

FOR LEASE

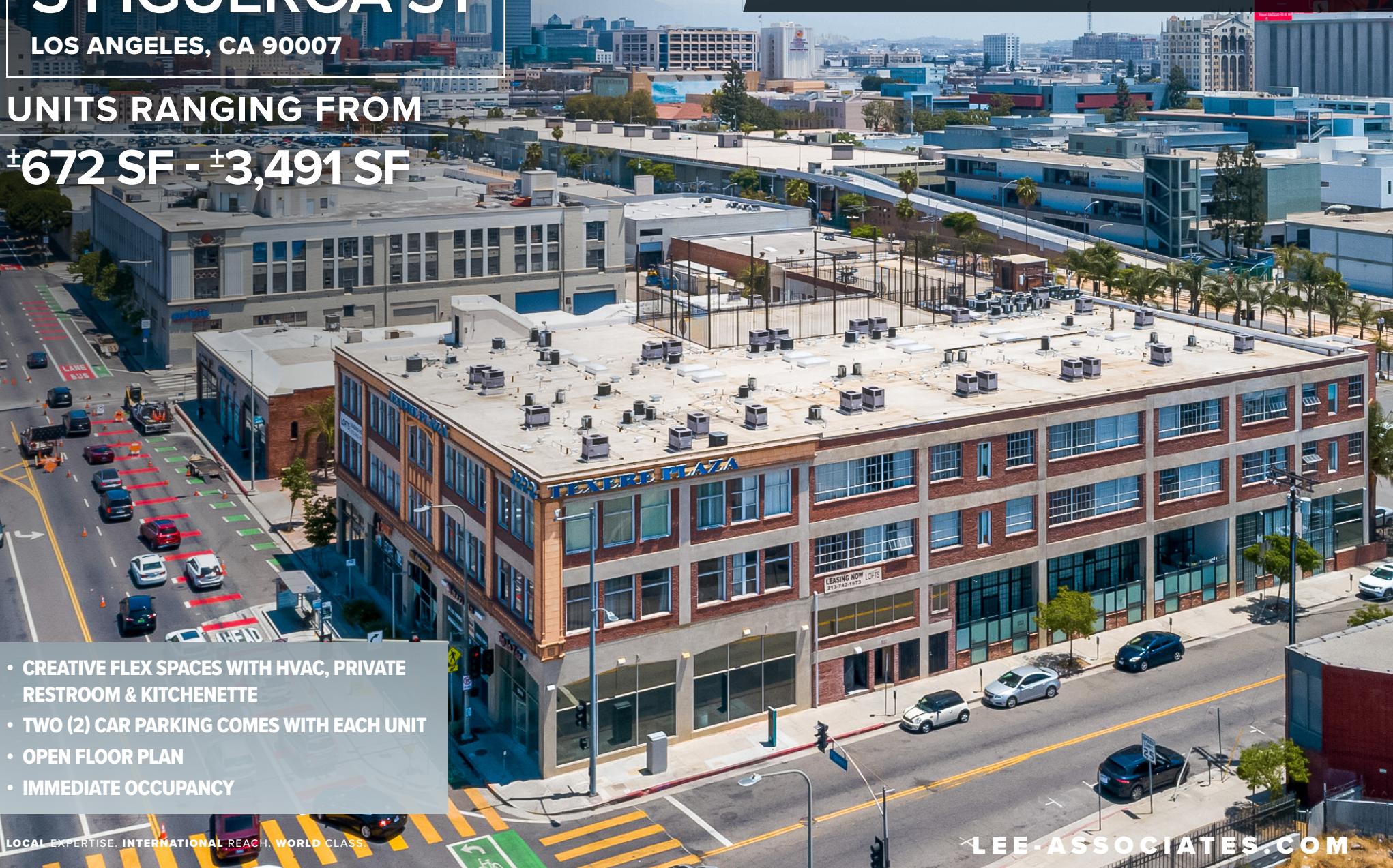
**2222  
S FIGUEROA ST**

LOS ANGELES, CA 90007

UNITS RANGING FROM

$\pm$ 672 SF -  $\pm$ 3,491 SF

**Creative Flex Units  
With Figueroa Frontage**



- CREATIVE FLEX SPACES WITH HVAC, PRIVATE RESTROOM & KITCHENETTE
- TWO (2) CAR PARKING COMES WITH EACH UNIT
- OPEN FLOOR PLAN
- IMMEDIATE OCCUPANCY

# FOR LEASE

# 2222 S FIGUEROA ST

LOS ANGELES, CA 90007

## PROPERTY HIGHLIGHTS

- Potential for E-Commerce, Creative Design, Showroom
- Private Restroom & Kitchenette in Each Unit
- HVAC in Each Unit
- Exposed Ceilings and Concrete Floors in Most Units
- Numerous Unit Layouts & Sizes
- Two (2) Car Parking Comes with Each Unit
- Several Units have Direct Frontage on Figueroa Street and have Potential for Wholesale or Retail Uses  
(Tenant should verify if their use is acceptable with the City of LA)
- Adjacent to the 110 Freeway just South of Washington Blvd and North of Adams Blvd - Not far from the USC Campus

## PRICING SUMMARY

- Pricing Starting at \$2.10 PSF/Mo Gross - No CAM
- 4% Fee to Tenant's Agent for Years 1-5
- No CAM Charges. Tenant shall not be obligated to pay CAM charges. However, tenant is responsible for paying its Pro Rata share of the increase of property taxes and property insurance costs over the base year. Tenant Shall Pay for Electricity, Utilities, and Janitorial for Their Unit

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 execution of the Lease Agreement. Broker also advises Tenant to have their Attorney review the Lease Agreement and to obtain any required use permits and business licenses prior to Lease Execution.

