

FOR SALE/LEASE

609
SANTA FE
AVENUE

LOS ANGELES, CALIFORNIA 90021

ARTS DISTRICT
FREE STANDING
BUILDING
9,800 SF BUILDING
ON 16,813 SF OF LAND

FOR SALE/LEASE

609
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AVENUE

LOS ANGELES, CALIFORNIA 90021

ARTS DISTRICT FREE STANDING BUILDING

9,800 SF BUILDING
ON 16,813 SF OF LAND

PROPERTY HIGHLIGHTS

- + Arts District Exquisite Free Standing Building w/ Gated Private Parking
- + Bow Truss Roof with Minimum 16' -22' Ceiling Clearance, Clear Span
- + 5 Restrooms, Kitchen, Beautifully Builtout Showroom, Conference Room
- + Automatic Roll-Up Windows, 100% HVAC, Polished Concrete Floors

PROPERTY DETAILS

BUILDING:	9,800 SF
LAND:	16,813 SF (0.39 Acres)
YEAR BUILT:	1924
YEAR REHABED:	2017
ZONING:	LAM3

CALL FOR AN APPOINTMENT TO SHOW

MOLLIE SHEA DIETSCH

Principal | LIC. ID. 00899320

☎ 323.767.2105

✉ mdietsch@lee-associates.com

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PROPERTY PHOTOS



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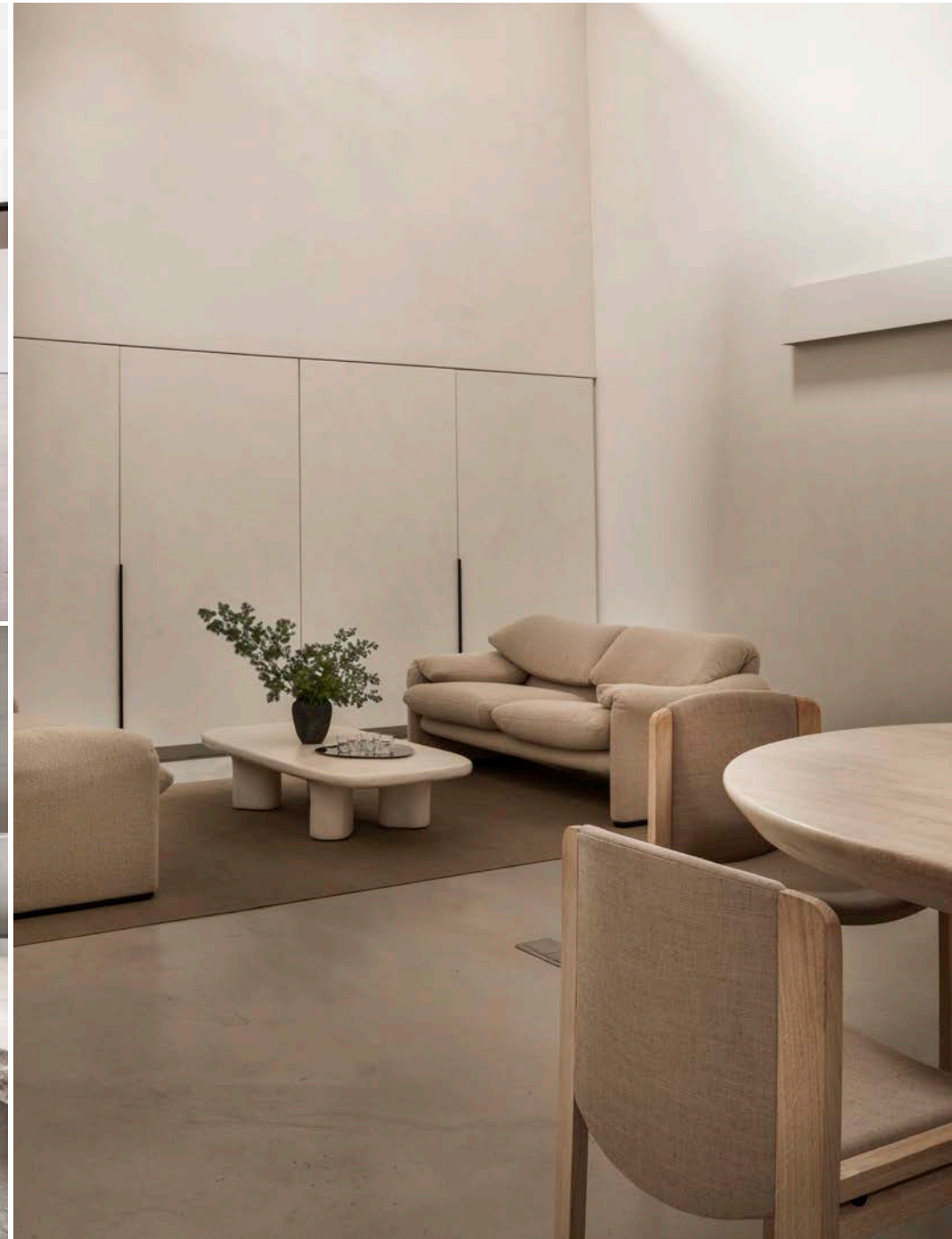


