

FOR LEASE

2222  
S FIGUEROA ST

LOS ANGELES, CA 90007

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

***Creative Flex Units  
With Figueroa Frontage***

UNITS RANGING FROM  
±672 SF - ±3,491 SF

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

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE-ASSOCIATES.COM



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**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**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - Los Angeles Central  
CORP ID 01125429  
5675 Telegraph Rd, Ste 300  
Los Angeles, 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**

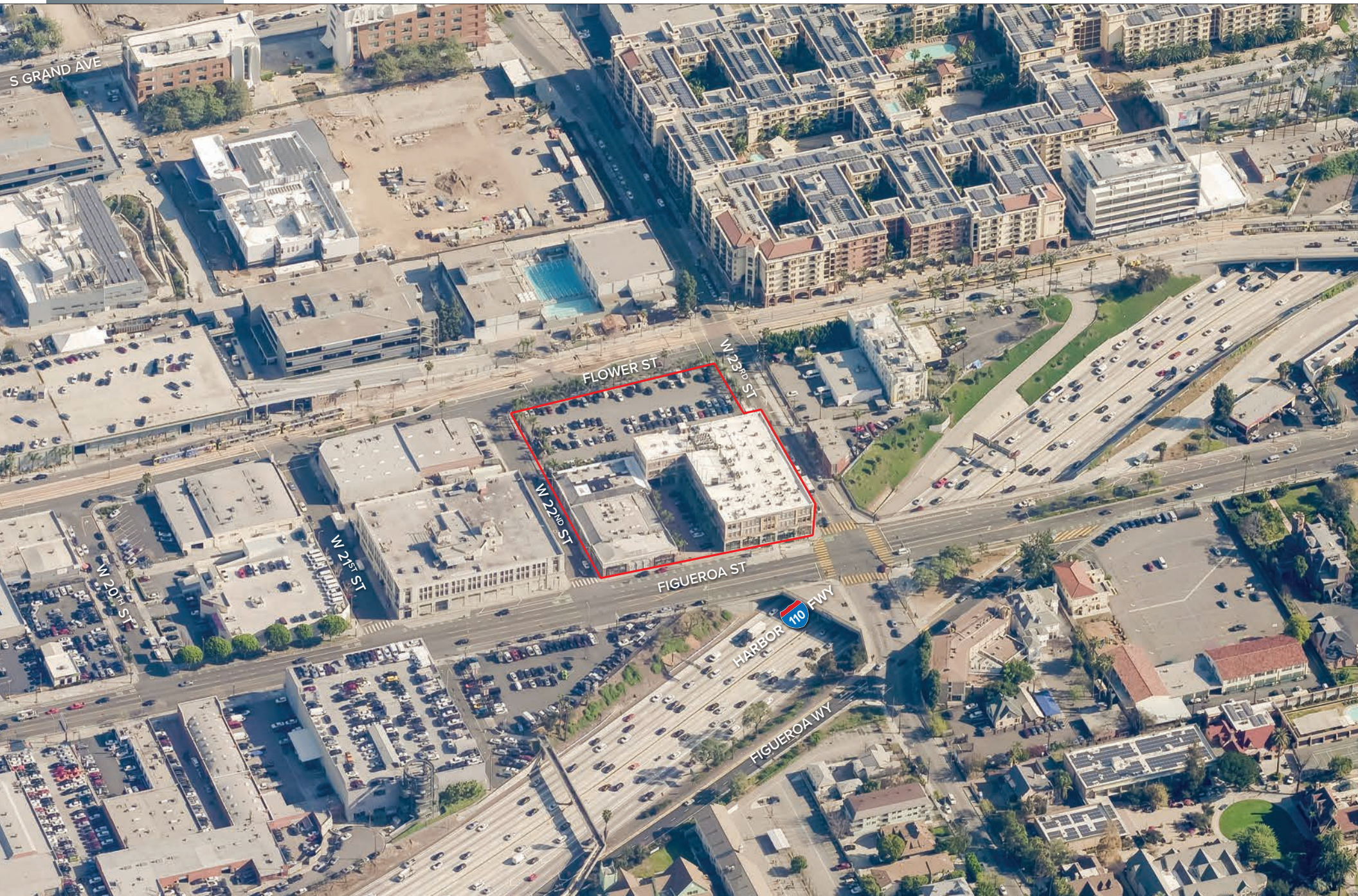


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2222 S FIGUEROA ST | LOS ANGELES

