

441 SOUTH HEWITT STREET, LOS ANGELES, CA 90013 (AKA 440 COLYTON STREET)

FLEX BUILDING FOR SALE



OFFERING	PRICE UNDISCLOSED
Building Size	8,900 SF
Land Size	14,503 SF (0.33 AC)
Year Built	1961
APN	5163-022-020
Zoning	LAM3-1-RIO
TOC	Tier 3
Loading Doors	3 (One with exterior loading dock)
Ceiling Height	14'
Construction Type	Concrete Tilt-Up
Roof	Steel Beam Roof with Rolled Composition Top Cover
Skylights	7
Restrooms	One Men's & Two Women's
Parking Spaces	15-20
Frontage	50' on Hewitt Street & 50' On Colyton Street

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

- ▶ Premier Arts District Location
- ▶ Excellent Owner-User or Redevelopment Opportunity
- ▶ Located in a Qualified Opportunity Zone
- ▶ Block-to-Block Property
- ▶ Frontage on Hewitt Street & Colyton Street
- ▶ Rare Property with Gated Parking for Up to 20 Cars
- ▶ Walking Distance to Numerous Restaurants, Bars and Art Galleries: Urth Caffe, Factory Kitchen, Resident, Hauser & Wirth
- ▶ Rapid Employment Growth Due to Warner Music Group, Spotify and Honey
- ▶ Spectacular New Development and Projects Nearby: At Mateo, Aliso, AMP Lofts, Fourth & Traction



EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present for sale 441 South Hewitt Street (aka 440 Colyton Street), located in the Arts District of Downtown Los Angeles. This single-story flex building measures approximately 8,900 square feet and is situated on a parcel of land measuring approximately 14,503 square feet. Built in 1961, the property features on-site gated parking for approximately 15-20 vehicles, air-conditioned office, warehouse storage, and features frontages on two streets.

The property runs street-to-street in DTLA's spectacular Arts District between Hewitt Street and Colyton Street which is the reason for its dual address. The building is conveniently situated within proximity to the Produce and Wholesale Districts, the Fashion District, the Flower Market and the L.A. River. Several major freeways service the property including Interstate 5, 10, 110 and 101.