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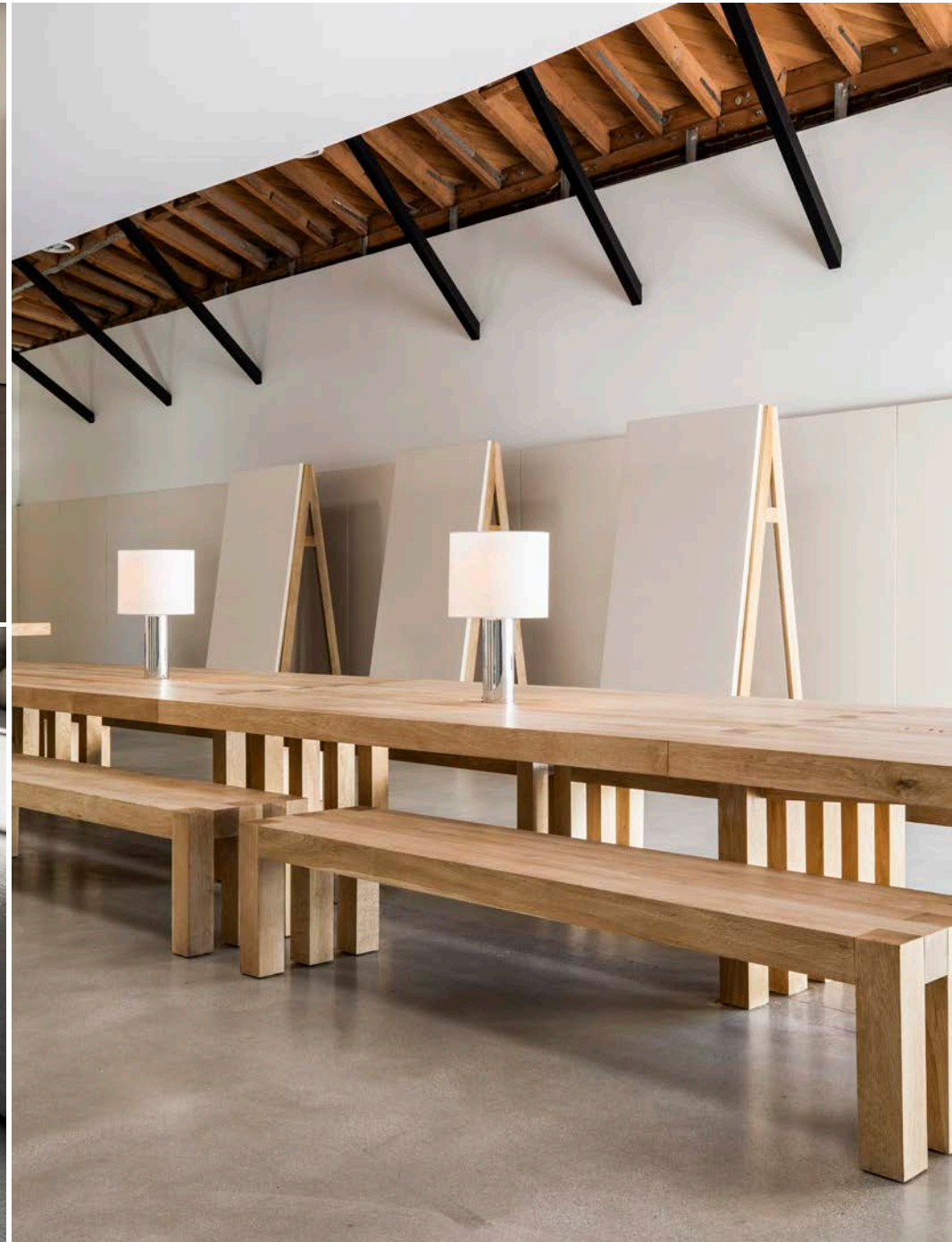
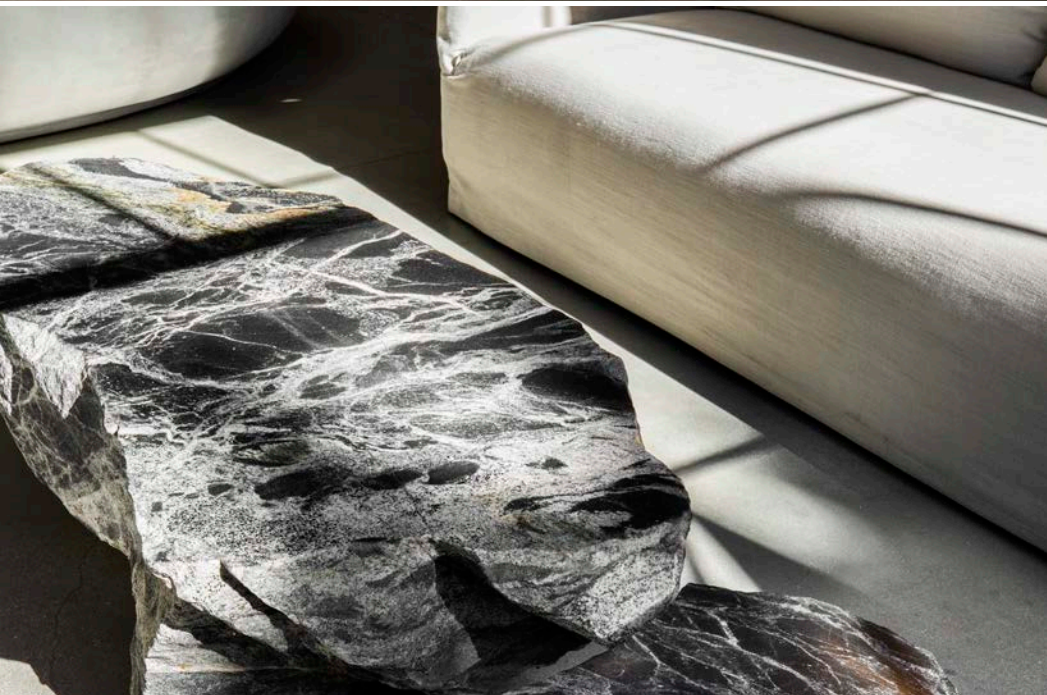


