

FOR SALE

805

S UNION AVE

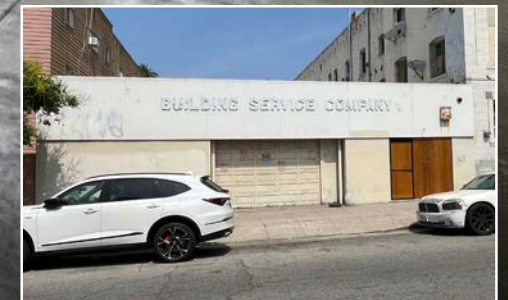
LOS ANGELES • CA 90017



Price Reduced!

\$173.33 PSF

±7,500 SQ. FT. BUILDING



FOR SALE

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S UNION AVE

LOS ANGELES • CA 90017

PRICING SUMMARY:

SALE PRICE ► \$1,300,000 | (\$173.33 PSF)

PROPERTY HIGHLIGHTS

- IDEAL OWNER/USER OPPORTUNITY
- BOW TRUSS BUILDING
- GREAT FOR SERVICE ORIENTED BUSINESSES (BUYER TO VERIFY)
- JUST WEST OF THE 110 FWY AND DOWNTOWN LA
- QUICK ACCESS TO 110, 101 & 10 FREEWAYS

PROPERTY FEATURES

| | |
|-------------|----------------------------|
| PROPERTY SF | 7,500 SF |
| OFFICE SF | 750 SF |
| CLEARANCE | 10' |