**RON S. YOUNG**

Principal LIC ID 01009947

**323.767.2106**

[rsyoung@lee-associates.com](mailto:rsyoung@lee-associates.com)

**MIKE D. SMITH**

Principal LIC ID 00978736

**323.767.2109**

[mdsmith@lee-associates.com](mailto:mdsmith@lee-associates.com)

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 - Los Angeles Central  
CORP ID 01125429

5675 Telegraph Rd, Ste 300  
Los Angeles, CA 90040

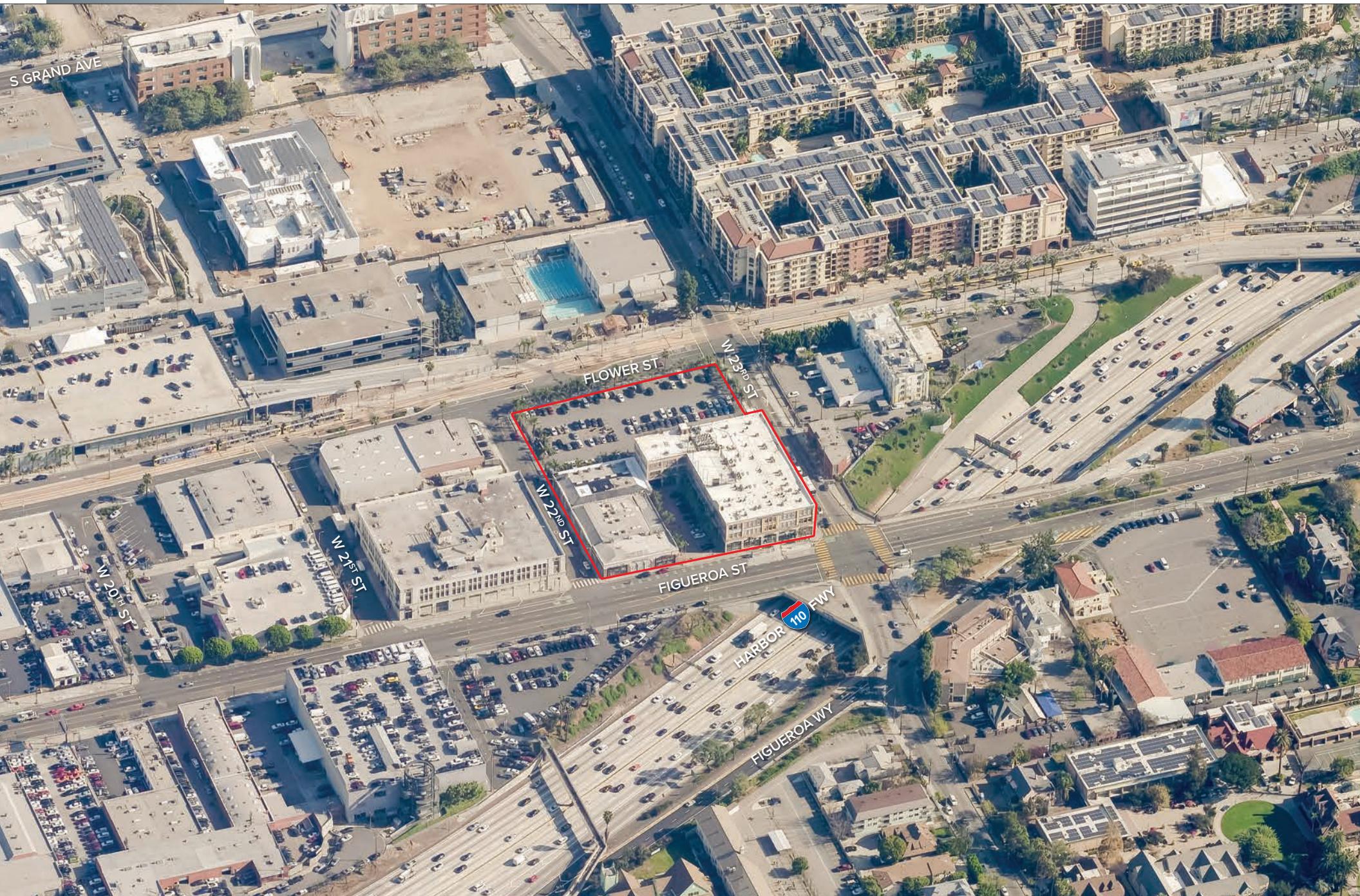
**LEE-ASSOCIATES.COM**

FOR  
LEASE

2222 S FIGUEROA ST | LOS ANGELES

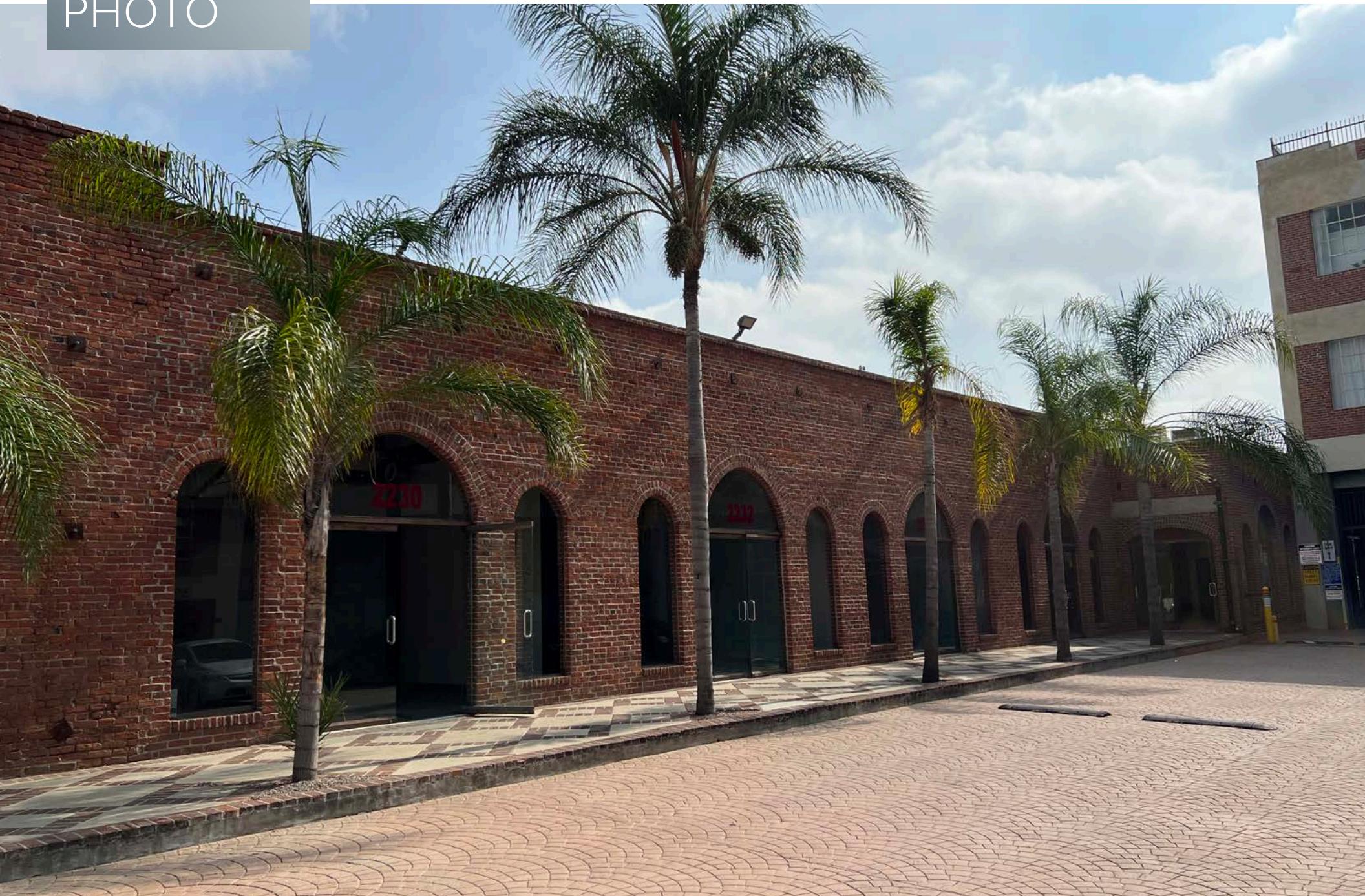
**±672 SF - ±3,491 SF CREATIVE FLEX UNITS**

