

3430 SOUTH HILL ST.
LOS ANGELES, CA 90007



CREATIVE STUDIO • WAREHOUSE • SHOWROOM • AVAILABLE NOW FOR LEASE

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Subject Property



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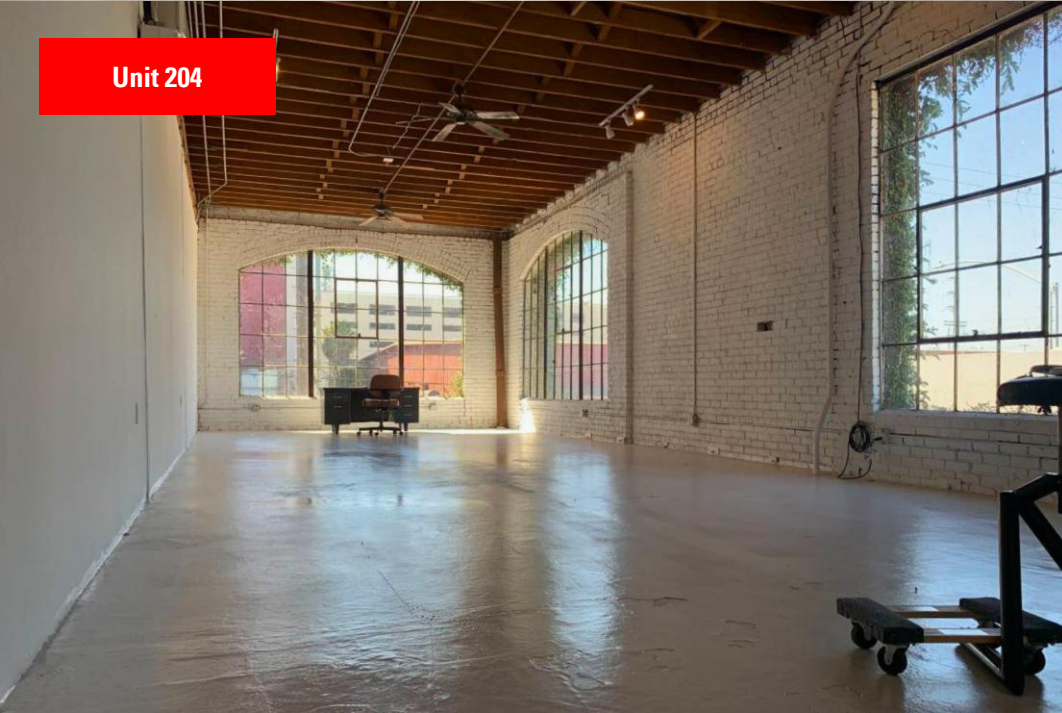
THE 3430 LOFTS ON HILL STREET

3430 South Hill Street offers a unique blend of historical architecture and modern functionality, making it an ideal choice for businesses seeking creative studio, warehousing, or distribution space. This two-story structure, originally built in 1929 and thoughtfully renovated in 2013, features approximately 15 feet of clear ceiling height, providing a spacious and adaptable environment for a variety of business operations. Nestled in the vibrant South Central Los Angeles, specifically within the Jefferson Corridor, the property boasts an impressive Walk Score of 88 and a Bike Score of 98, categorizing it as a Biker's Paradise. The location offers seamless connectivity, with close proximity to both the 110 and 10 Freeways, facilitating easy access to surrounding areas and major business districts. The building is strategically located just 5 minutes from the bustling USC Village and the University of Southern California, providing significant opportunities for businesses to engage with the vibrant student population and academic community. Additionally, it is only a 10-minute drive from the heart of Downtown Los Angeles, placing tenants in the midst of LA's dynamic cultural and economic activities. With its significant location advantage, adaptive space, and modern amenities, 3430 South Hill Street represents a premier leasing opportunity for businesses looking to capitalize on Los Angeles' commercial and industrial growth sectors.

Unit 104



Unit 204



FEATURES

PREMISES

± 1,100 – 1,400 SF. Available

SPACES

Unit #104 (GF) ± 1,400 SF.

Unit #105 (GF) ± 1,400 SF.

Unit #202 (2nd) ± 1,110 SF.

Unit #204 (2nd) ± 1,250 SF.

