

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

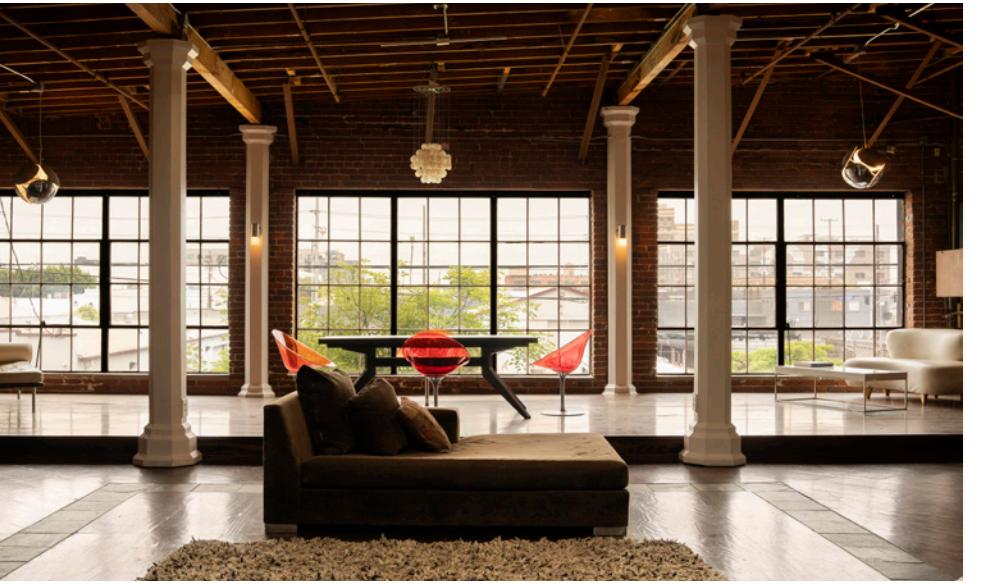
APN

On-Site Surface & Surrounding Lots

Parking

M3-1-RIO

Zoning



HIGHLIGHTS

Classic Industrial Brick Construction



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



Large Garage & Private Gated Parking Area



Shaded and Green Back Patio



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 into 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.









