

MAGNUS
WALKER WAREHOUSE



INTRODUCING THE MAGNUS WALKER WAREHOUSE

1317 Willow St
Arts District
Los Angeles 90013

NOW AVAILABLE FOR SALE

Situated in the heart of the Downtown Los Angeles Arts District, this magnificent and soulful two story brick loft building, circa 1902 (expanded in 1953), is the ultimate inspiration ground for any creatively inclined owner/user or commercial business with an eye for a one of a kind trophy property in an A+ location.

25,517 SF

Building Size

1902 / 1953

Year Built

Commercial
/ Industrial

Building Type

16,801 SF
/ .386 AC

Land Size

Masonry, Wood,
& Steel

Construction Type

5164-006-005
& -006

APN

M3-1-RIO

Zoning

On-Site Surface &
Surrounding Lots

Parking



HIGHLIGHTS

Classic Industrial
Brick Construction



Flexible and Inspired
Uses: Office, Commercial,
Residential, Industrial



Large Garage & Private
Gated Parking Area



Shaded and Green
Back Patio



Located in the Middle of
the Arts District's Amenities
and Cultural Landscape



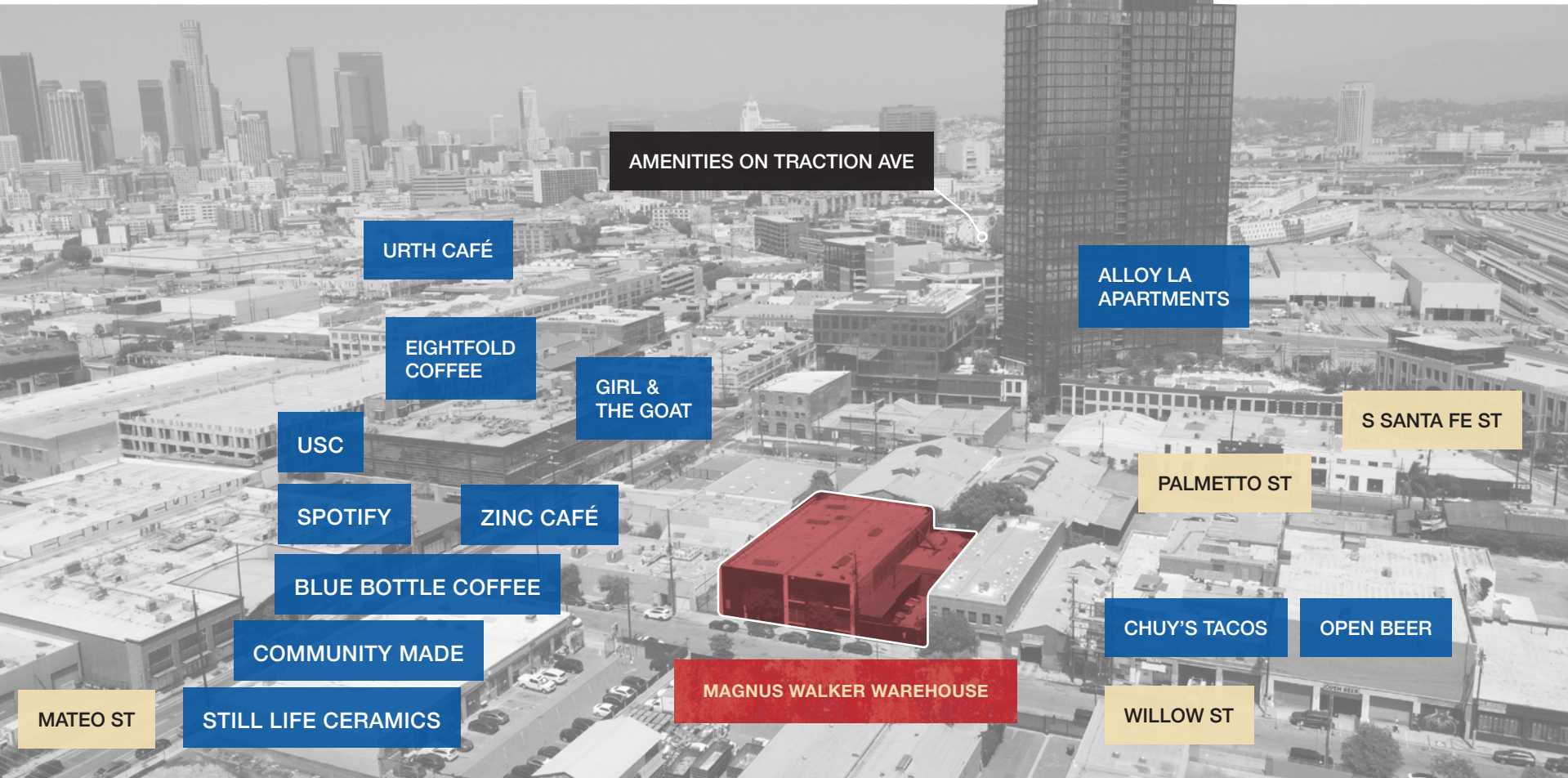
Next to Zinc Café
and the Landmark
6th Street Bridge