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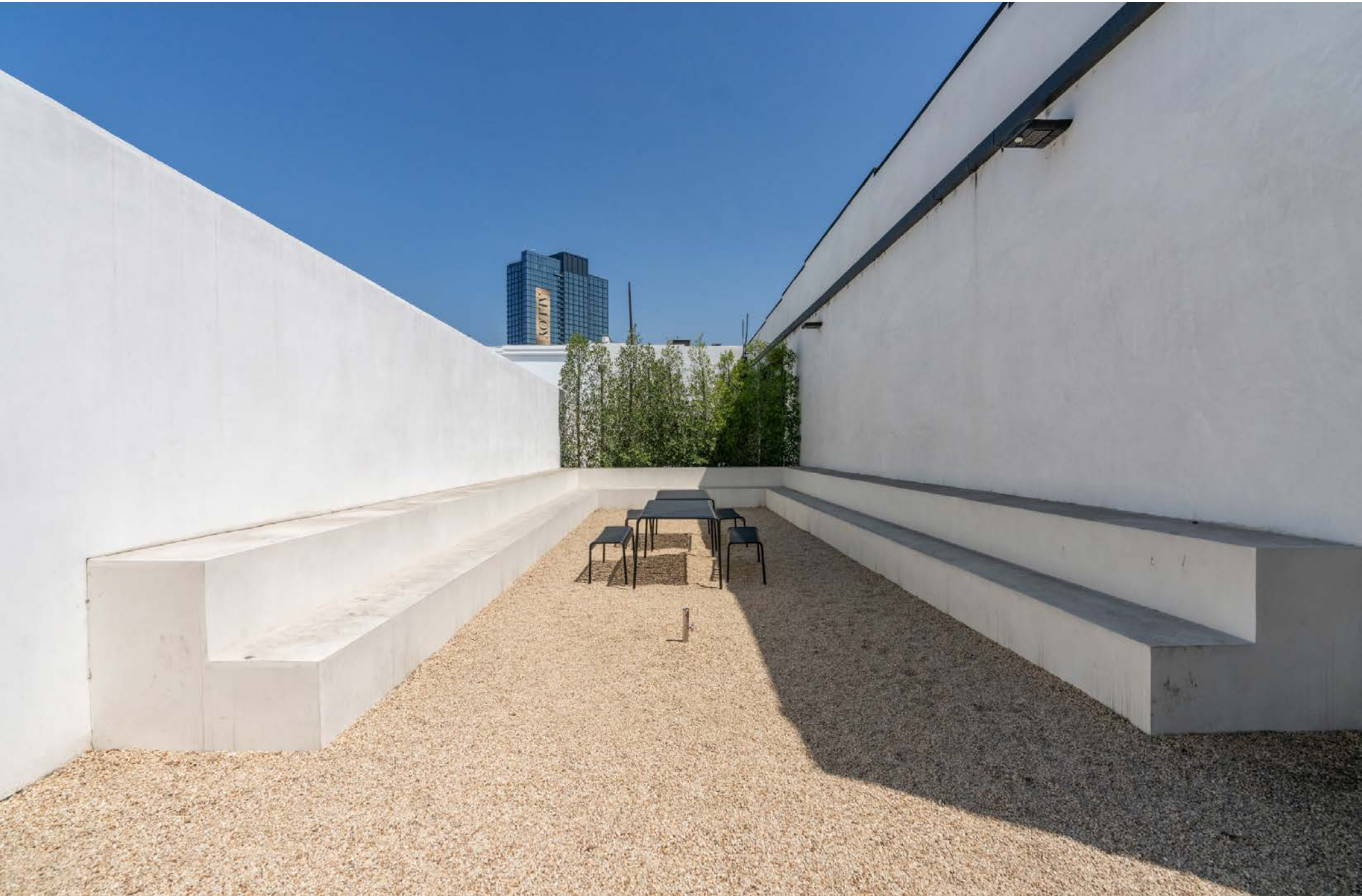