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

PROPERTY AERIAL





# PROPERTY PHOTO

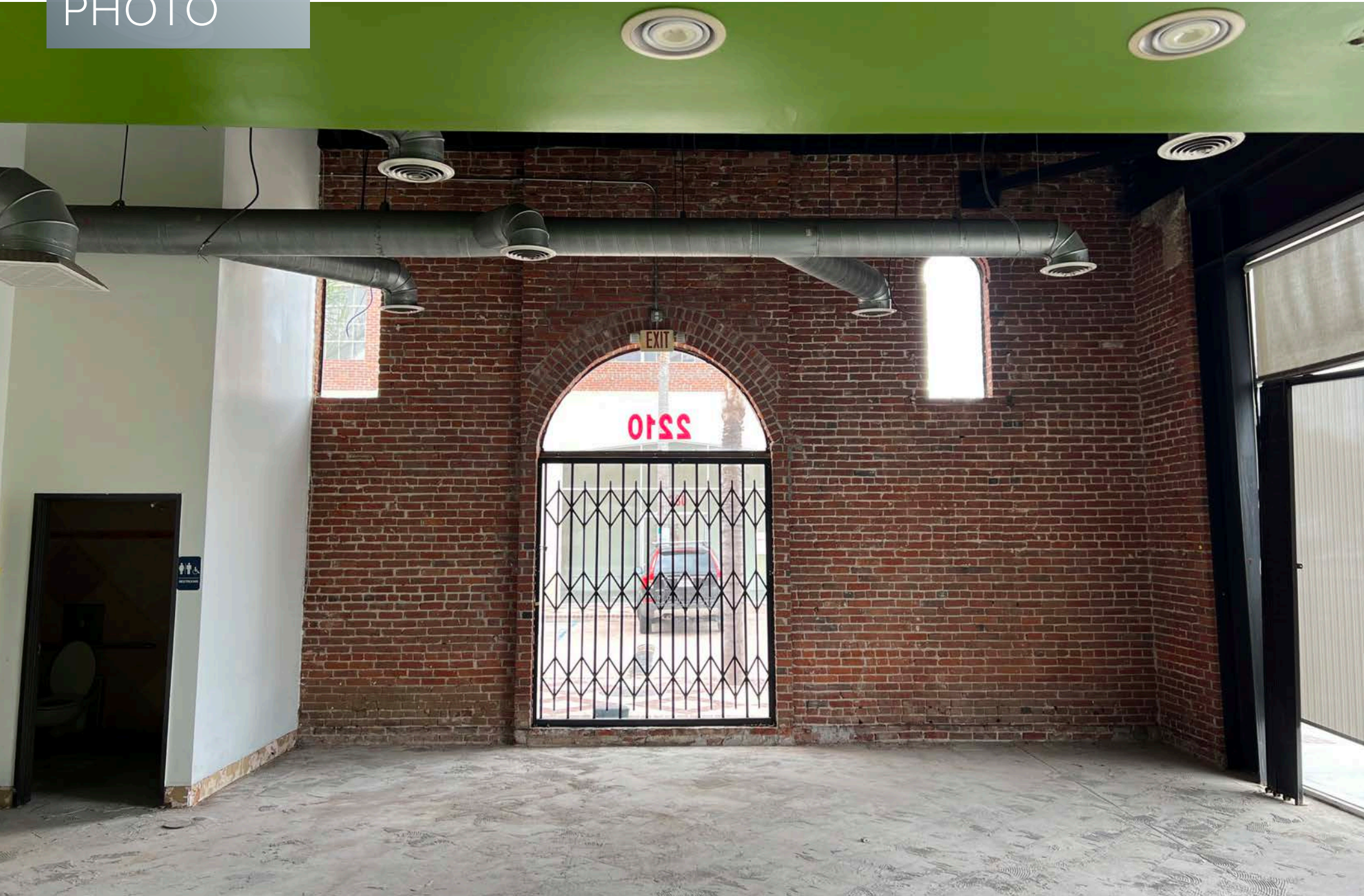
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# PROPERTY PHOTO