Easy Access to
Major Freeways



Walking Distance to
the Arts District / 6th St
Metro Station





A PROPERTY INTERTWINED WITH CULTURE, SPEED, HISTORY, CREATIVE PASSION, AND CHARACTER

This captivating property has been inhabited and beloved by multi-hyphenate **Magnus Walker** since he purchased it in 2000. Since then, It has been in use as a live/work space, a lucrative film/television/commercial location, an art gallery, the flagship and workshop of his clothing company, Serious Clothing, and the home of his priceless car collection.

The building itself, at over 25,000 square feet, features a private and secure gated entry in to a courtyard with parking inside for up to 12 cars, exposed brick walls, vintage patinaed wood floors, soaring ceiling heights, skylights, casement windows, an operating freight elevator, garden and 360 degree downtown views from the rooftop. Occupying 3 lots on two parcels, there are multiple street frontage opportunities for commercial use.

A very rare offering—a legitimate gem and a once in a lifetime opportunity—it is ready for its next stewards' imagination and vision.







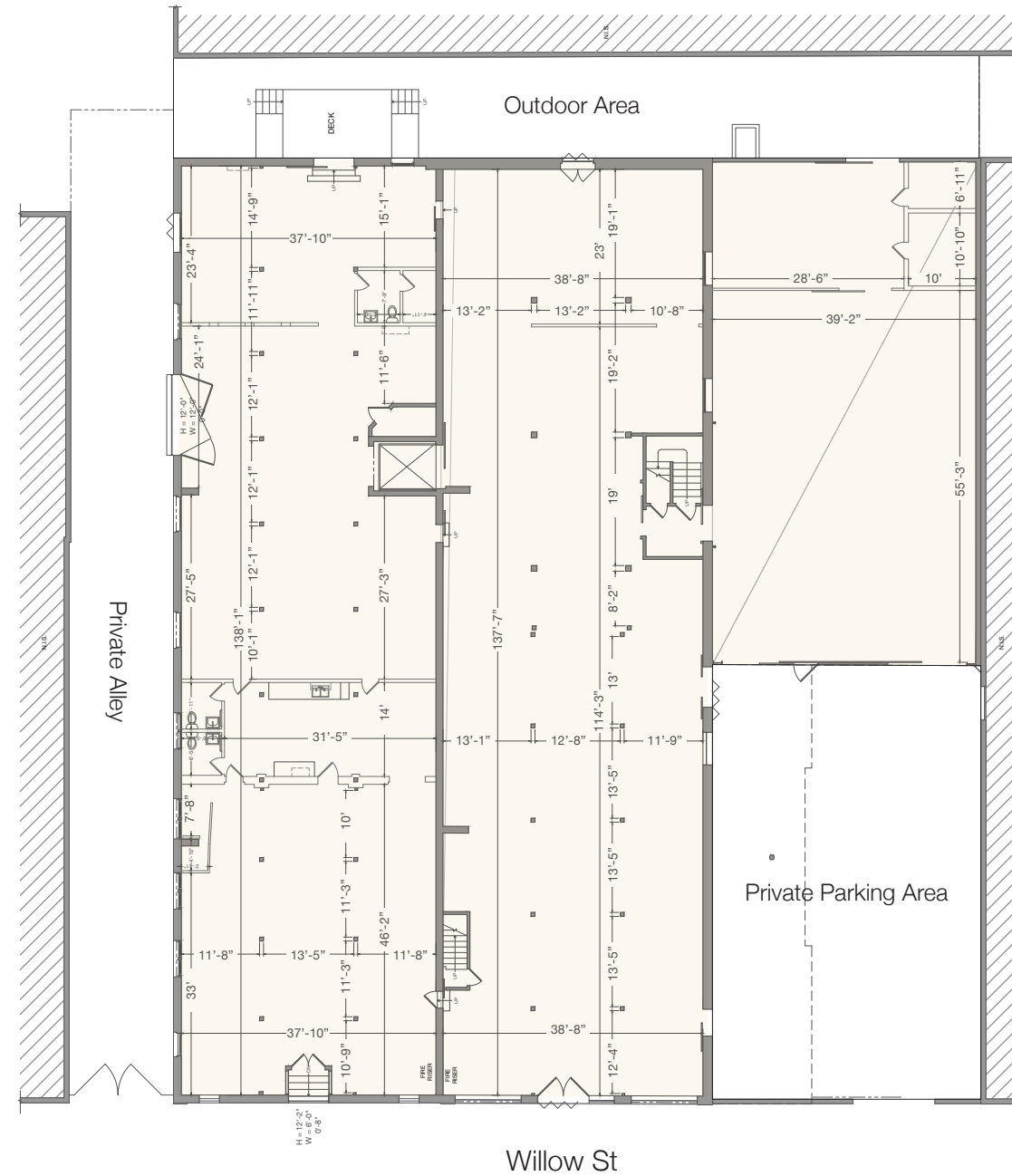




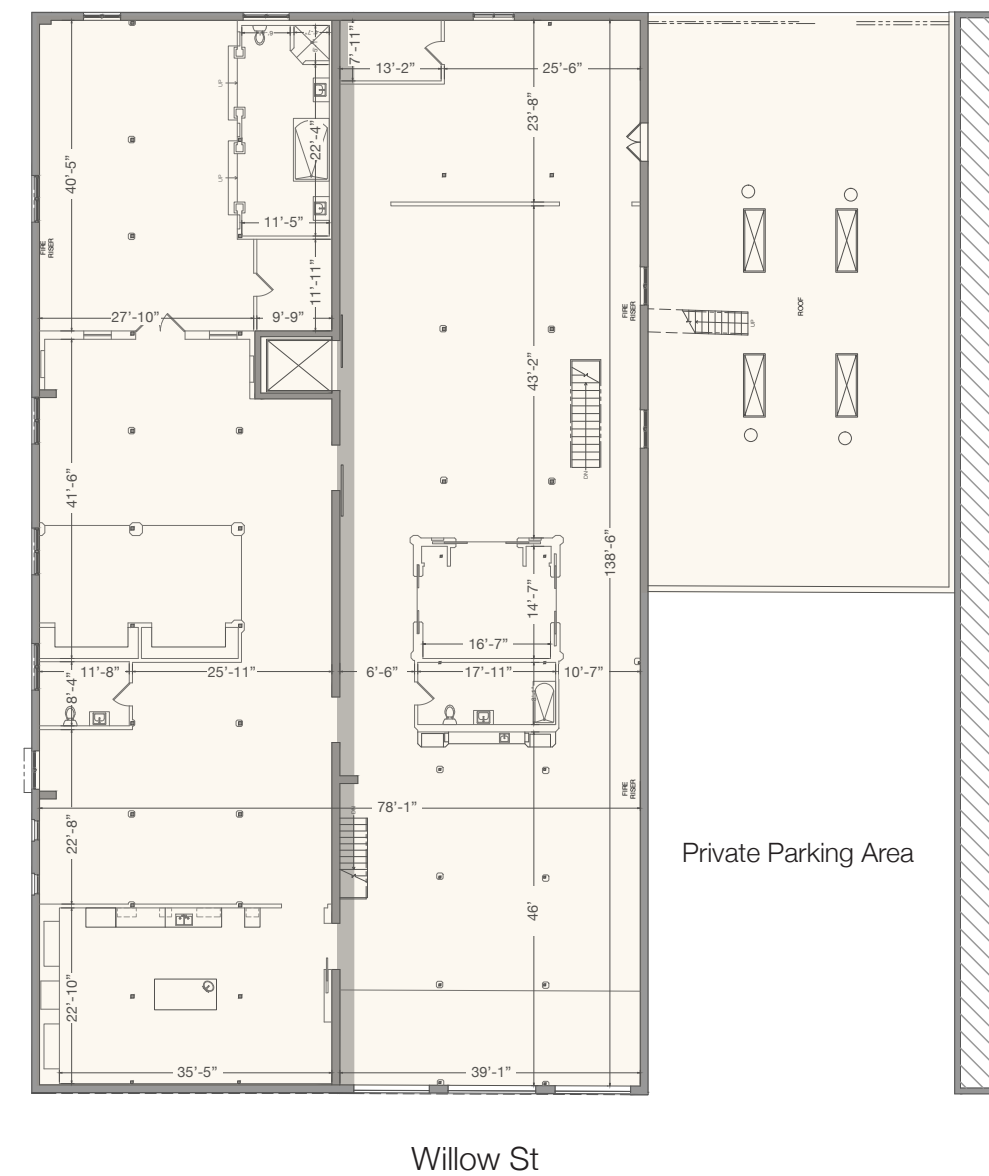




14,259 Rentable SF



11,259 Rentable SF



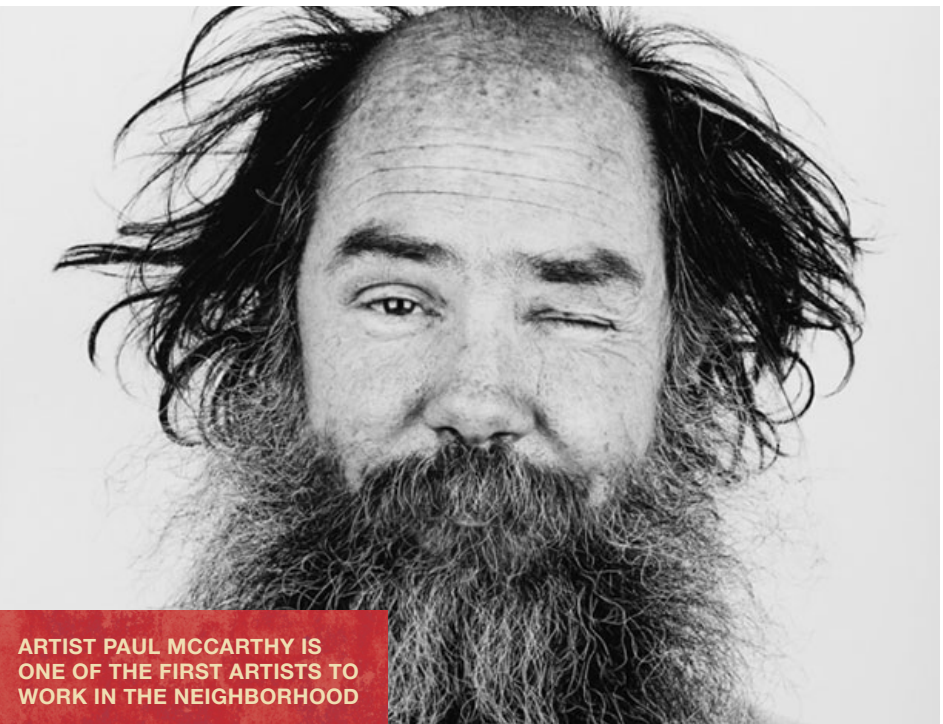
FROM VINEYARDS AND INDUSTRY TO ARTISTS AND LOFTS, THE ARTS DISTRICT IS DYNAMIC AND ECLECTIC

