

- » 25 FOOT CLEARANCE
- » 1200 AMPS POWER-POTENTIAL FOR MORE
- » 41 CAR PARKING
- » FORMER EV CHARGING FACILITY

558 & 568
ALAMEDA ST

LOS ANGELES • CALIFORNIA • 90013



Arts DISTRICT

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

±24,287 SF INDUSTRIAL/MULTI-PURPOSE SPACE FOR LEASE

INCLUDES ±11,500 SF OUTSTANDING CREATIVE OFFICES

(±3,750 SF 1ST FLOOR OFFICE CAN BE CONVERTED TO WAREHOUSE)

Can Divide to ±20,537 SF, ±12,787 SF or ±11,500 SF

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PROPERTY HIGHLIGHTS

- ±24,287 SF Space with Class A 25.5' Clear Warehouse which Includes ±11,500 SF of Spectacular Offices (±3,750 SF 1st Floor Office can be Converted to Warehouse)
- 41 Car Fenced Parking
- 1 Block from Factory Kitchen and At Mateo Development
- Heart of the Arts District in Downtown Los Angeles
- Polished Concrete Floors, Lots of Natural Light
- Potential for Industrial, Flex, Studio, Gallery, Creative Uses (Subject to City Approvals)
- Fenced Yard with 2-Sided Access
- Quality Construction - 25.5' Clearance
- Ground Level Loading
- 1200 Amps, 277/480 Volt, 3 Phase Power (Tenant to Verify)
- 2003 Construction
- Former EV Charging Facility

FOR LEASE

POTENTIAL TO DIVIDE AS:

±20,537 SF

±12,787 SF

±11,500 SF

PRICING SUMMARY

Market Offers Will Be Responded to as Received

Net Fees Estimated at \$0.32 PSF/Mo

Immediate Availability

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, 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, 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, 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 Lease execution. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

