



FOR LEASE
±125,000 SQ. FT.

1525 SOUTH BROADWAY
LOS ANGELES • CA 90015

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PROPERTY HIGHLIGHTS

Building Sq Ft:	±125,000 SF
	4th Floor: 100% HVAC Offices, 5 Restrooms, 9' - 11' Clear 3rd Floor: 11' Clear 2nd Floor: 11' Clear 1st Floor: 2 Restrooms, 11' Clear Basement: 2 Restrooms, 10' - 13.5' Clear
Land Sq Ft:	±63,848 SF
Potential For:	All Industrial, School, Retail, Office, Government (City & County), Church, Artificial Intelligence Uses, Data Center, Entertainment, Studios, Technology (Tenant to Verify with city on Acceptable Uses)
Location:	Directly across the street from a new 303 Unit Affordable Housing project: www.alvearela.com
Parcel Number (APN):	5133-004-001
Parking:	±71 Cars
Docks:	Four (4) dock high positions with load levelers
Elevators:	2 Freight: (1 at 4,000 lbs & 1 at 15,000 lbs); 2 Passenger
Power:	1600 Amps, 480 Volts, 3 Phase, 3 Wire (Tenant to Verify with Electrician)
Internet:	AT&T Fiber Optics
Sprinkler:	Fully Sprinklered
Located in the Opportunity Zone and Los Angeles State Enterprise Zone (Tenant to Verify)	



PRICING SUMMARY

ASKING LEASE RATE

\$145,000/ MO NNN
\$1.16 PER SQ. FT.
(Property Taxes and Property Insurance are approximately **\$0.075** per square foot)

RON YOUNG

PRINCIPAL | LIC ID 01009947

323.767.2106

rsyoung@lee-associates.com

MIKE D. SMITH

PRINCIPAL | LIC ID 00978736

323.767.2109

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.

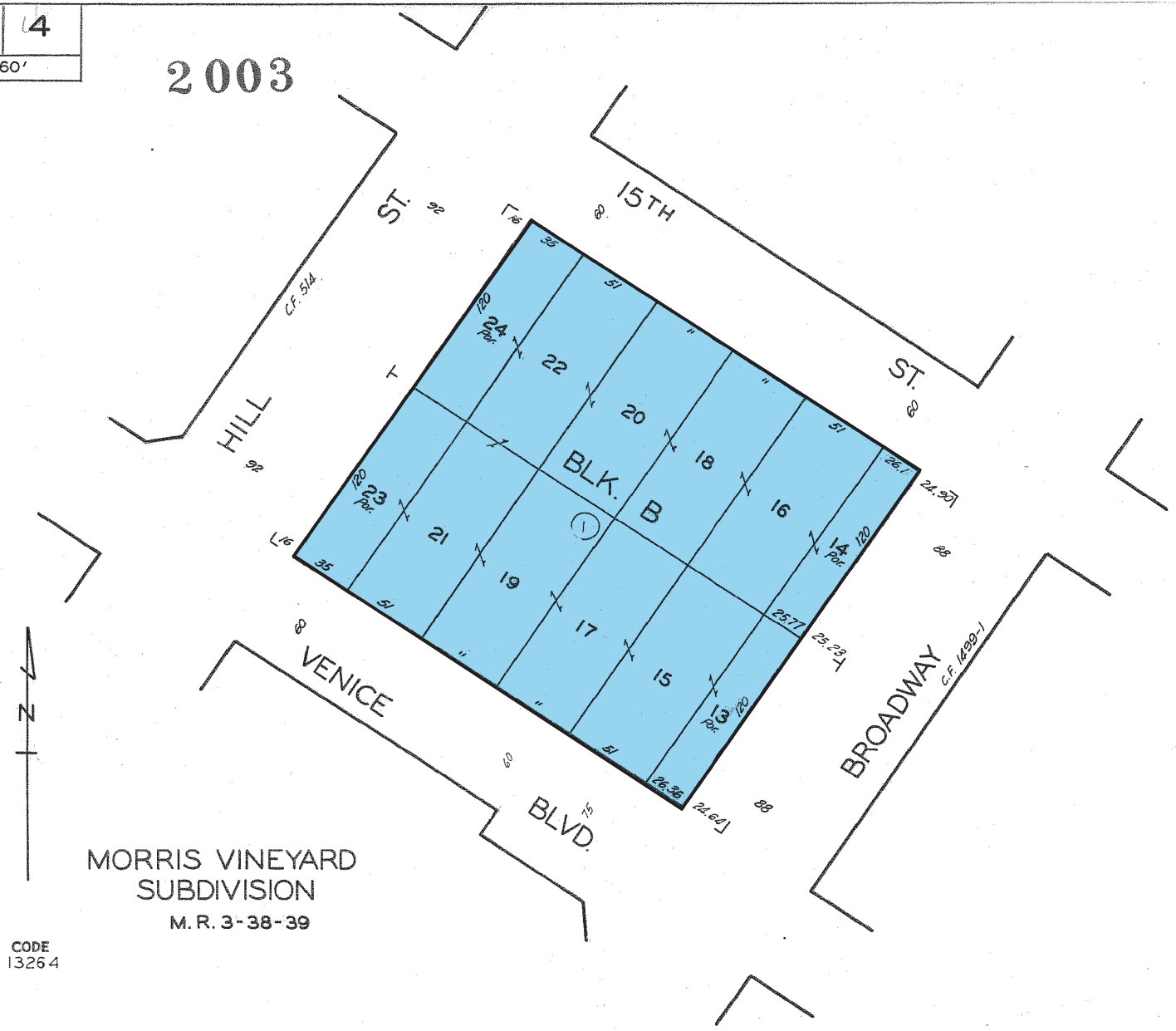
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates | Los Angeles Central
CORP ID 01125429
5675 Telegraph Rd, Ste 300
Los Angeles, CA 90040

