

FOR LEASE

3 4 5

S SAN PEDRO ST
LOS ANGELES • CA • 90013

14,313 SF
3-STORY OFFICE BUILDING
ON 12,700 SF OF LAND



FOR LEASE

345

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LOS ANGELES • CA • 90013

PROPERTY HIGHLIGHTS

- 3-Story Office/Retail Building Located in the Heart of the Toy District
- NW Corner of 4th and San Pedro
- 1989 Built
- Outside 2nd Floor Patio Area with Amazing Views of the LA Skyline
- Office/Retail Potential (Tenant to Verify with City)
- C2 Zoning
- Gated Parking for 12 Cars
- Located in the State Enterprise Zone (Tax Incentives Possible, Tenant to Verify)
- Owner May Consider Leasing the 1st and 2nd Floors Only (±10,500 SF)
- Just Seconds Away from Little Tokyo, Arts District, Etc.

PRICING SUMMARY

- Call Broker to Discuss Pricing and Timing for Occupancy

FOR MORE INFORMATION,
PLEASE CONTACT

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323.767.2106

rsyoung@lee-associates.com

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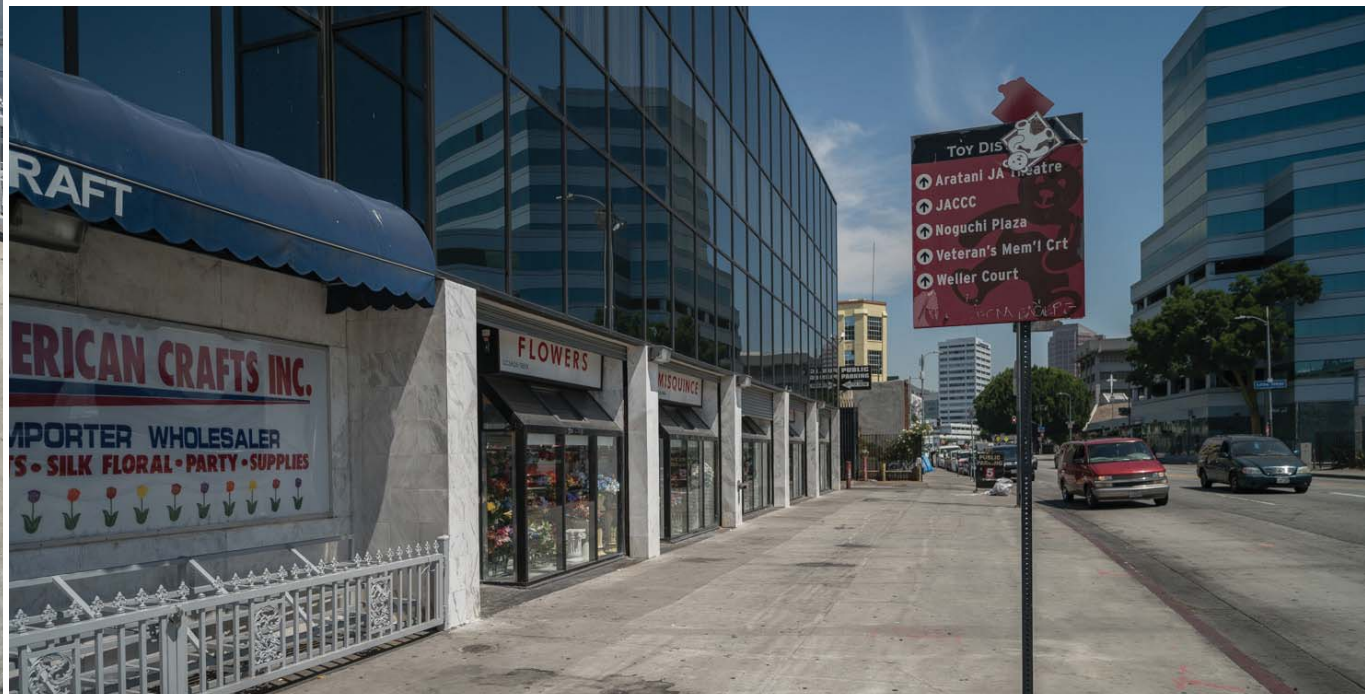
LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