RENT

\$2.14 – 2.63/SF./M/MG

TERMS

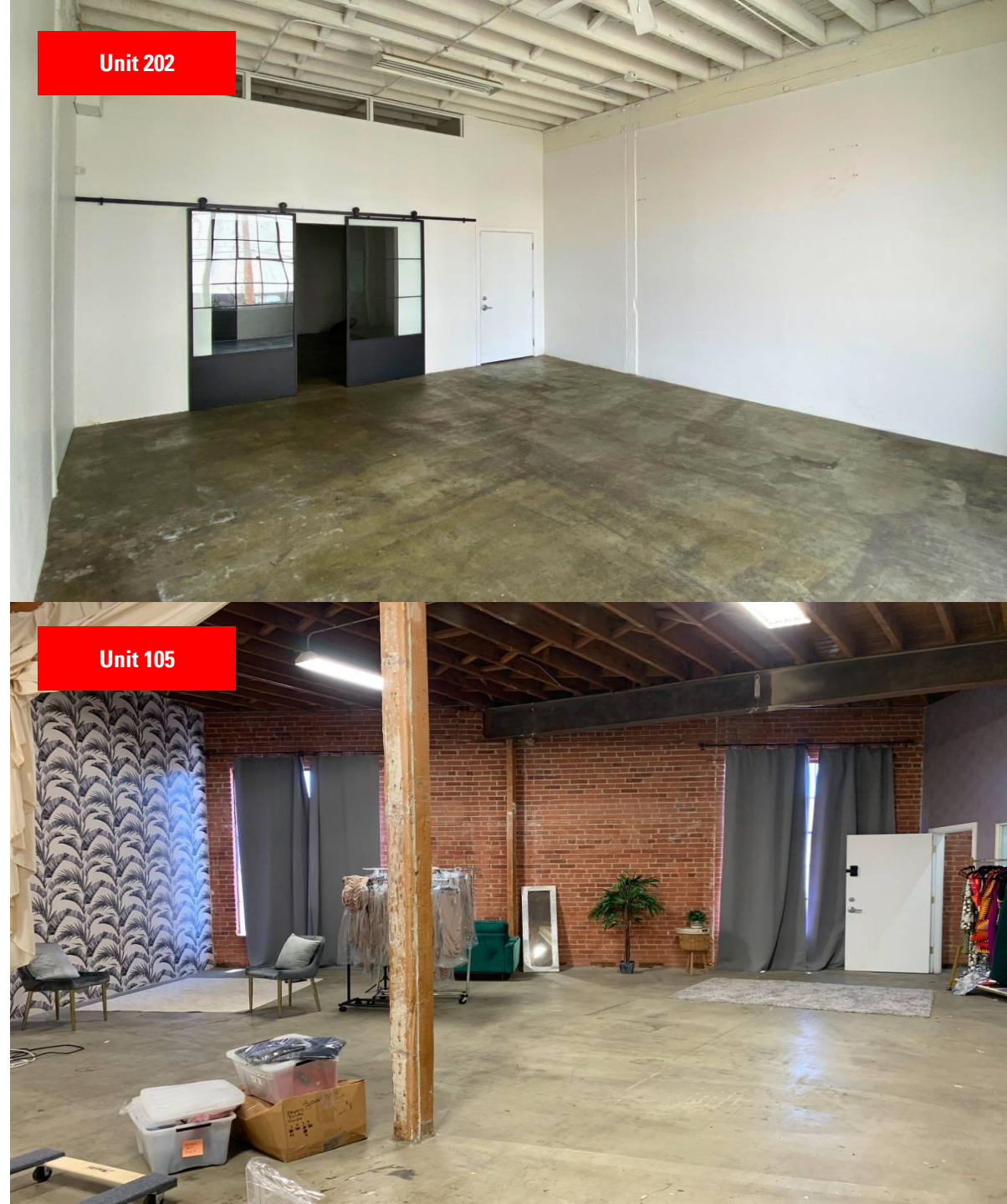
3 – 5 Years

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LEASE HIGHLIGHTS

- Open Floor Plan Design
- Durable Wood Flooring
- High Ceilings (\pm 15 FT.)
- Abundant Natural Lighting
- Direct Access to Freight Elevator
- Secured, Gated Parking
- Workshop – Maintenance Compliant
- Industrial-Sized Windows (with View)
- Building Signage Opportunity Available