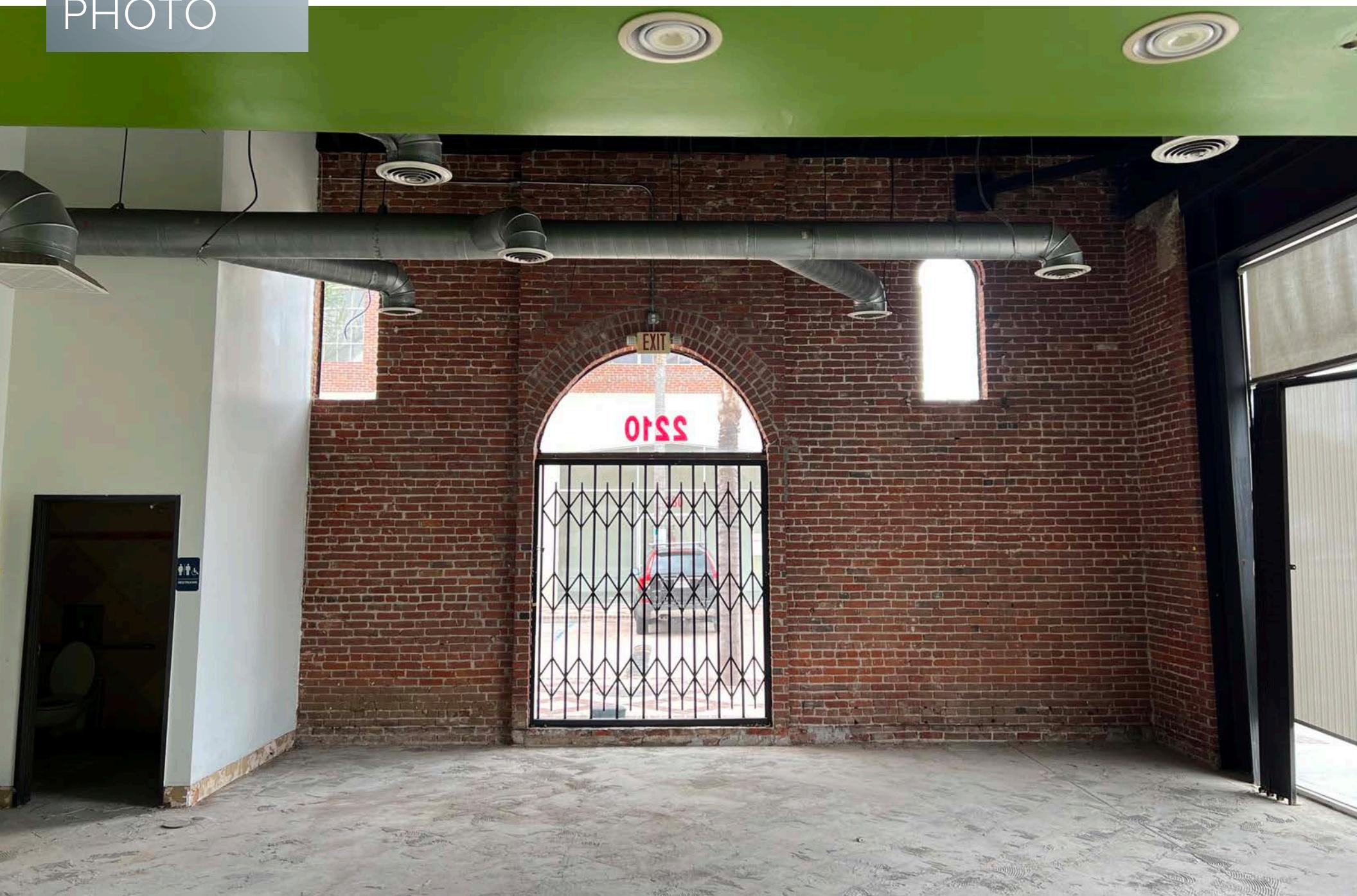
PROPERTY AERIAL



PROPERTY  
PHOTO

2222 S FIGUEROA ST | LOS ANGELES





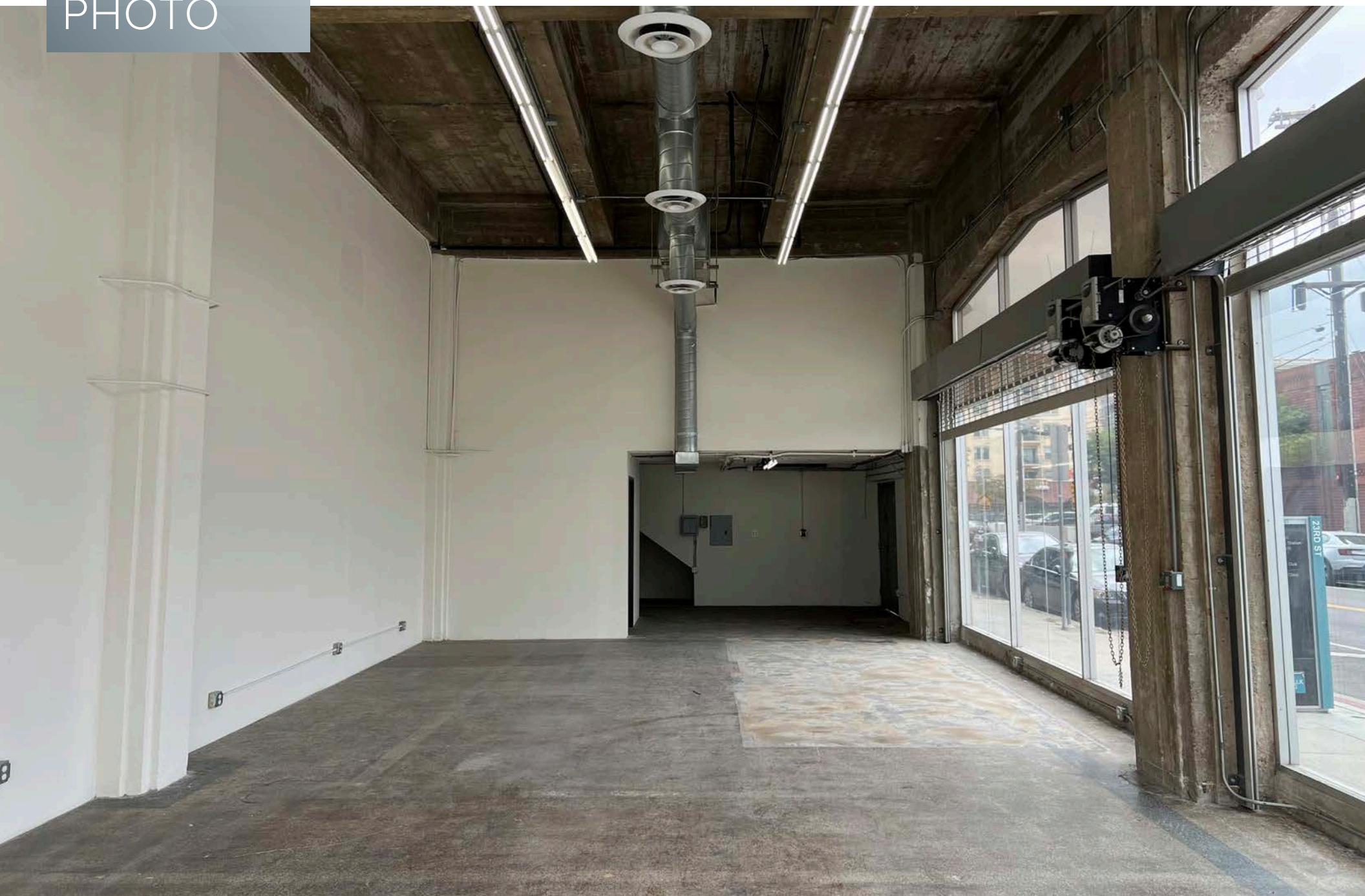
# PROPERTY PHOTO

2222 S FIGUEROA ST | LOS ANGELES