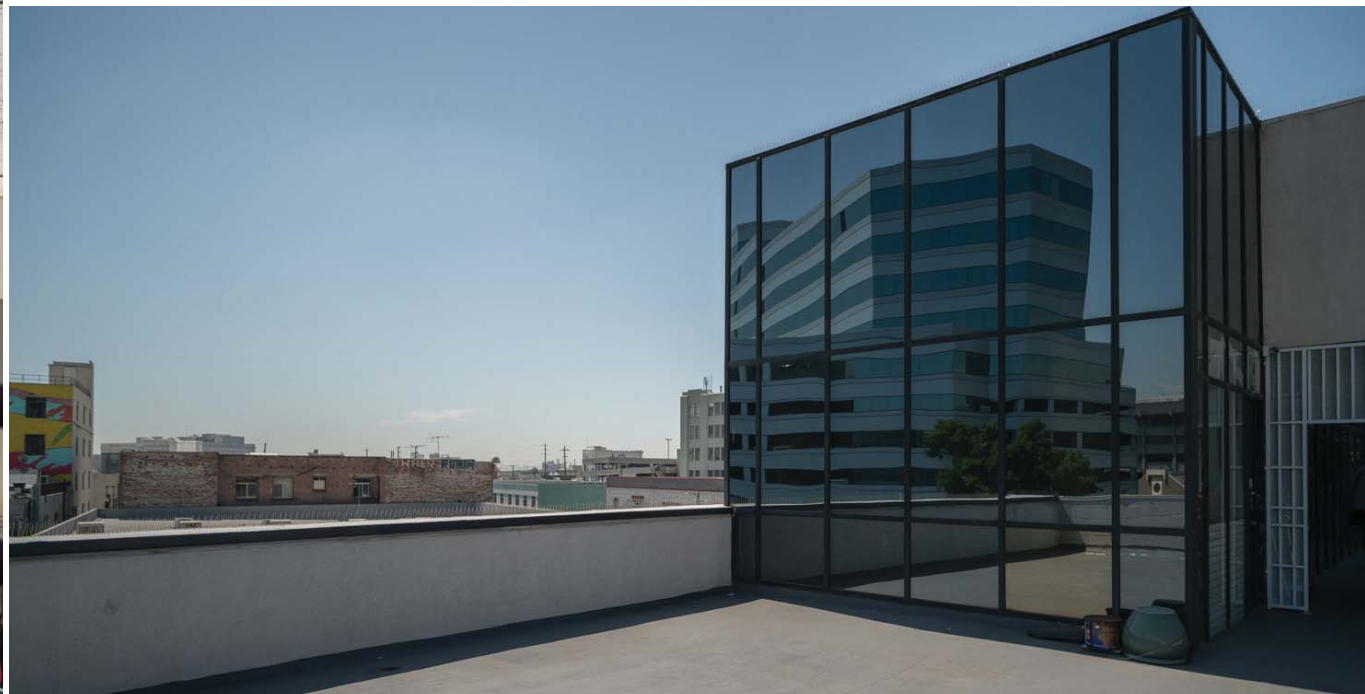


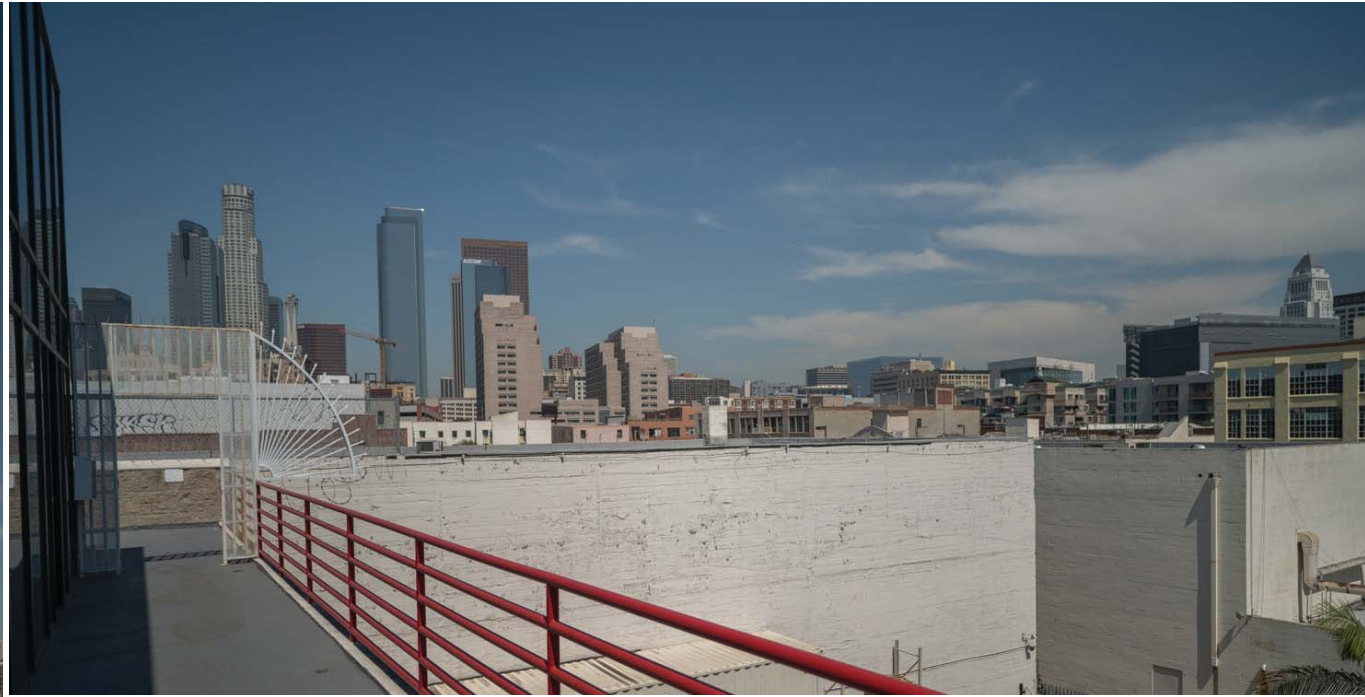
LEE & ASSOCIATES® - COMMERCE, INC. | Corporate ID# 01125429
500 Citadel Drive, Suite 140, Commerce, California 90040
P: 323.720.8484 | F: 323.720.8474 | Lee-Associates.com