| LOADING | 1 Ground Level |
| PARKING | 3 Cars (in the building) |
| POWER* | 200 Amps (Buyer to verify) |
| ZONING | C2-1 (Buyer to verify) |
| YEAR BUILT | 1925 |
| APN | 5142-017-002 |

Buyer 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 Buyer's product weight and product types and use, etc. Buyer 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 Buyer in order for Buyer 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 Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

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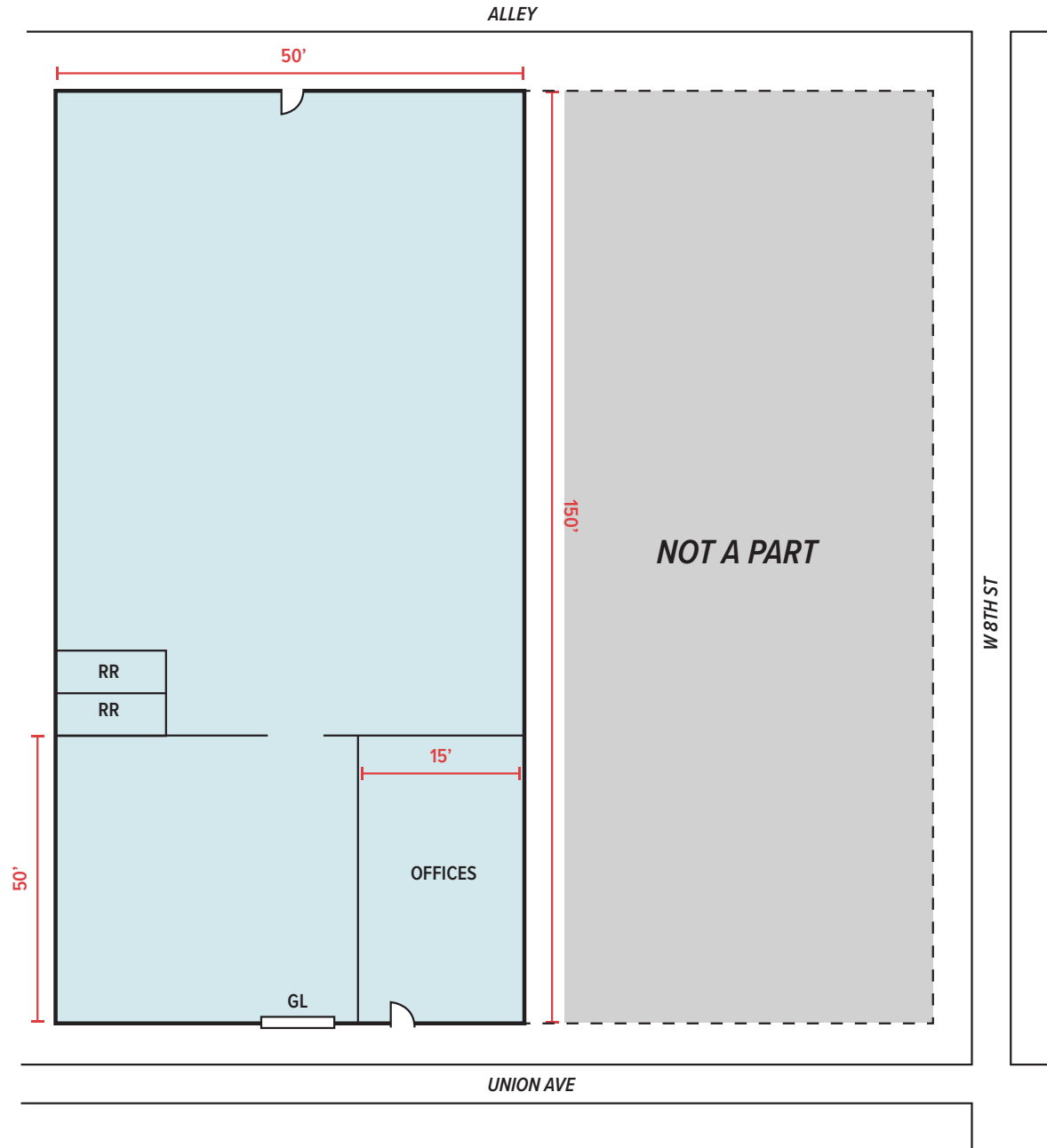
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SITE PLAN