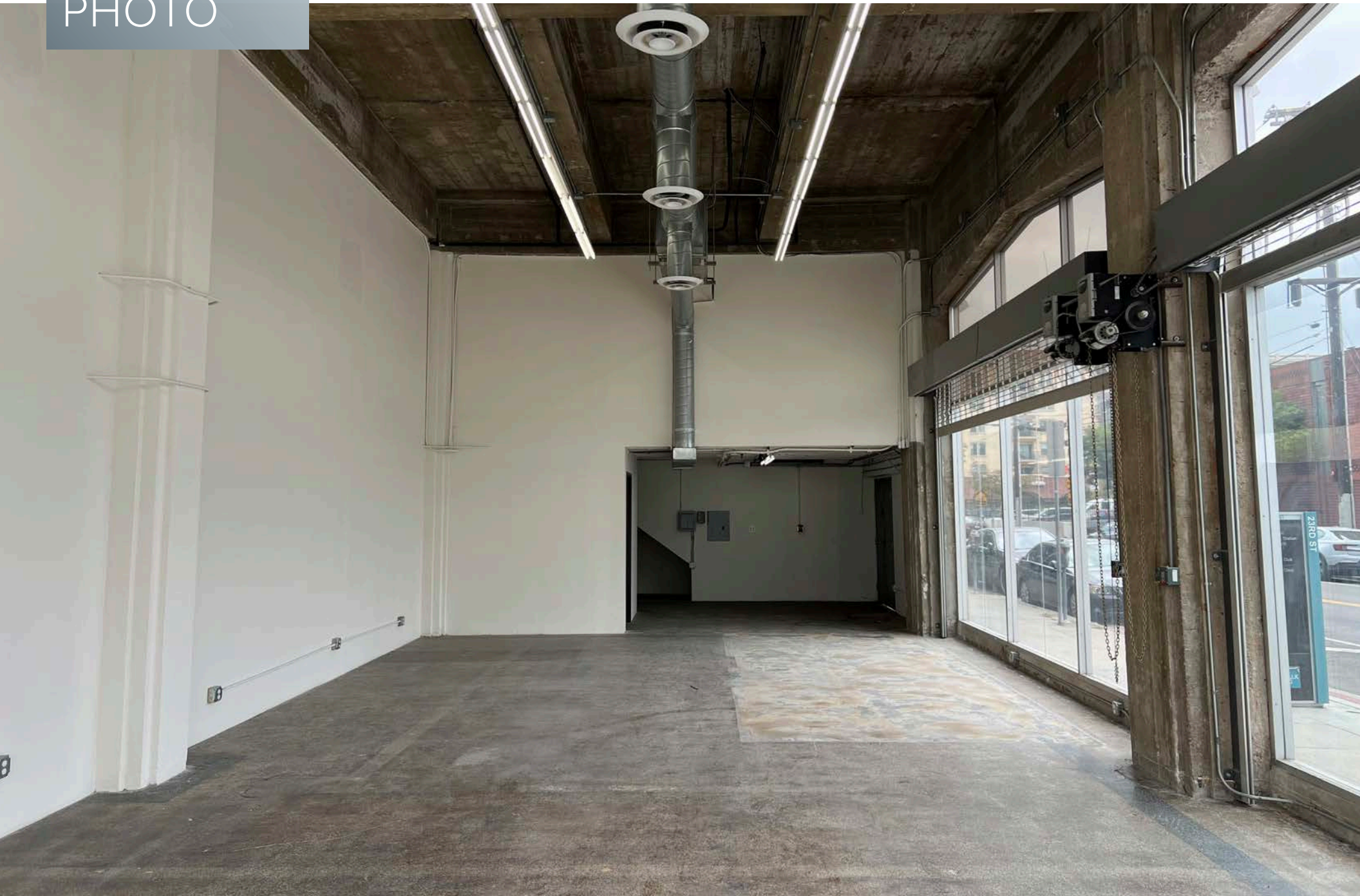
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