The Arts District is a living and thriving thread of LA's history—evolving from a fertile agricultural landscape to a bustling industrial hub, and ultimately, a vibrant cultural and artistic center. This journey, marked by the rise and fall of industries and the resurgence of creativity, has shaped the district's unique character and identity.

The area now known as the Arts District was part of LA's large wine-growing economy that started in the 1840s and included more than 100 acres of vineland called El Aliso.

The arrival of the Santa Fe Railroad leading into the 20th century created the industrial infrastructure that allowed agricultural goods to be easily shipped. Soon the Arts District was manufacturing furniture, clothing, baked goods, auto parts, printed products and more.


By the 1970s, much of the area's industrial vigor had moved away. Warehouses and factories were progressively activated by artists who needed a place to live, create art, engage with other artists, and establish community. The 1981 implementation of the City's Artist-in-Residence program legalized the residential use of industrial buildings, which ushered in a broader wave of residential conversions that characterize the neighborhood to this day.




THE ARTS DISTRICT IS CONTINUOUSLY VIBRANT—THE MAGNUS WALKER BUILDING IS PART OF THE STORY AND SPIRIT.

Today, the Arts District is a diverse cultural and economic community that includes a world renowned gallery complex, production companies, an exciting food & beverage scene, a growing resident population, and a network of businesses that thrive from their co-location.