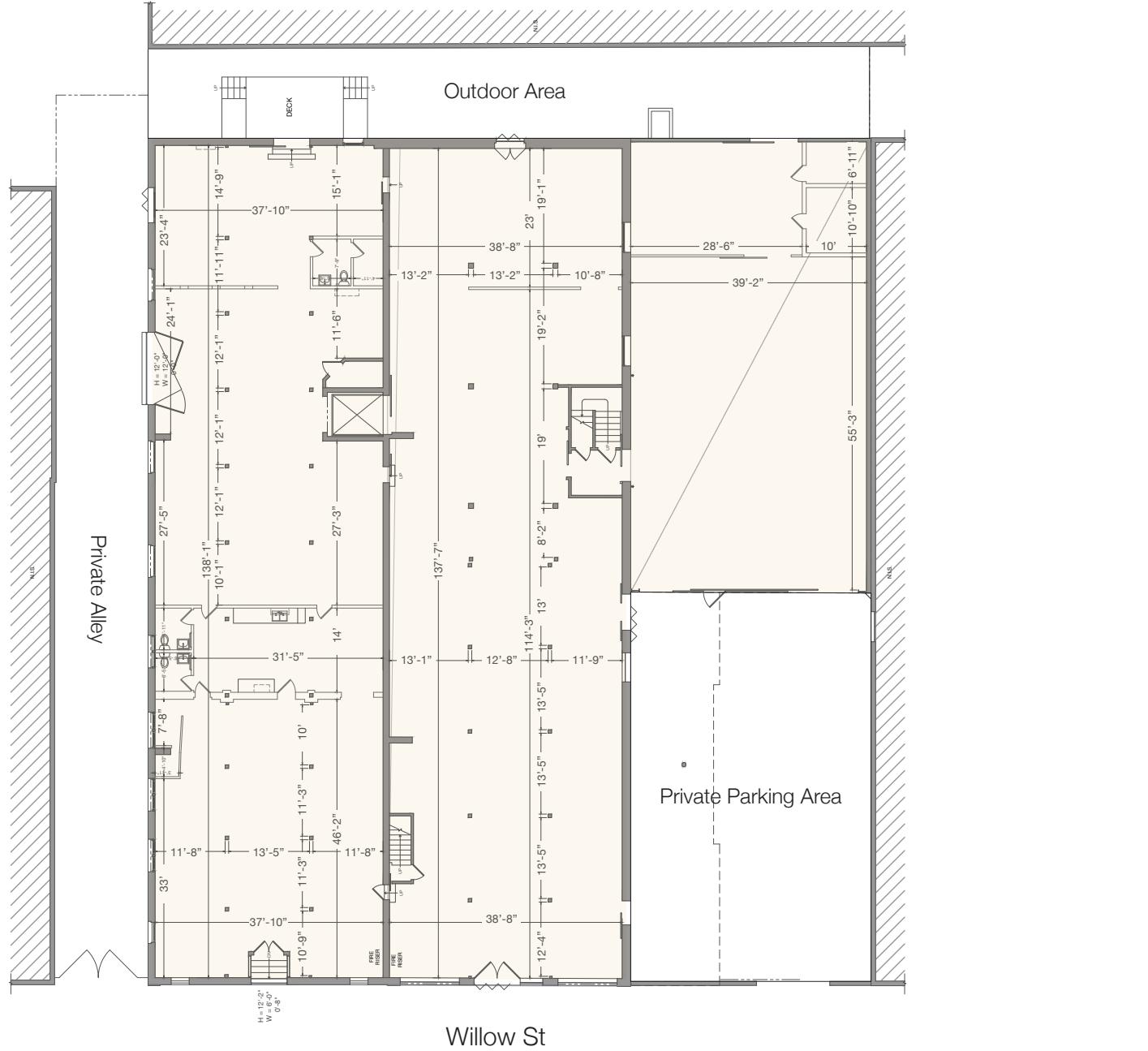






FIRST FLOOR PLAN

14,259 Rentable SF



SECOND FLOOR PLAN

11,259 Rentable S



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.



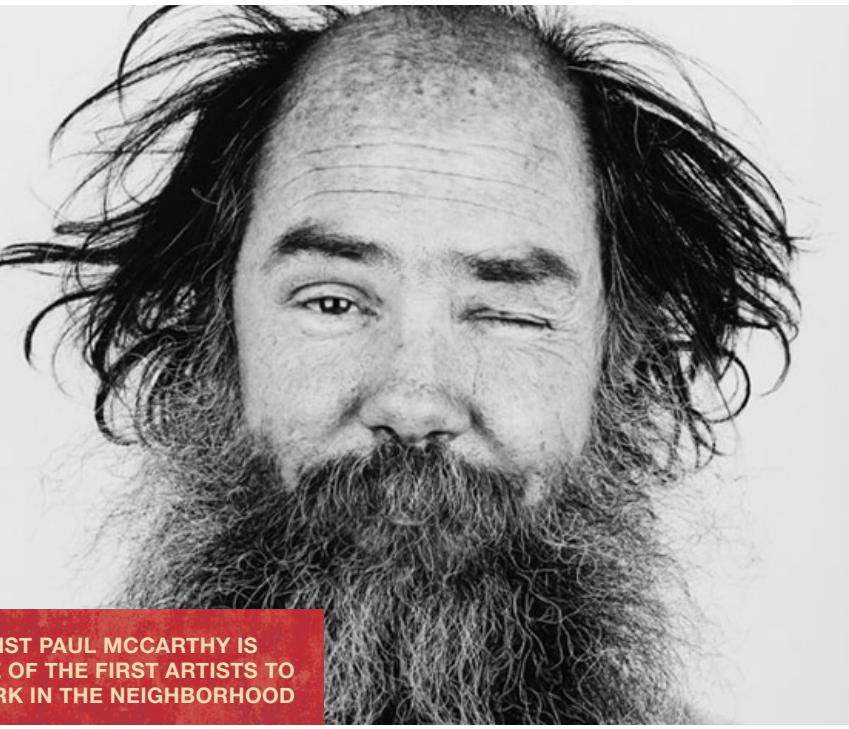
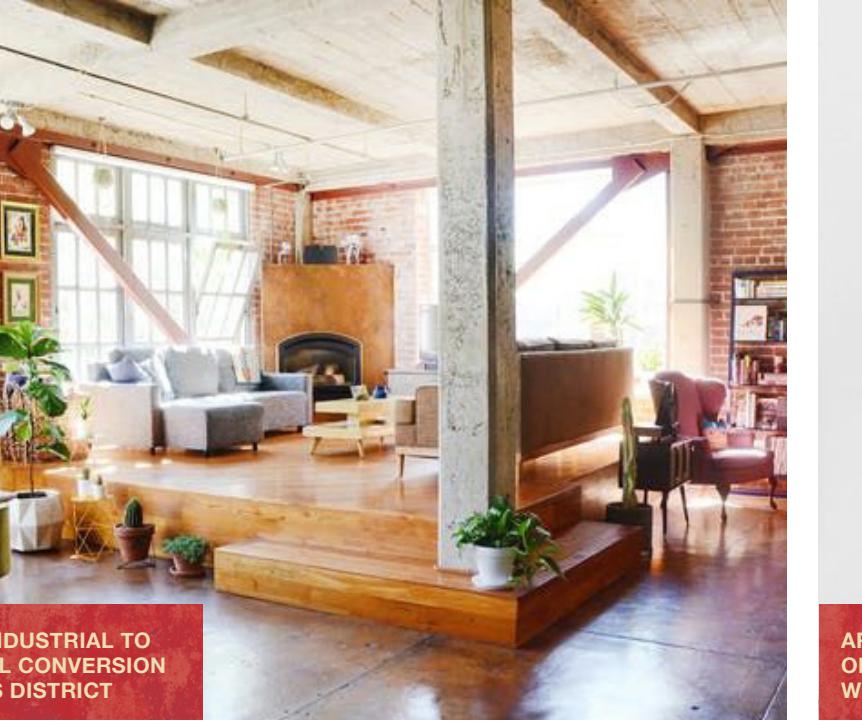
The area now known as the Arts District was part of LA's large wine-growing economy that started in the 1840s and included more than 100 acres of vineland called El Aliso.

