

FOR LEASE

123 E 35th St

LOS ANGELES • CA 90007

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

110

S GRAND AVE

S BROADWAY

S MAIN ST

MAPLE AVE

E JEFFERSON BLVD

E 35TH ST

± **27,600** SQ. FT.
PRIME
INDUSTRIAL BUILDING

123 E 35th St

LOS ANGELES • CA 90007

PROPERTY HIGHLIGHTS

- ±27,600 SF Building
- Major Los Angeles City Intersection Near South East Corner of Main & Jefferson
- Zoned M1 (Buyer/Tenant to Verify)
- Potential for Industrial User: Fashion, Design, Warehouse
- 2 Dock High Loading
- 22' Ceiling Clearance
- 9,000 SF Attractive Offices

- Currently Occupied by Apparel User
- Close Proximity to USC, 110 Fwy, & Downtown Fashion Marts

PRICING SUMMARY

LEASE RATE | \$1.75 PSF/Mo Gross

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.

JIM HALFERTY

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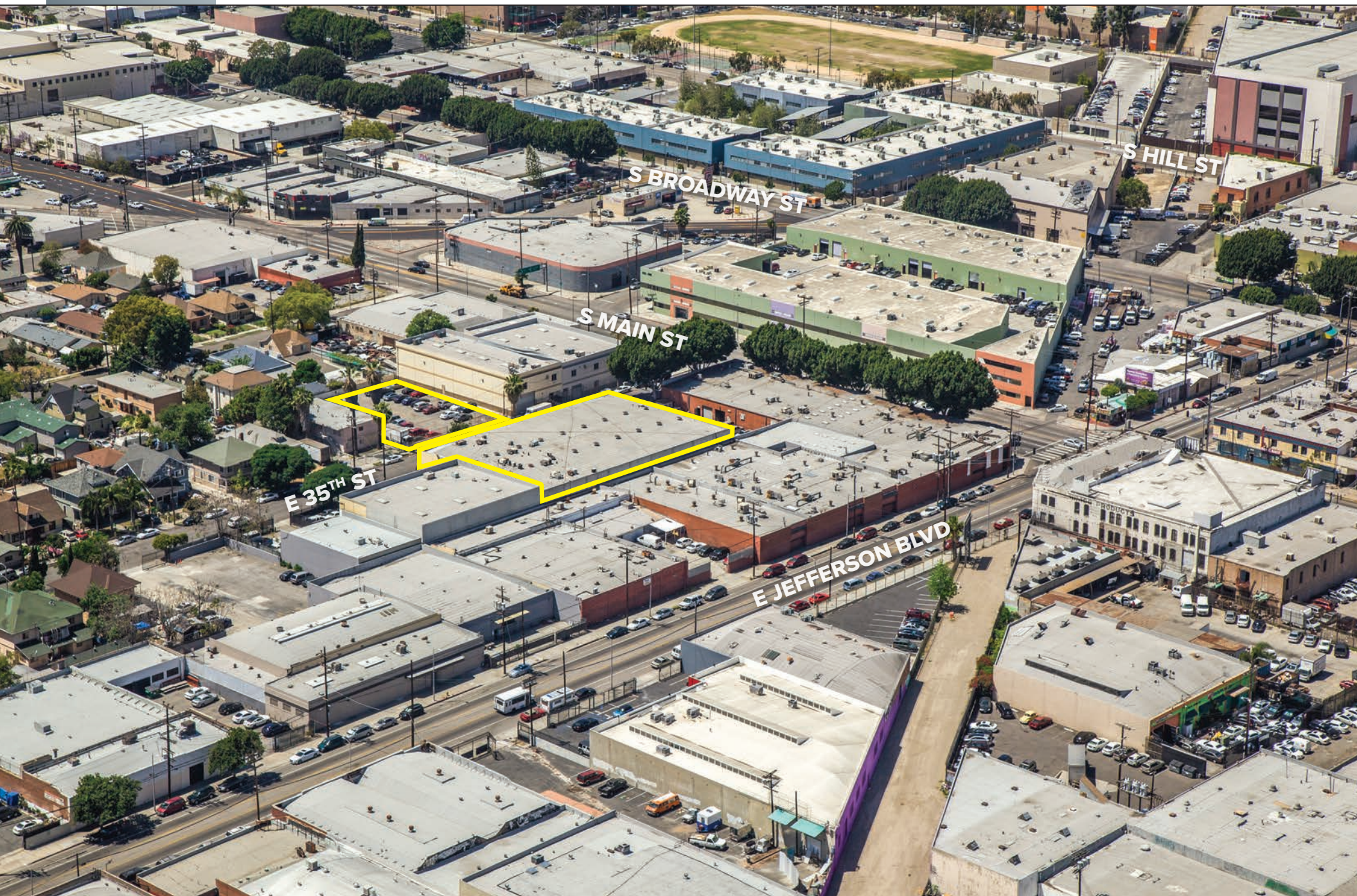
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent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

