

FOR LEASE

LEE ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1823 N Main St

LOS ANGELES • CA 90031

DARWIN AVE



AVE 19

±42,826 SQ. FT.
OF LAND

CLOVER ST

N MAIN ST

1823 N Main St

LOS ANGELES • CA 90031

PROPERTY HIGHLIGHTS

- Current Use: Truck/Container Parking (Lessee to Verify if this Use is Acceptable)
- Prime Land Parcel Just North of Chinatown
- Potential for Storage, Parking, Etc. (Tenant Should Verify Acceptable Uses with the City)
- Easy Access to 5 & 110 Freeways
- Approximately 6 Miles to Glendale
- Zoning: LAUI (Tenant Should Verify with City of LA the Zoning and Acceptable Uses for the Property)

PRICING SUMMARY

LEASE RATE | TBD

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

RON S. YOUNG

Principal LIC ID 01009947

323.767.2106

rsyoung@lee-associates.com

MIKE D. SMITH

Principal LIC ID 00978736

323.767.2109

mdsmith@lee-associates.com



Lee & Associates - Los Angeles Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300
Commerce, CA 90040

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

LEE-ASSOCIATES.COM

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PROPERTY AERIAL



FOR
LEASE

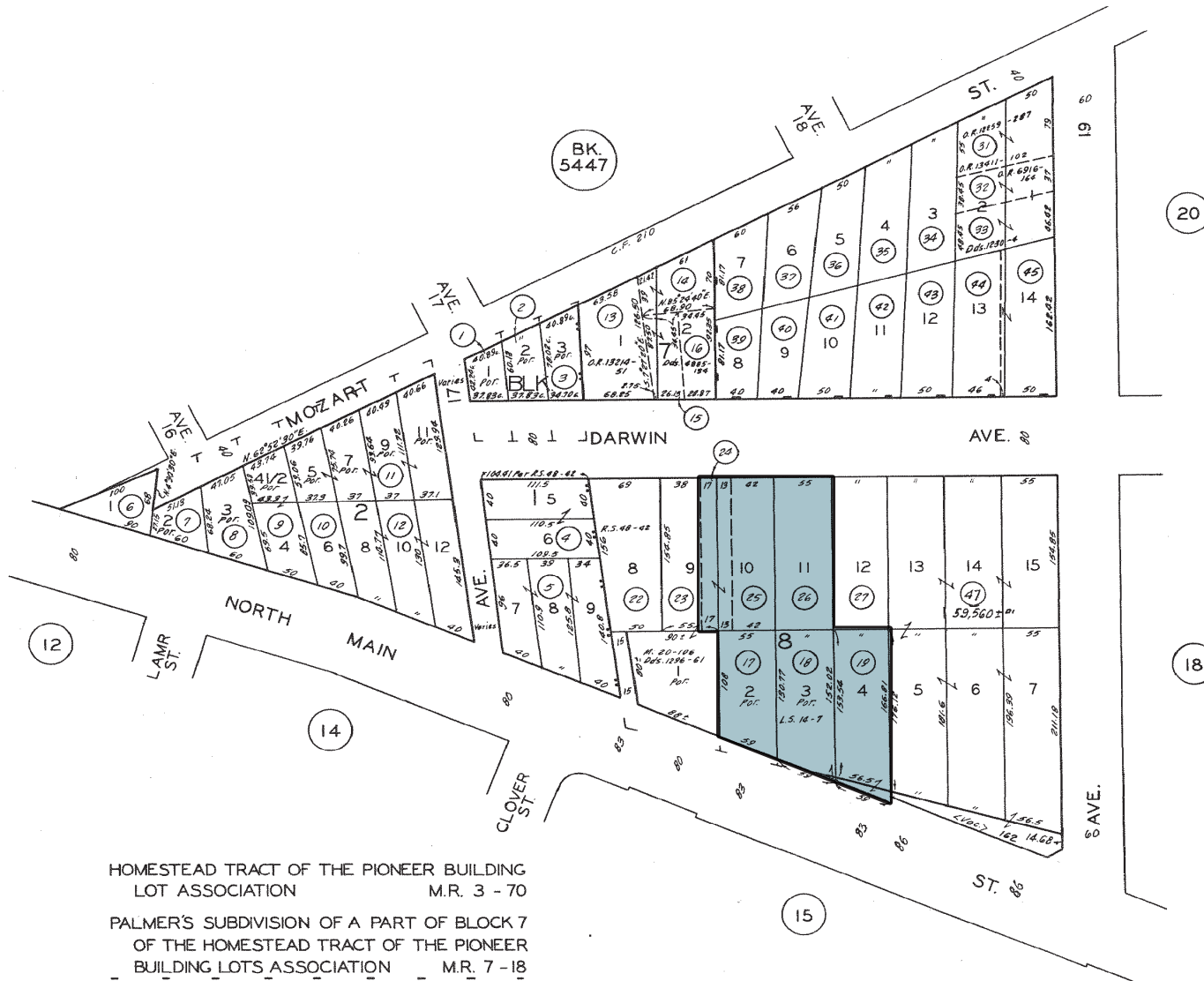
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PROPERTY SITE PLAN