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.

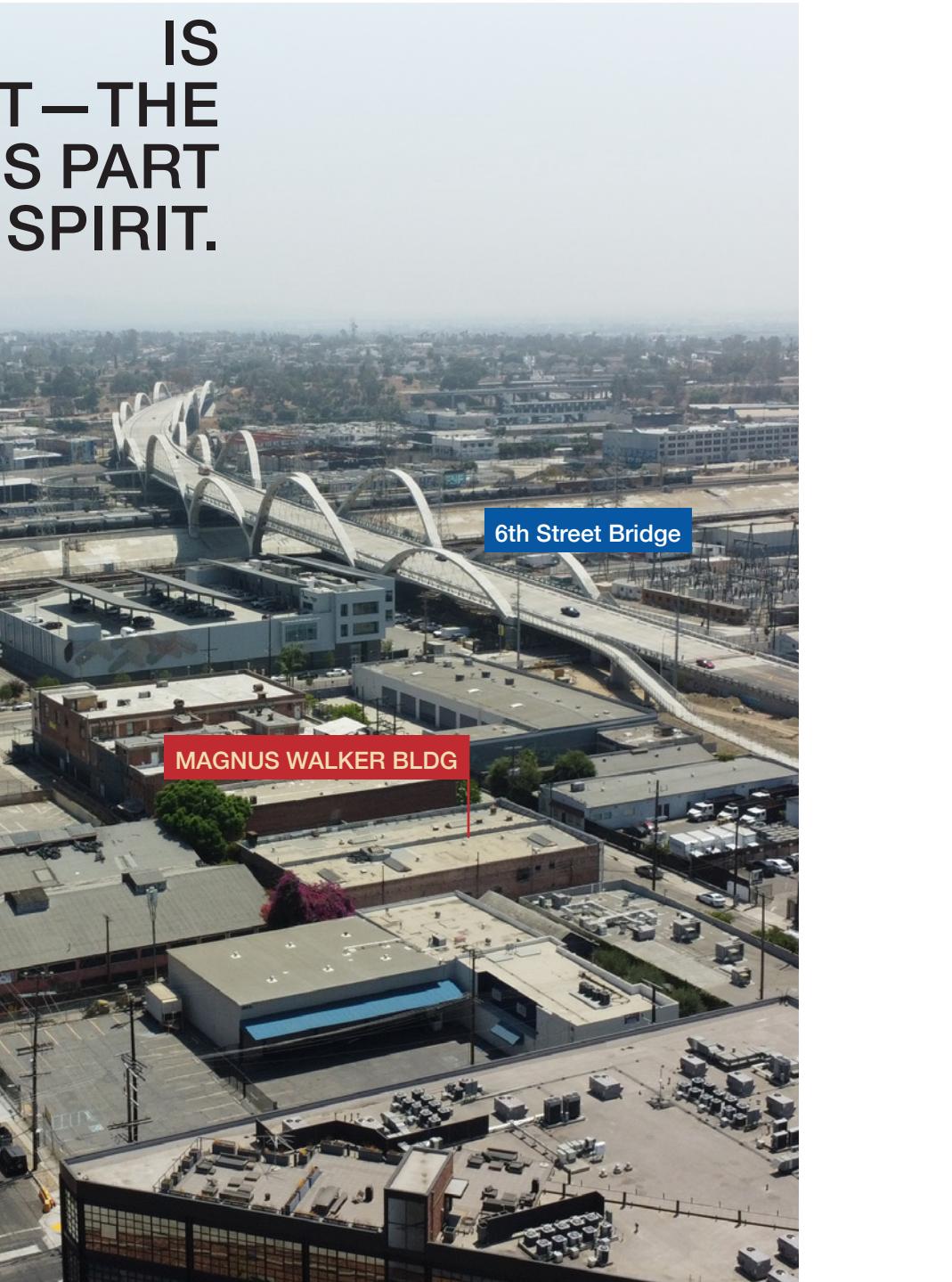


SHOW FLYER FOR THE RED HOT CHILI PEPPERS AT AL'S BAR + INTERIOR VIEW OF AL'S BAR

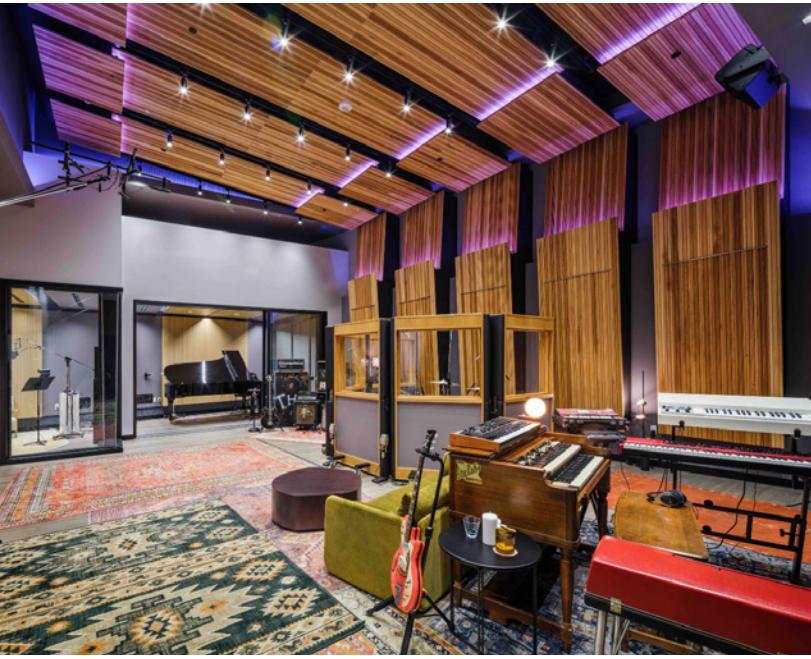
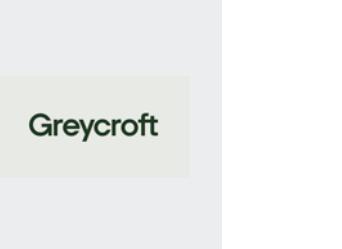


THE ARTS DISTRICT IS VIBRANT – THE MAGNUS WALKER BUILDING IS PART OF THE STORY AND SPIRIT.

