

AVAILABLE
8,876 SF

ARTS DISTRICT

CREATIVE - USE OPPORTUNITY



441 S. HEWITT STREET | LOS ANGELES | CA

FOR LEASE

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AVAILABLE SF

8,876 SF

RATE

\$2.20 PSF NNN

OCCUPANCY

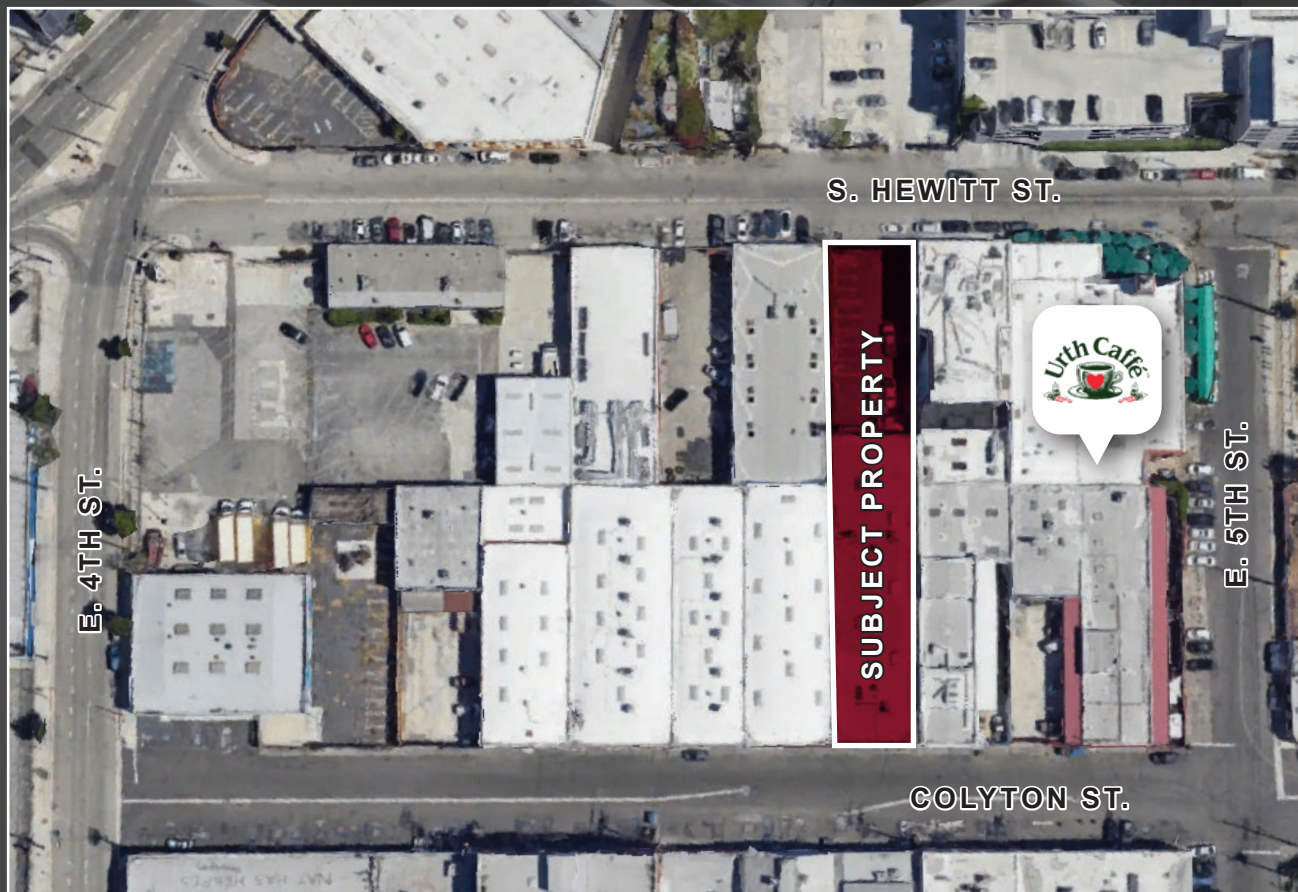
Immediate

PARKING

15 Fenced Parking Spaces

BUILDING HIGHLIGHTS

- Incredible Arts District Location/
Adjacent to Urth Café
- Stunning Office Build-Out
- Ideal for All Types of Creative Uses
- Fifteen (15) Fenced Parking
- Front and Rear Loading (3)
- Unique Opportunity
- Two Street Frontage
- Heavy Power
- Kitchen
- Large Skylights
- High Visibility
- Signage Available