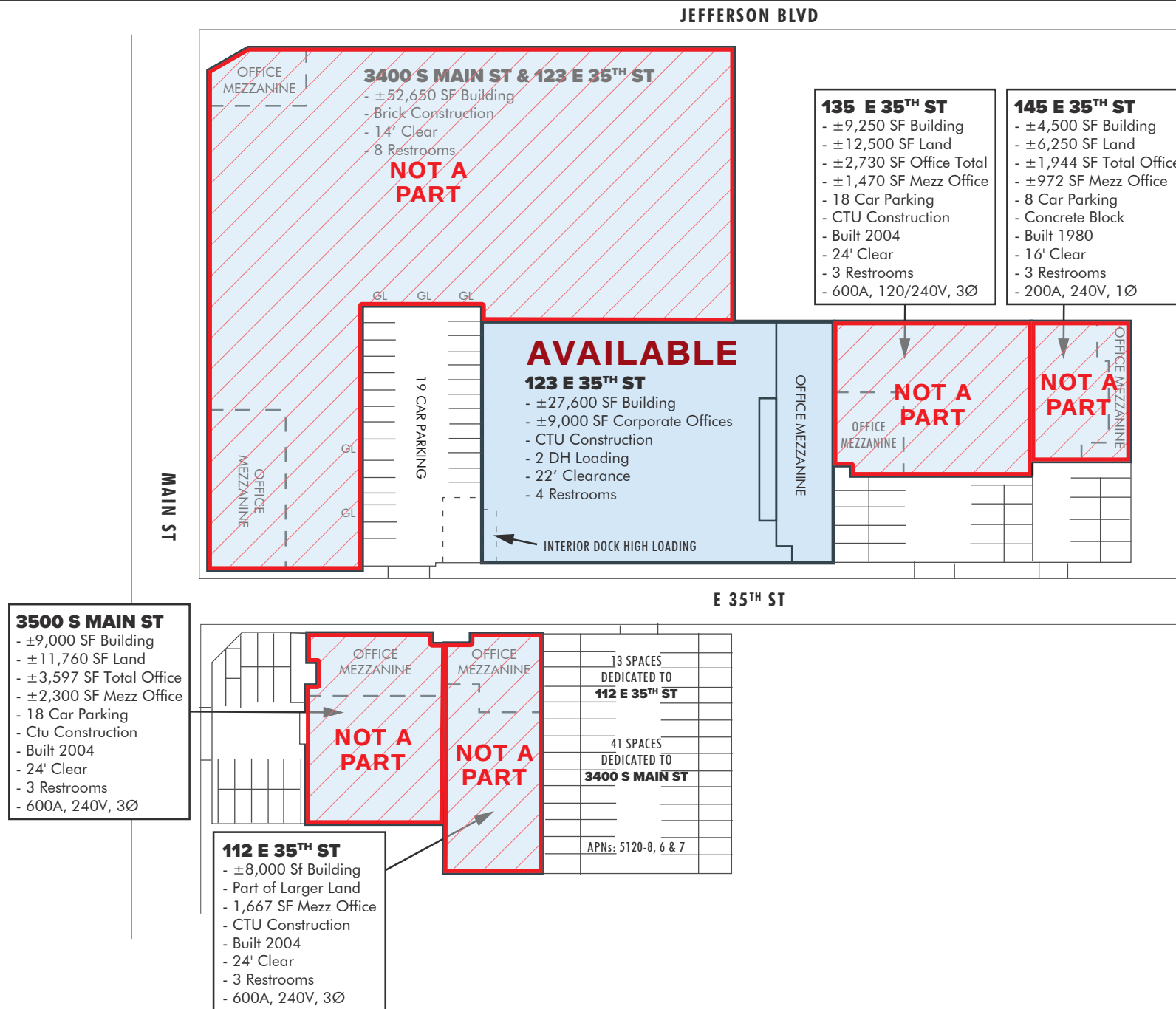
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PROPERTY AERIAL