5410 19

100'

801215606 800425828



HOMESTEAD TRACT OF THE PIONEER BUILDING LOT ASSOCIATION M.R. 3 - 70

PALMER'S SUBDIVISION OF A PART OF BLOCK 7 OF THE HOMESTEAD TRACT OF THE PIONEER BUILDING LOTS ASSOCIATION M.R. 7 - 18

DOUILLARD TRACT M.R. 36 - 50

CODE
4

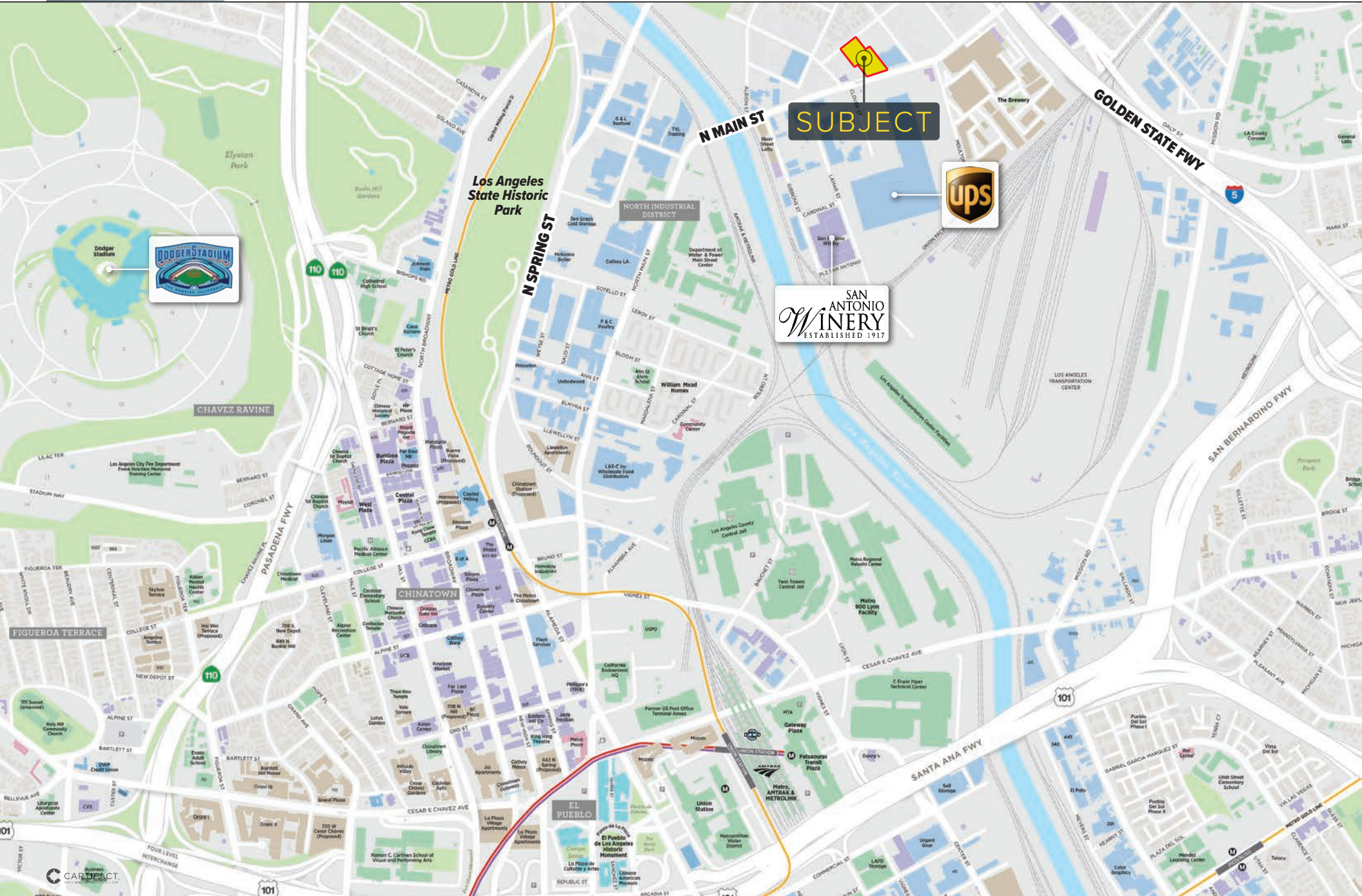
NO. 531 FOR PREV. ASSMT SEE:
5412 - 7, 8 & 13