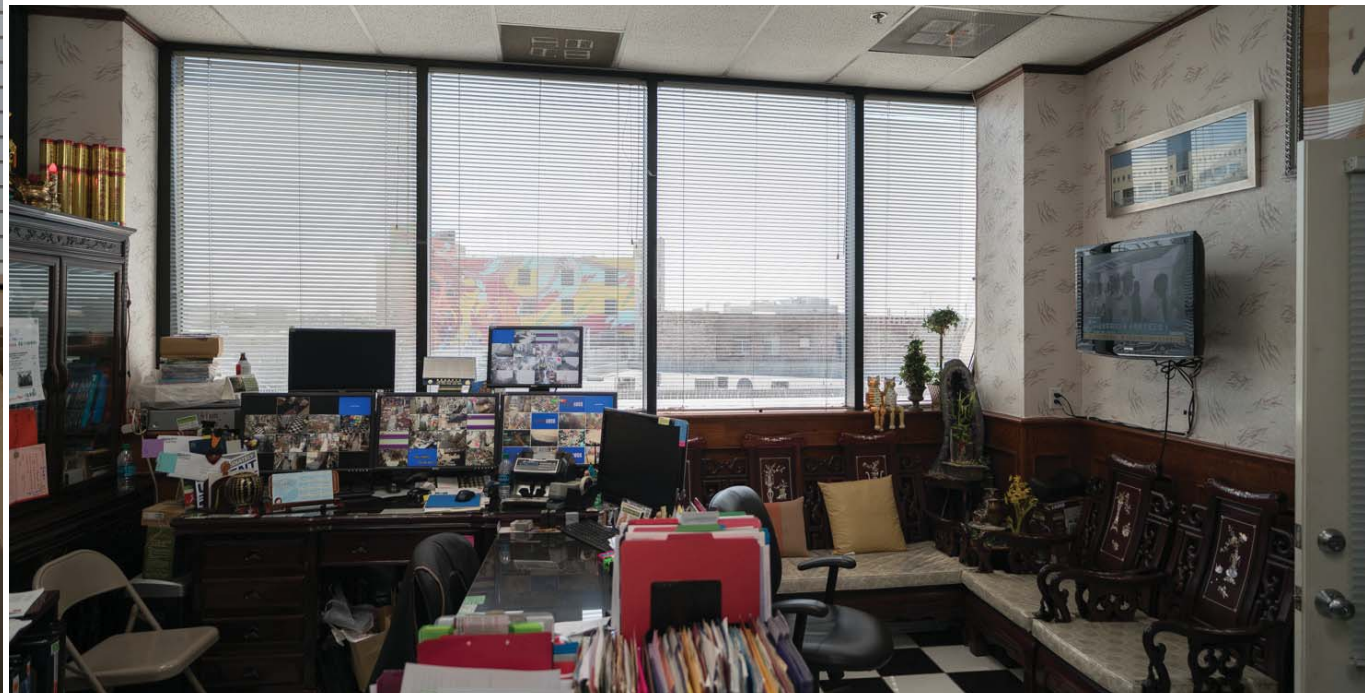
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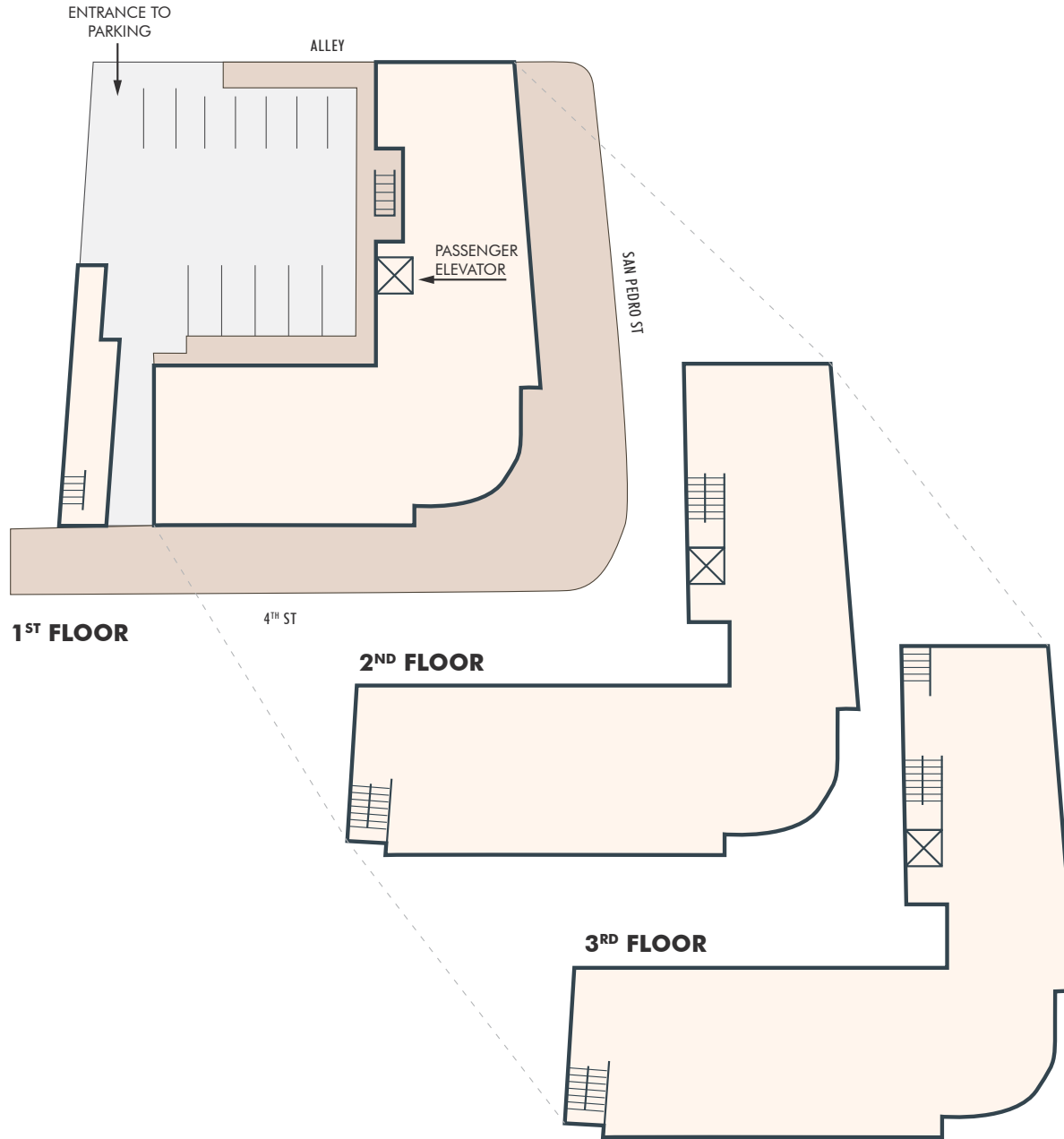
FOR LEASE | 14,313 SF 3-Story Office Building on 12,700 SF of Land