THE MARKET

USC - Jefferson Corridor (Los Angeles, CA)

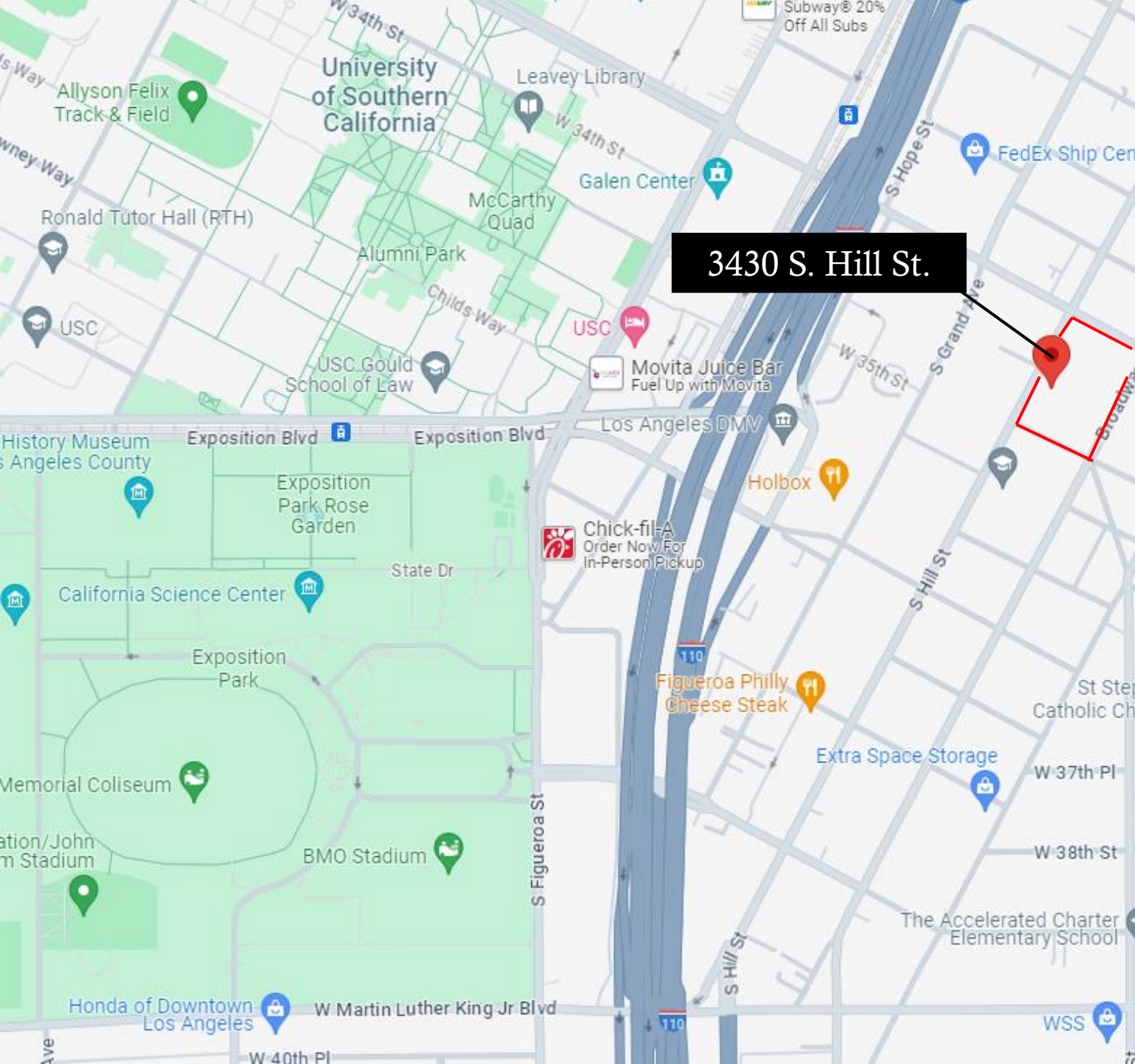
The USC - Jefferson Corridor is a significant area of commercial and cultural development in Los Angeles. This corridor, facilitated by the Metro EXPO Blue Line, is highlighted by the University of Southern California and major attractions like the Banc of California Stadium and the upcoming George Lucas 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.

27 Years – Median Age (Age Demographics)

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

The Property's Location





3430 S. Hill St.

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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