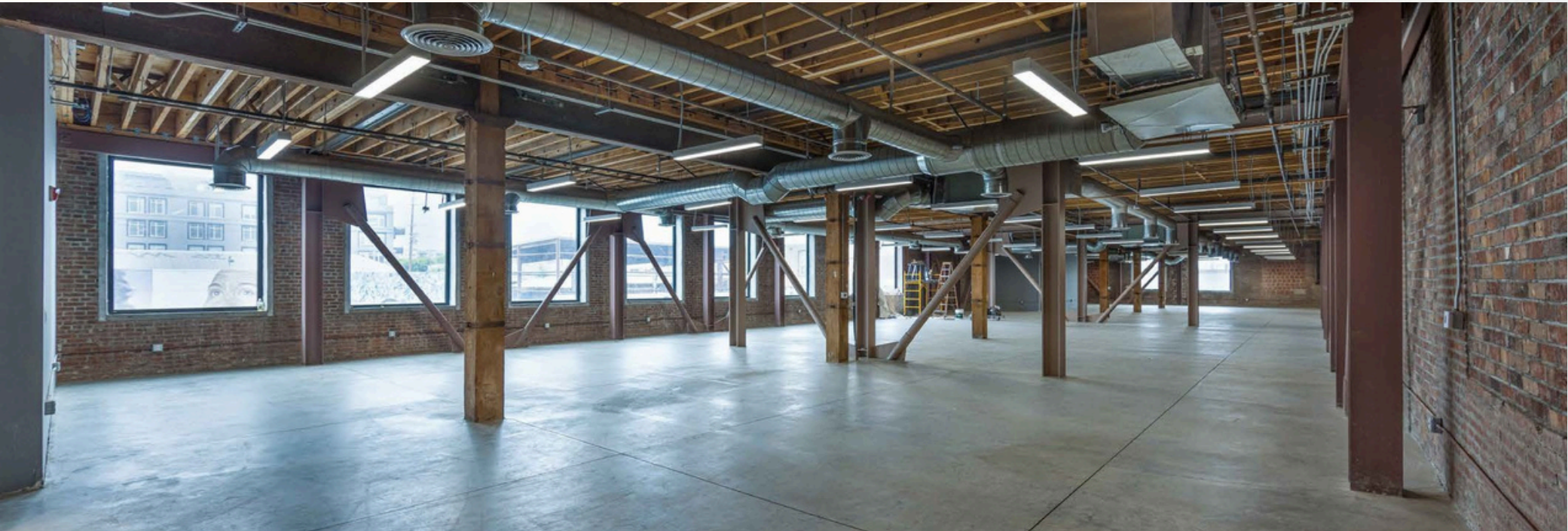
Up to 18,702 sf for an entire floor.

Multi-tenant Plan Option



MULTI-TENANT OFFICES:
Gorgeous creative office spaces on second and third floor offices with large window line along Seaton and Parking lot.

Proposed plans show different unit sizes.



3RD FLOOR

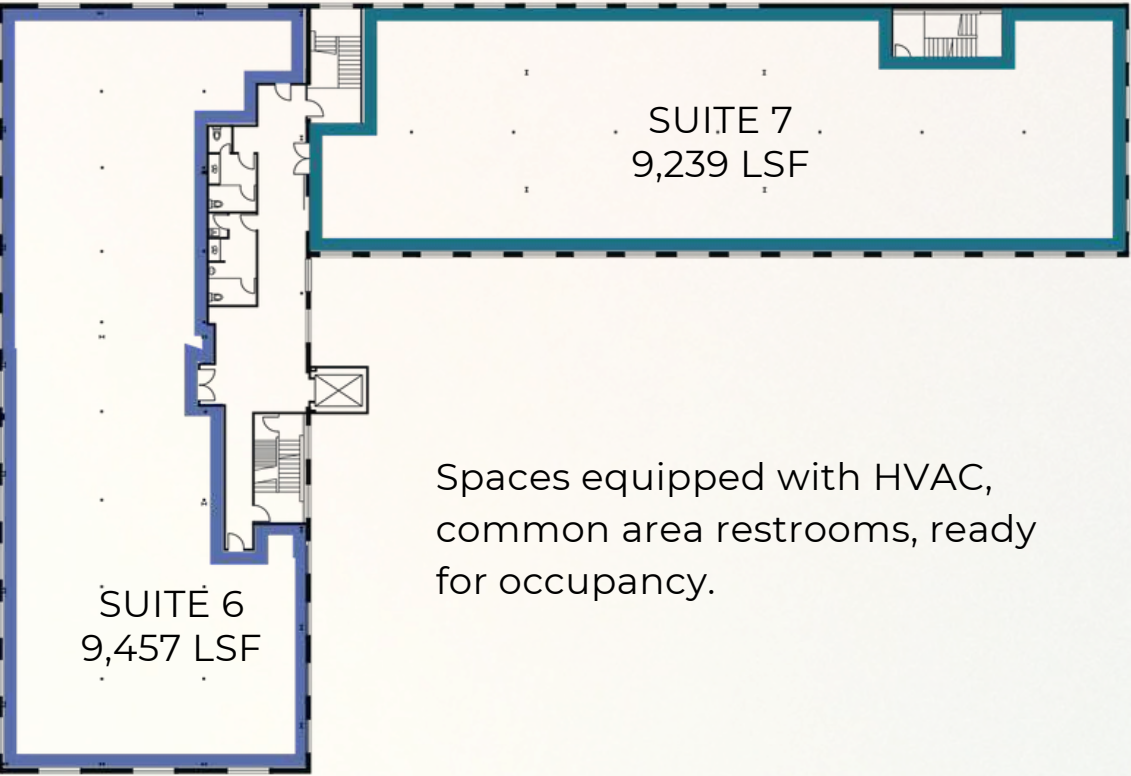
Single Tenant Plan Option - Creative Office (18,702 LSF)