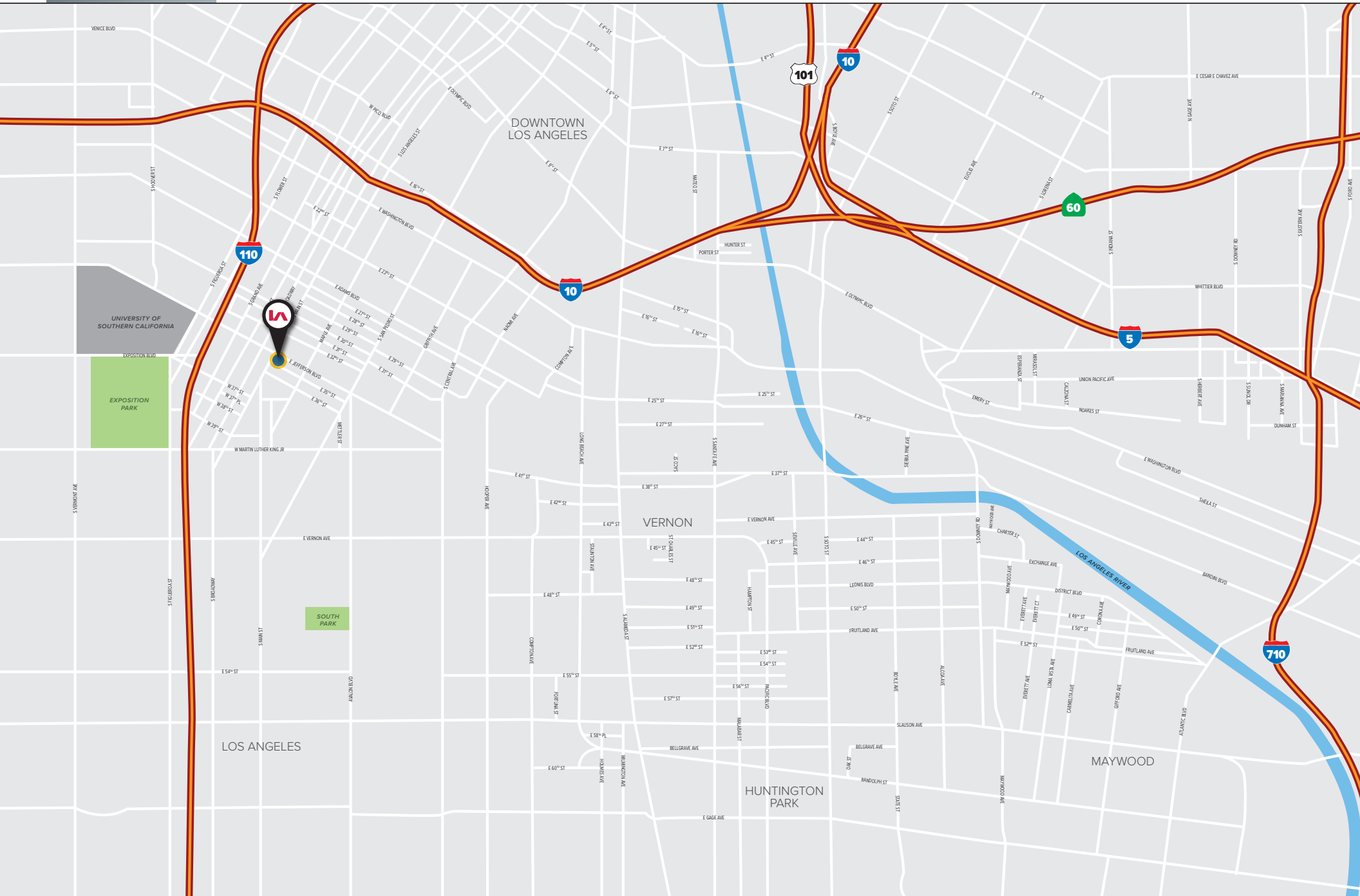


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify.