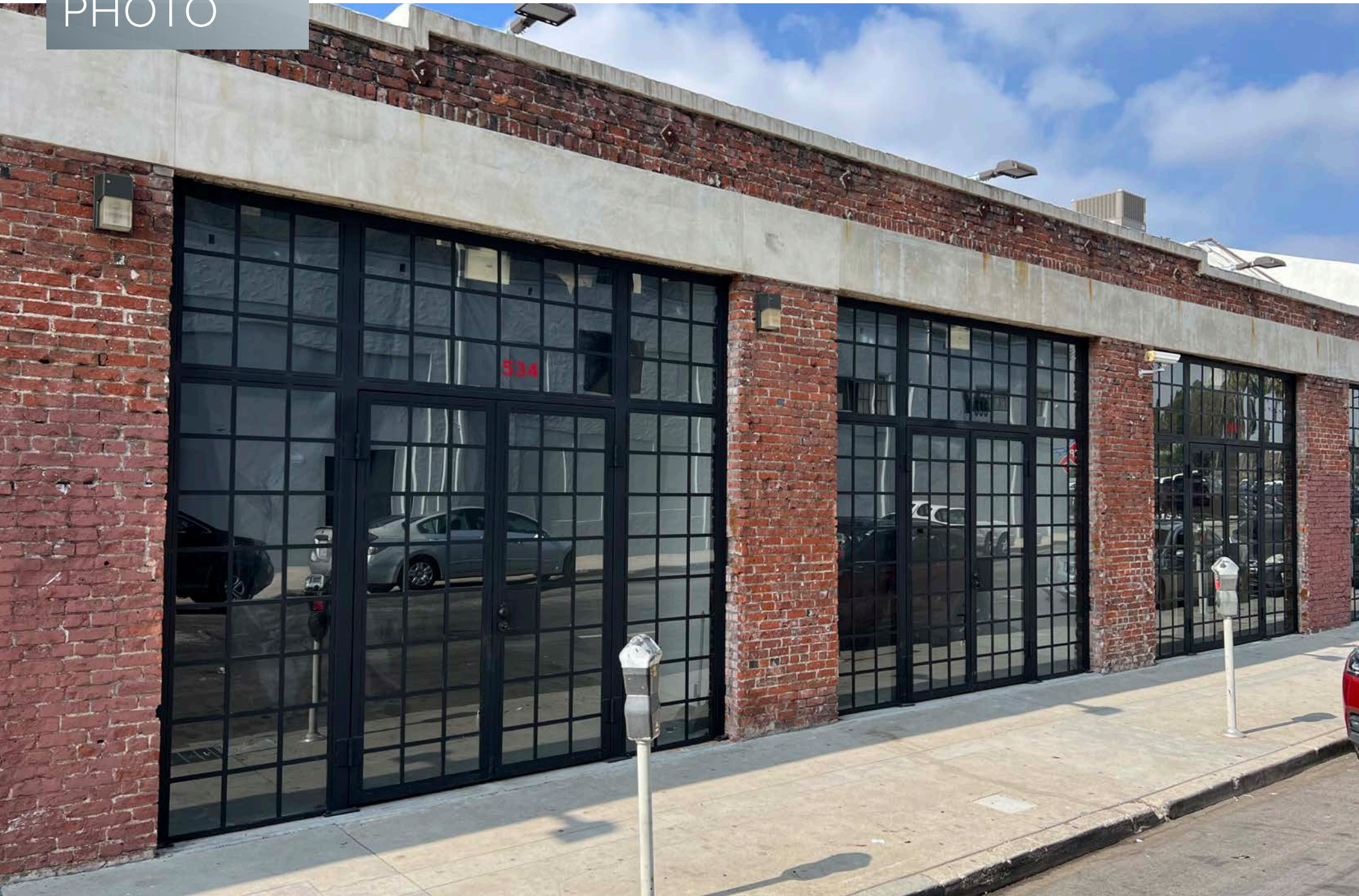