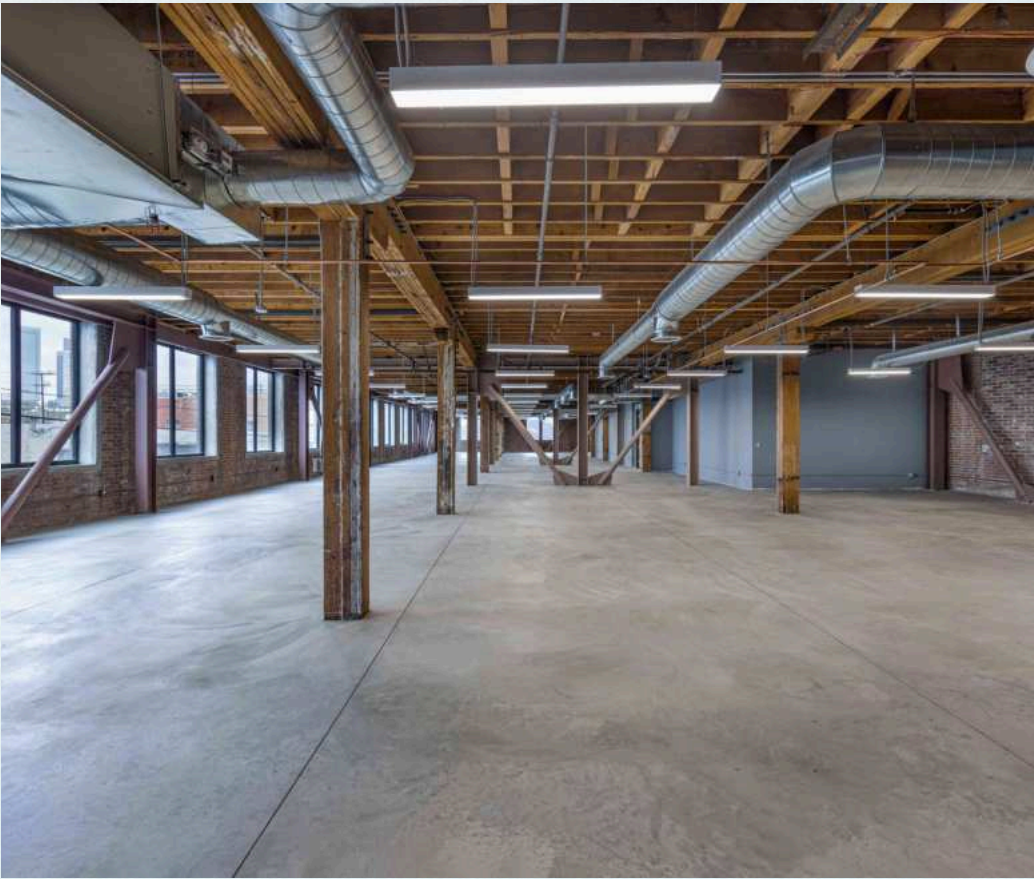
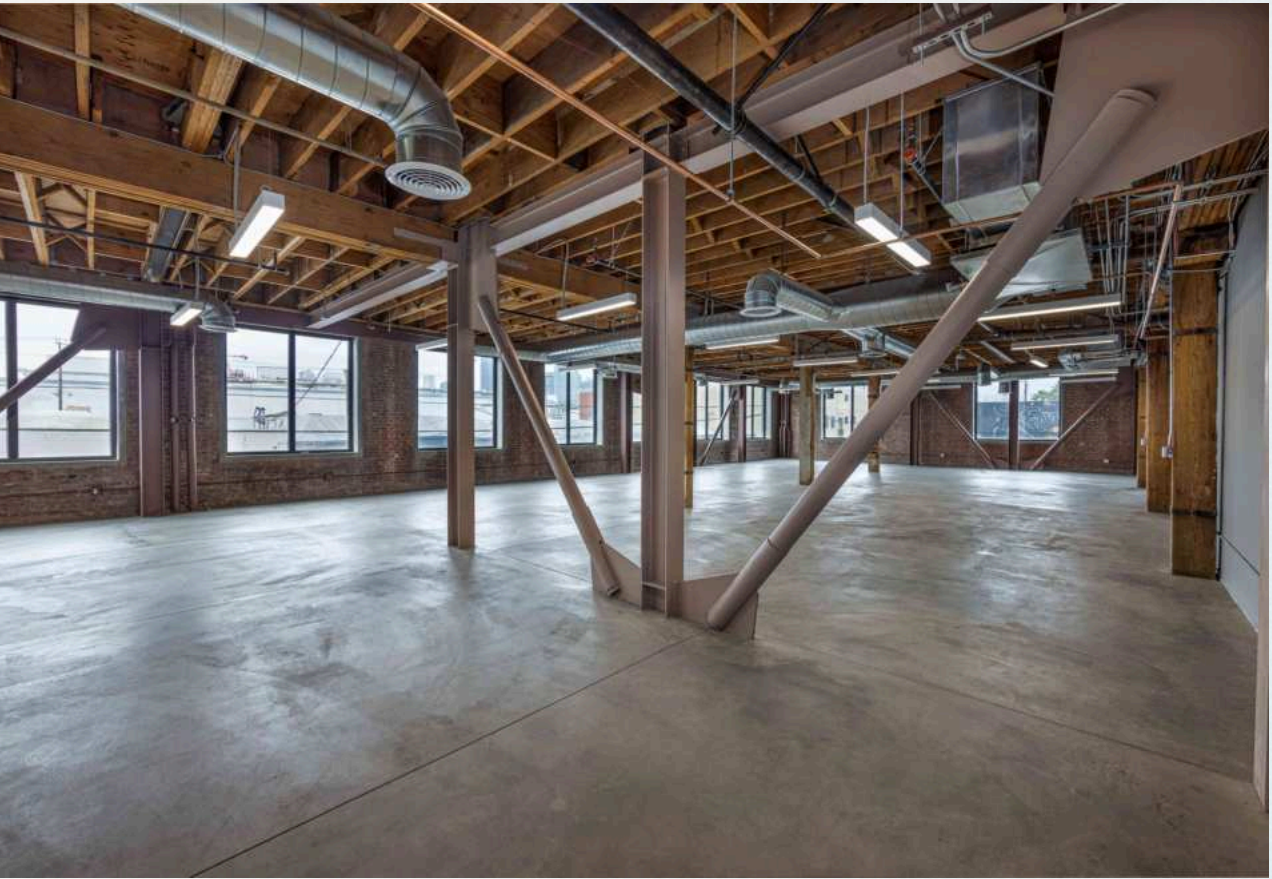
OFFICE: Gorgeous creative office spaces on second and third floor offices with large window line along Seaton and Parking lot.

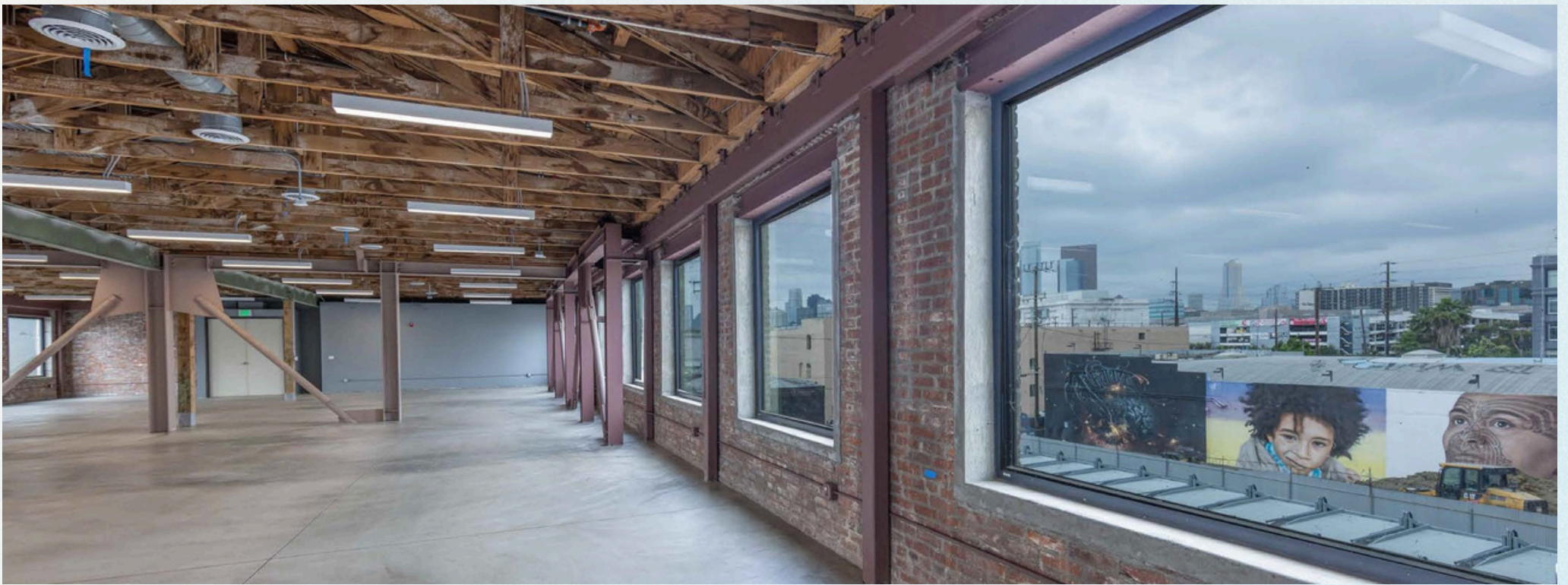
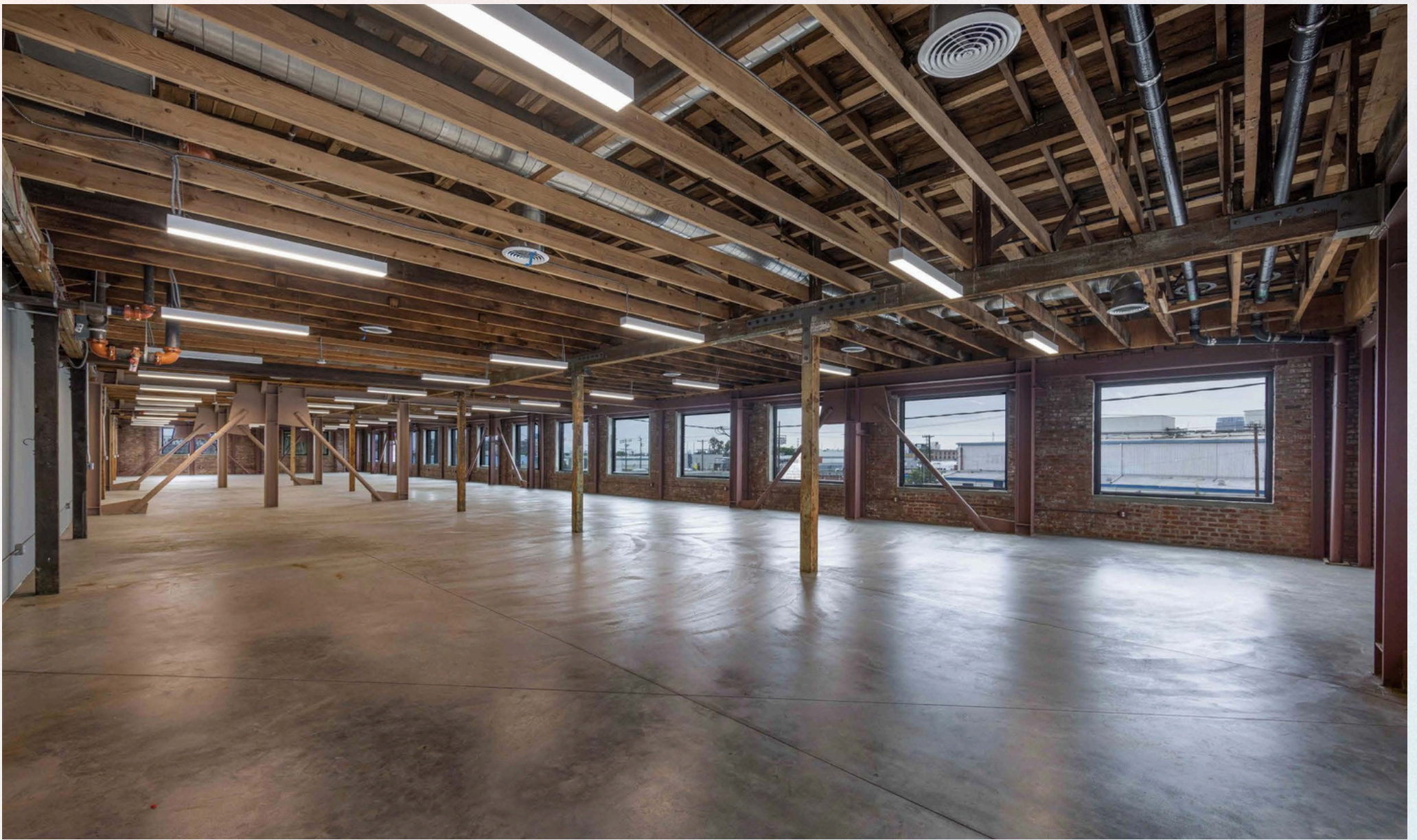
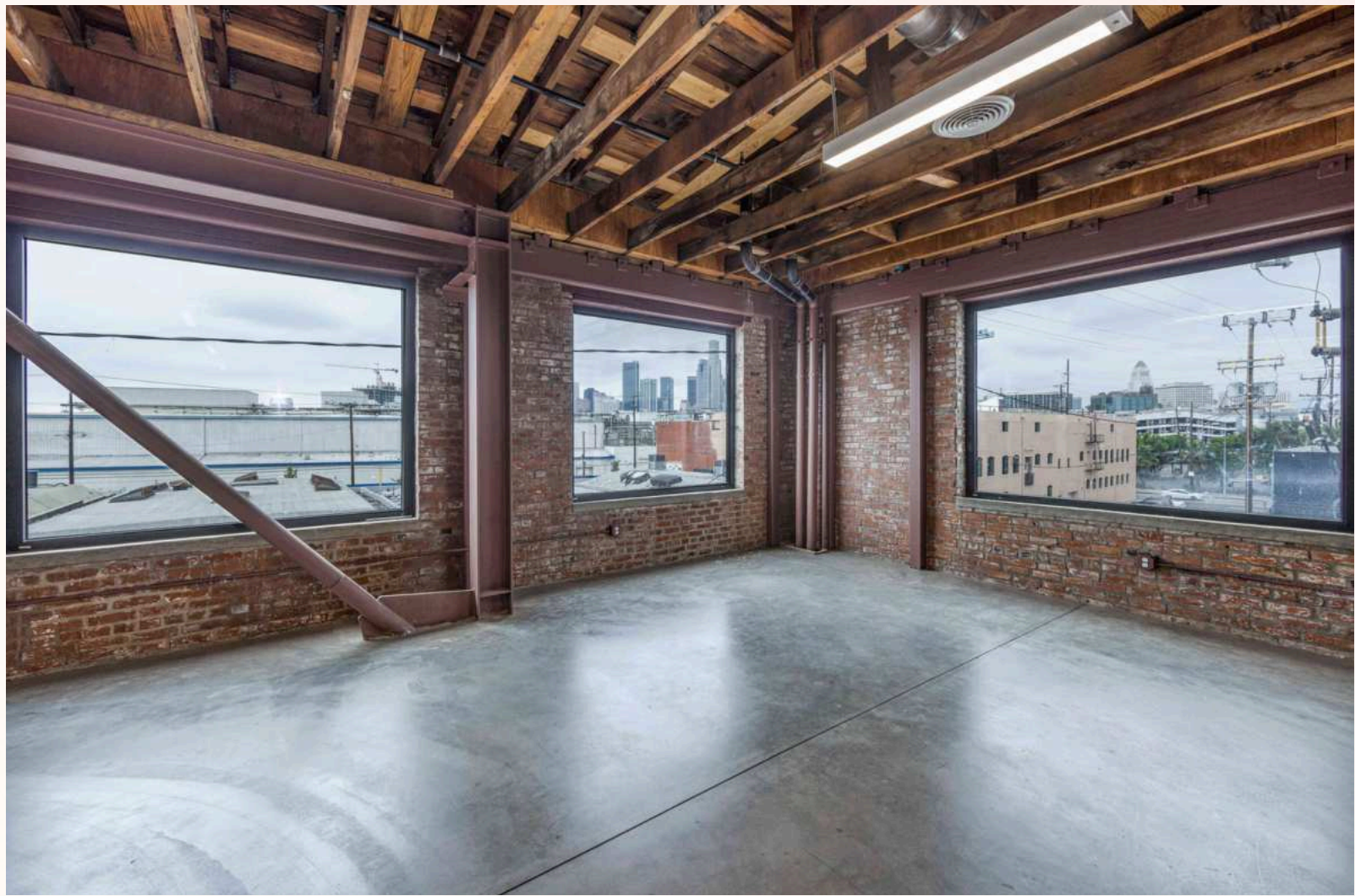