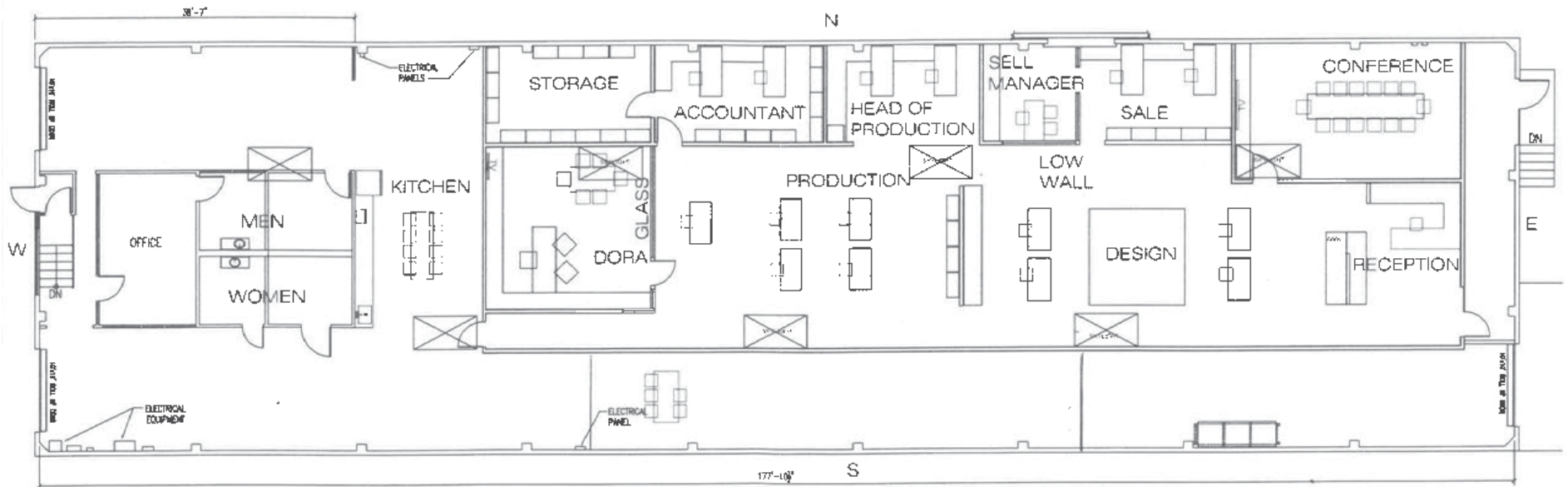


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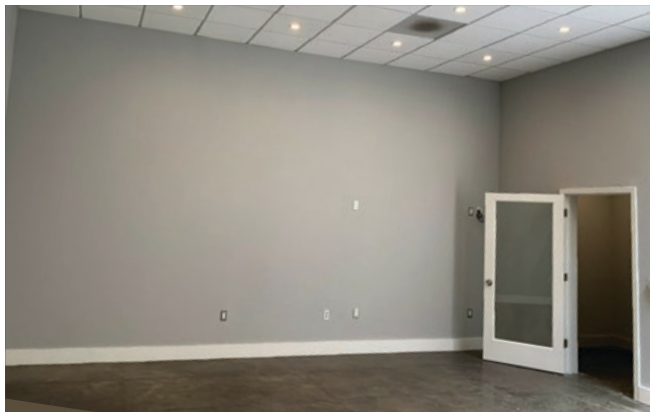