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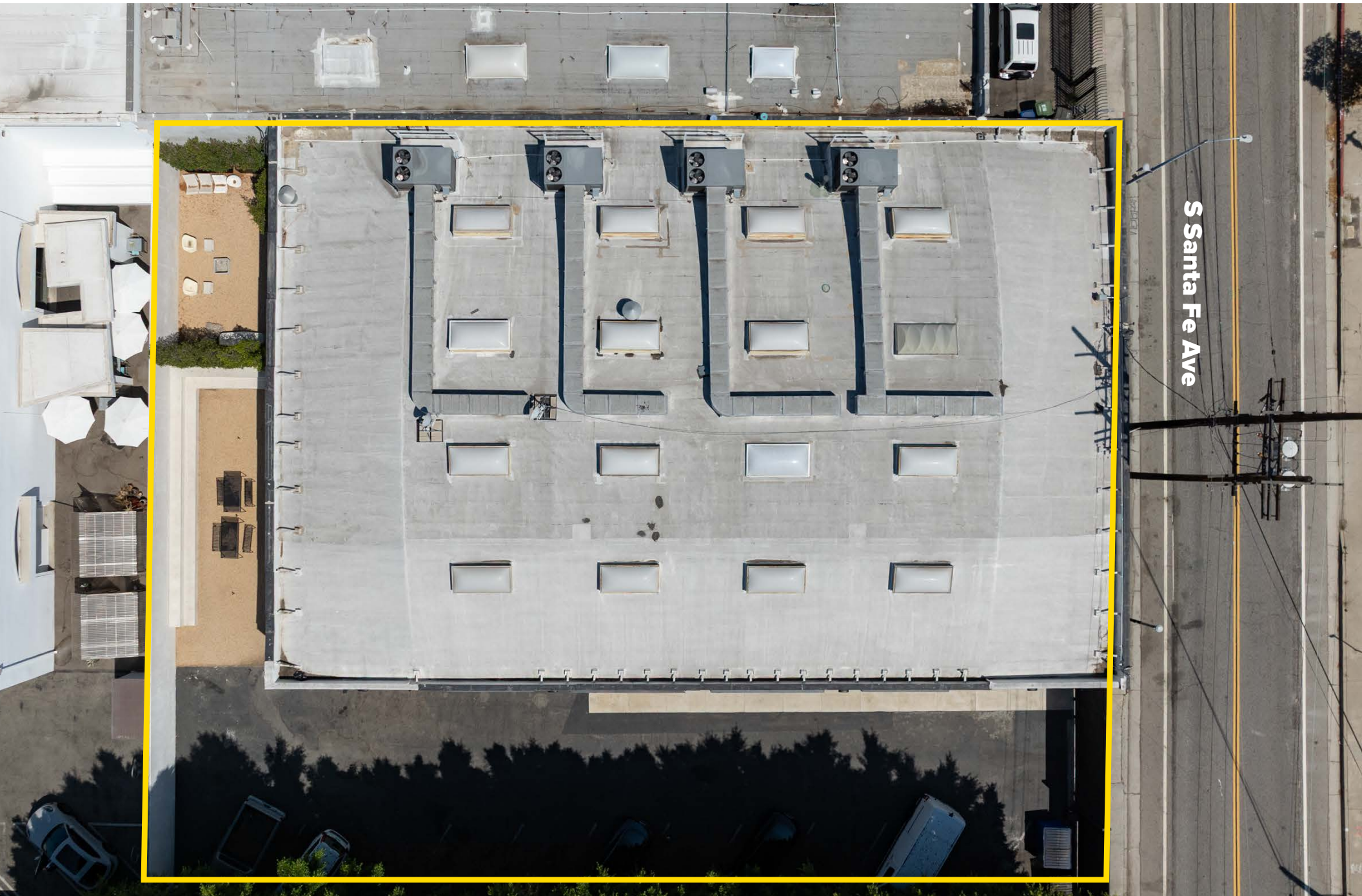