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



FOR SALE | **±7,500 SF BUILDING**

805 S UNION AVE | LOS ANGELES



| | | | | | | | |
|------|-------------|------------------|--------------|--------------------------------|--|-----------|---|
| 5142 | 17 SHEET | P. A. 1683-17 | TRA 12706 | REVISED 670803312 880315 | 1999092705 991213 201511242005D01-09 | SEARCH NO | OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002 |
|------|-------------|------------------|--------------|--------------------------------|--|-----------|---|

2016

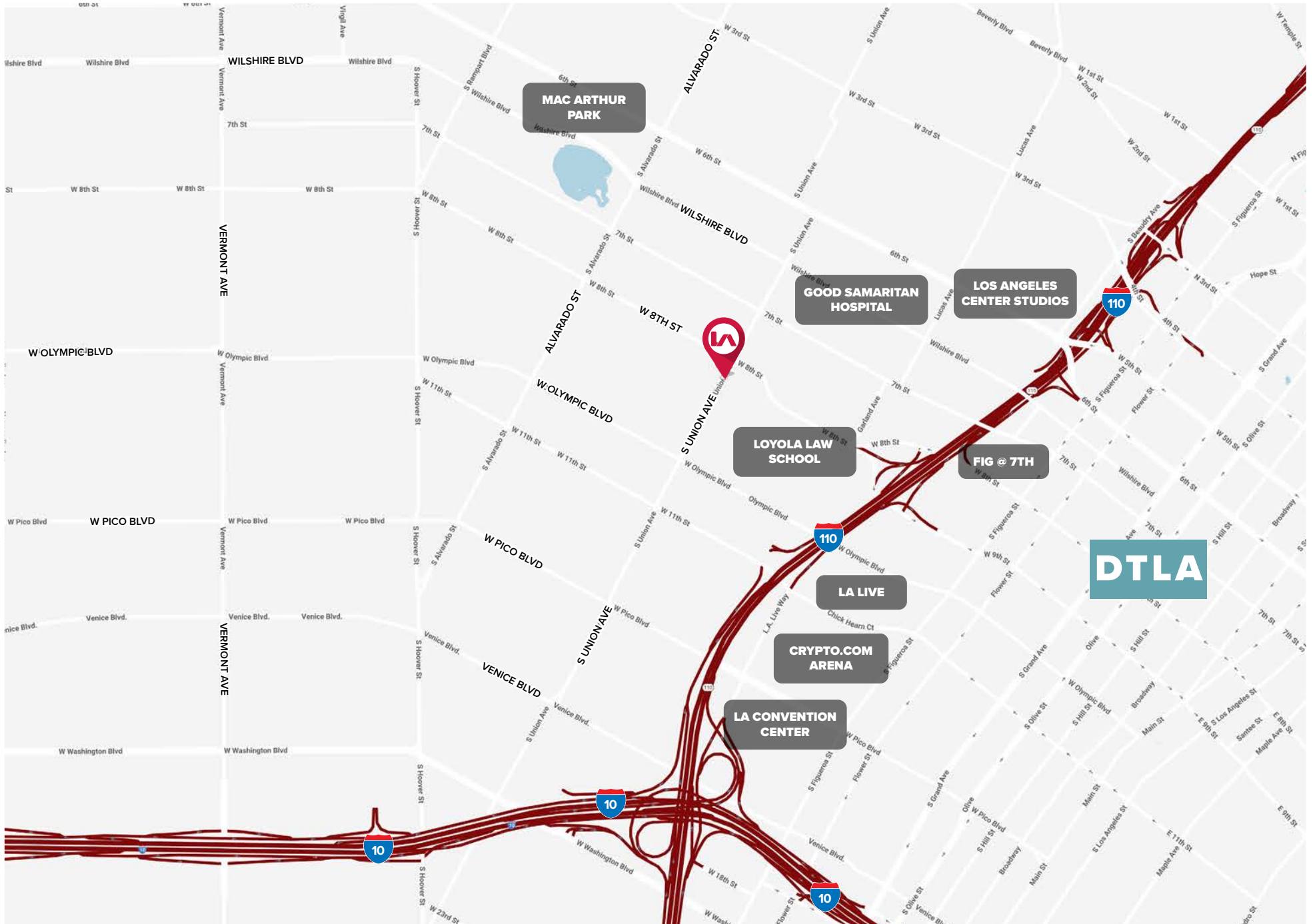


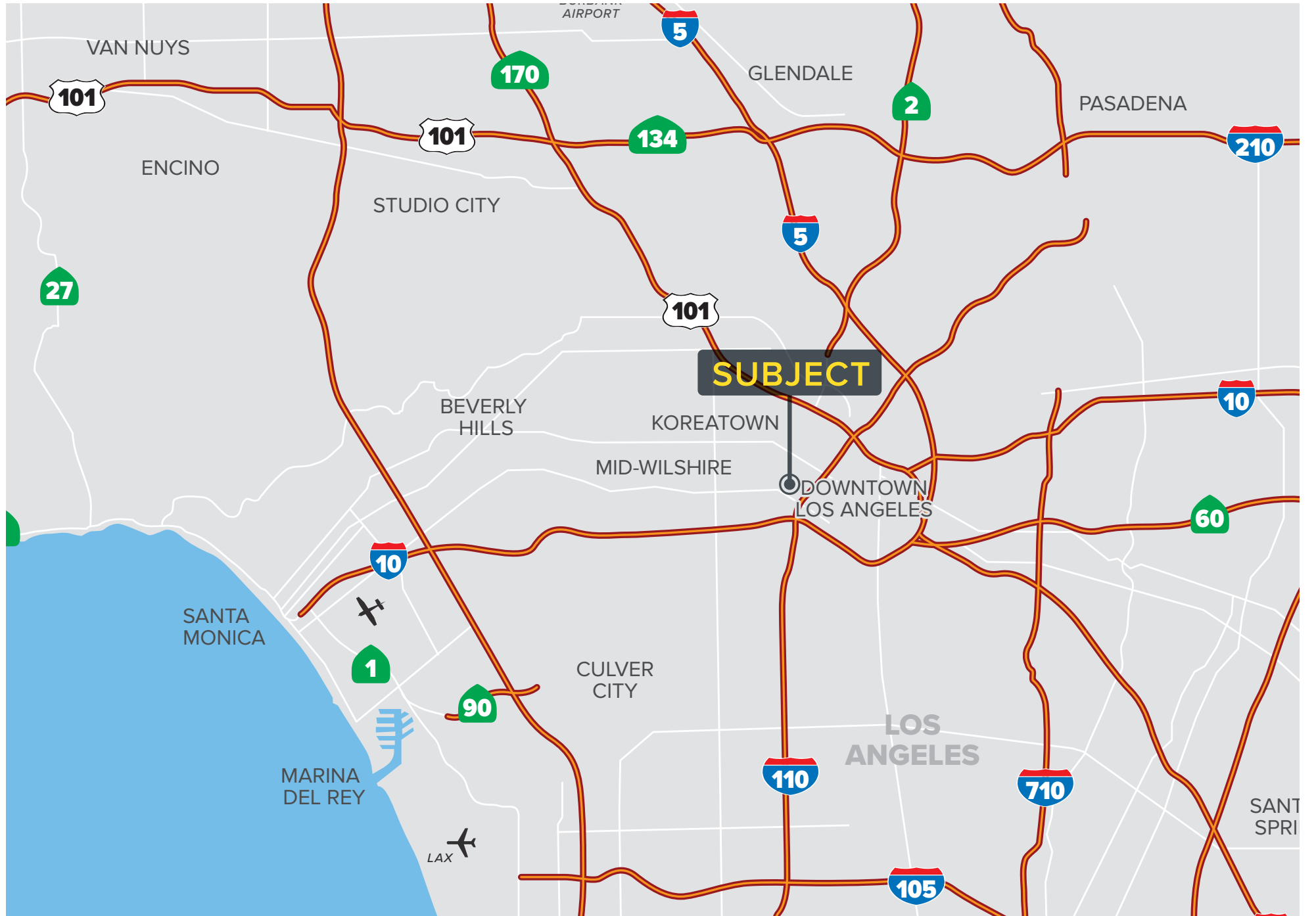
MAPPING AND GIS SERVICES
SCALE 1" = 80'



Date Printed: 9/30/2015 7:45:02 AM
Date Saved: 9/30/2015 7:44:41 AM









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

**5/29/2025
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

805 S UNION AVE

ZIP CODES

90017

RECENT ACTIVITY

None

CASE NUMBERS

- CPC-2018-6005-CA
- CPC-2013-3169
- CPC-2007-2851-CPU
- CPC-1984-1-HD
- ORD-161116-SA40
- ENV-2019-4121-ND
- ENV-2018-6006-CE
- ENV-2013-3392-CE
- ENV-2013-3170-CE
- ENV-2008-372-EIR

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 130-5A205 134 |
| Lot/Parcel Area (Calculated) | 7,495.6 (sq ft) |
| Thomas Brothers Grid | PAGE 634 - GRID C4 |
| Assessor Parcel No. (APN) | 5142017002 |
| Tract | ARLINGTON TRACT |
| Map Reference | M R 9-14 |
| Block | None |
| Lot | 28 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 130-5A205 |