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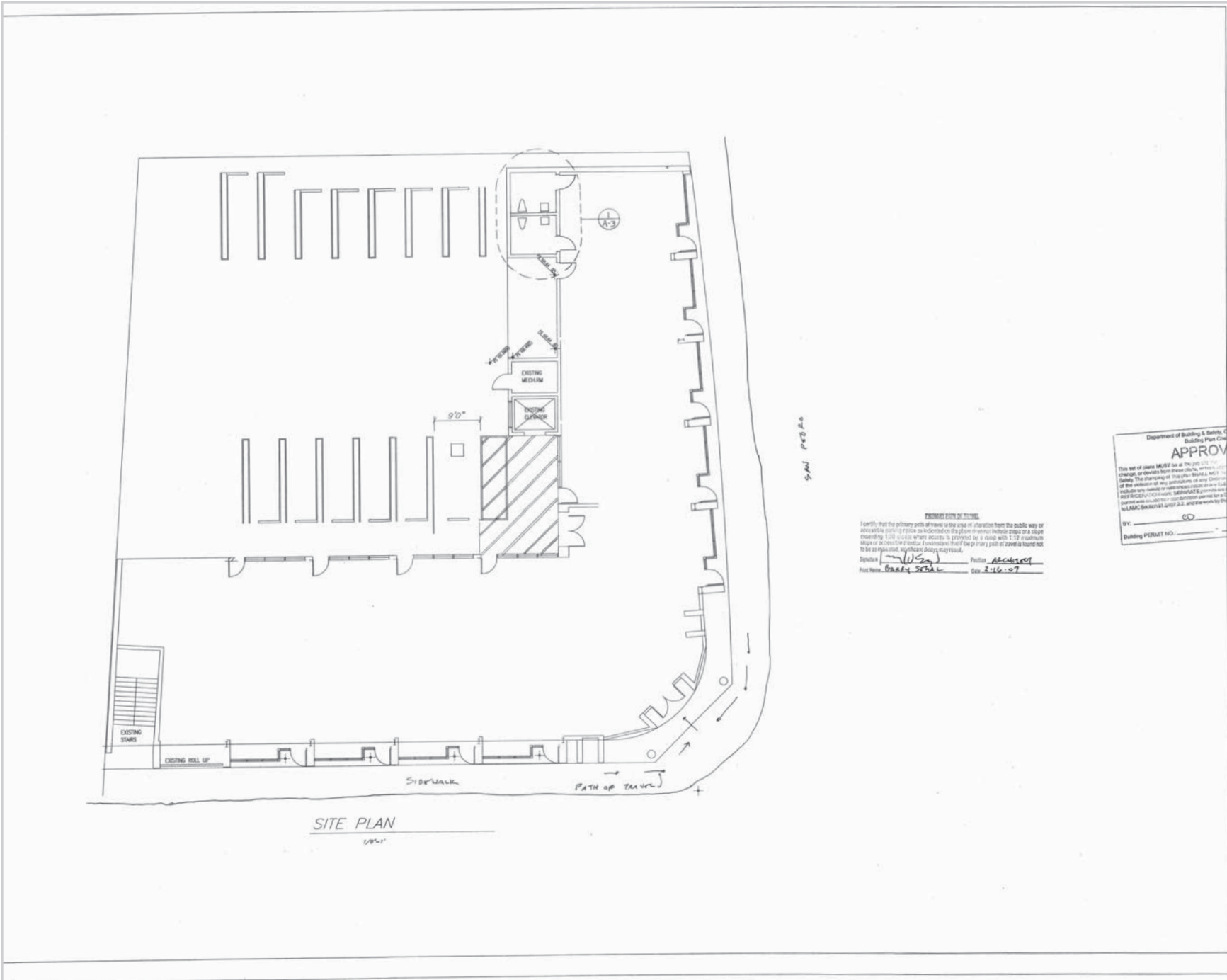


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NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by Tenant prior to lease execution.