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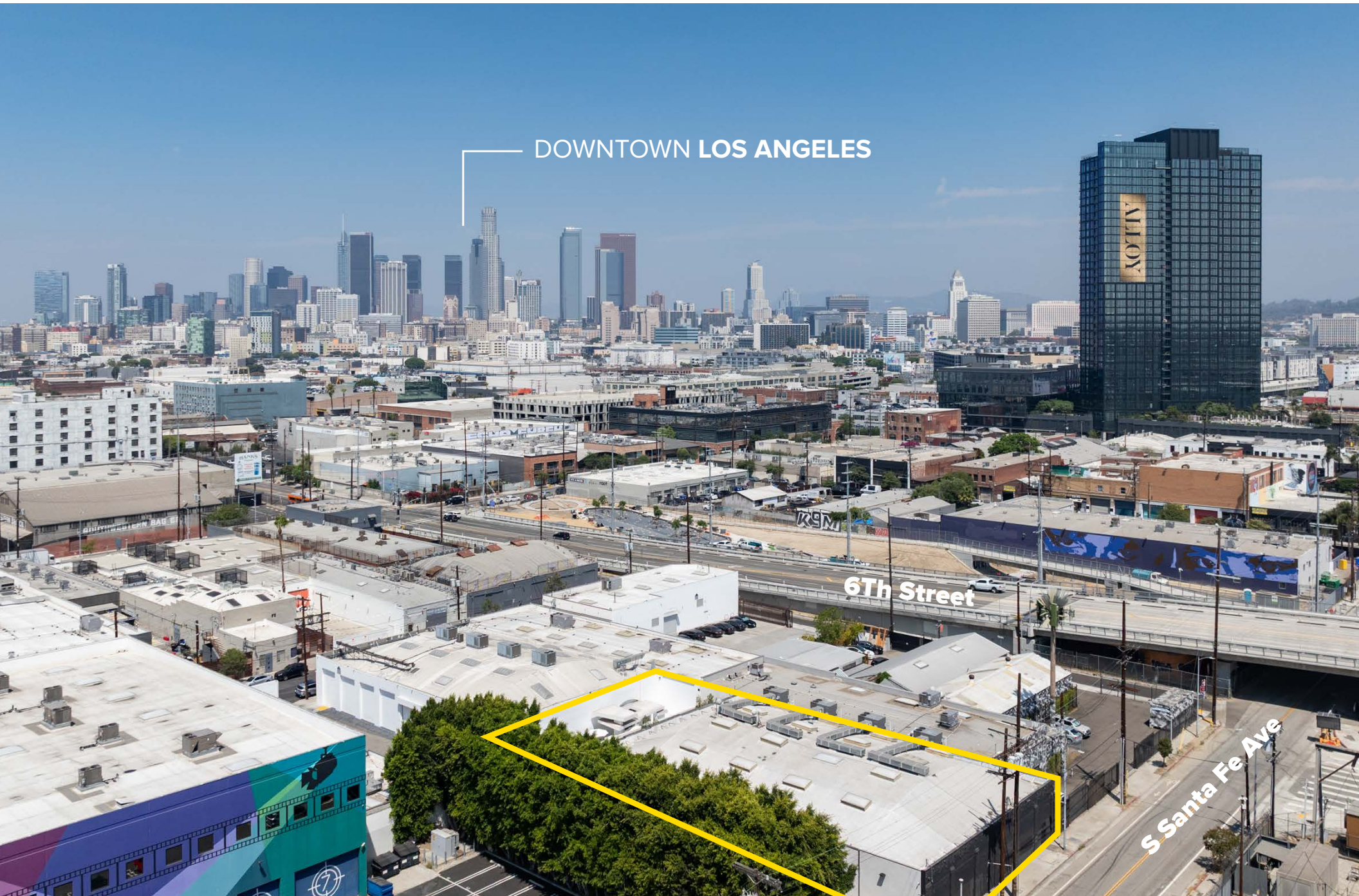