Multi-tenant Plan Option

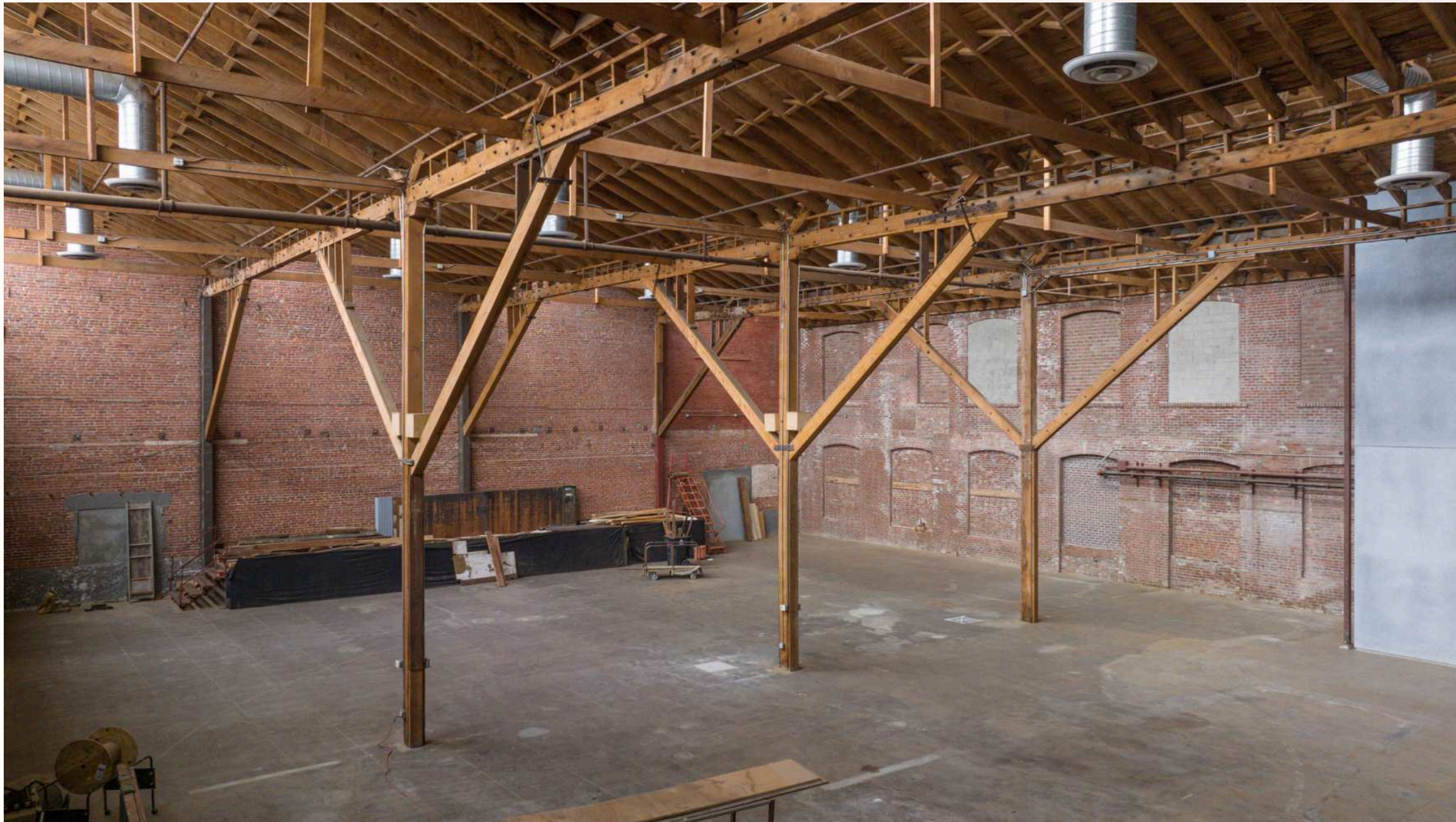


Spaces equipped with HVAC, common area restrooms, ready for occupancy.