Select Major Companies Nearby




Apple Studios




CALIFIA FARMS




COMMON WAVE HI-FI



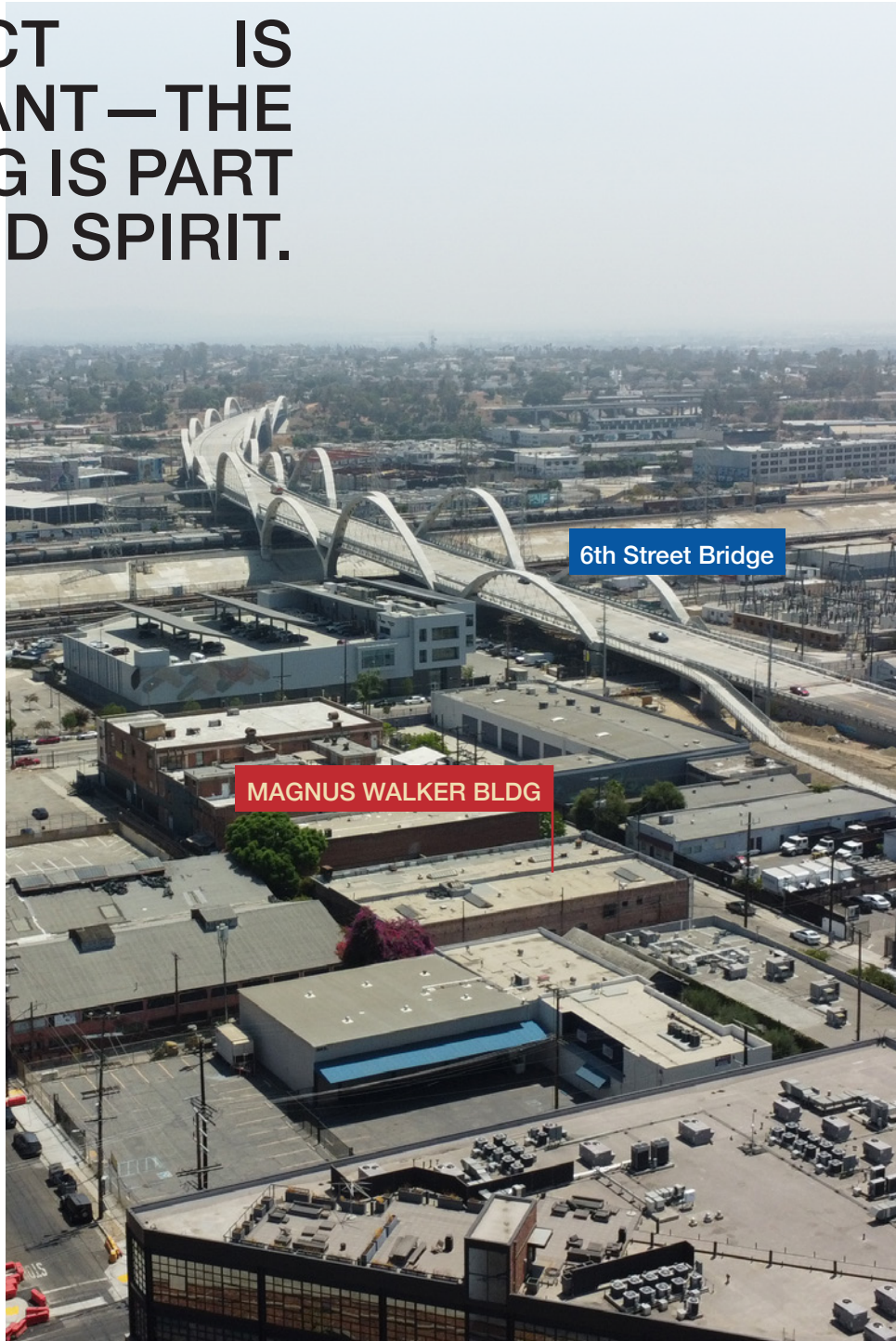
ESSENTIALS FEAR OF GOD



STUDIO-MLA



Greycroft



Spotify at AT MATEO, just west of the Magnus Walker Building.



Venture capital firm Greycroft Partners' office along Traction Ave.



Bavel by Chef Ori Menashe.



Soho Warehouse along S Santa Fe Ave.