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SAN PEDRO

PRIME TIME BY TIME
 I certify that the primary path of travel to the area of attraction from the public way or accessible point of entry as indicated on the plan does not require a slope exceeding 1:12 unless where actually proposed on a slope with 1:12 maximum slope or excessive vertical displacement that the primary path of travel is bound not to be so regulated, significant safety may result.
 Signature: [Signature] Date: 2-16-07
 Print Name: Barry Seibel Title: Architect



SEGAL/REA
ARCHITECTUR

P.O. BOX 6108
ALTADENA, CA 91003
Phone (626) 345-9765

ARCHITECT

345 S. SAN PEDRO S

LOS ANGELES, CA

CLIENT

PROJECT

 AMY C. SHROY, CE
 CONSULTING STRUCTURAL ENGINEER
 1380 SANTA ANITA AVE
 SERRA ANGELES, CA 91004
 213-479-0978

ENGINEER

PROJECT NO.	06-005
DATE	11-22-06
DRAWN BY	GH
REVISIONS	
▲	
▲	
▲	
▲	

A-2

FOR LEASE

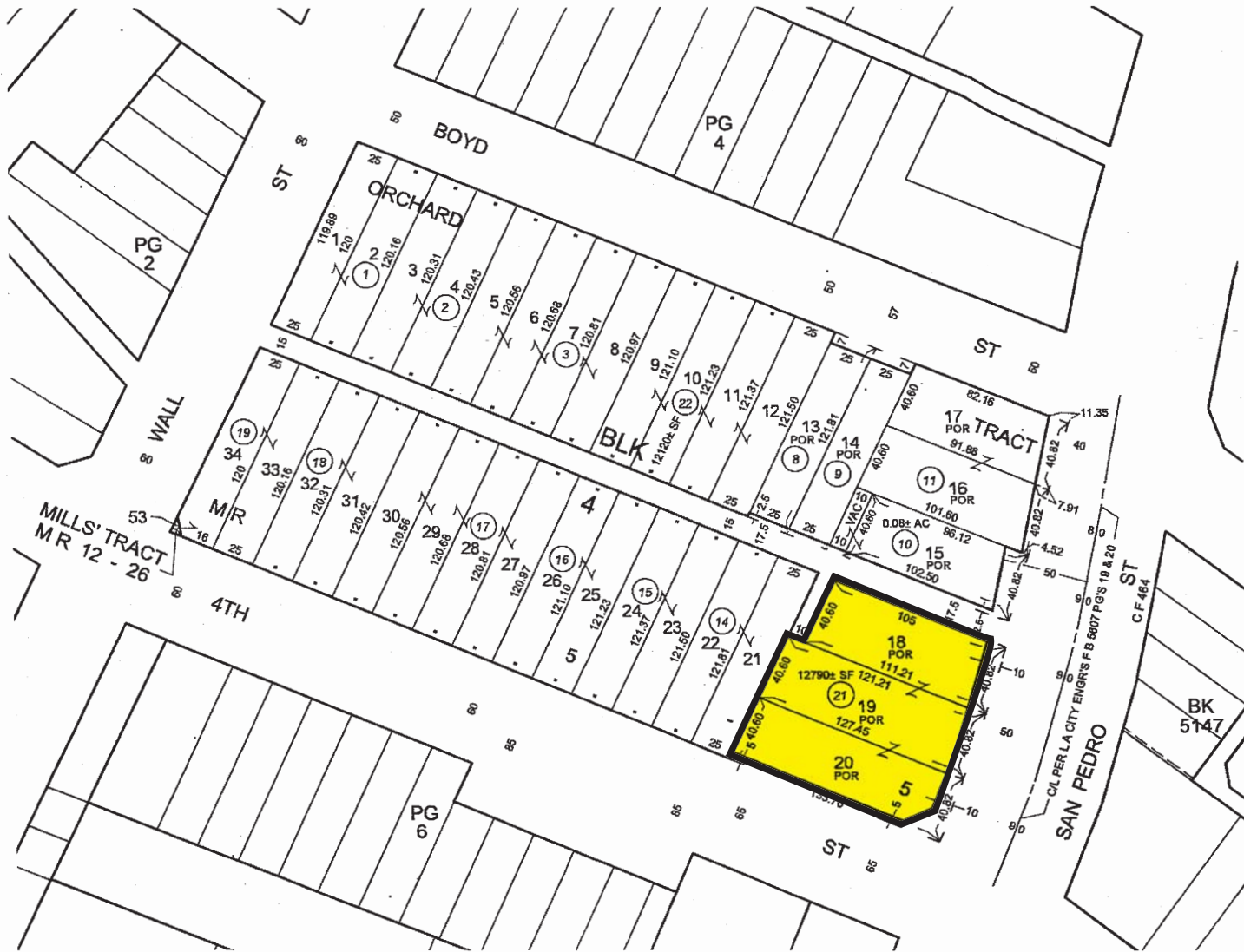
 | 14,313 SF 3-Story Office Building on 12,700 SF of Land