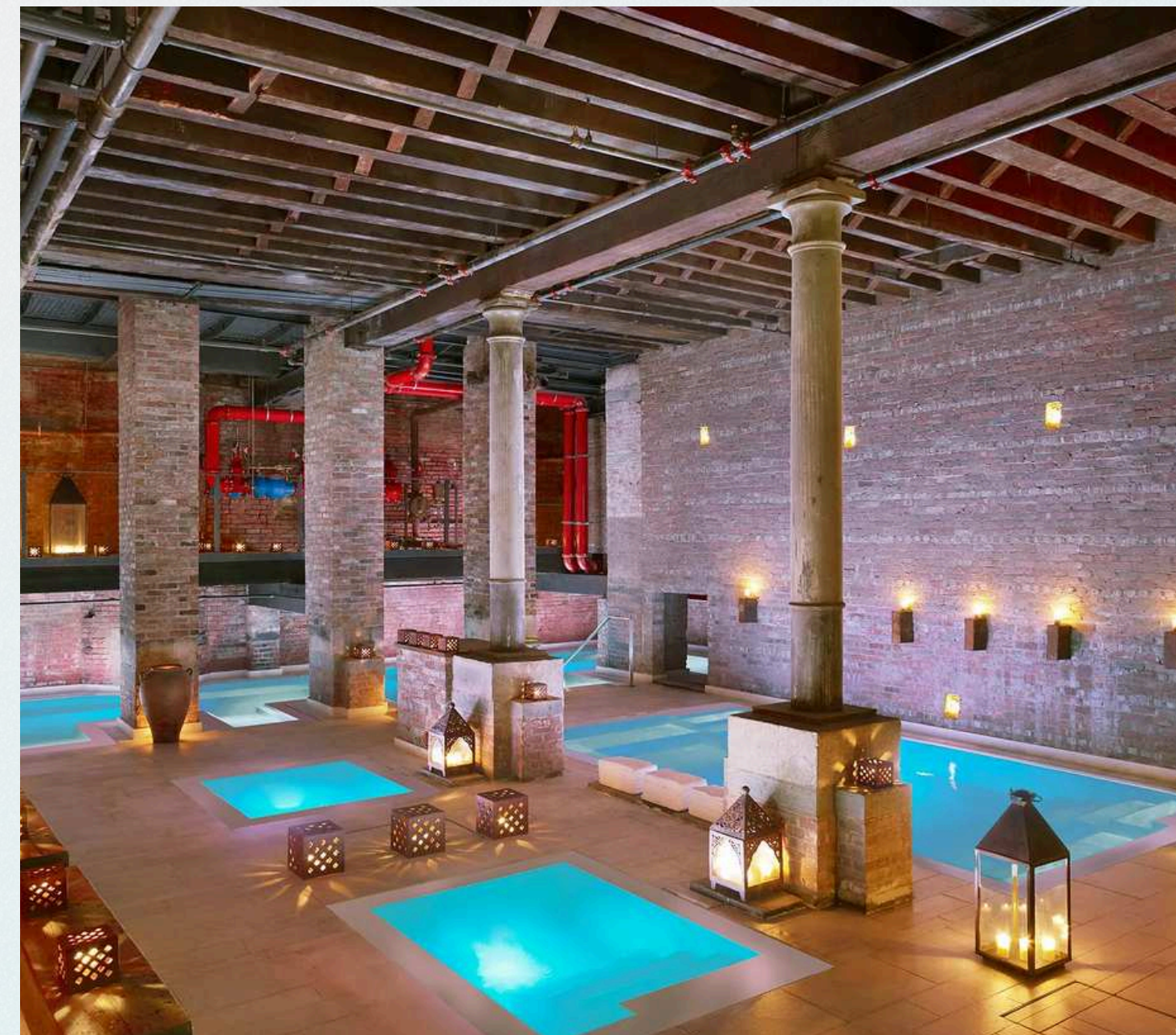


439-441 Colyton St.



AIRE Ancient Baths and Spa leased a 25,000 sf space at 439-441 Colyton St and is currently under construction. They are slated to open by end of 2026.
AIRE Ancient Baths and Spa is a unique relaxation concept inspired by ancient Roman, Greek, and Ottoman bath traditions with multiple locations across Europe and North America.

This portion of the property can be sold separately as a leased investment for \$18M representing a 6.5% cap rate.



421 - 431 Colyton St.