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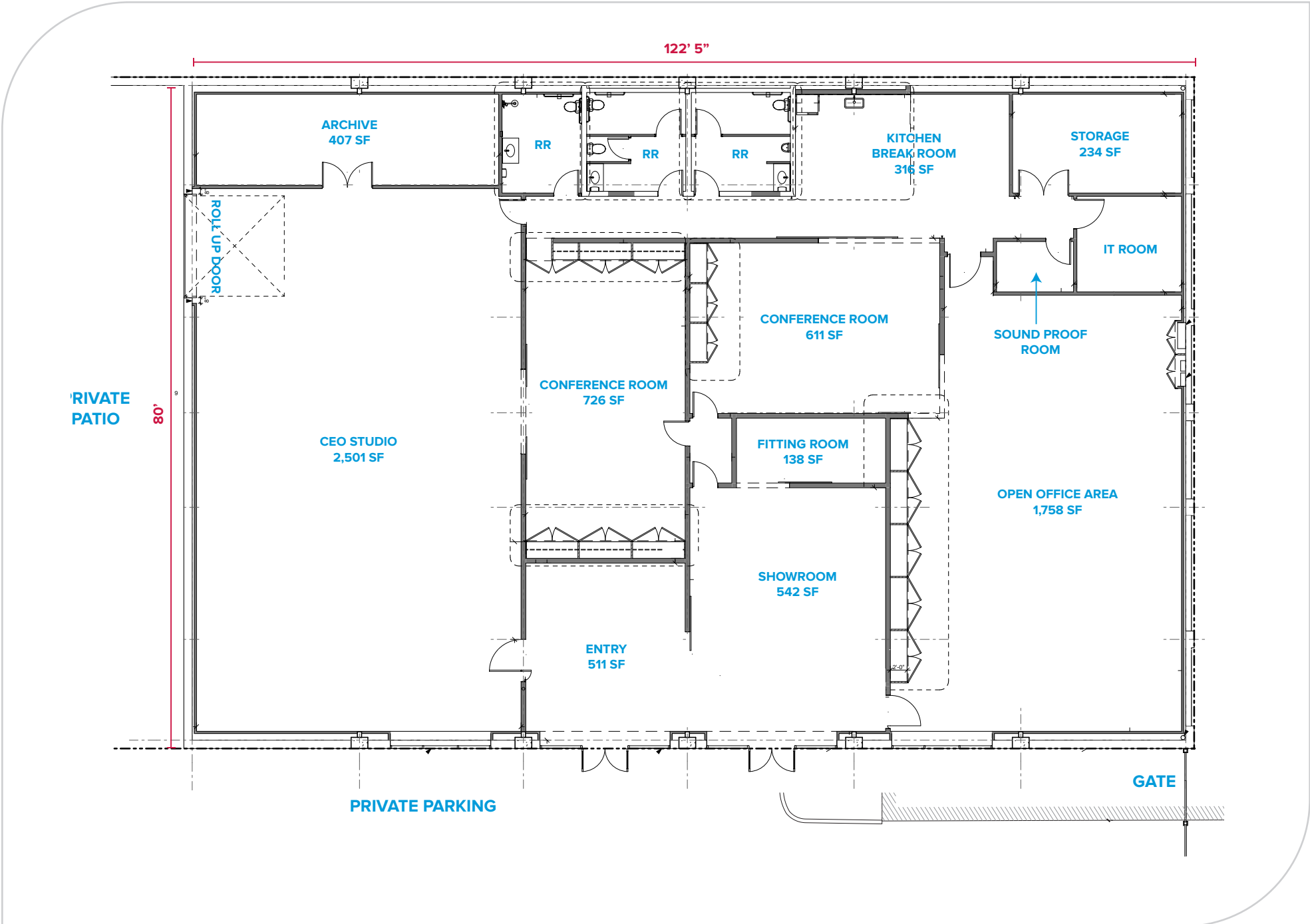