NOT TO SCALE*

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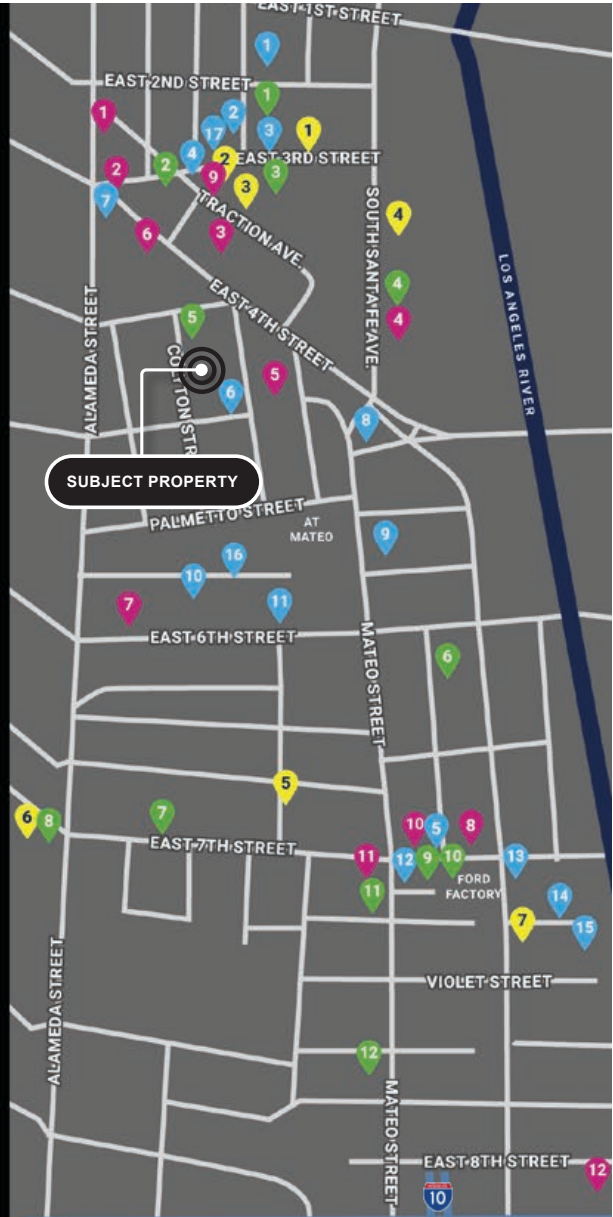
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- RESTAURANTS**
 - 1. Father's Office
 - 2. Inko Nito
 - 3. Manuela
 - 4. Wurstkuche
 - 5. Pizzanista
 - 6. Urth Caffe
 - 7. Pizza de Nonna
 - 8. Bavel
 - 9. Zinc Cafe
 - 10. Factory Kitchen
 - 11. Officine BRERA
 - 12. Guerrilla Tacos
 - 13. Bread Lounge
 - 14. Bestia
 - 15. Cosme LA
 - 16. Girl & the Goat
 - 17. Cha Cha Cha
- COFFEE**
 - 1. Eat.Drink.Americano
 - 2. Blacktop Coffee
 - 3. Groundwork Coffee Co.
 - 4. Bulletproof Coffee
 - 5. Cafe Societe
 - 6. Cafe Dulce
 - 7. Stumptown Coffee Roasters
- BARS & BREWERIES**
 - 1. Angel City Brewery
 - 2. Eighty Two
 - 3. Arts District Brewing Co.
 - 4. Westbound
 - 5. Resident DTLA
 - 6. Lets Go Disco
 - 7. Lost Spirits Distillery
 - 8. The Bike Shed
 - 9. Death & Co
 - 10. Tony's Saloon/ Pizzanista
 - 11. Everson Royce Bar
 - 12. Greencraft Distillery
- RETAIL / MUSEUMS**
 - 1. Hauser & Wirth
 - 2. 3.1 Phillip Lim
 - 3. Apolis: Common Gallery
 - 4. Hennessey + Ingalls
 - 5. A+D Museum
 - 6. Dover Street Market
 - 7. ICA LA
 - 8. Mission Workshop
 - 9. Commonwealth
 - 10. The House of Machines
 - 11. The Good Liver
 - 12. Rolling Greens



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CREATIVE OFFICE

1. Brunswick Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz
Innovation Campus
9. AT MATEO
10. 640 S Santa De
11. Ford Factory
(Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

RESIDENTIAL / MIXED USE

1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria
Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Buscuit Company Lofts
19. 641 Imperial

HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. 400 South Alameda
(subject property)
4. ICA LA
5. 2057 East 7th Street
6. Firehouse Hotel & Bar
7. Soho Warehouse
8. Rolling Greens
9. LA Times Printing Plant Site
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet
(HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House

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PUBLIC TRANSPORTATION



TRANSIT/SUBWAY

Little Tokyo-Arts District Transit Stop
 (Gold Line)
 2 min | 12 min | 0.6 mi



COMMUTER RAIL

Union Station Commuter Rail
 (Ventura County, Antelope Valley, San Bernardino, Riverside, Orange County, 91 Lines)
 4 min | 1.4 mi

Cal State LA Commuter Rail
 (San Bernardino Line)
 7 min | 5.2 mi



AIRPORT

Los Angeles International Airport
 26 min | 16.4 mi

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2010 POPULATION	29,073	402,229	1,179,216
2023 POPULATION	32,365	424,493	1,183,992
2028 POPULATION PROJECTION	32,346	420,265	1,161,128
2010 HOUSEHOLDS	13,741	121,361	355,670
2023 HOUSEHOLDS	15,443	134,628	362,304
2028 HOUSEHOLD PROJECTION	15,443	134,325	355,921
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$373.4M	\$3.5B	\$10B