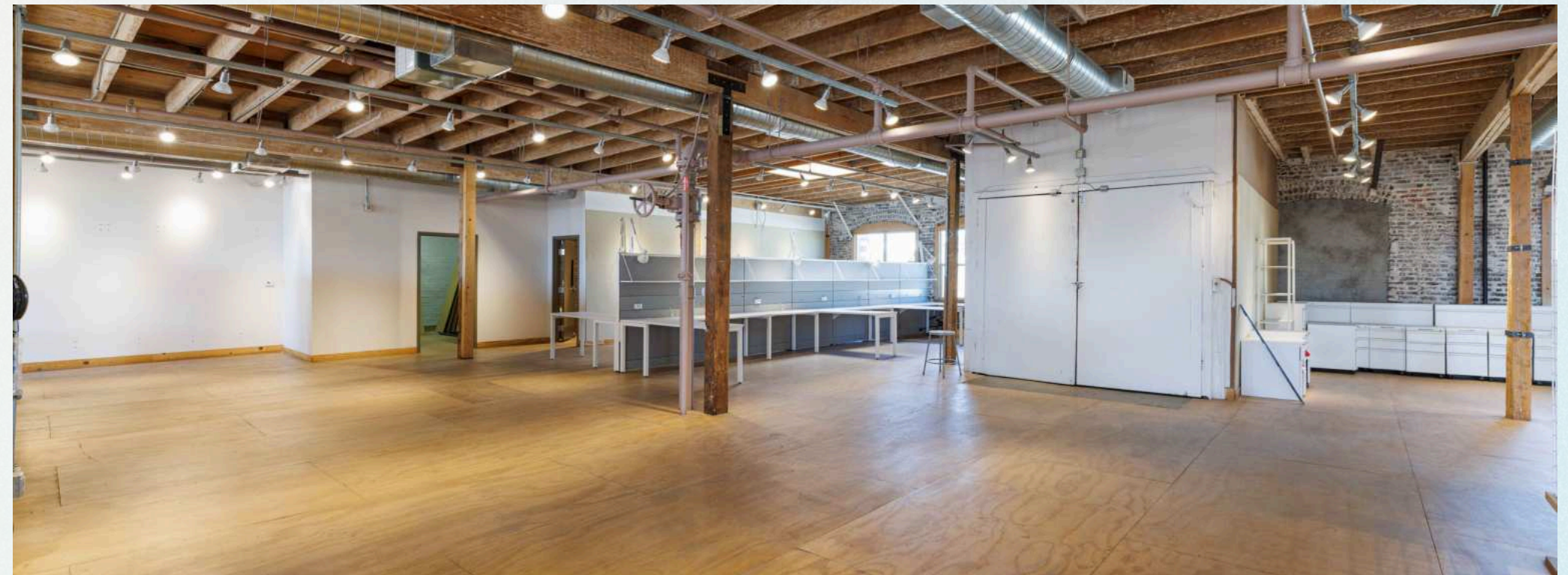
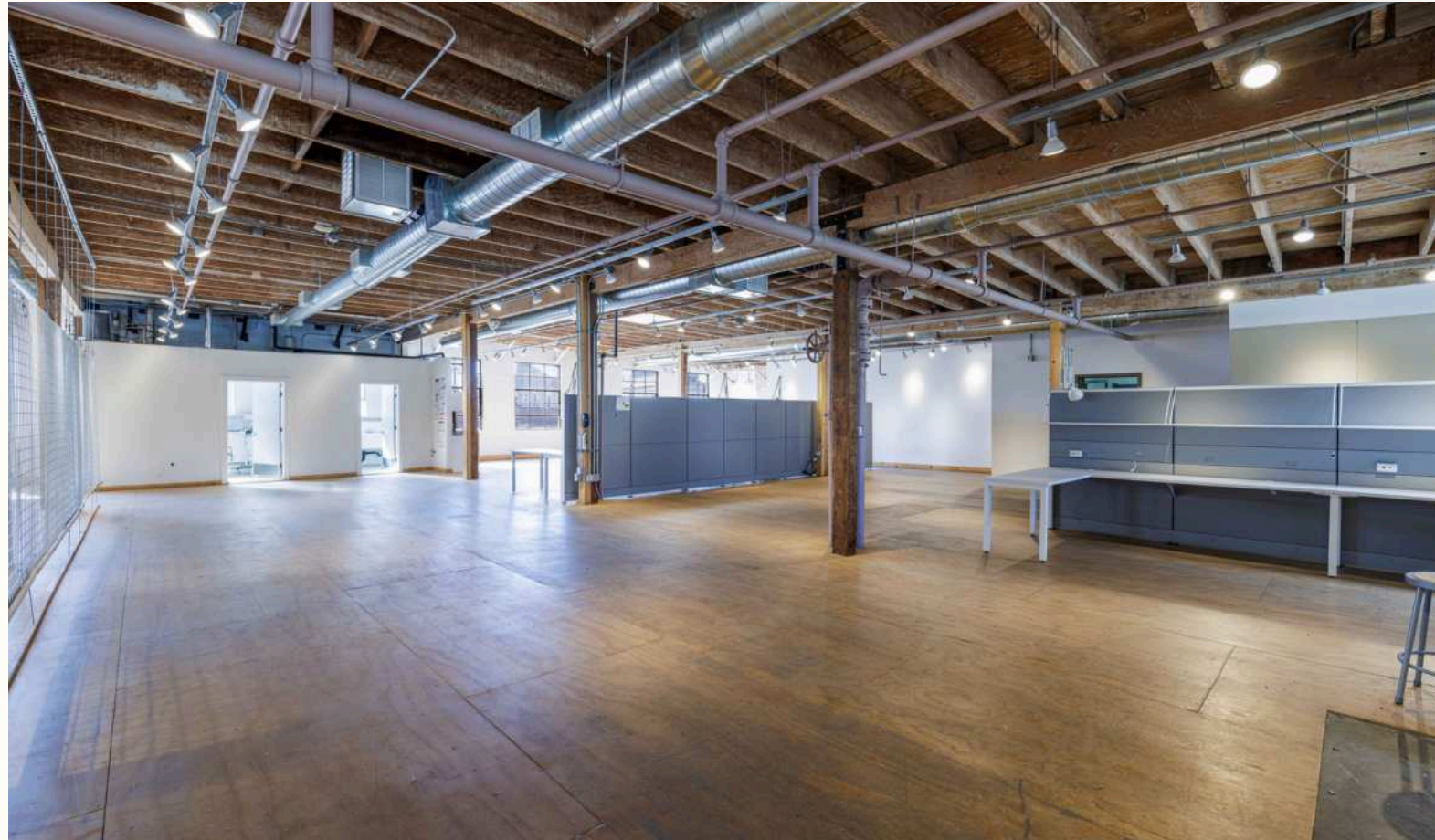
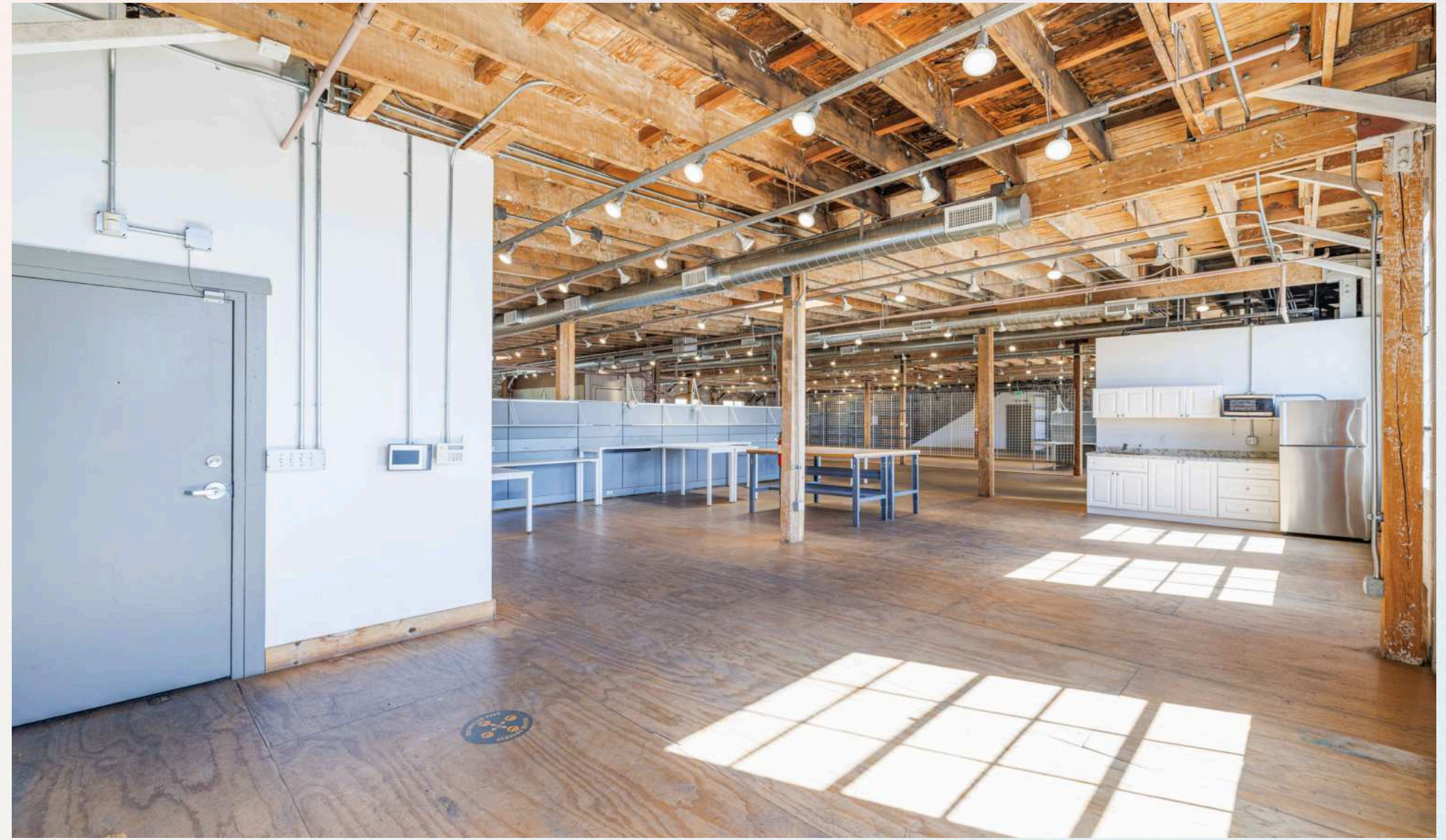
Built in 1909, 421 Colyton Street began as a brick warehouse originally housing woodworking firms and later playing a key role in aviation history with the 1921 construction of the pioneering Douglas Cloudster airplane. Over a century later, the building has been fully revitalized into a 31,000-square-foot creative hub with modern upgrades, exposed brick interiors, and high ceilings. Now home to creative business. Its historic charm and adaptive reuse make it a standout property in the Arts District.