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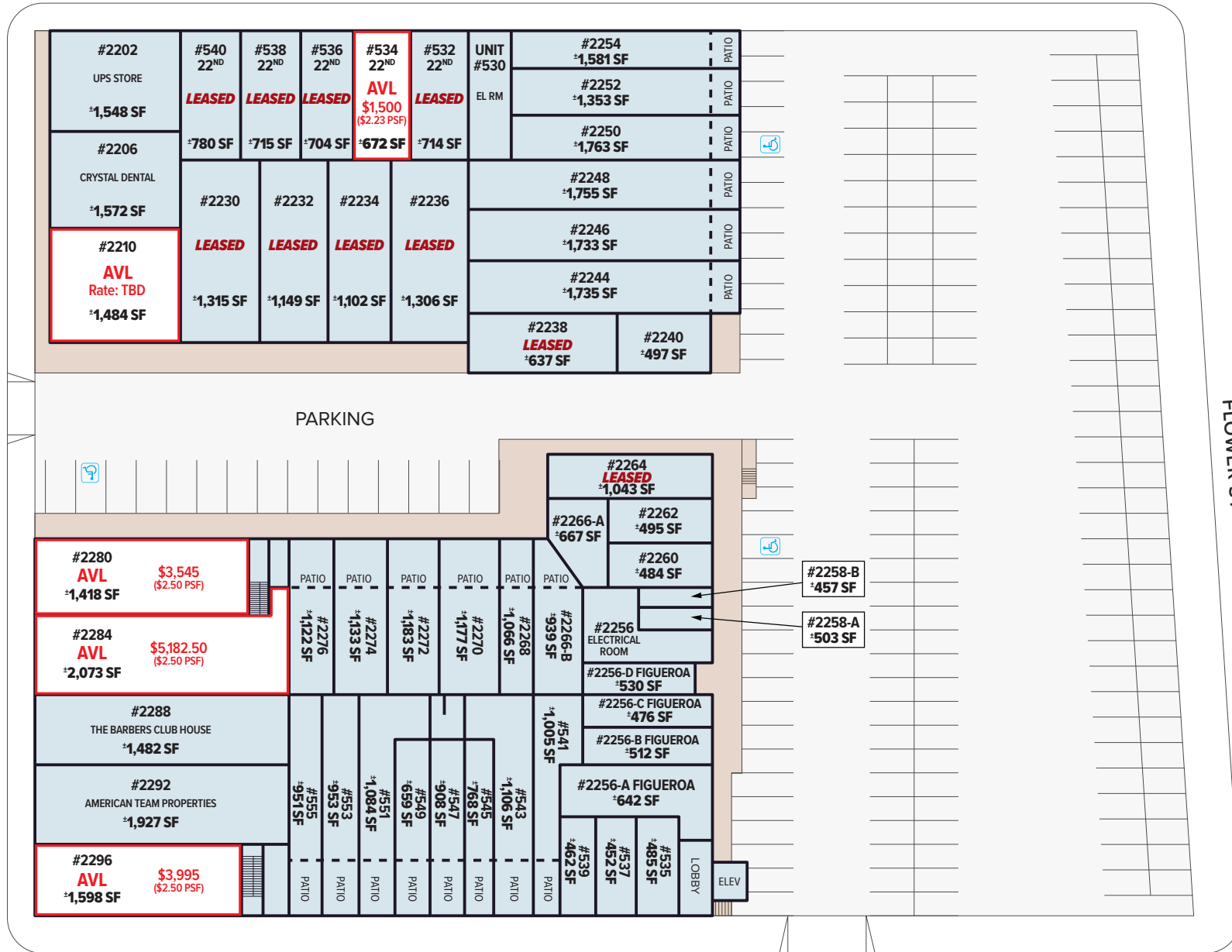