PARCEL MAP

1525 SOUTH BROADWAY | LOS ANGELES
±125,000 SQ. FT. BUILDING

5133 4
SCALE 1" = 60'



LOCATION AERIAL

1525 SOUTH BROADWAY | LOS ANGELES
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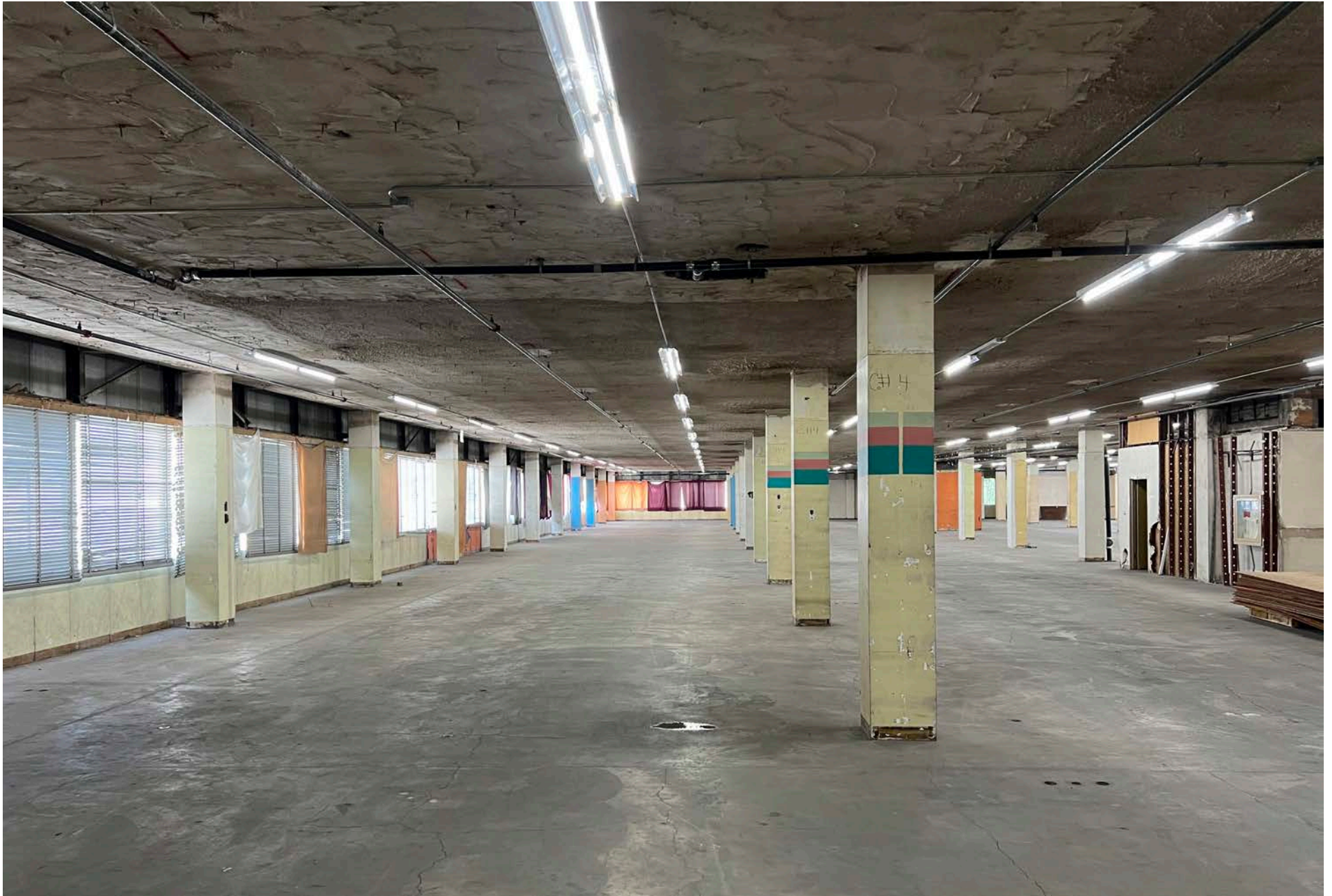