Jurisdictional Information

| | |
|--------------------------|---------------------------|
| Community Plan Area | Westlake |
| Area Planning Commission | Central APC |
| Neighborhood Council | Westlake South |
| Council District | CD 1 - Eunisses Hernandez |
| Census Tract # | 2094.03000000 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|---------------------------------------|---|
| Special Notes | None |
| Zoning | C2-1 |
| Zoning Information (ZI) | ZI-2535 Prior Housing Element Sites - Ministerial Approval ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Westlake Recovery ZI-2512 Housing Element Sites |
| General Plan Land Use | Highway Oriented Commercial |
| General Plan Note(s) | Yes |
| 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 | None |
| Subarea | None |
| CPIO Historic Preservation Review | No |
| 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: Low Vehicle Travel Area | Yes |
| AB 2097: Within a half mile of a Major Transit Stop | Yes |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Medium |
| Non-Residential Market Area | Medium |
| Inclusionary Housing | No |
| Local Affordable Housing Incentive | No |
| Targeted Planting | No |
| Special Lot Line | No |
| Transit Oriented Communities (TOC) | Tier 3 |
| Mixed Income Incentive Programs | |
| Transit Oriented Incentive Area (TOIA) | 2 |
| Opportunity Corridors Incentive Area | Not Eligible |
| Corridor Transition Incentive Area | Not Eligible |
| TCAC Opportunity Area | Low |
| High Quality Transit Corridor (within 1/2 mile) | Yes |
| ED 1 Eligibility | Eligible Site |
| RPA: Redevelopment Project Area | Westlake Recovery |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | None |
| 500 Ft Park Zone | None |
| Zanja System 1 Mile Buffer | No |

Assessor Information

| | |
|------------------------------|--|
| Assessor Parcel No. (APN) | 5142017002 |
| APN Area (Co. Public Works)* | 0.172 (ac) |
| Use Code | 2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story |
| Assessed Land Val. | \$80,680 |
| Assessed Improvement Val. | \$38,005 |
| Last Owner Change | 02/45/1967 |
| Last Sale Amount | \$0 |
| Tax Rate Area | 12706 |
| Deed Ref No. (City Clerk) | None |
| Building 1 | |
| Year Built | 1925 |
| Building Class | C5B |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 7,500.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |

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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Building 5 No data for building 5
 Rent Stabilization Ordinance (RSO) No [APN: 5142017002]

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 500 Yr
 Watercourse No
 Methane Hazard Site None
 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

Environmental

Santa Monica Mountains Zone No
 Biological Resource Potential None
 Mountain Lion Potential None
 Monarch Butterfly Potential No

Seismic Hazards

Active Fault Near-Source Zone
 Nearest Fault (Distance in km) 0.39279576
 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 None
 Hubzone None
 Jobs and Economic Development Incentive Zone (JEDI) None
 Opportunity Zone No
 Promise Zone None
 State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO) No [APN: 5142017002]
 Ellis Act Property No

Just Cause For Eviction Ordinance (JCO) No
 Housing Crisis Act Replacement Review Yes
 Housing Element Sites
 HE Replacement Required Yes
 SB 166 Units 0.12 Units, Lower
 Housing Use within Prior 5 Years No

Public Safety

Police Information
 Bureau Central
 Division / Station Rampart
 Reporting District 266
 Fire Information
 Bureau Central
 Battalion 11
 District / Fire Station 11
 Red Flag Restricted Parking No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

| | |
|---------------------------------|--|
| Case Number: | CPC-2018-6005-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | CPC-2013-3169 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | CPC-2007-2851-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | NEW WESTLAKE COMMUNITY PLAN. |
| Case Number: | CPC-1984-1-HD |
| Required Action(s): | HD-HEIGHT DISTRICT |
| Project Descriptions(s): | CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM. |
| Case Number: | ENV-2019-4121-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2018-6006-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2013-3392-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14. |
| Case Number: | ENV-2013-3170-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | ENV-2008-372-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | NEW WESTLAKE COMMUNITY PLAN. |

DATA NOT AVAILABLE

ORD-161116-SA40

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ZIMAS PUBLIC

Generalized Zoning

05/29/2025

City of Los Angeles
Department of City Planning



Address: 805 S UNION AVE
APN: 5142017002
PIN #: 130-5A205 134

Tract: ARLINGTON TRACT
Block: None
Lot: 28
Arb: None

Zoning: C2-1
General Plan: Highway Oriented Commercial



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FOR MORE INFORMATION PLEASE CONTACT:

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