W 22<sup>ND</sup> ST

S FIGUEROA ST

FLOWER ST



W 23<sup>RD</sup> ST

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

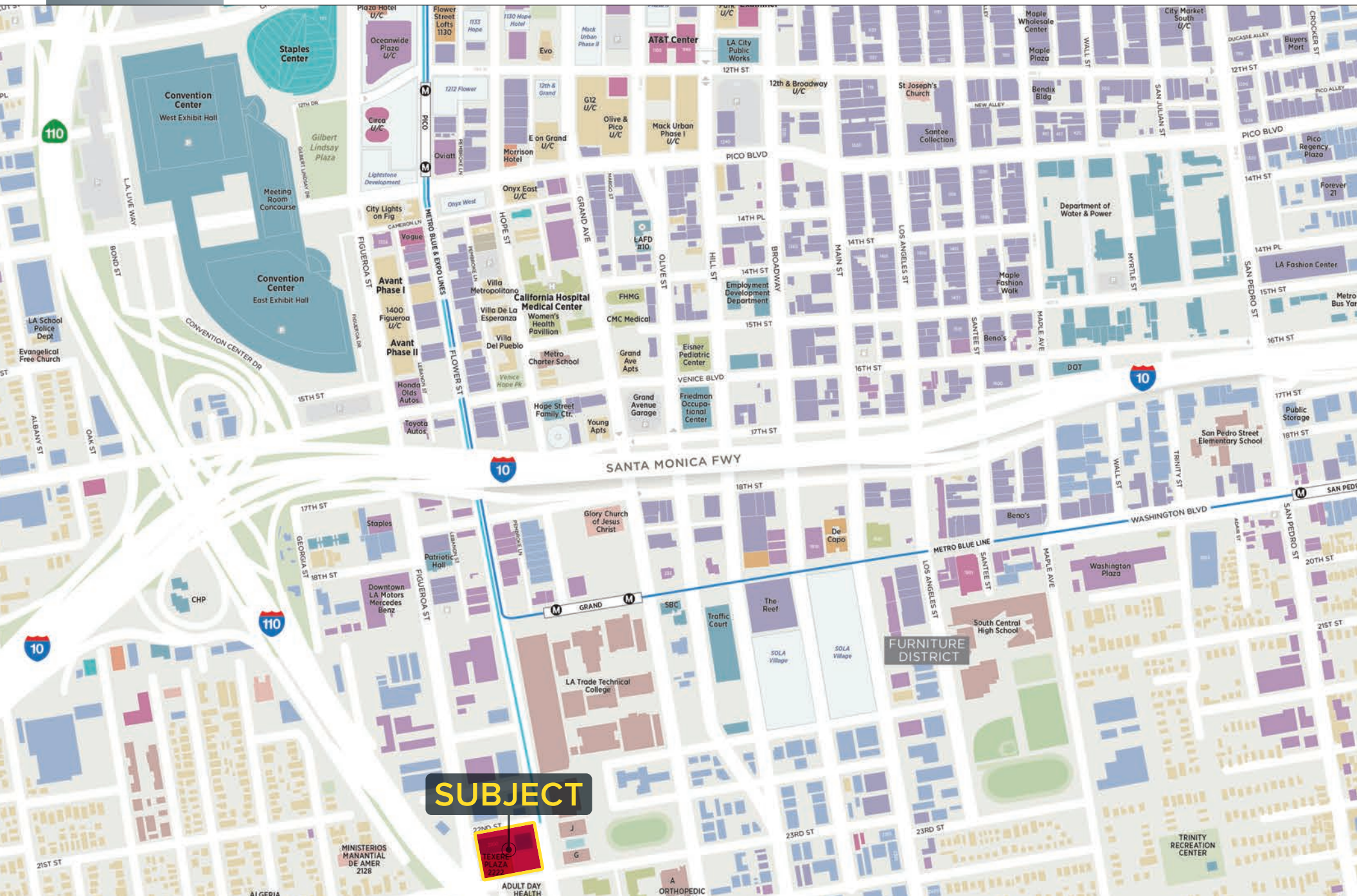


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LOCATOR MAP