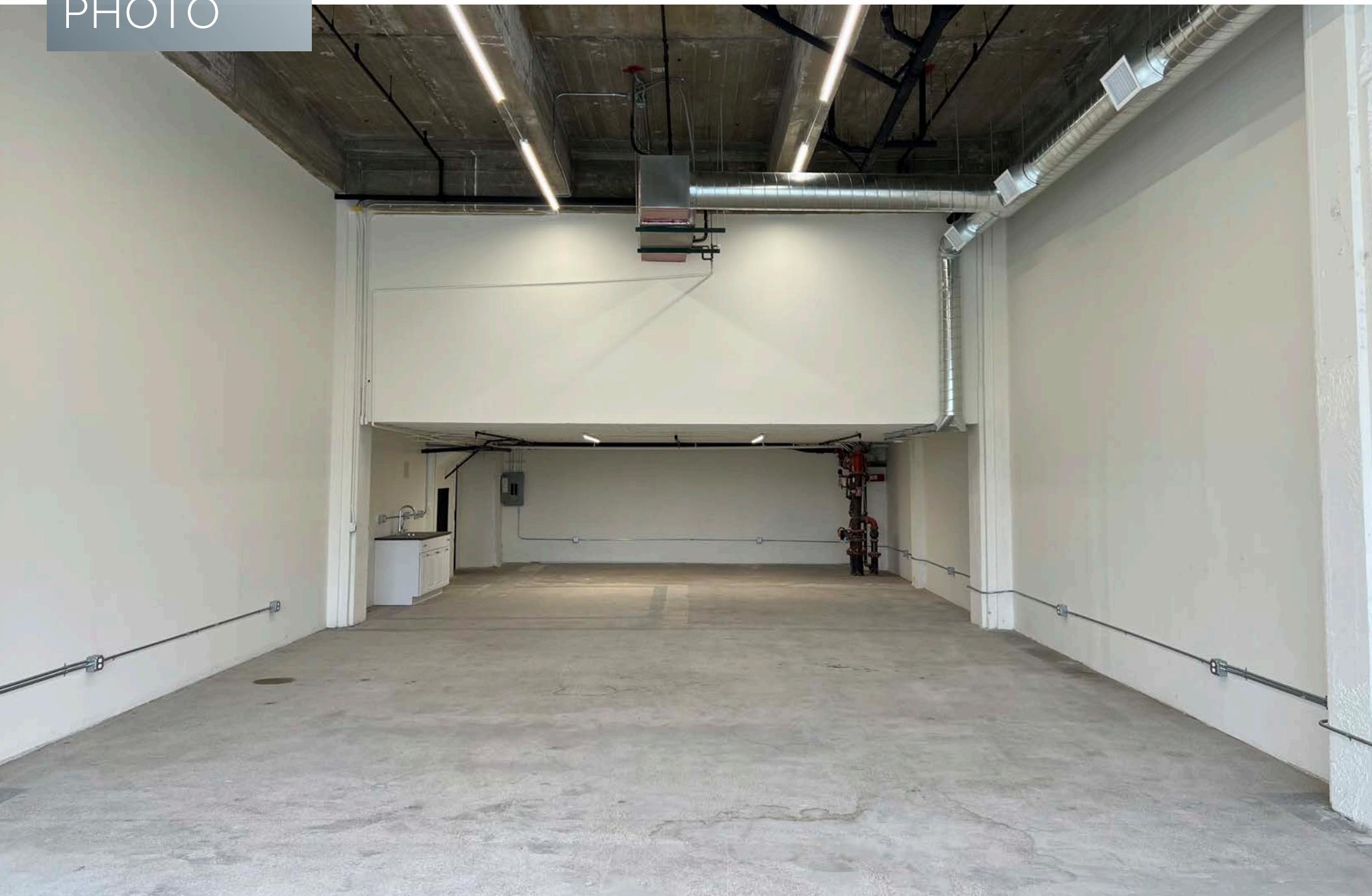
# PROPERTY PHOTO

2222 S FIGUEROA ST | LOS ANGELES



PROPERTY  
PHOTO

2222 S FIGUEROA ST | LOS ANGELES



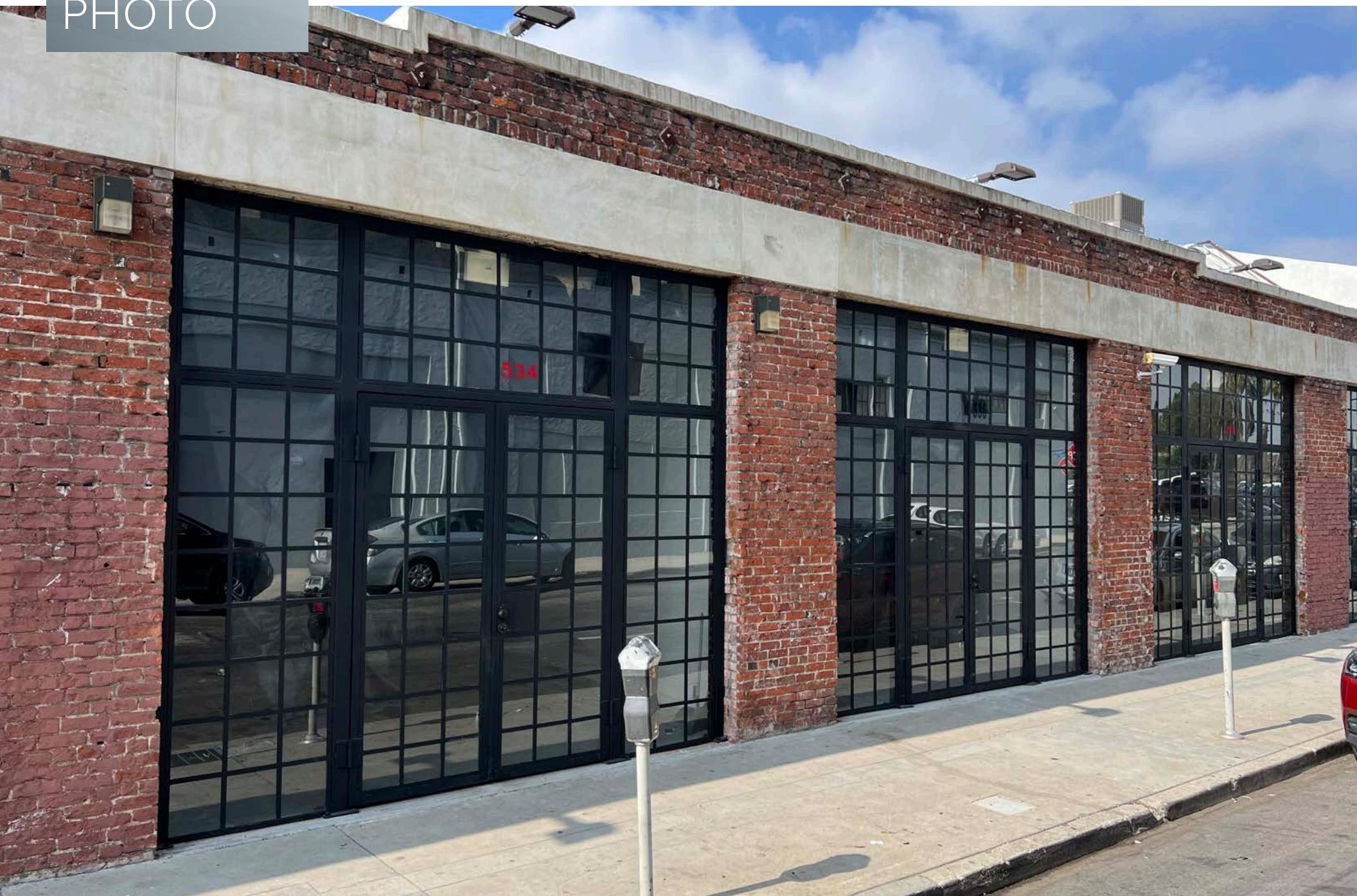