ROWDTLA

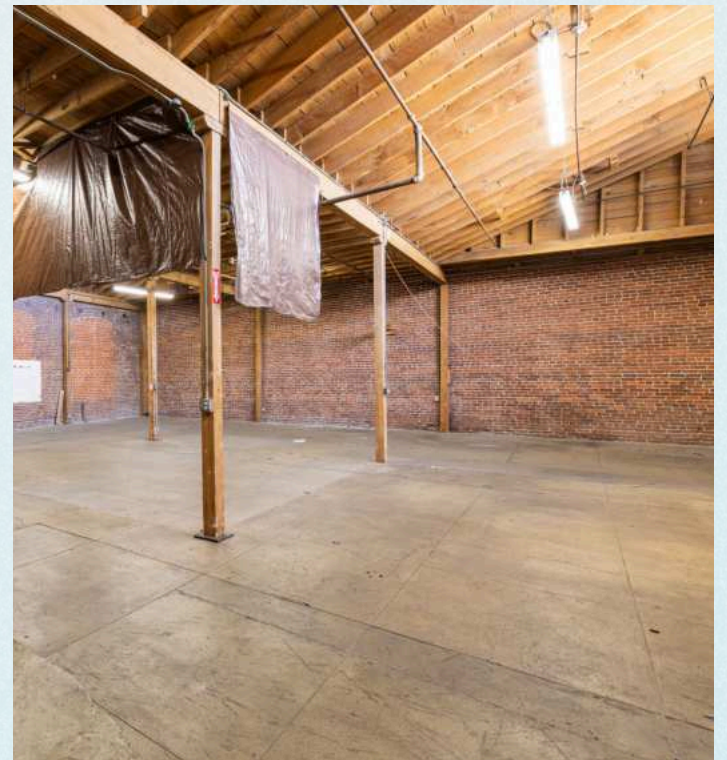
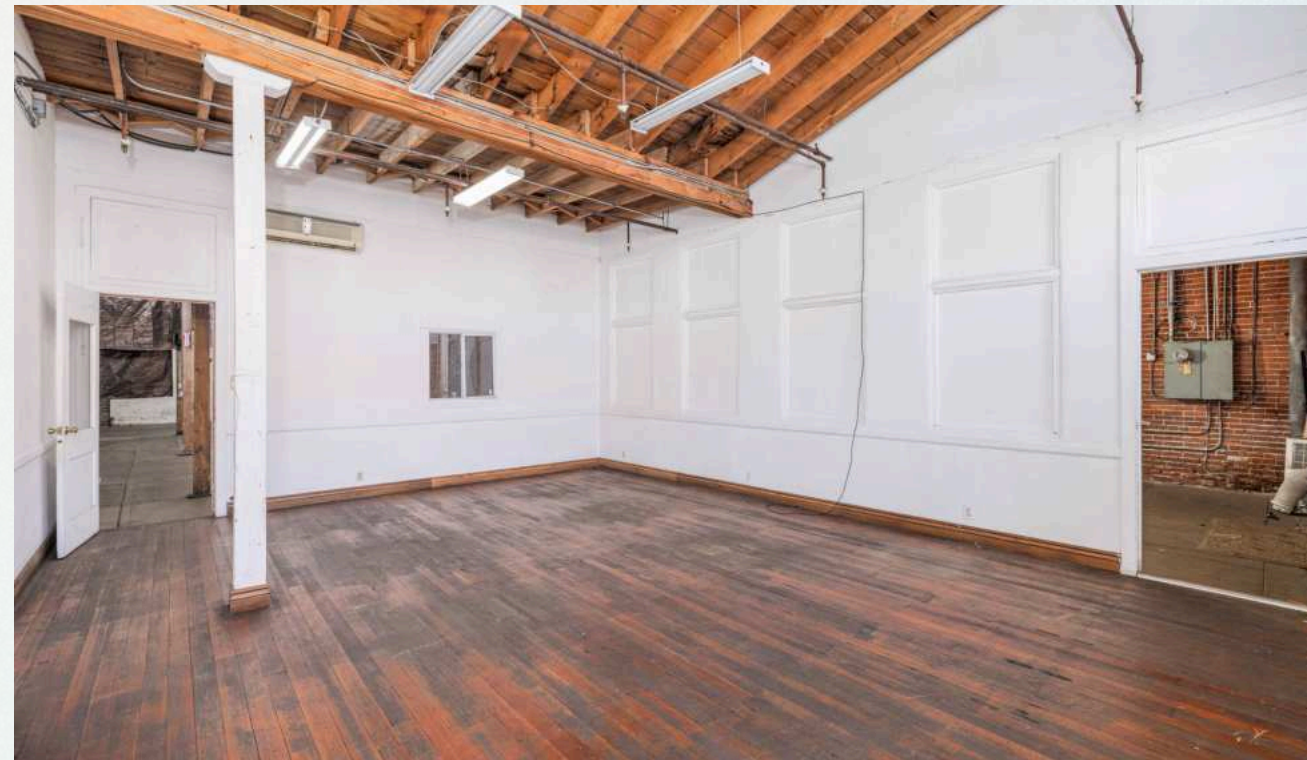
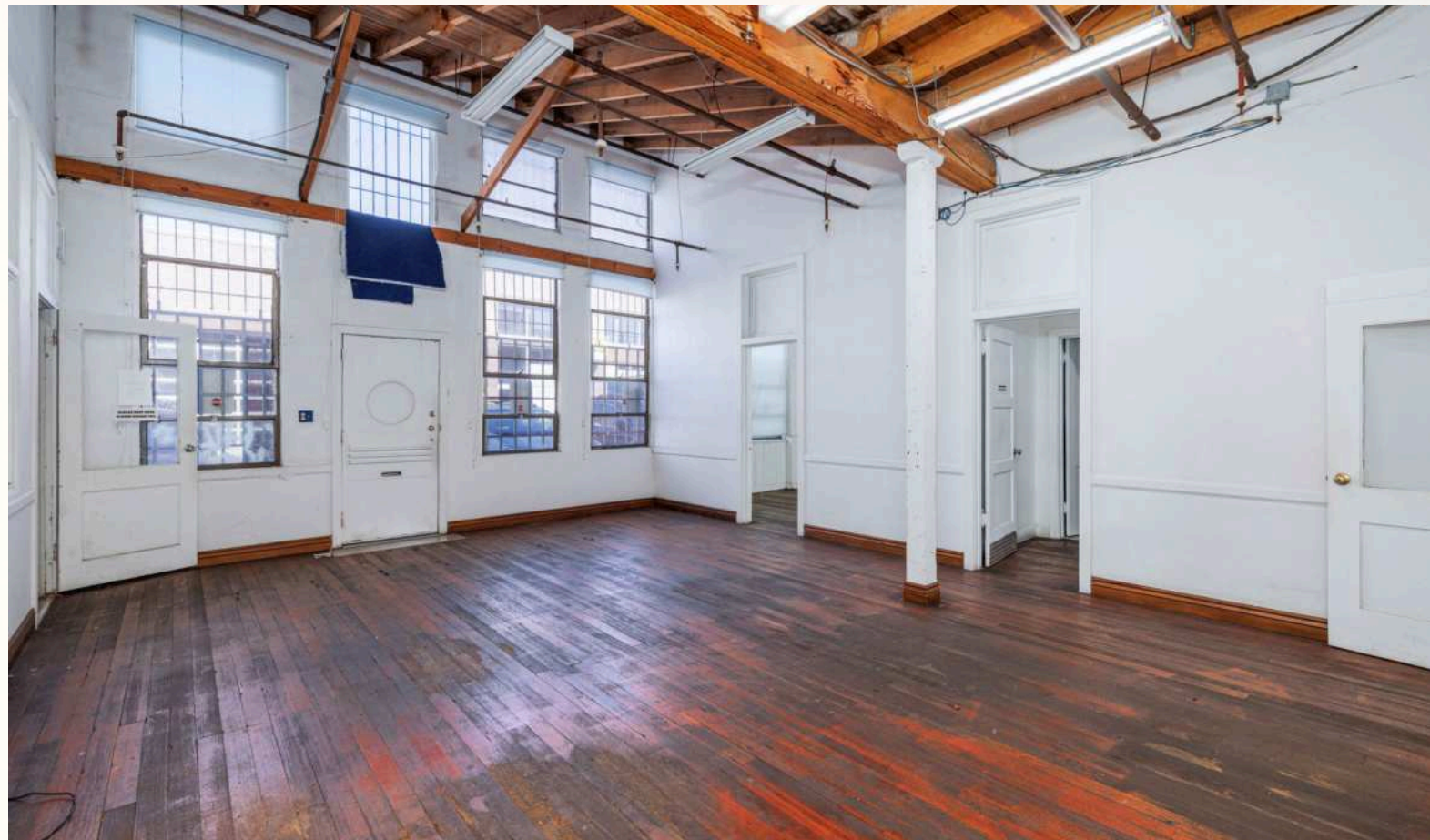
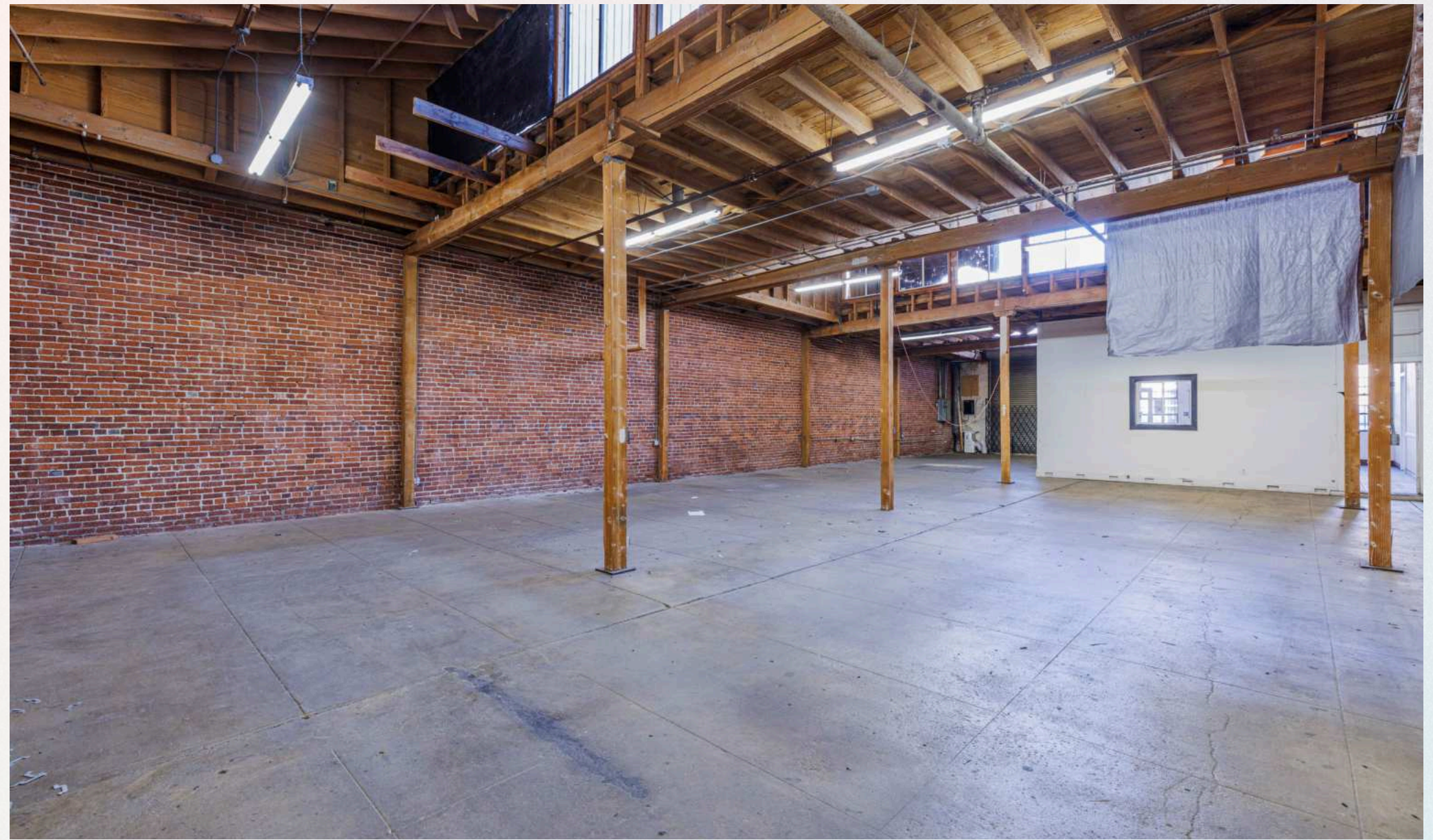
DTLA