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LOCATOR MAP

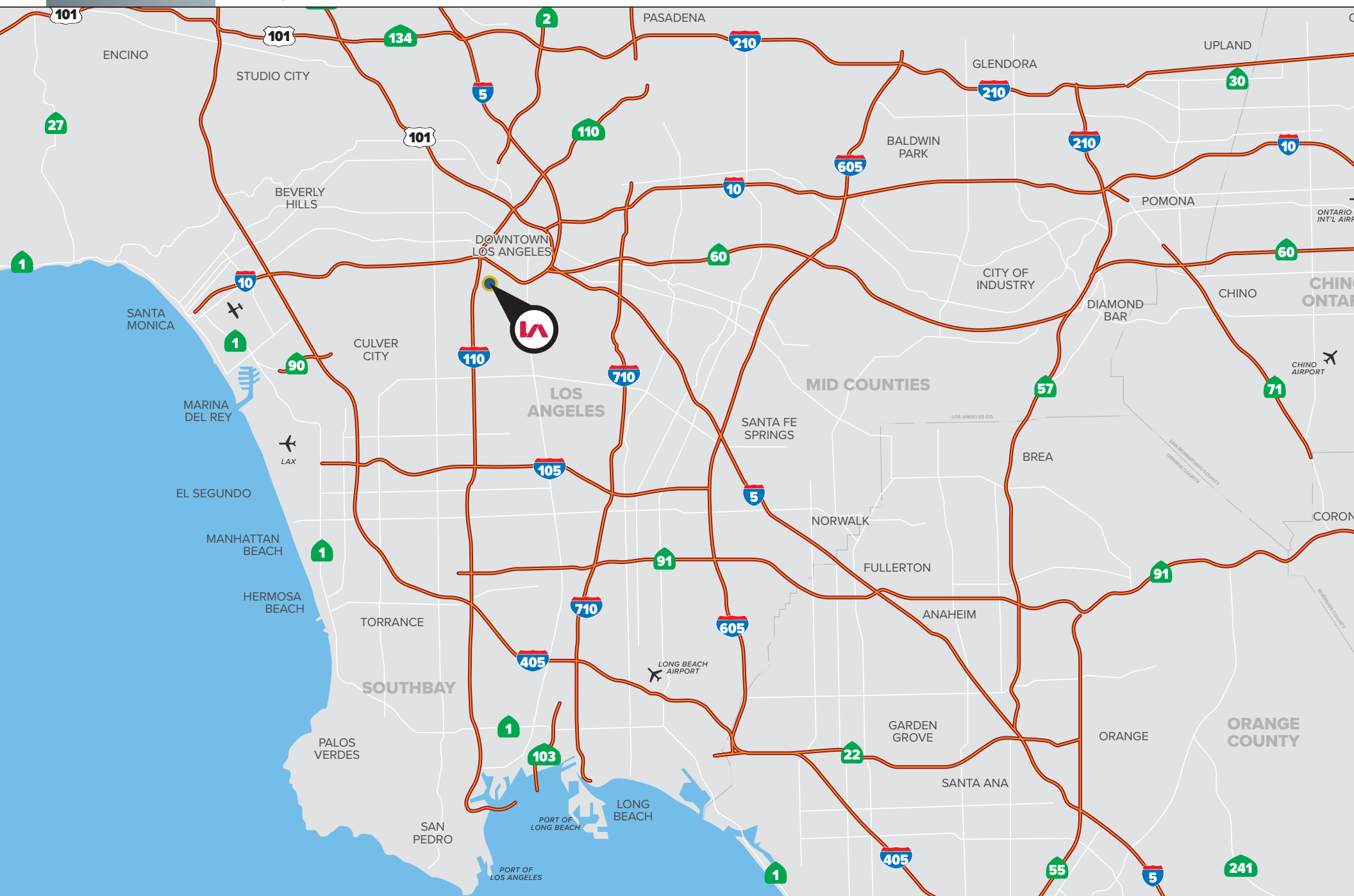


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REGIONAL MAP



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PARCEL MAP



City of Los Angeles
Department of City Planning5/25/2022
PARCEL PROFILE REPORT**PROPERTY ADDRESSES**3400 S MAIN ST
108 E JEFFERSON BLVD
3402 S MAIN ST
110 E JEFFERSON BLVD**ZIP CODES**90007
90011**RECENT ACTIVITY**

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2772-CRA
CPC-2010-2278-GPA
CPC-2008-1553-CPU
CPC-2007-3827-ICO
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1990-346-CA
CPC-1983-506
CPC-12239
ORD-185925
ORD-185924-SA690
ORD-180103
ORD-171682
ORD-171681
ORD-162128
ORD-121063
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-1780-EIR
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
PKG-5305
PKG-4163
PKG-4162
AFF-39280

Address/Legal Information		
PIN Number	118-5A205 218	
Lot/Parcel Area (Calculated)	7,605.8 (sq ft)	
Thomas Brothers Grid	PAGE 674 - GRID C1	
Assessor Parcel No. (APN)	5120006016	
Tract	POTTER'S WOODLAWN	
Map Reference	M R 60-9	
Block	A	
Lot	FR 1	
Arb (Lot Cut Reference)	None	
Map Sheet	118-5A205	
Jurisdictional Information		
Community Plan Area	Southeast Los Angeles	
Area Planning Commission	South Los Angeles	
Neighborhood Council	South Central	
Council District	CD 9 - Curren D. Price Jr.	
Census Tract #	2311.00	
LADBS District Office	Los Angeles Metro	
Permitting and Zoning Compliance Information		
Administrative Review	None	
Planning and Zoning Information		
Special Notes	None	
Zoning	M1-1-CPIO	
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area	
	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	
	ZI-2488 Redevelopment Project Area: Council District 9	
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales	
	ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles	
	ZI-2374 State Enterprise Zone: Los Angeles	
General Plan Land Use	Limited Industrial	
General Plan Note(s)	Yes	
Hillside Area (Zoning Code)	No	
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES	
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	Southeast Los Angeles	
Subarea	Compatible Industrial	
CUGU: Clean Up-Green Up	None	
HCR: Hillside Construction Regulation	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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NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Exempt (Prior to 2/17/21)
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	Council District 9
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5120006016
APN Area (Co. Public Works)*	1.765 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,060,917
Assessed Improvement Val.	\$2,274,738
Last Owner Change	05/27/2016
Last Sale Amount	\$9
Tax Rate Area	6658
Deed Ref No. (City Clerk)	8-877
	3-984
	1512019-20

Building 1	
Year Built	1957
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	45,170.0 (sq ft)
Building 2	
Year Built	1959
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	0.0 (sq ft)
Building 3	
Year Built	1959
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	0.0 (sq ft)
Building 4	
Year Built	1974
Building Class	CX
Number of Units	0
Number of Bedrooms	0

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Number of Bathrooms	0
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5120006016]
Additional Information	
Airport Hazard	None
Coastal Zone	None
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
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)	1.48218144
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	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	Yes
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5120006016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1342

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