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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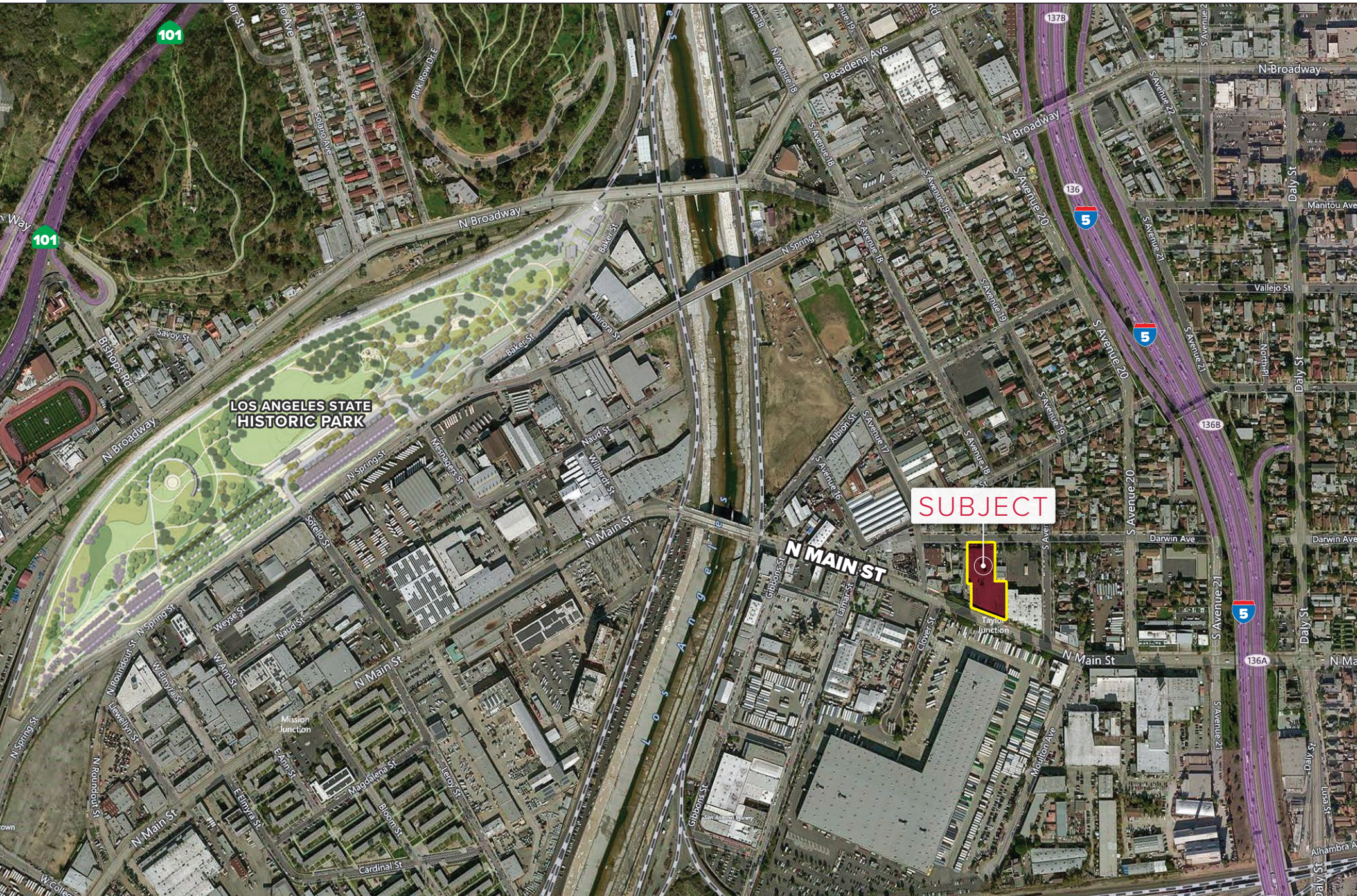
LOCATION MAP