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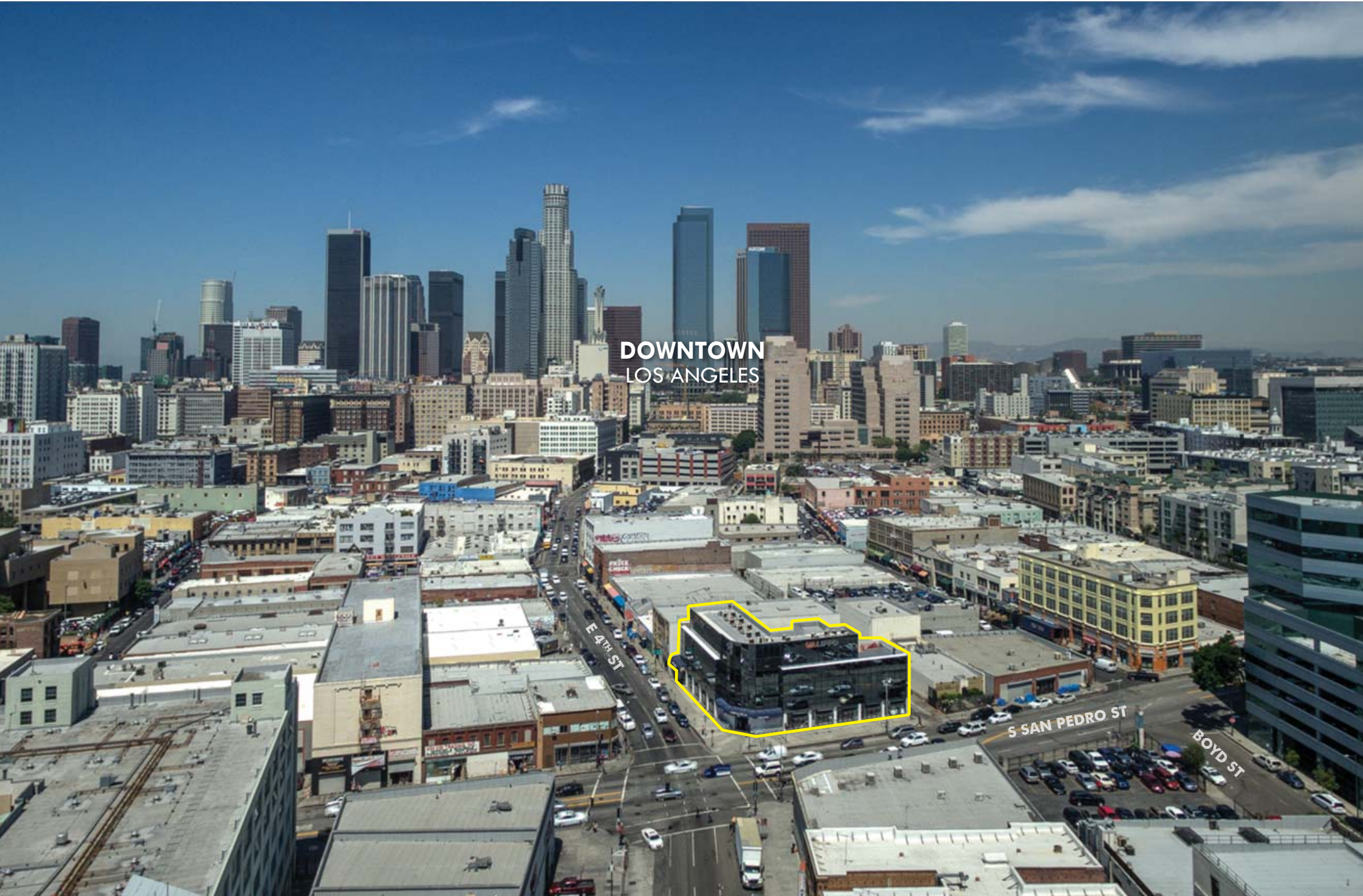
2004



MAPPING AND GIS SERVICES
SCALE 1" = 80'