Residential tower at 525 S Santa Fe Ave



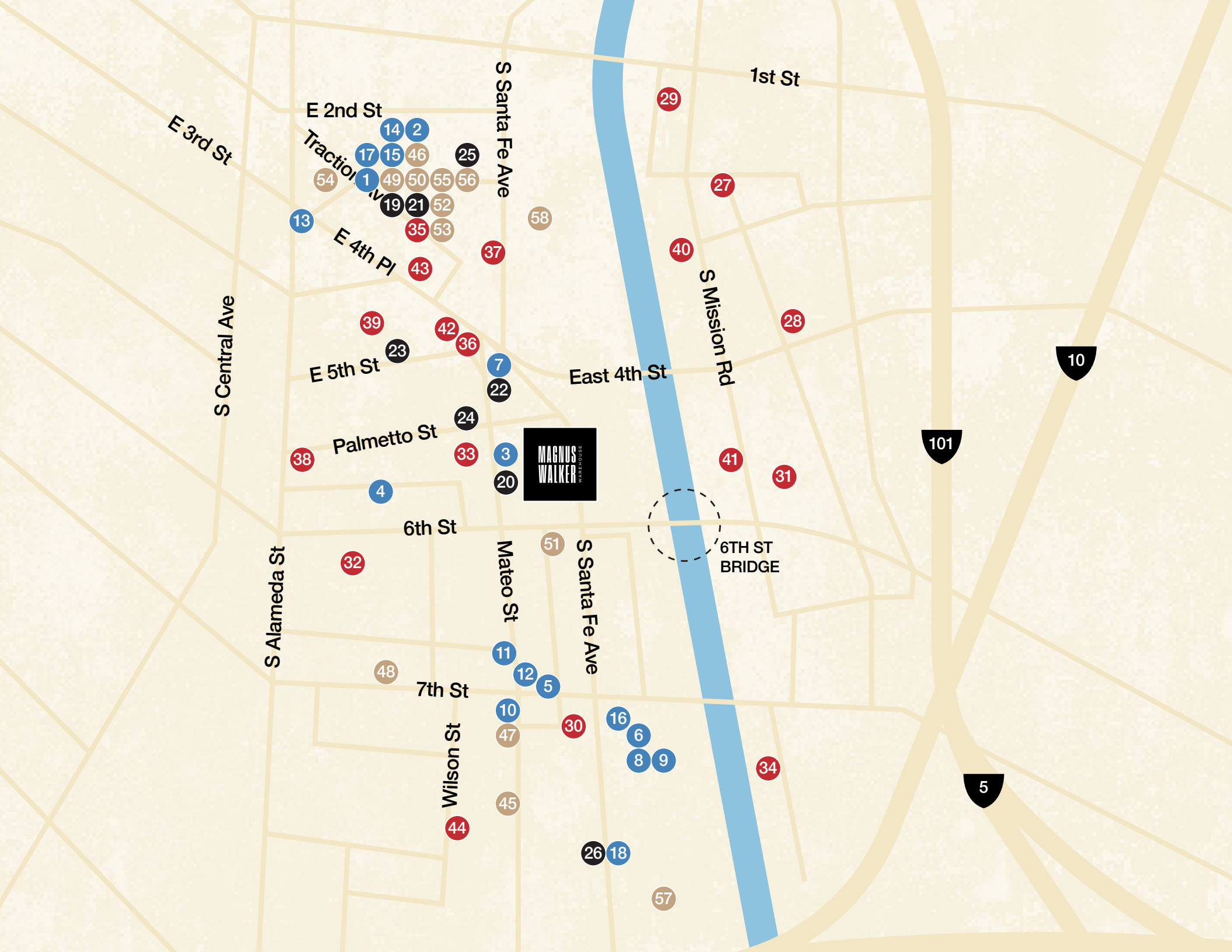


RESTAURANTS	
1	Wurstkuche
2	Manuela
3	Zinc Café
4	Factory Kitchen
5	Pizzanista!
6	Bestia
7	Bavel
8	Damian
9	Ditroit
10	Everson Royce Bar
11	Camelia
12	Afuri
13	De La Nonna
14	Lucky's Steakhouse (Coming Soon)
15	Salt & Straw
16	Yangban Society
17	Price Street Pizza
18	Soho Warehouse
COFFEE	
19	Groundwork Coffee Co.
20	Blue Bottle Coffee
21	Concierge Coffee
22	Verve Coffee Roasters
23	Urth Caffé
24	Eightfold Coffee
25	Boxx Coffee Roasters
26	Maru Coffee

AMENITIES & NOTABLE BUSINESSES IN THE AREA

NOTABLE BUSINESSES	
27	Angel City Lumber
28	Common Wave HiFi
29	UOVO fine art storage (Coming Soon)
30	Warner Music
31	Ace Mission Studios
32	East End Studios (coming soon)
33	Spotify
34	Apple Studios
35	Greycroft Partners
36	Califia Farms
37	Sci-Arc
38	Fear of God
39	Grimshaw Architects
40	Studio MLA
41	Luna Luna
42	Accenture
43	Honey
44	Mad Decent

RETAIL & CULTURE	
45	Suay Sew Shop
46	Hauser & Wirth
47	The Good Liver
48	ICA LA
49	The Box
50	Artbook
51	Dover Street Market
52	Departamento
53	Alchemy Works
54	Le Labo
55	Flamingo Estate
56	Period Correct
57	Billings
58	Hennessey + Ingalls





**MAGNUS
WALKER** WAREHOUSE



Rinat Greenberg

323.972.3523

rinat.greenberg@compass.com

DRE 02105602

Tori Horowitz

323.203.0965

torih@compass.com

DRE 01703353

Geoffrey Anenberg

323.243.2821

geoffrey@normal-properties.com

DRE 01831214



CANYONHAUS

COMPASS

Normal
PROPERTIES