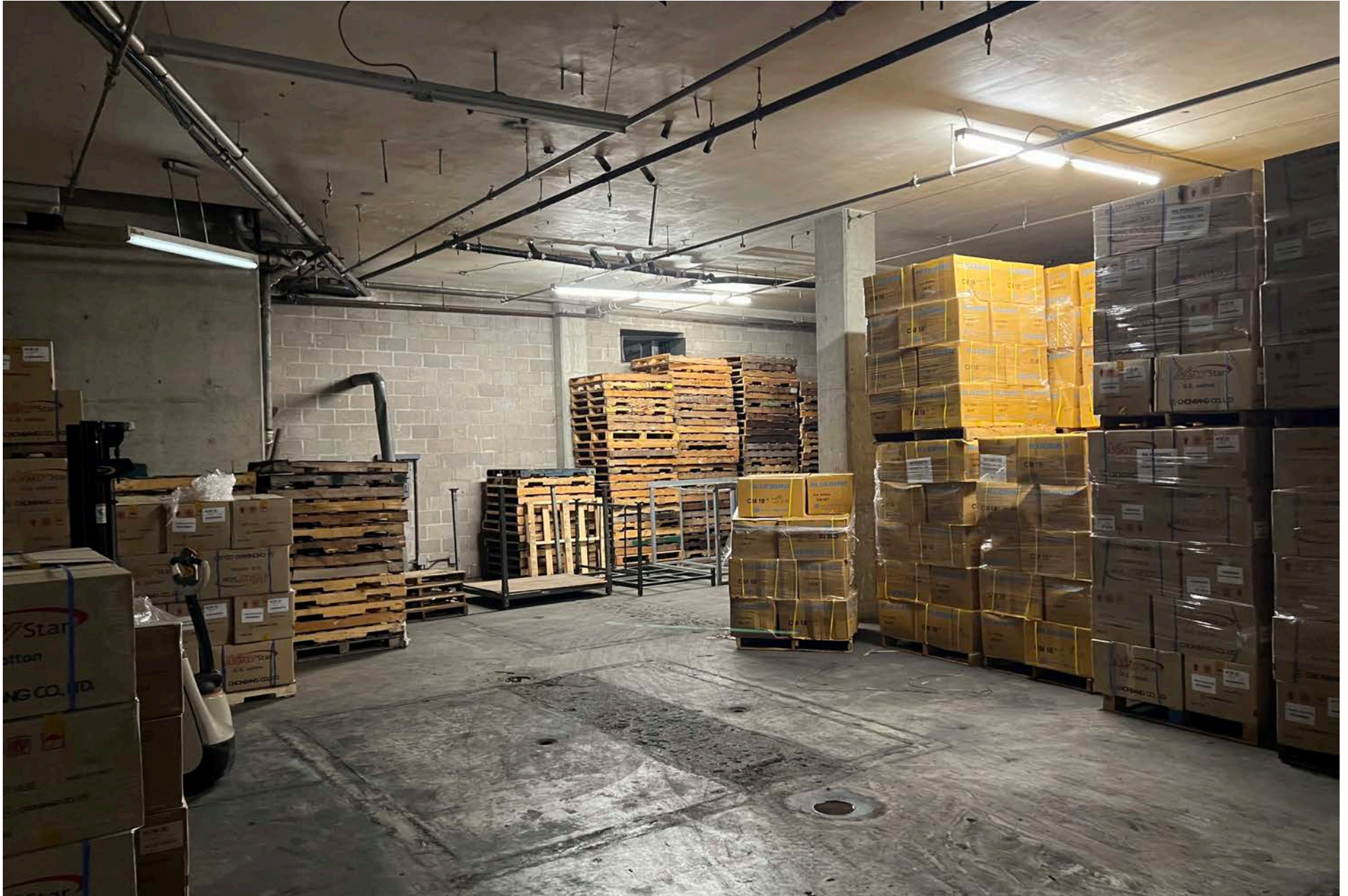












AERIAL VIEW

1525 SOUTH BROADWAY | LOS ANGELES
±125,000 SQ. FT. BUILDING





City of Los Angeles
Department of City Planning
3/11/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1525 S BROADWAY

ZIP CODES
90015

RECENT ACTIVITY
None

CASE NUMBERS

CPC-2024-150-GPA-CA	
CPC-2023-5986-CA	
CPC-2018-6005-CA	
CPC-2017-432-CPU	
CPC-2017-2107-MSC	
CPC-2014-1582-CA	
CPC-2013-3169	
CPC-2010-213-CA	
CPC-2008-4504-MSC	
CPC-2008-4503-CA	
CPC-2008-4502-GPA	
CPC-2008-2648-CPU	
CPC-2005-361-CA	
CPC-2005-1124-CA	
CPC-2005-1122-CA	
CPC-2002-1128-CA	
CPC-2001-4640-CRA	
CPC-1994-225-CPU	
CPC-1986-606-GPC	
CPC-14032	
ORD-188792	
ORD-188474-SA820-A	
ORD-188425	
ORD-188418	
ORD-187822-SA820-A	
ORD-175038	
ORD-164307-SA3580	
ORD-137036	
ORD-135901	
ORD-129944	
ORD-124316	
ENV-2020-6762-EIR	
ENV-2019-4121-ND	
ENV-2018-6006-CE	
ENV-2017-433-EIR	
ENV-2017-2108-CE	
ENV-2013-3392-CE	

Address/Legal Information	
PIN Number	124-5A207 283
Lot/Parcel Area (Calculated)	3,154.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID D6
Assessor Parcel No. (APN)	5133004001
Tract	MORRIS VINEYARD SUBDIVISION
Map Reference	M R 3-38/39
Block	B
Lot	FR 13
Arb (Lot Cut Reference)	None
Map Sheet	124-5A207
Jurisdictional Information	
Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	DOWNTOWN LOS ANGELES
Council District	CD 14 - Ysabel Jurado
Census Tract #	2240.10000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[HB2-G1-5][CX2-FA][CPIO-O]
Site Specific Condition	No
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval, and Minimum Density ZI-2512 Housing Element Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2524 Community Plan Implementation Overlay: Downtown ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2536 Environmental Protection Measures for Residential Projects with Five or More Units (Oil Wells)
General Plan Land Use	Transit Core
General Plan Note(s)	None
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Downtown

ENV-2013-3170-CE
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-1131-ND
ENV-2002-1130-ND
ENV-1998-107-MND

Subarea	Subarea A
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	Yes
Alcohol Permission Set	Restaurant Beverage Area
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	Filtration 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	Moderate
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	Yes
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)	5133004001
APN Area (Co. Public Works)*	1.461 (ac)
Use Code	3330 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Over 50,000 SF - One Story
Assessed Land Val.	\$3,493,782
Assessed Improvement Val.	\$1,694,501
Last Owner Change	07/12/2010
Last Sale Amount	\$3,300,000
Tax Rate Area	13264
Deed Ref No. (City Clerk)	945156 2036219
Building 1	
Year Built	0

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	112,711.0 (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: 5133004001]

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	Yes
Flood Zone	500 Yr
Watercourse	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	Yes
Active (1000 ft)	Yes
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)	Within Fault Zone
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	GREATHER SOUTH PARK
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5133004001]
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	Yes
SB 166 Units	Appendix 4.1 0.3
	Rezoning Sites 14
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	195
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	10
Red Flag Restricted Parking	No

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