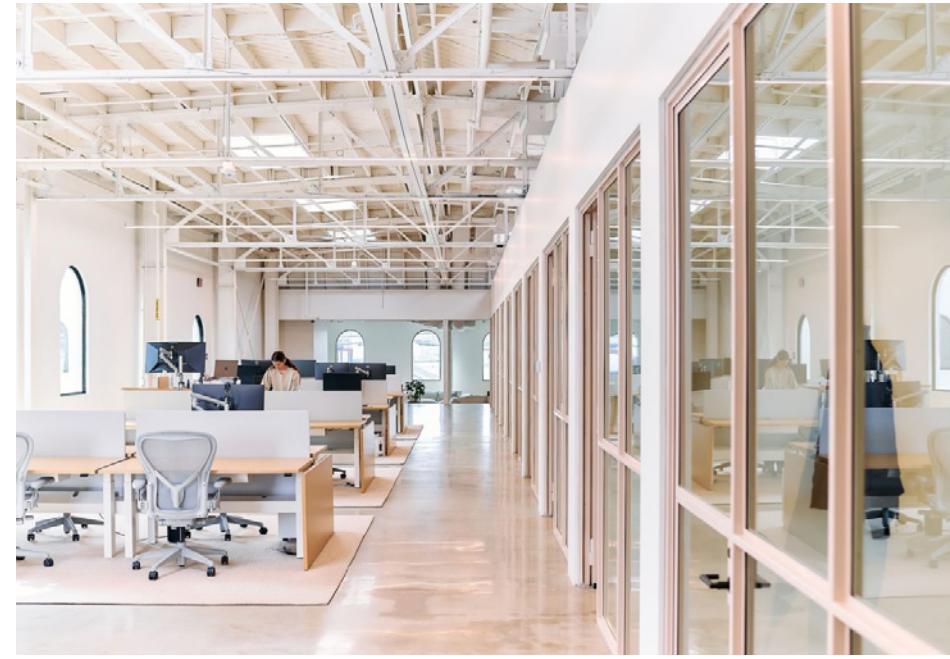
Today, the Arts District is a diverse cultural and economic community that includes a world renowned gallery complex, production companies, an exciting food & beverage scene, a growing resident population, and a network of businesses that thrive from their co-location.