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CORP ID 01125429







560 S ALAMEDA ST
UPSTAIRS OFFICE

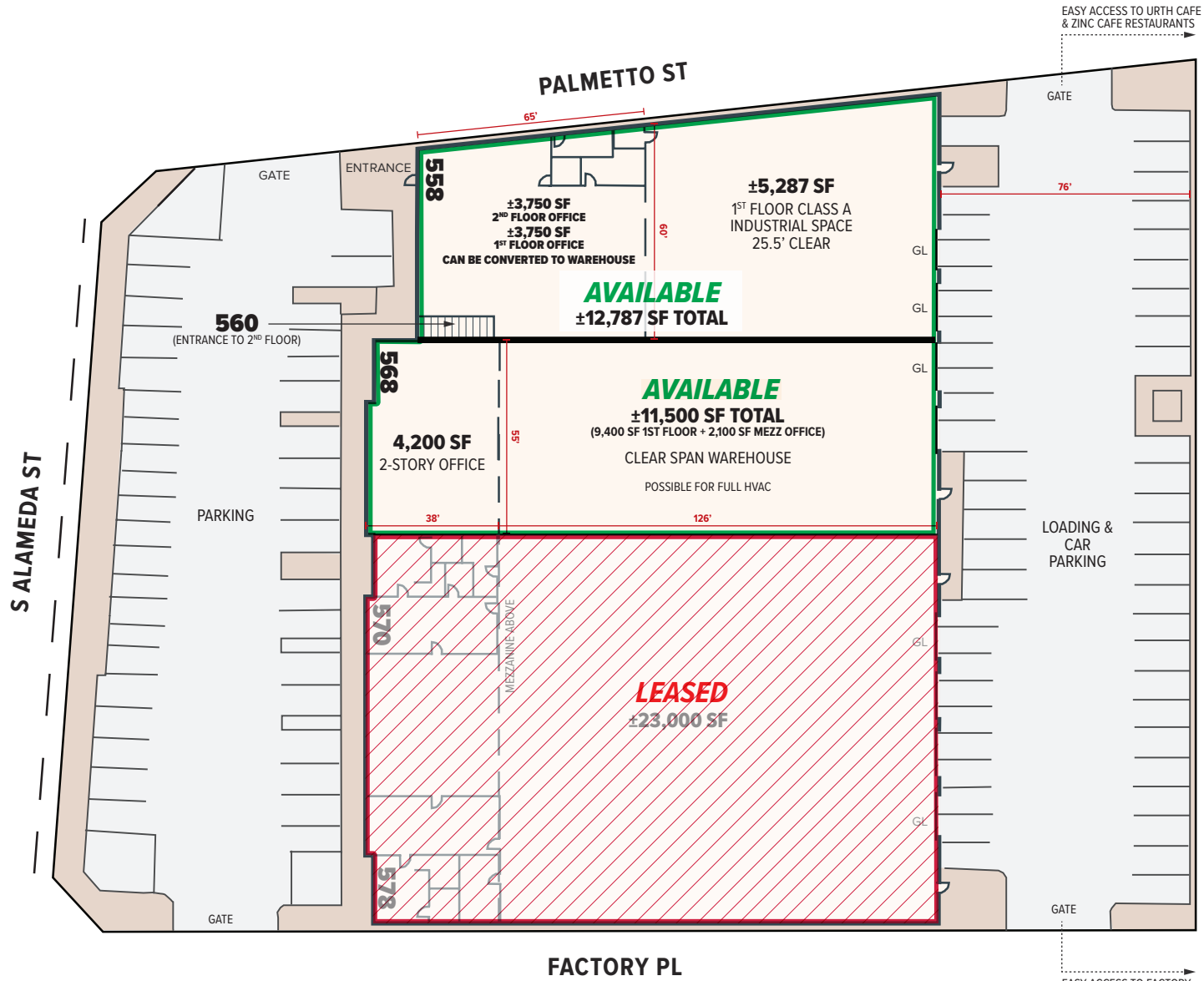


**560 S ALAMEDA ST
UPSTAIRS OFFICE**



560 S ALAMEDA ST UPSTAIRS OFFICE

SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.







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1 SHEET

P. A. 17 - 37

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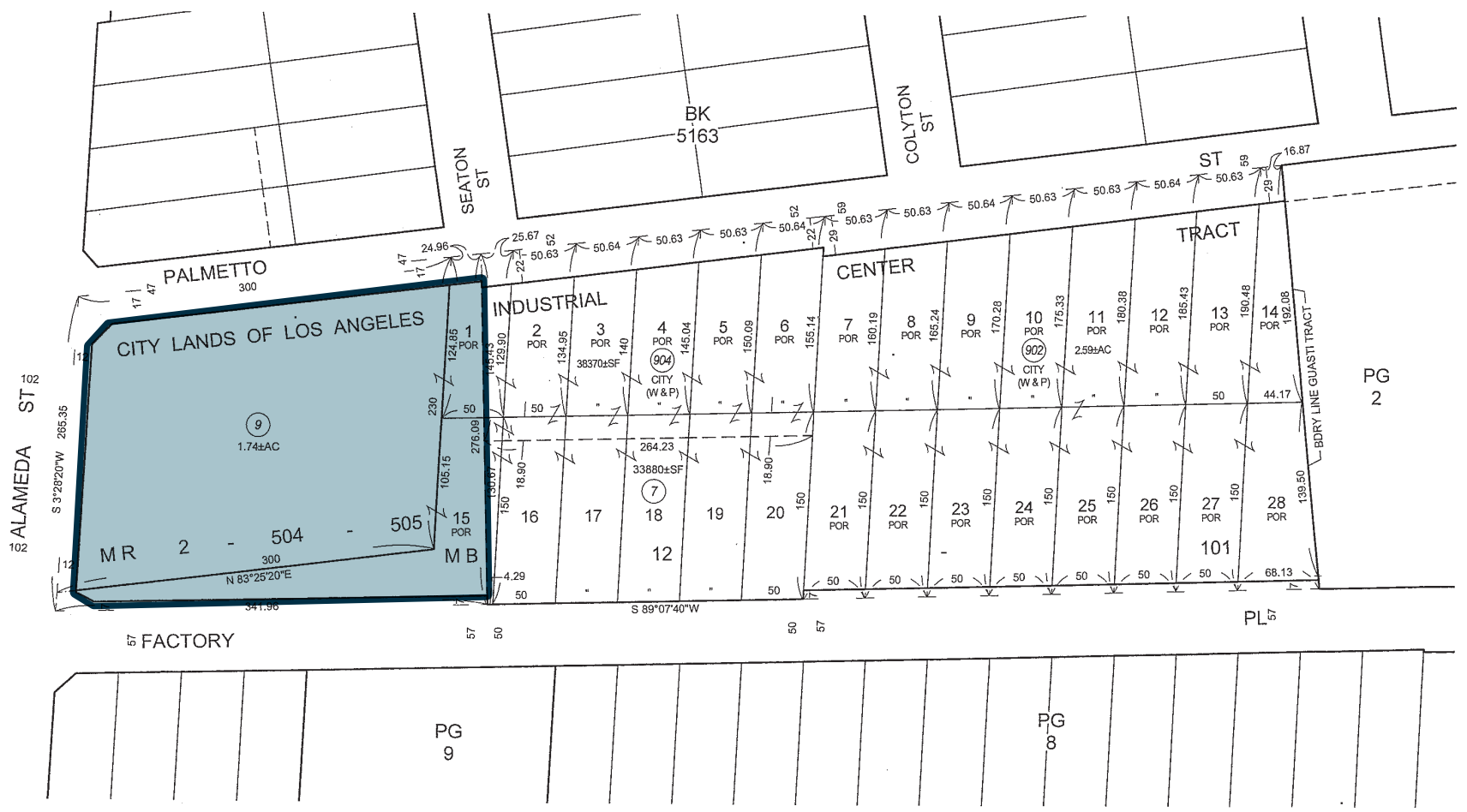
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OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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2011