# PROPERTY PHOTO

2222 S FIGUEROA ST | LOS ANGELES



PROPERTY  
PHOTO

2222 S FIGUEROA ST | LOS ANGELES



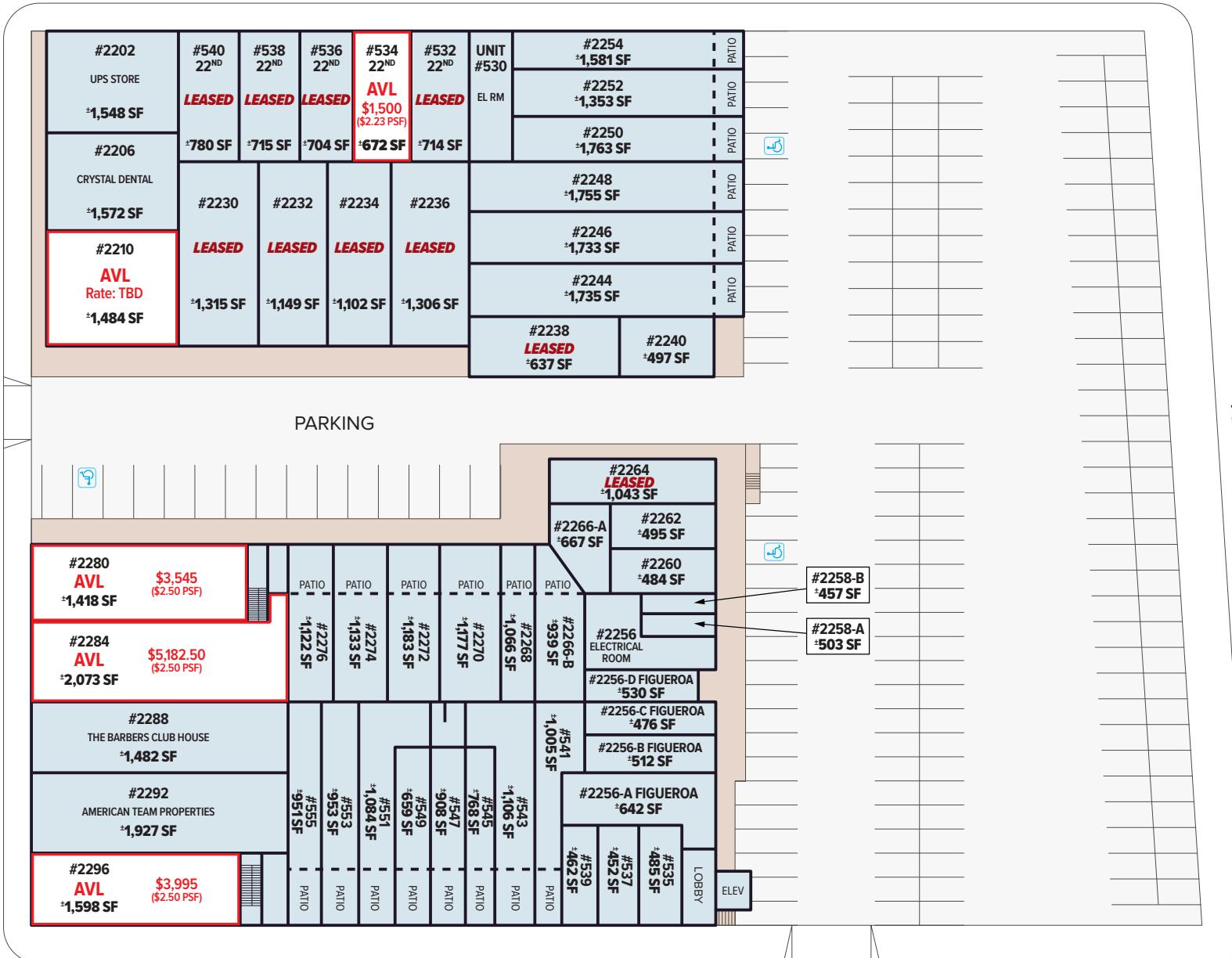
FOR  
LEASE

2222 S FIGUEROA ST | LOS ANGELES