Select Major Companies Nearby



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

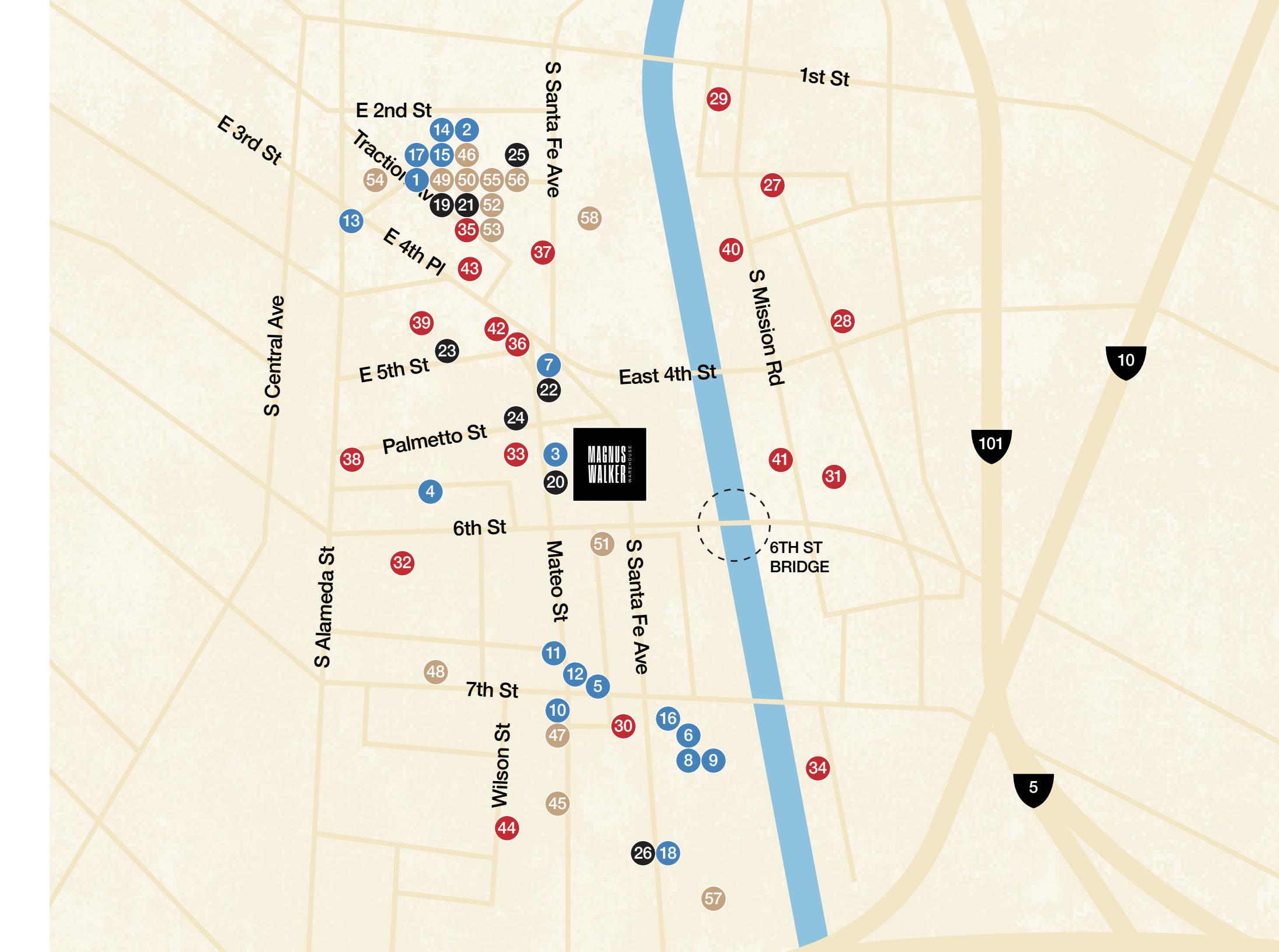
AMENITIES & NOTABLE BUSINESSES IN THE AREA

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

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





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