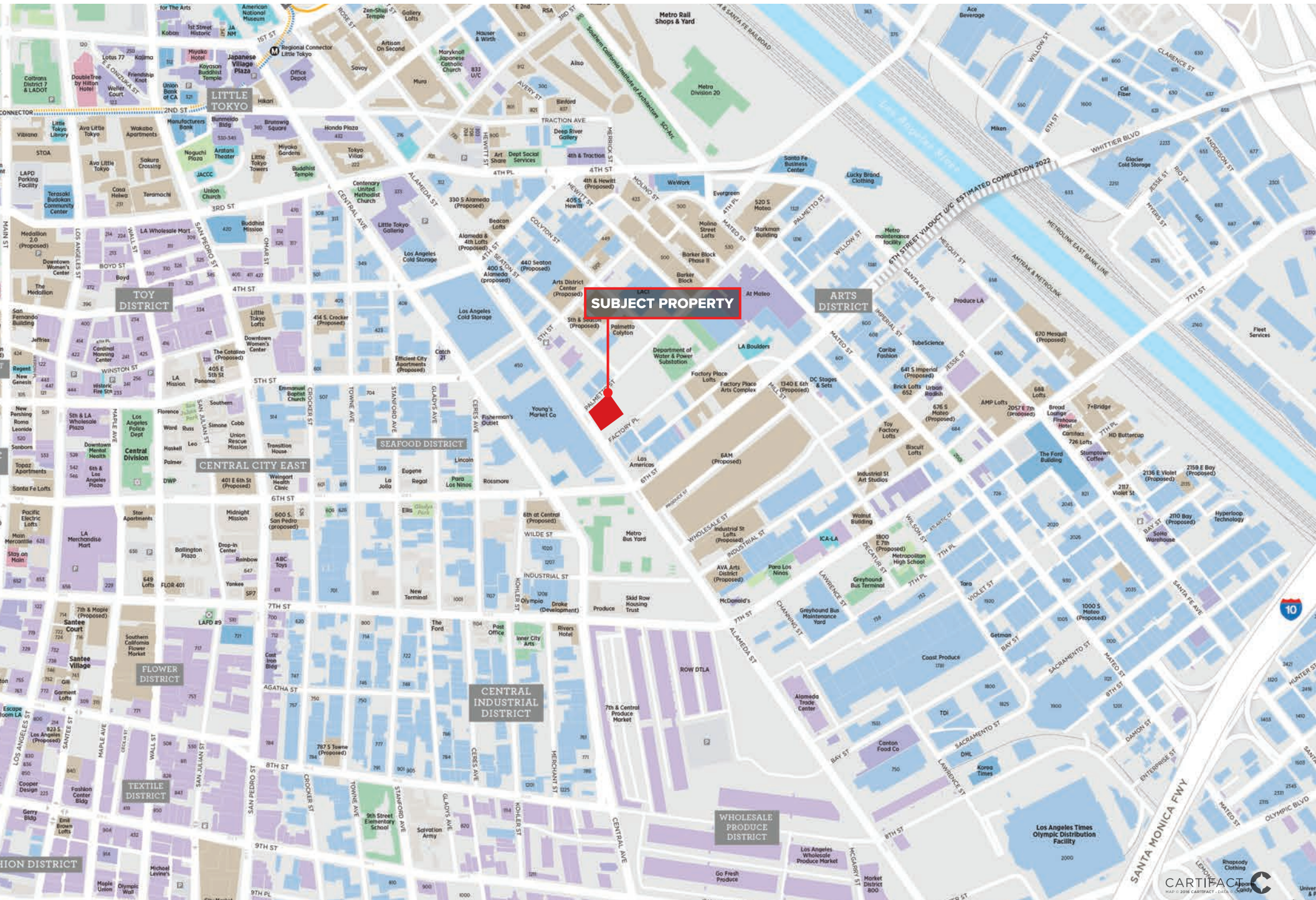
MAPPING AND GIS SERVICES
SCALE 1" = 80'