±672 SF - ±3,491 SF CREATIVE FLEX UNITS

PROPERTY SITE PLAN

W 22<sup>ND</sup> ST



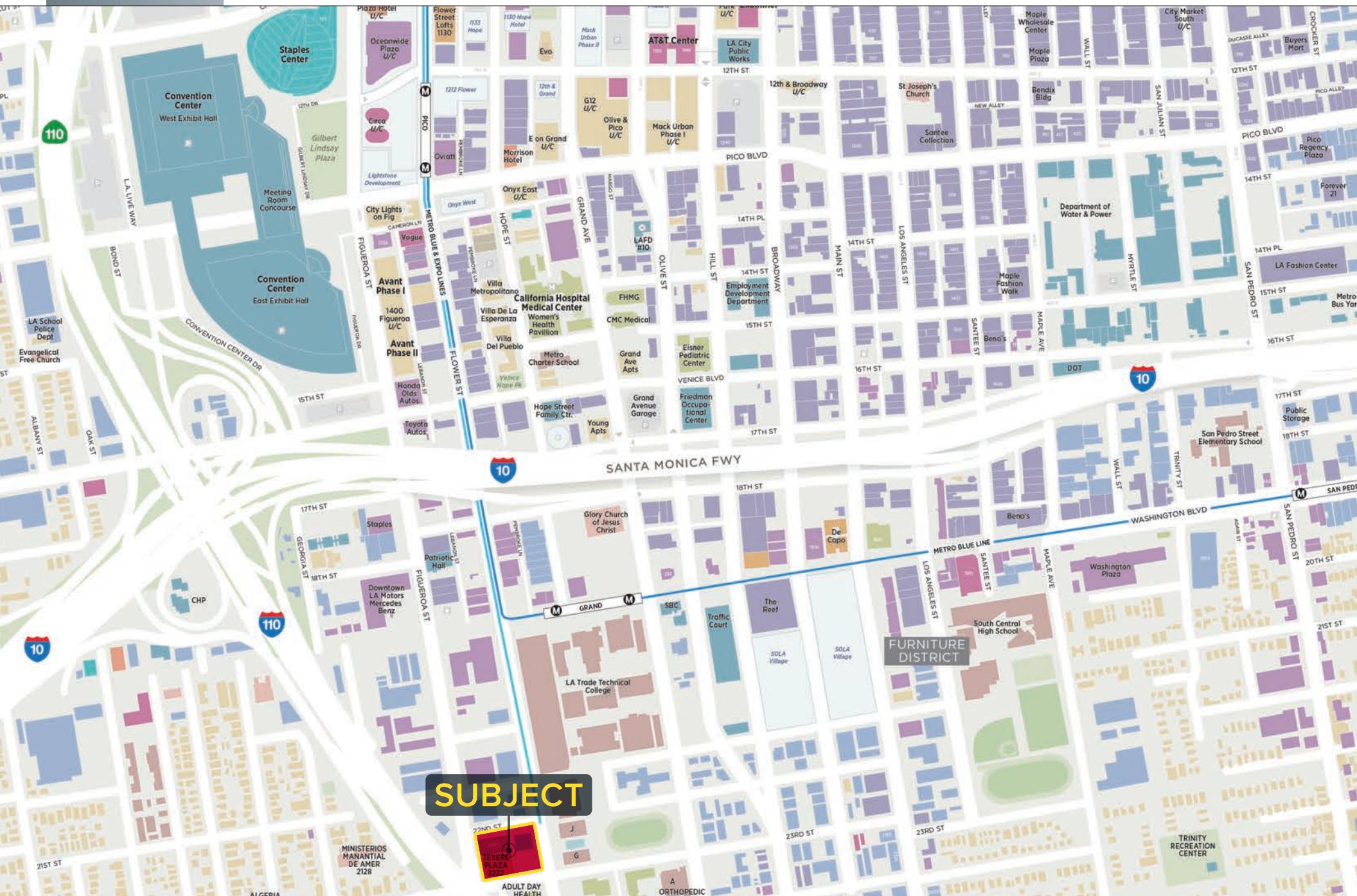
**NOTE:** Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer.