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LOCATION AERIAL



LOS ANGELES STATE
HISTORIC PARK

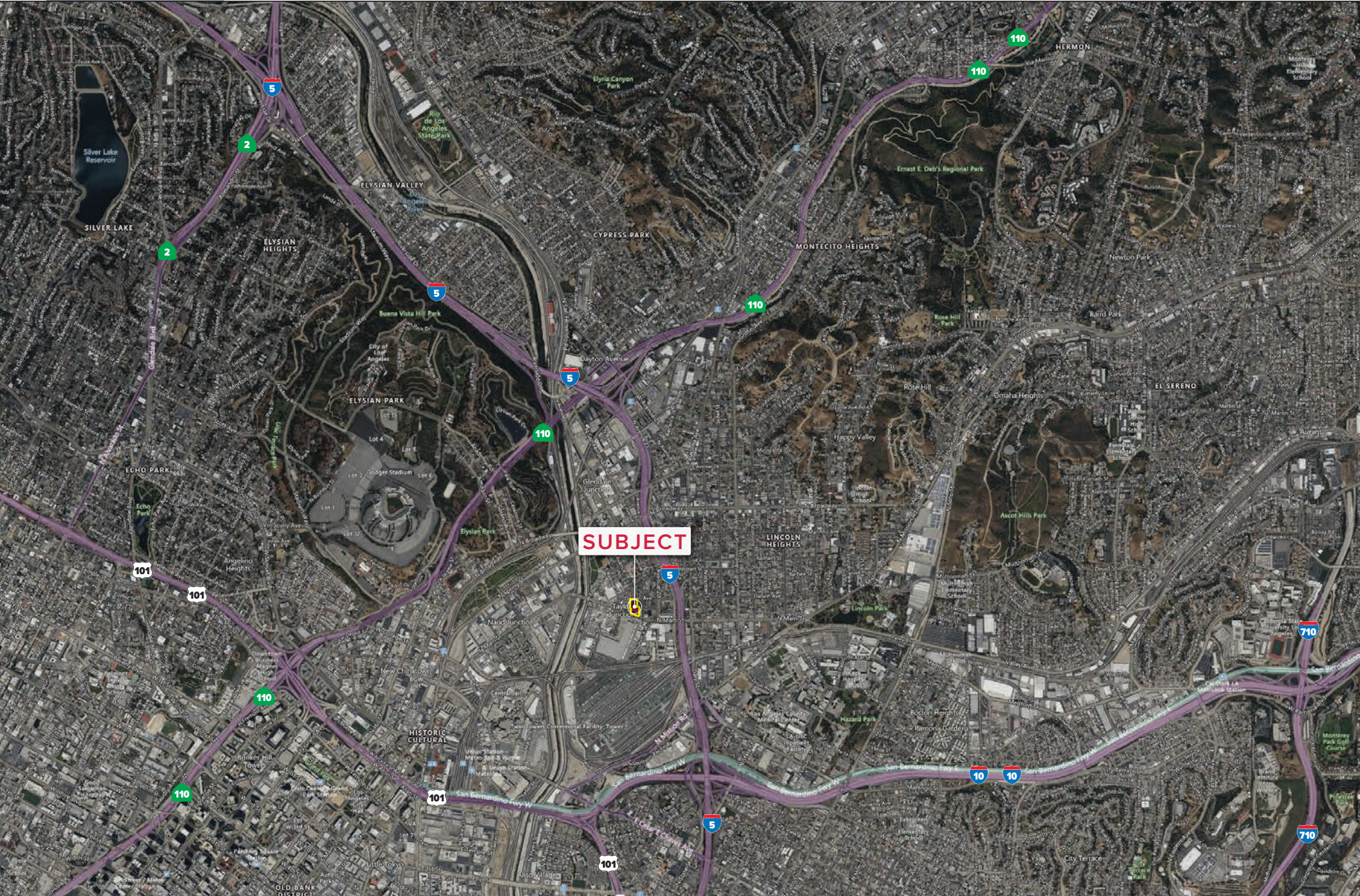