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SITE PLAN



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ALTA SURVEY

NOTES CORRESPONDING TO SCHEDULE "B":

NOTE:

STATEMENT OF ENCROACHMENTS:

- * THIS IS A LISTING OF OBSERVED ENCROACHMENTS THAT CROSS PROPERTY LINES. STATEMENT OF ENCROACHMENT OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
- (A) - NEIGHBORING BUILDING LIES 1.1' SOUTHERLY OF PROPERTY LINE.
 - (B) - NORTHERLY END AND ANGLE POINT OF 8" HIGH WROUGHT IRON FENCE LIES 0.3' EASTERLY OF PROPERTY LINE.

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060337-1026-4, WHICH BEARS AN EFFECTIVE DATE OF 9-26-08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARINGS:

THE BEARING N 00°13'41" W BEING THE CENTERLINE OF SANTA FE AVENUE AS SHOWN ON PUBLIC WORKS FIELD BOOK NUMBER 1221 PAGES 110 AND 111, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

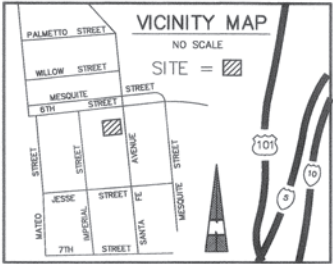
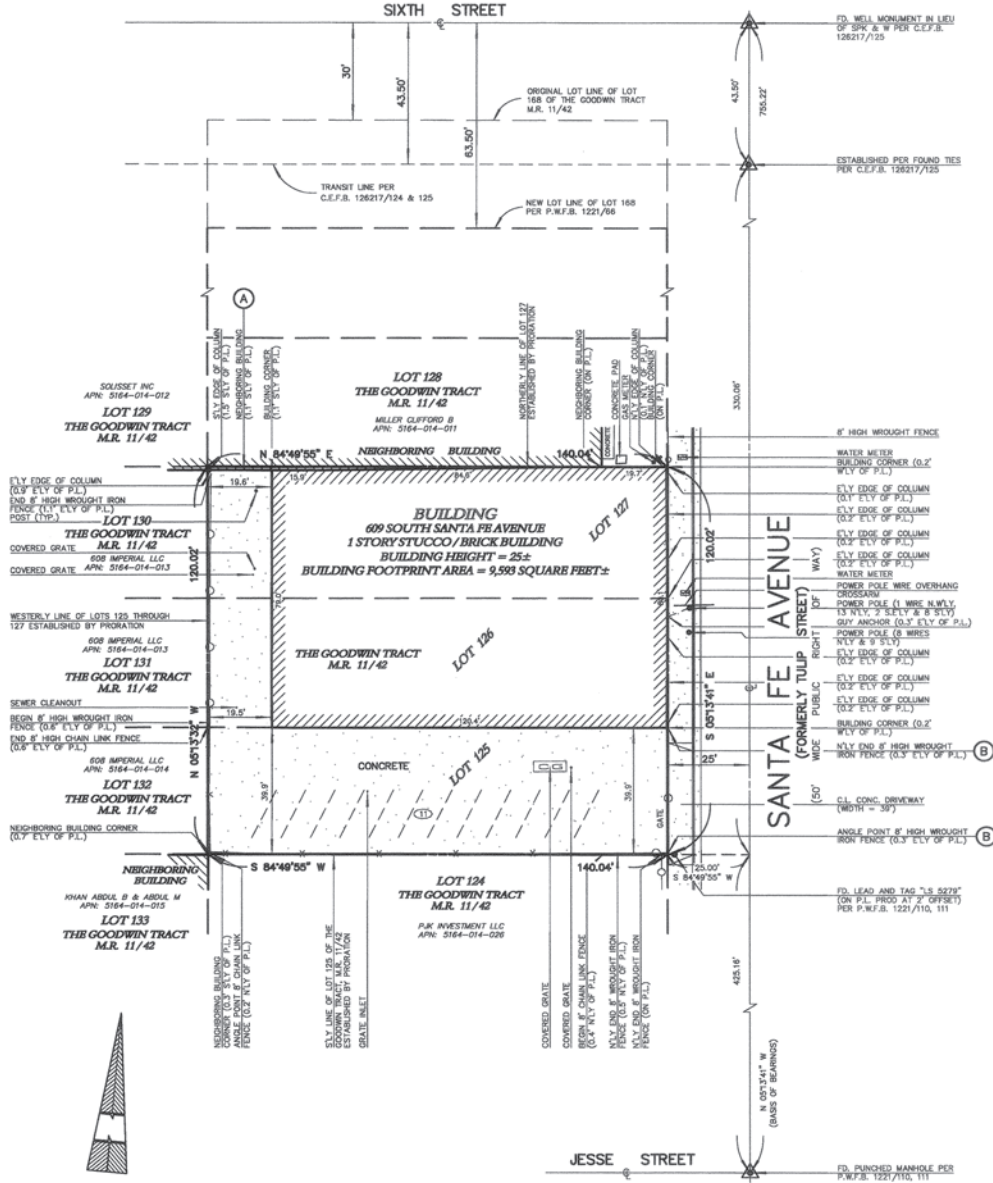
NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