**SUBJECT**



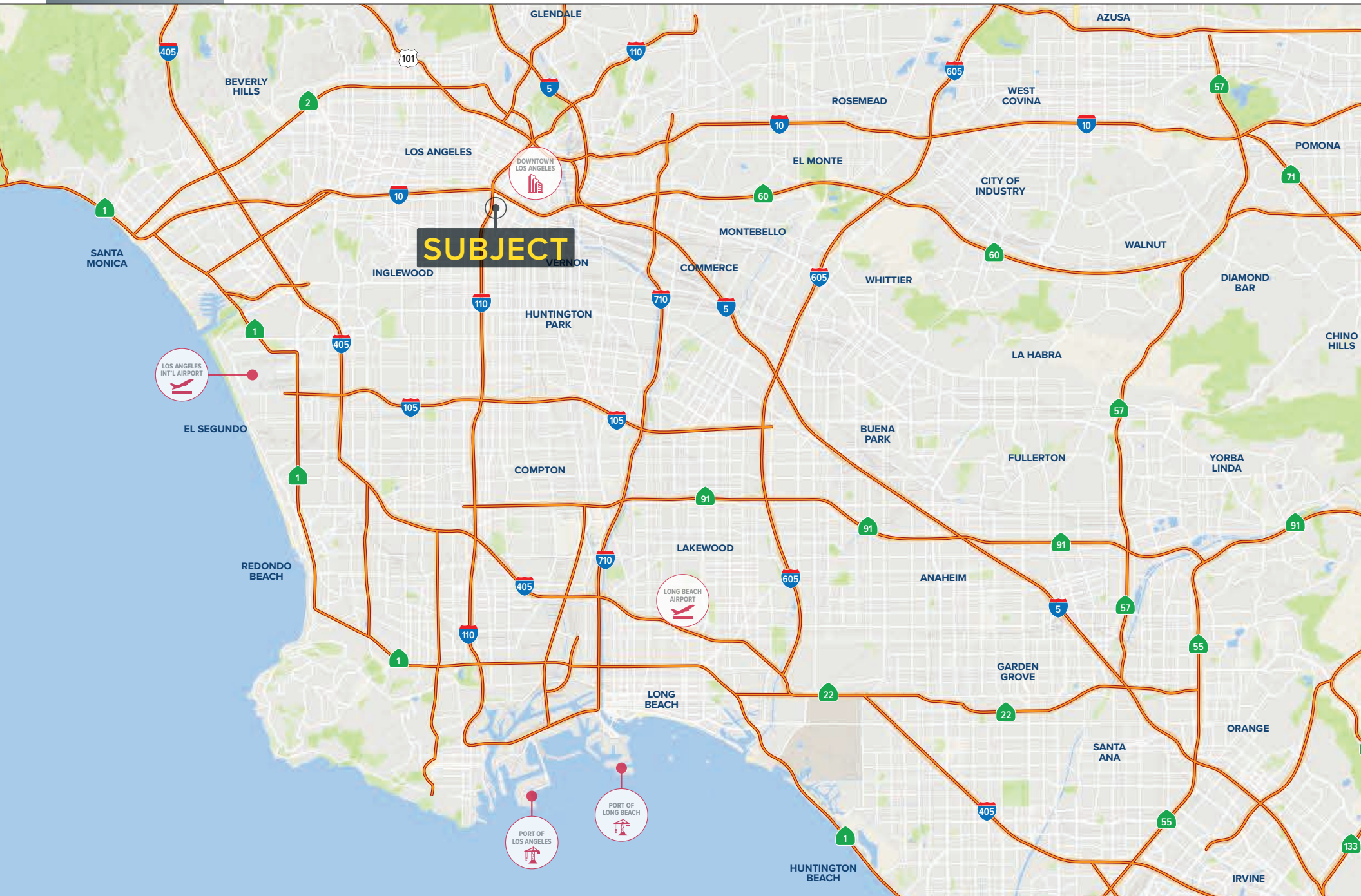


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REGIONAL MAP



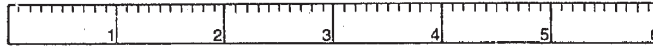


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**±672 SF - ±3,491 SF CREATIVE FLEX UNITS**