SUBJECT

N MAIN ST

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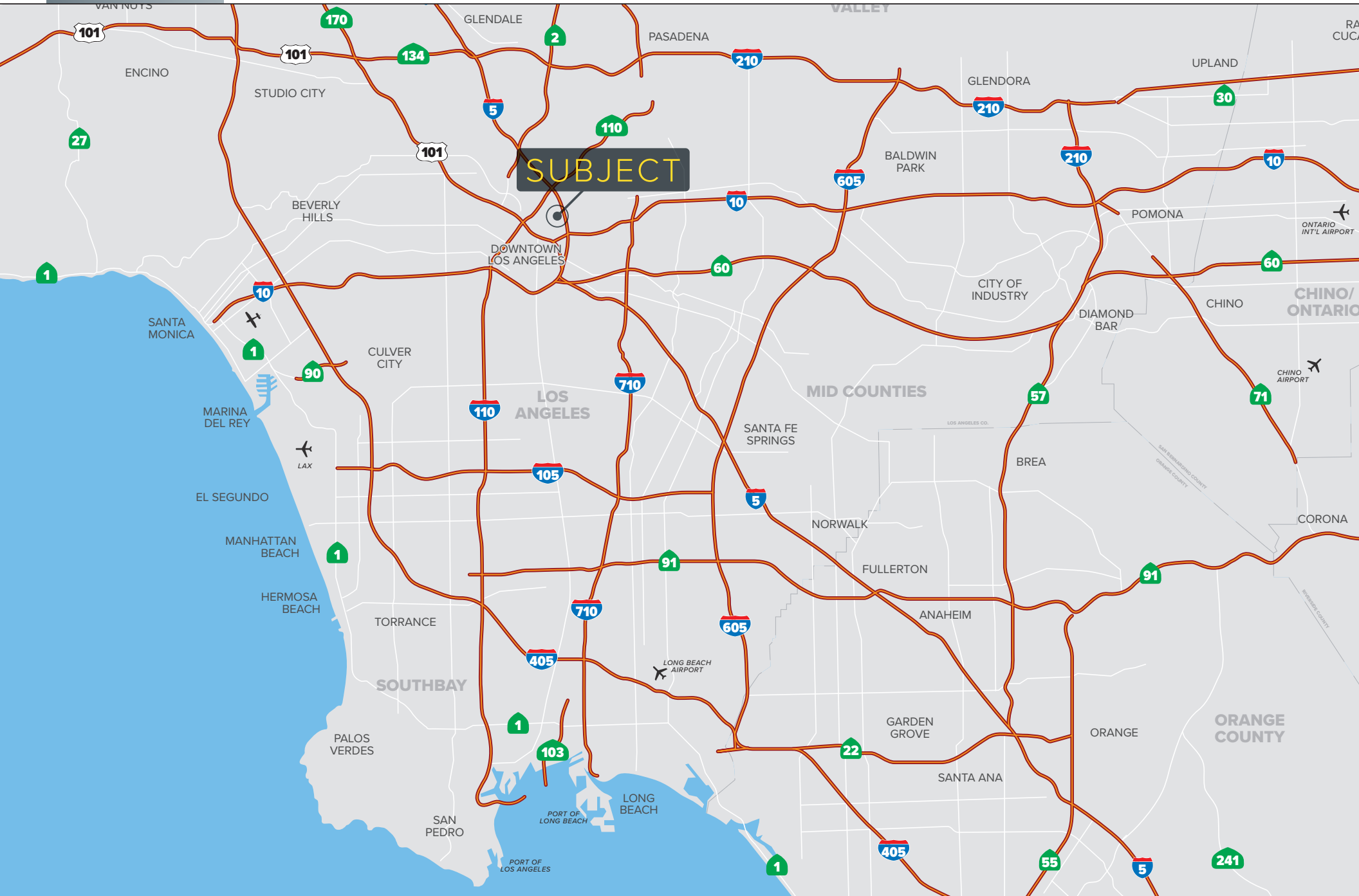
REGIONAL AERIAL