FOR  
LEASE

2222 S FIGUEROA ST | LOS ANGELES

±672 SF - ±3,491 SF CREATIVE FLEX UNITS

LOCATOR MAP

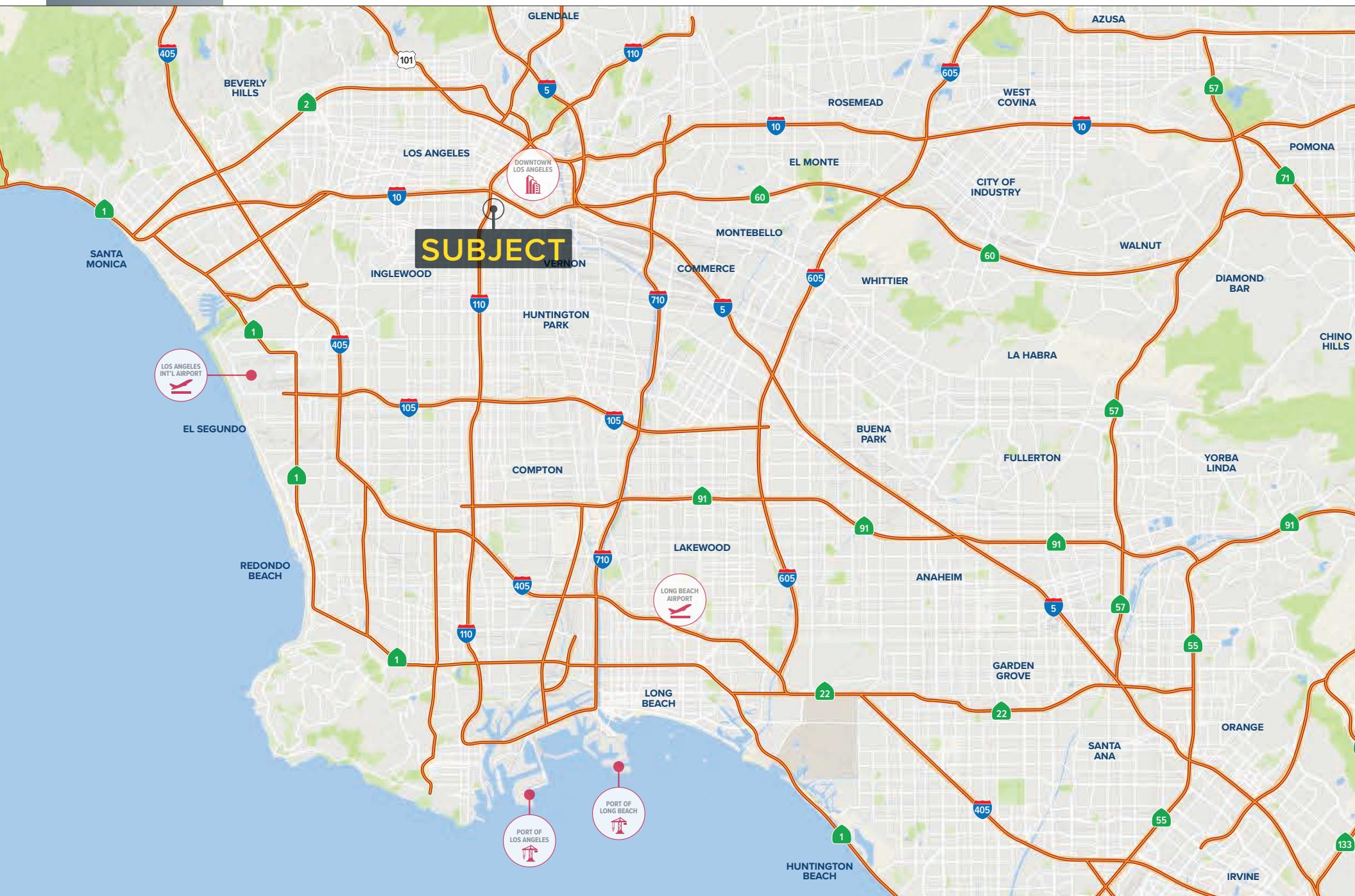


FOR  
LEASE

2222 S FIGUEROA ST | LOS ANGELES

±672 SF - ±3,491 SF CREATIVE FLEX UNITS

REGIONAL MAP



# FOR LEASE

2222 S FIGUEROA ST | LOS ANGELES

## **±672 SF - ±3,491 SF CREATIVE FLEX UNITS**

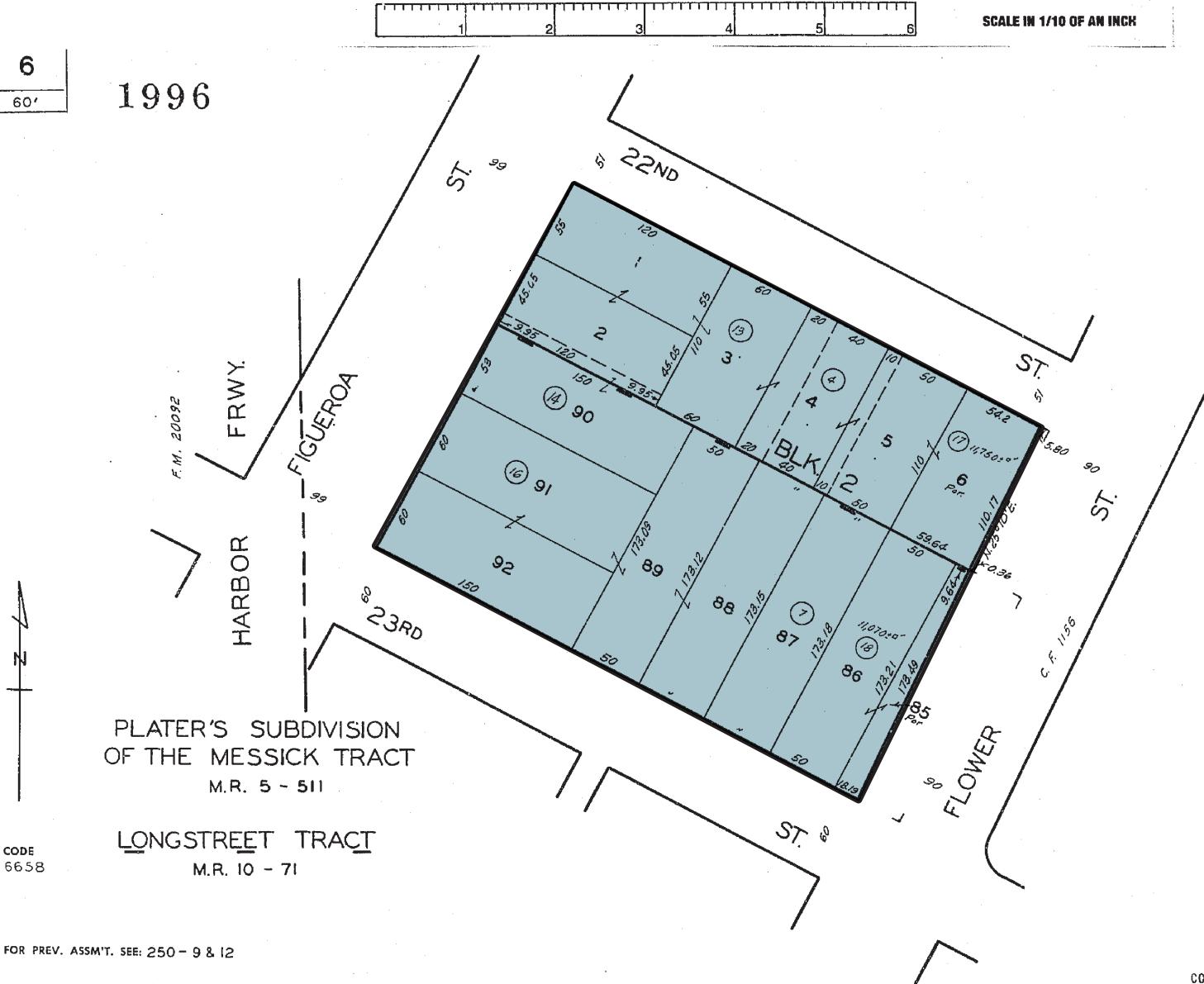
## PARCEL MAP

5126 | 6  
SCALE 1" 60'