- THREE-STORY BRICK BUILDING + SINGLE STORY FACING PARKING LOT
- 50% LEASED
- BEAUTIFUL NATURAL LIGHT
- HIGH CEILINGS
- OPEN FLOOR PLAN

421 Colyton St.



431 Colyton St.



Colyton Tenants



Disguise is the industry-leading platform at the heart of the new era of visual experiences. One powerful integrated system to create the next generation of real-time spectacle from the world's biggest live shows and most immersive xR broadcasts to the most ambitious virtual productions in one end-to-end workflow.



Bell Design Group (BDG) is an architecture and design studio that pursues projects demanding innovative and progressive answers. With experience across a range of project typologies – from studio production campuses to mixed-use housing developments and from hospitality to civic spaces – their approach is centered on creating meaningful experiences.

Rent Roll

PROPERTY	FLOOR	LEASE	LEASE TYPE	SQUARE FOOTAGE	TERM	RENT PSQFT	MONTHLY RENT	ANNUAL RENT
440 Seaton	1st Floor	Vacant		15,140				
440 Seaton	2nd Floor	Vacant		17,949				
440 Seaton	3rd Floor	Vacant		17,963				
			Total	51,052				
Parking Lot	Ground	-		15,000				
431 Colyton	1st	Vacant		3,500				
			Total	3,500				
433 - 441 Colyton	1st	Aire Spa	NNN	24,577	9/7/23 - 10/31/39	\$48.00/YR	\$98,308.00	\$1,179,696.00
433 Colyton	2nd Floor	Vacant		3,750				
433 Colyton	2nd Floor	Vacant		3,950				
			Total	32,277				\$1,179,696.00
421 Colyton	1st Floor	Diguise Systems, Inc	Gross	7,000	4/1218 - 4/30/25	\$43.88/YR	25,596.67	\$307,160
421 Colyton	2nd Floor	Relativity Architects	Gross	8,000	MTM	\$15.00/YR	\$10,000.00	\$120,000.00
421 Colyton	2nd Floor	Vacant		8,000				
421 Colyton	Rear	Vacant		7,000				
			Total	30,000				\$427,160.00
			Leased SF	39,577			Monthly Base Rent	\$133,904.67
			Total SF	116,829			Annual Base Rent	\$1,606,856.04

LOCATION

Area Highlights

- Located in the center of the vibrant Art's District Downtown LA
- Surrounded by several restaurants, retailer, galleries, etc..
- Dense area
- Easy access to 101, 110, 5 and 1 freeways

Equal parts warehouse waste land and burgeoning hub for LA's young, professional and creative, the Arts District is the city's neighborhood to watch. And with approximate limits of Second Street to Seventh Street and Alameda Street and the LA River, surprisingly, the Southeast section of Downtown is totally walkable, sprinkled amidst these perimeters are the makings of a community rich in character, featuring stylish galleries, handsome coffee shops, socially conscious boutiques and some of the best restaurants and bars. These pockets of budding establishments lie amidst a stretch of early 20th-century warehouses—many ex-factories some of which are deserted, but all of which hold the promise of artist studios and loft apartments with exposed brick walls and floor-to-ceiling windows. Prominent galleries such as Hauser & Wirth and Corey Helford Art Gallery and eateries like Wurstkuche, Umami Burger, Pie Hole and the Arts District Brewery have not only become local favorites but popular attractions for visitors and tourists. Today, along with the great eateries and galleries, renown retailers are positioning themselves to open flagship stores on East 3rd Street such as Le Labo, 3.1 Phillip Lim and Shinola.