## PARCEL MAP



**SCALE IN 1/10 OF AN INCH**

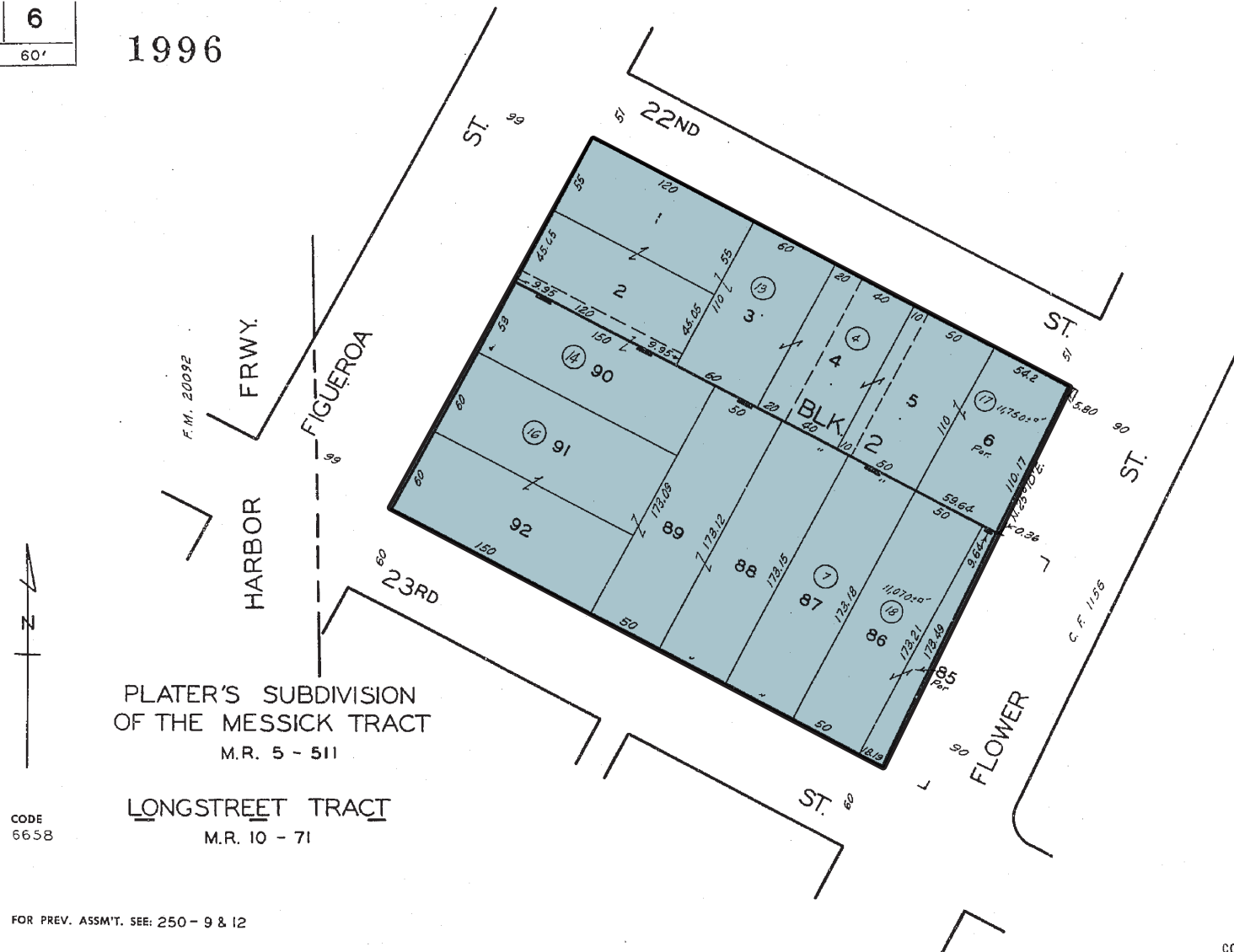
5126

6

SCALE 1" = 60'

1996

REVISED  
10-5-6  
3-1-6  
701002659  
790424216  
90041120001001  
960214



**CODE**  
6658

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 Planning9/1/2023  
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-<br>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-19XX-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<br>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  |
| Planning and Zoning Information              |   |
| Special Notes                                | None  |
| Zoning                                       | C2-2D-O-CPIO  |
| Zoning Information (ZI)                      | ZI-1231 Specific Plan: South Los Angeles Alcohol Sales<br>ZI-2488 Redevelopment Project Area: Council District 9<br>ZI-2374 State Enterprise Zone: Los Angeles<br>ZI-2452 Transit Priority Area in the City of Los Angeles<br>ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles<br>ZI-2512 Housing Element Inventory of Sites<br>ZI-1117 MTA Right-of-Way (ROW) Project Area<br>ZI-2351 Exposition Light-Rail Alignment<br>ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses<br>ZI-2385 Greater Downtown Housing Incentive Area<br>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  |

VT-74595  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-3774-EAF  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2011-1766-MND  
ENV-2010-2279-CE  
ENV-2010-1798-MND  
ENV-2008-1780-EIR  
ENV-2007-3828-CE  
ENV-2005-362-CE  
ENV-2005-1558-MND  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
ENV-2003-2334-CE  
ENV-2002-6141-CE  
ENV-2002-3660-CE  
ENV-2002-1131-ND  
ENV-2002-1130-ND

| CDO: Community Design Overlay                  | None  |
|--|---|
| CPIO: Community Plan Imp. Overlay              | Southeast Los Angeles   |
| Subarea  | TOD Regional  |
| 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                        | Low   |
| Non-Residential Market Area                    | Exempt (Prior to 2/17/21)   |
| Transit Oriented Communities (TOC)             | Tier 4  |
| 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<br>Active: New Designs Charter<br>Active: New Designs Charter School |
| 500 Ft Park Zone                               | No  |
| Assessor Information                           |   |
| 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<br>438595<br>3-24<br>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]  |
| Additional Information                         |   |

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.

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|   |                    |
|---|--------------------|
| 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)                  | 0.70000000                      |
| 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                       | 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 |
| Battallion                  | 1       |
| District / Fire Station     | 10      |
| Red Flag Restricted Parking | No      |

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