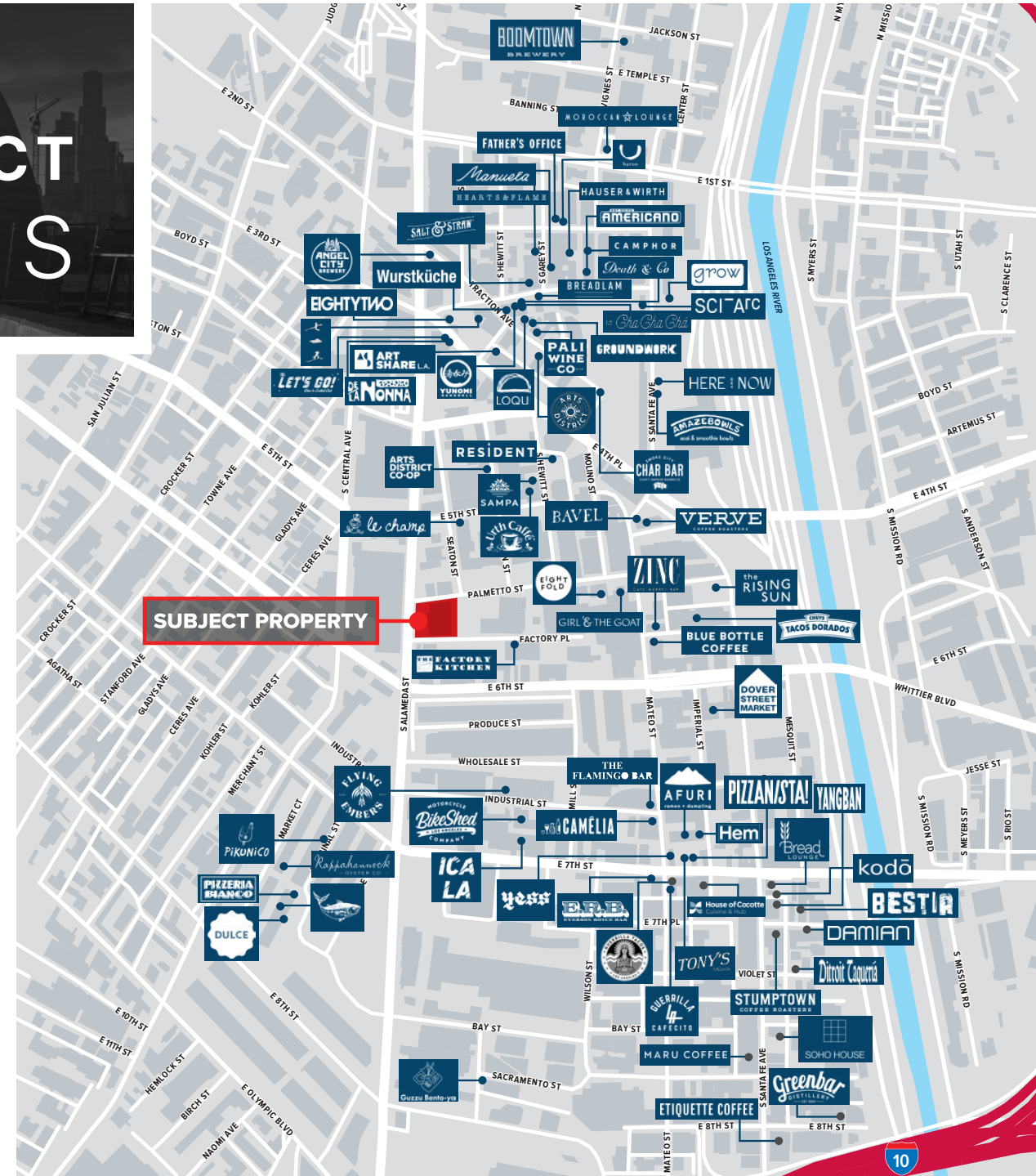
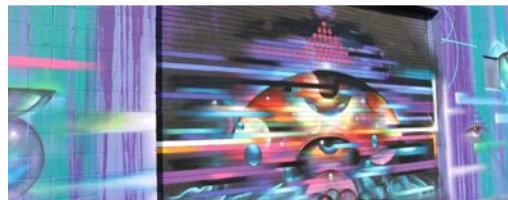