MAY 27 2003



**DOWNTOWN
LOS ANGELES**

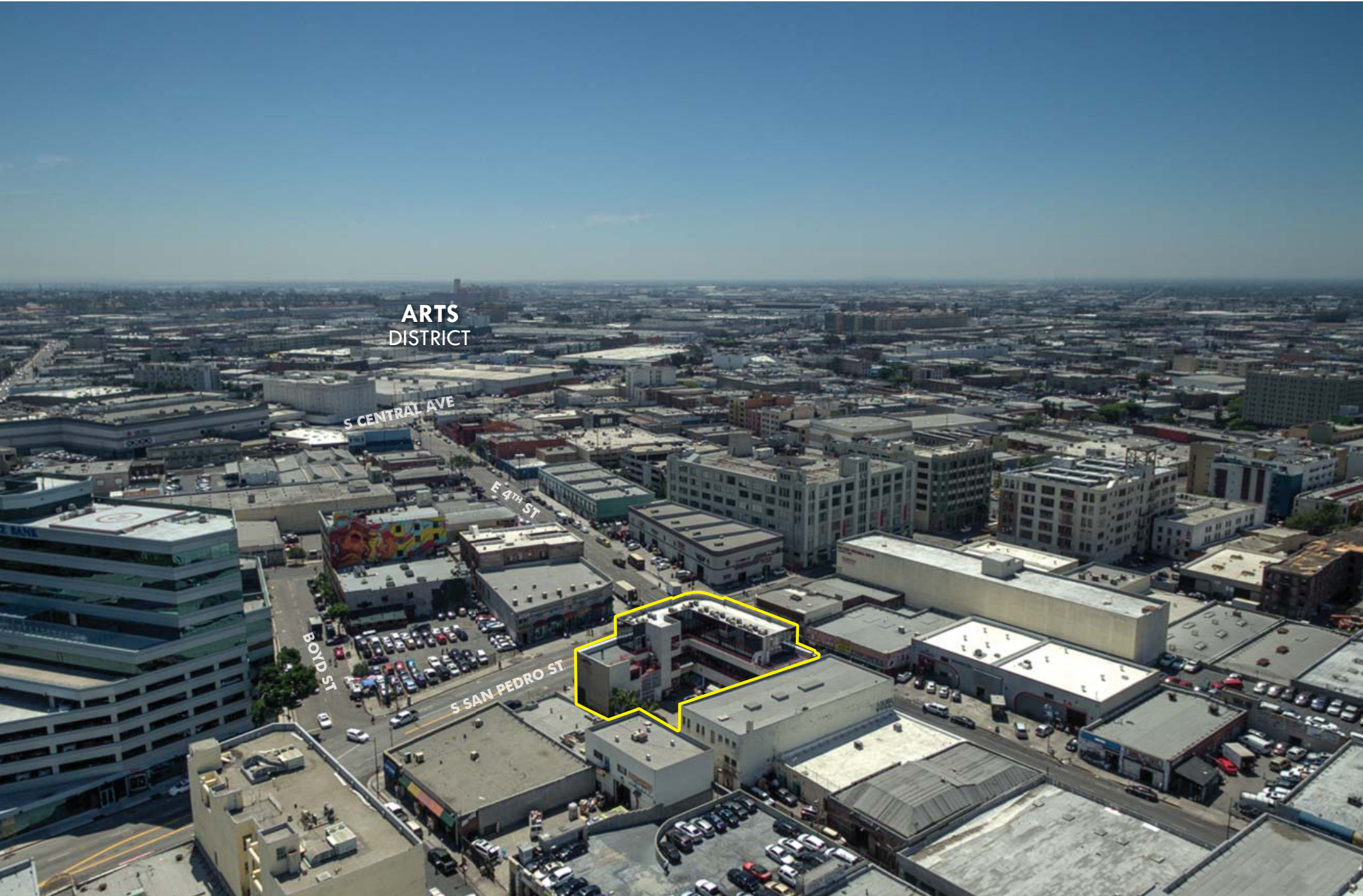
E 4TH ST

S SAN PEDRO ST

BOYD ST

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**ARTS
DISTRICT**

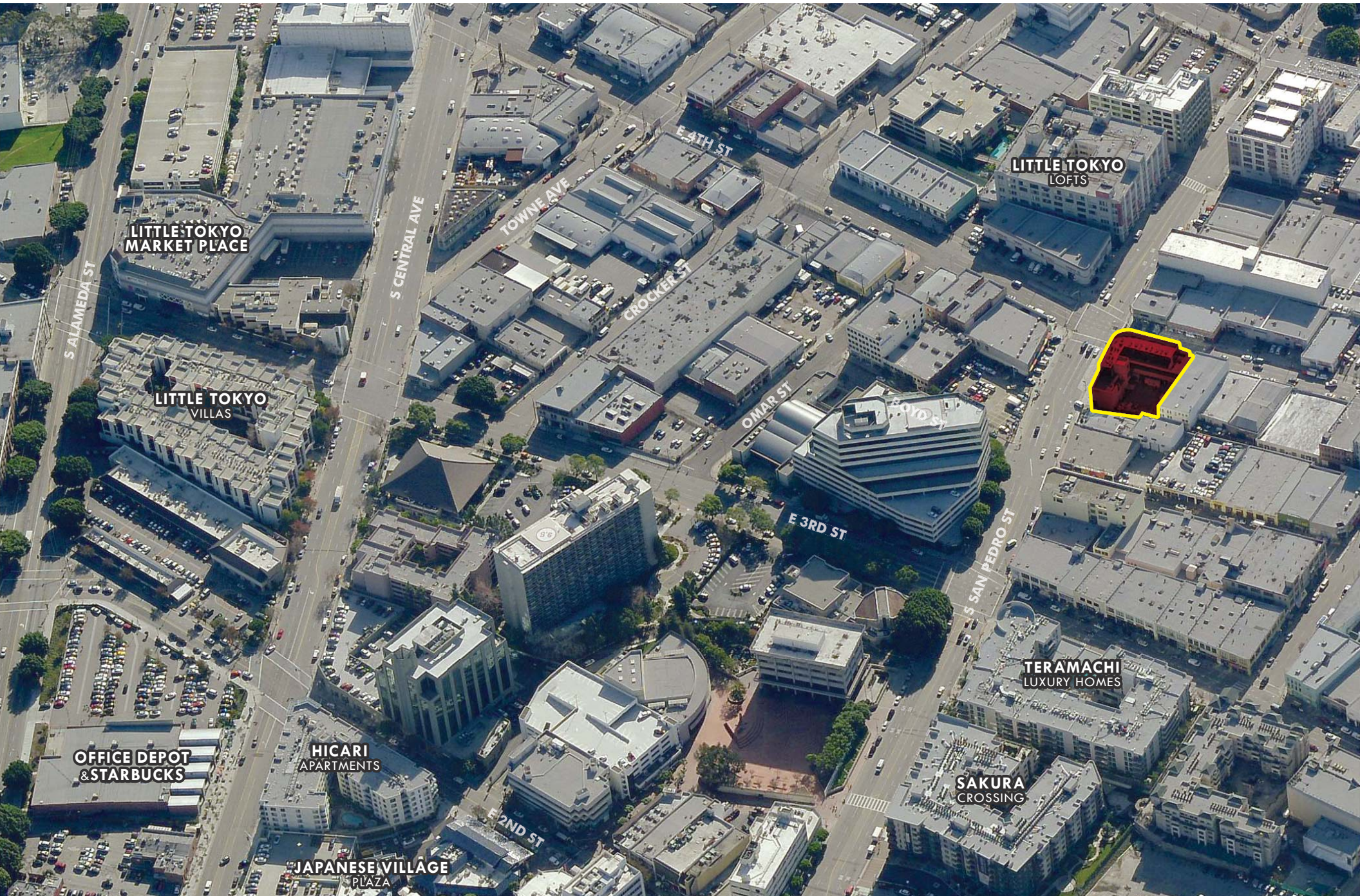
S CENTRAL AVE

E 4TH ST

BOYD ST

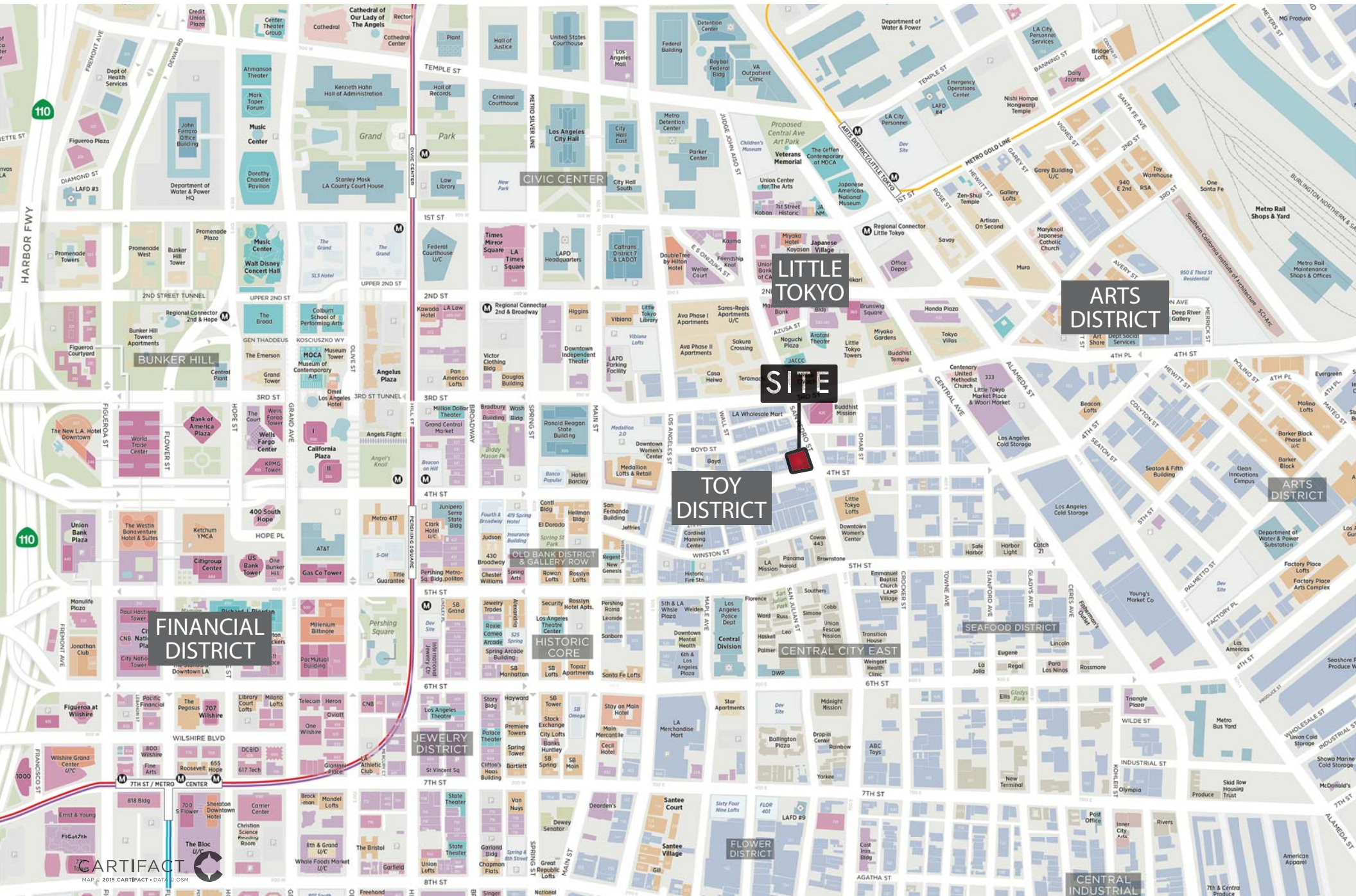
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**City of Los Angeles
Department of City Planning**

**5/3/2017
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

345 S SAN PEDRO ST
337 E 4TH ST
339 E 4TH ST
341 E 4TH ST
345 E 4TH ST

ZIP CODES

90013

RECENT ACTIVITY

AFF 000261354

CASE NUMBERS

CPC-21514
CPC-2017-432-CPU
CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-164307-SA890
ORD-137036
ORD-136898
ORD-135901
ORD-129944
ZA-1998-892-ZV
ENV-2017-433-EIR
ENV-2013-3392-CE
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
AF-89-437160-OP
AF-89-1798726-LT

Address/Legal Information

PIN Number	129A213 344
Lot/Parcel Area (Calculated)	4,115.6 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G4
Assessor Parcel No. (APN)	5148005021
Tract	ORCHARD TRACT
Map Reference	M R 5-5
Block	4
Lot	FR 20
Arb (Lot Cut Reference)	None
Map Sheet	129A213

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2062.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C2-2D-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2385 Greater Downtown Housing Incentive Area ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Community Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5148005021
APN Area (Co. Public Works)*	0.294 (ac)
Use Code	1700 - Commercial - Office Building - One Story
Assessed Land Val.	\$1,347,569
Assessed Improvement Val.	\$1,102,556
Last Owner Change	03/17/2004
Last Sale Amount	\$0
Tax Rate Area	13263
Deed Ref No. (City Clerk)	916091
	888224
	545851
	422027
	1871468
	1713951-2
	1431754
	1416037
	1069205
Building 1	
Year Built	1989
Building Class	D75C
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	14,313.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.5822168
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B

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Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	138
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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