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REGIONAL MAP





City of Los Angeles
Department of City Planning

5/30/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1823 N NORTH MAIN ST
1825 N NORTH MAIN ST
1823 N MAIN ST
1825 N MAIN ST

ZIP CODES

90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2021-2642-SP
CPC-2018-5580-SP
CPC-2010-2753-CRA
CPC-2009-598-CA-SP
CPC-2008-3125-CA
CPC-2002-1128-CA
CPC-1989-22490
CPC-1989-177
ORD-182617
ORD-182498
ORD-175038
ORD-173070-SA8070
ORD-172316
ZA-2005-7817-ZV
ZA-1978-279
ENV-2021-2643-EIR
ENV-2013-3392-CE
ENV-2009-599-EIR
ENV-2005-7818-ND
ENV-2002-1131-ND
ENV-2002-1130-ND
ND-78-391-CUZ
AF-91-221336-LT

Address/Legal Information

PIN Number 136-5A221 345
Lot/Parcel Area (Calculated) 6,458.8 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID J2
Assessor Parcel No. (APN) 5410019017
Tract HOMESTEAD TRACT OF THE PIONEER BUILDING LOT ASSOCIATION
Map Reference M R 3-70/71
Block 8
Lot FR 2
Arb (Lot Cut Reference) None
Map Sheet 136-5A221

Jurisdictional Information

Community Plan Area Northeast Los Angeles
Area Planning Commission East Los Angeles
Neighborhood Council Lincoln Heights
Council District CD 1 - Eunisses Hernandez
Census Tract # 1997.00
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning UI(CA)
Zoning Information (ZI) ZI-2129 State Enterprise Zone: East Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1

General Plan Land Use Hybrid Industrial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area CORNFIELD / ARROYO SECO
Subarea None
Special Land Use / Zoning None
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
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas Yes
Streetscape No
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee
Residential Market Area Medium
Non-Residential Market Area Medium
Transit Oriented Communities (TOC) Tier 1
ED 1 Eligibility Eligible Site
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone Active: PUC Excel Charter Academy
Active: PUC Milagro Charter
Active: PUC Milagro Charter School
Active: PUC Excel Charter Academy
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5410019017
APN Area (Co. Public Works)* 0.151 (ac)
Use Code 300V - Industrial - Industrial - Vacant Land
Assessed Land Val. \$278,101
Assessed Improvement Val. \$0
Last Owner Change 04/03/2003
Last Sale Amount \$1,000,010
Tax Rate Area 4
Deed Ref No. (City Clerk) 939308
605571-72
6-988
412017
289239
217084
1853701
1256638-9
Building 1 No data for building 1
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
Rent Stabilization Ordinance (RSO) No [APN: 5410019017]

Additional Information

Airport Hazard None
Coastal Zone None
Santa Monica Mountains Zone No
Farmland Area Not Mapped
Urban Agriculture Incentive Zone YES
Very High Fire Hazard Severity Zone No
Fire District No. 1 No
Flood Zone AE D=N/A E=N/A IN
Watercourse 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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Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	
Telephone	Los Angeles Housing Department (866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5410019017]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	421
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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