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ZIMAS REPORT



City of Los Angeles
Department of City Planning

3/25/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1215 E FACTORY PL
570 S ALAMEDA ST
578 S ALAMEDA ST
1114 E PALMETTO ST
560 S ALAMEDA ST
568 S ALAMEDA ST
558 S ALAMEDA ST

ZIP CODES

90013

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2024-150-GPA-CA
CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2014-1582-CA
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-1997-423
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-188474-SA1540-B
ORD-188425
ORD-188422
ORD-188418
ORD-187822-SA1540-B
ORD-183145
ORD-183144
ORD-164855-SA2040
PMEX-3827
AA-2001-2755-PMEX
ENV-2017-433-EIR
ENV-2014-4000-MND
ENV-2014-2416-MND
ENV-2013-3392-CE
ENV-2008-3103-CE
ENV-2007-3037-ND
ENV-1995-328-MND
AFF-46857
AFF-46798
AF-01-1352988

Address/Legal Information

PIN Number 126A215 174
Lot/Parcel Area (Calculated) 60,256.1 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID G5
Assessor Parcel No. (APN) 5164001009
Tract CITY LANDS OF LOS ANGELES
Map Reference M R 2-504/505 PAT 3-64/65
Block None
Lot PT "UNNUMBERED LT"
Arb (Lot Cut Reference) 157
Map Sheet 126A215

Jurisdictional Information

Community Plan Area Downtown
Area Planning Commission Central APC
Neighborhood Council ARTS DISTRICT LITTLE TOKYO NC
Council District CD 14 - Ysabel Jurado
Census Tract # 2060.51000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning [MB1-CDF1-5][IX4-FA][CPIO]
Site Specific Condition No
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2524 Community Plan Implementation Overlay: Downtown
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use Hybrid Industrial
General Plan Note(s) None
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay Downtown
Subarea Subarea A
Subarea A.2
Subarea A.4
Subarea D
CPIO Historic Preservation Review 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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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
ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Subareas No
Adaptive Reuse Program Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee
Residential Market Area Medium-High
Non-Residential Market Area Medium or High
Inclusionary Housing Yes
Inclusionary Set IR-A
Local Affordable Housing Incentive Downtown - CPIO
Targeted Planting River Planting Area
Special Lot Line No
Transit Oriented Communities (TOC) Not Eligible
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) Not Eligible
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area Not Eligible
TCAC Opportunity Area High
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Eligible Site
RPA: Redevelopment Project Area None
Central City Parking Yes
Downtown Parking No
Building Line None
500 Ft School Zone None
500 Ft Park Zone None
Zanja System 1 Mile Buffer Yes

Assessor Information

Assessor Parcel No. (APN) 5164001009
APN Area (Co. Public Works)* 1.740 (ac)
Use Code 3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story
Assessed Land Val. \$2,017,243
Assessed Improvement Val. \$1,890,943
Last Owner Change 02/13/2014
Last Sale Amount \$2,750,027
Tax Rate Area 4
Deed Ref No. (City Clerk) 3843
306603
158442
153068
#3843
Building 1
Year Built 2003

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ZIMAS REPORT

Building Class	C65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	37,595.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 5164001009]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.29902712
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
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	None
Tsunami Hazard Area	No

Economic Development Areas

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

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5164001009]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance 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	Central
Reporting District	159
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	4
Red Flag Restricted Parking	No

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