777

Amenities

THE ROW



BARKER BLOCK

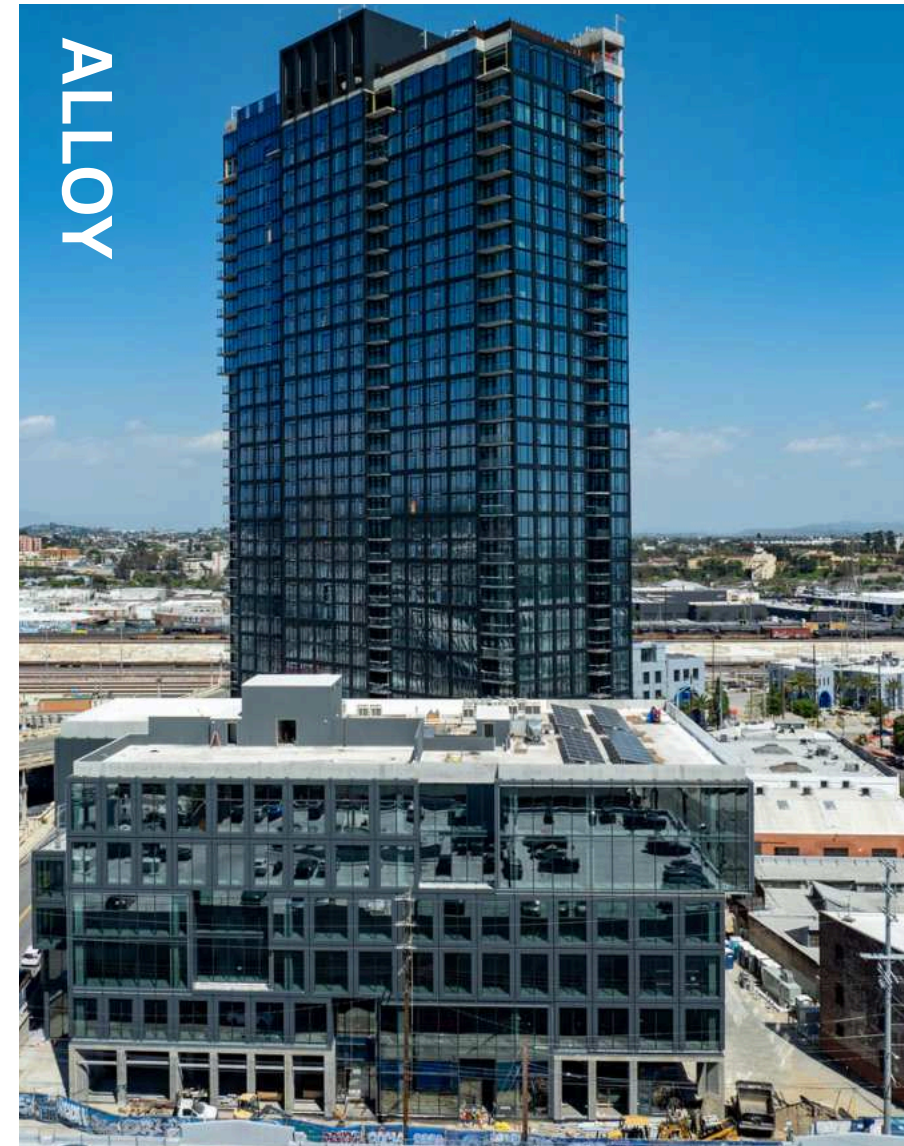


THIRD & TRACTION



440 Seaton & 421 Colyton St

RESIDENCES



ALLOY

ARTS DISTRICT

Noteable Developments



520 S Mateo St

- 127,456 SF
- 475 units
- 35 stories
- 20,000 sf of retail



1100 E 5th St

- 275,000 SF
- 220 units
- 8 stories
- 44,530 SF of retail



655 S Mesquit ST

- 185,000 SF
- Office
- 14 Stories
- 4,325 SF of retail



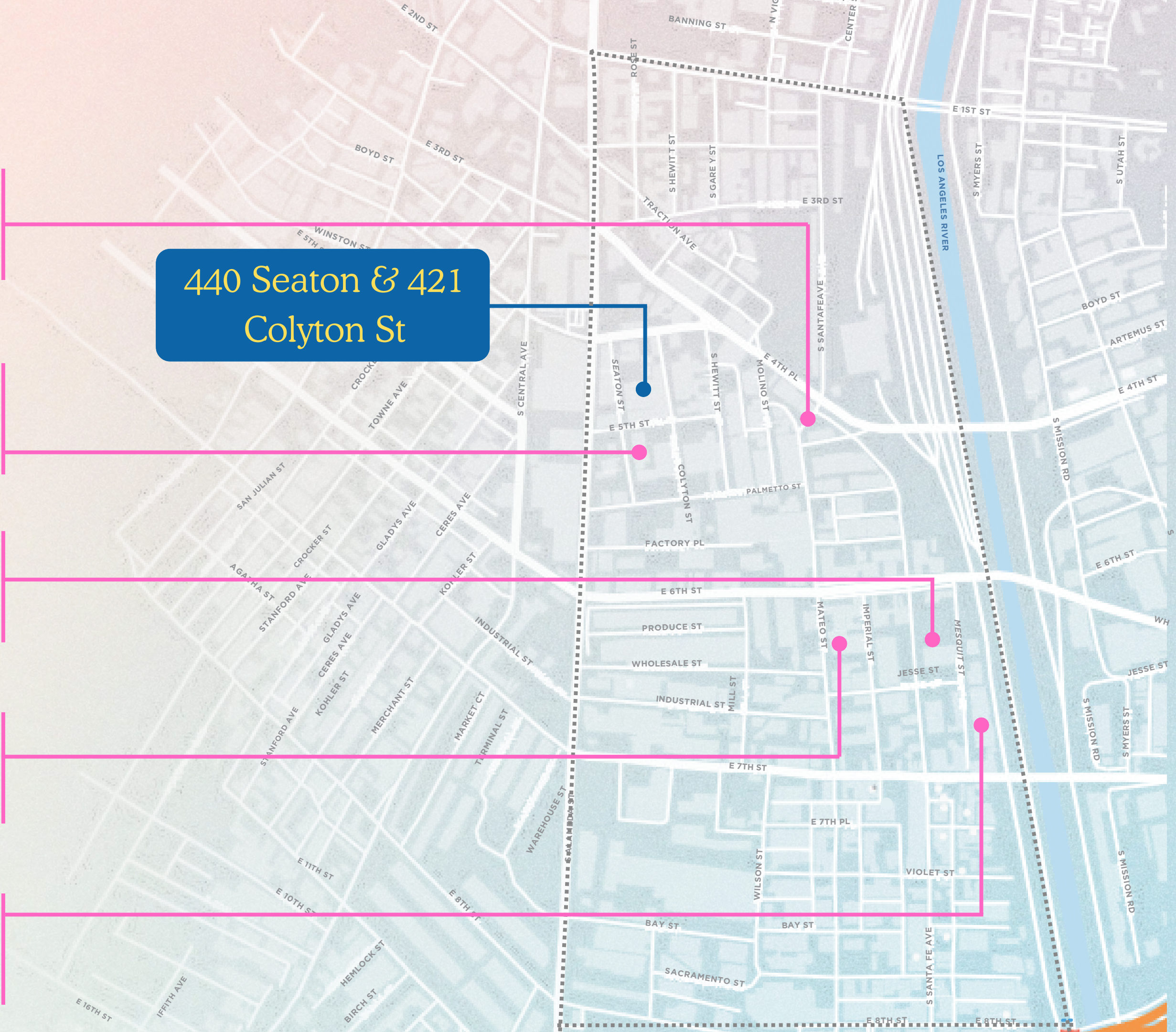
626 S Mateo St

- 179,759 SF
- 172 units
- 7 stories
- 23,025 SF of retail



670 Mesquit St.

- 1,792,103 SF
- 894 units
- 236 room hotel
- 381,494 SF of retail & museum



COMPS



1019 E 4th St

Sold: Jan. 2025 Renovated: 2019
Size: 63,224 SF \$/SF: \$379.40
Price: \$24m



540 S Santa Fe Ave

Sold: Dec. 2024 Built: 2012
Size: 51,243 SF \$/SF: \$396.15
Price: \$20.3m



2160 E 7th St

Sold: March 2023 Built: 1986
Size: 75,163 SF \$/SF: \$1,100
Price: \$85m



1820 Industrial St

Sold: Feb. 2023 Renovated: 1986
Size: 57,000 SF \$/SF: \$676
Price: \$38.6m



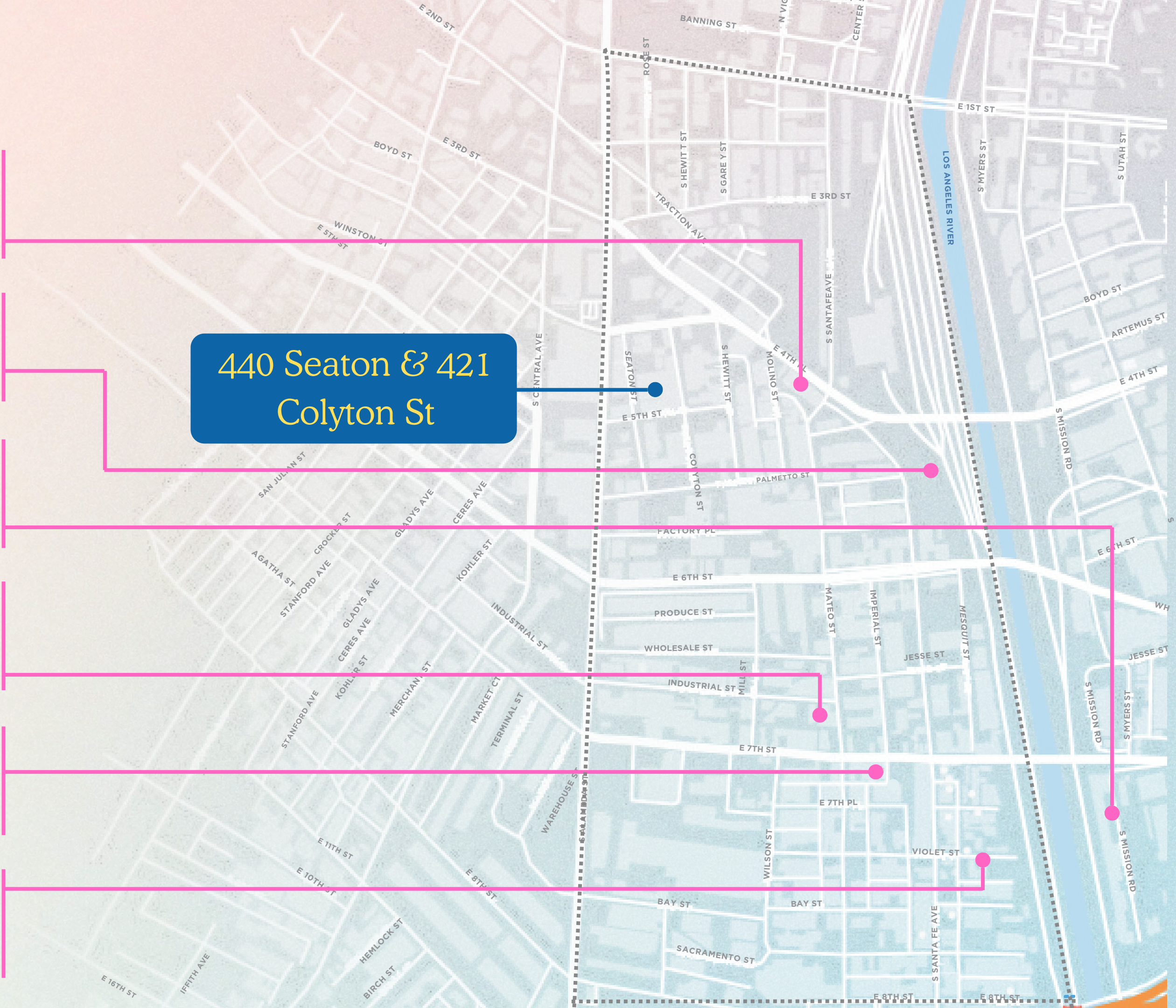
2022 E 7th St

Sold: Jan. 2024 Renovated: 2014
Size: 22,851 SF \$/SF: \$520.76
Price: \$11.9m



2130 Violet St

Sold: Dec. 2024 Built: 2022
Size: 112,583 SF \$/SF: \$258.74
Price: \$29.1m





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R E A L E S T A T E

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