1996

SCALE IN 1/10 OF AN INCH

REVISED  
10-5-6  
3-1-6  
701002650  
790424274  
90041120001001  
960214



FOR PREV. ASSM'T. SEE: 250-9 & 12

MAR 12 1996  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



## City of Los Angeles Department of City Planning

### 9/1/2023 PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

2270 S FIGUEROA ST  
2268 S FIGUEROA ST  
2266 S FIGUEROA ST  
2284 S FIGUEROA ST  
2280 S FIGUEROA ST  
2222 S FIGUEROA ST  
2278 S FIGUEROA ST

#### ZIP CODES

90007

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-5386  
CPC-2018-6005-CA  
CPC-2016-3773-DA  
CPC-2016-3772-GPA-VZC-ZV-MCUP  
MSC-SPR

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-2002-1128-CA

CPC-19X-18932

CPC-1990-346-CA

CPC-1983-506

ORD-185925

ORD-185924-SA15

ORD-180103

ORD-175038

ORD-171682

ORD-171681

ORD-162128

ORD-131456

ORD-103563

ZA-2011-1765-ZAD

ZA-2010-1797-ZAD

ZA-2006-7791-ZV

ZA-2005-1557-ZV

ZA-2003-2333-ZAD

ZA-2002-3659-ZAD

#### Address/Legal Information

PIN Number 123A203 161  
Lot/Parcel Area (Calculated) 8,893.7 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID C7  
Assessor Parcel No. (APN) 5126006016  
Tract LONGSTREET TRACT  
Map Reference M R 10-71  
Block None  
Lot 91  
Arb (Lot Cut Reference) None  
Map Sheet 123A203  
123A205

#### Jurisdictional Information

Community Plan Area Southeast Los Angeles  
Area Planning Commission South Los Angeles  
Neighborhood Council Downtown Los Angeles  
Council District CD 9 - Curren D. Price Jr.  
Census Tract # 2240.20  
LADBS District Office Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review None  
Special Notes None  
Zoning C2-2D-O-CPIO  
Zoning Information (ZI) ZI-1231 Specific Plan: South Los Angeles Alcohol Sales  
ZI-2488 Redevelopment Project Area: Council District 9  
ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles  
ZI-2512 Housing Element Inventory of Sites  
ZI-1117 MTA Right-of-Way (ROW) Project Area  
ZI-2351 Exposition Light-Rail Alignment  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
ZI-2385 Greater Downtown Housing Incentive Area  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and  
Parking Relief - LAMC 16.02.1  
General Plan Land Use Community Commercial  
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

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](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.org](http://planning.lacity.org)

VTT-74595	CDO: Community Design Overlay	None
ENV-2019-4121-ND	CPIO: Community Plan Imp. Overlay	Southeast Los Angeles
ENV-2018-6006-CE	Subarea	TOD Regional
ENV-2016-3774-EAF	CUGU: Clean Up-Green Up	None
ENV-2013-3392-CE	HCR: Hillside Construction Regulation	No
ENV-2013-3170-CE	NSO: Neighborhood Stabilization Overlay	No
ENV-2011-1766-MND	POD: Pedestrian Oriented Districts	None
ENV-2010-2279-CE	RBP: Restaurant Beverage Program Eligible Area	None
ENV-2010-1798-MND	RFA: Residential Floor Area District	None
ENV-2008-1780-EIR	RIO: River Implementation Overlay	No
ENV-2007-3828-CE	SN: Sign District	No
ENV-2005-362-CE	AB 2334: Very Low VMT	Yes
ENV-2005-1558-MND	AB 2097: Reduced Parking Areas	Yes
ENV-2005-1125-CE	Streetscape	No
ENV-2005-1123-CE	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
ENV-2003-2334-CE	Affordable Housing Linkage Fee	
ENV-2002-6141-CE	Residential Market Area	Low
ENV-2002-3660-CE	Non-Residential Market Area	Exempt (Prior to 2/17/21)
ENV-2002-1131-ND	Transit Oriented Communities (TOC)	Tier 4
ENV-2002-1130-ND	ED 1 Eligibility	Eligible Site
	RPA: Redevelopment Project Area	Council District 9
	Central City Parking	Yes
	Downtown Parking	No
	Building Line	None
	500 Ft School Zone	Active: Early College Academy-Los Angeles Trade Tech College Active: New Designs Charter Active: New Designs Charter School
	500 Ft Park Zone	No
	<b>Assessor Information</b>	
	Assessor Parcel No. (APN)	5126006016
	APN Area (Co. Public Works)*	0.811 (ac)
	Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
	Assessed Land Val.	\$759,738
	Assessed Improvement Val.	\$7,659,752
	Last Owner Change	09/09/1998
	Last Sale Amount	\$2,140,021
	Tax Rate Area	6658
	Deed Ref No. (City Clerk)	5-507 438595 3-24 1609325
	Building 1	
	Year Built	1924
	Building Class	BX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	86,633.0 (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: 5126006016]
	<b>Additional Information</b>	

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](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.org](http://planning.lacity.org)

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	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
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)	0.4812792
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.7000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.0000000
Rupture Top	5.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	25.0000000
Maximum Magnitude	7.1000000
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	FIGUEROA CORRIDOR
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5126006016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.05 Units, Lower
Housing Use within Prior 5 Years	No

**Public Safety**

Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1321
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	10
Red Flag Restricted Parking	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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](https://zimas.lacity.org) | [planning.lacity.org](https://planning.lacity.org)

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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](https://zimas.lacity.org) | [planning.lacity.org](https://planning.lacity.org)

FOR LEASE  
**2222**  
**S FIGUEROA ST**  
LOS ANGELES, CA 90007

FOR MORE INFORMATION, PLEASE CONTACT US

**RON S. YOUNG**

Principal | LIC ID 01009947

**323.767.2106**

[rsyoung@lee-associates.com](mailto:rsyoung@lee-associates.com)

**MIKE D. SMITH**

Principal | LIC ID 00978736

**323.767.2109**

[mdsmith@lee-associates.com](mailto:mdsmith@lee-associates.com)