LOTS 125, 126 AND 127 OF THE GOODWIN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 42 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN THE TITLE REPORT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NO. 118743310-X49, DATED AS OF MARCH 14, 2011.

LEGEND:

- N. = NORTH
- S. = SOUTH
- E. = EAST
- W. = WEST
- TYP. = TYPICAL
- DIA. = DIAMETER
- P.L. = PROPERTY LINE
- NO. = NUMBER
- A.C. = ASPHALT CONCRETE
- R. = RECORD
- M. = MEASURED
- C.L. = CENTER LINE
- P.O.B. = POINT OF BEGINNING
- CONC. = CONCRETE
- FD. = FOUND
- W. = WITH
- E.L.Y. = EASTERLY
- W.L.Y. = WESTERLY

PARKING STALLS:

11 REGULAR STALLS

LAND AREA:

16,808 SQUARE FEET
0.386 ACRES

ENGINEER'S CERTIFICATION:

TO: Union Bridge LLC and Chicago Title Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 6(a), 7(a)(i)-(c), 8, 9, 11(a), 13, AND 14 OF TABLE A THERETO.

DAVID J. MACARTHUR
RCE 12052

DATE OF SURVEY: 4-1-11
DATE OF LAST REVISION:



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PARCEL MAP

5164 | 14
SCALE 1" = 80'

2001

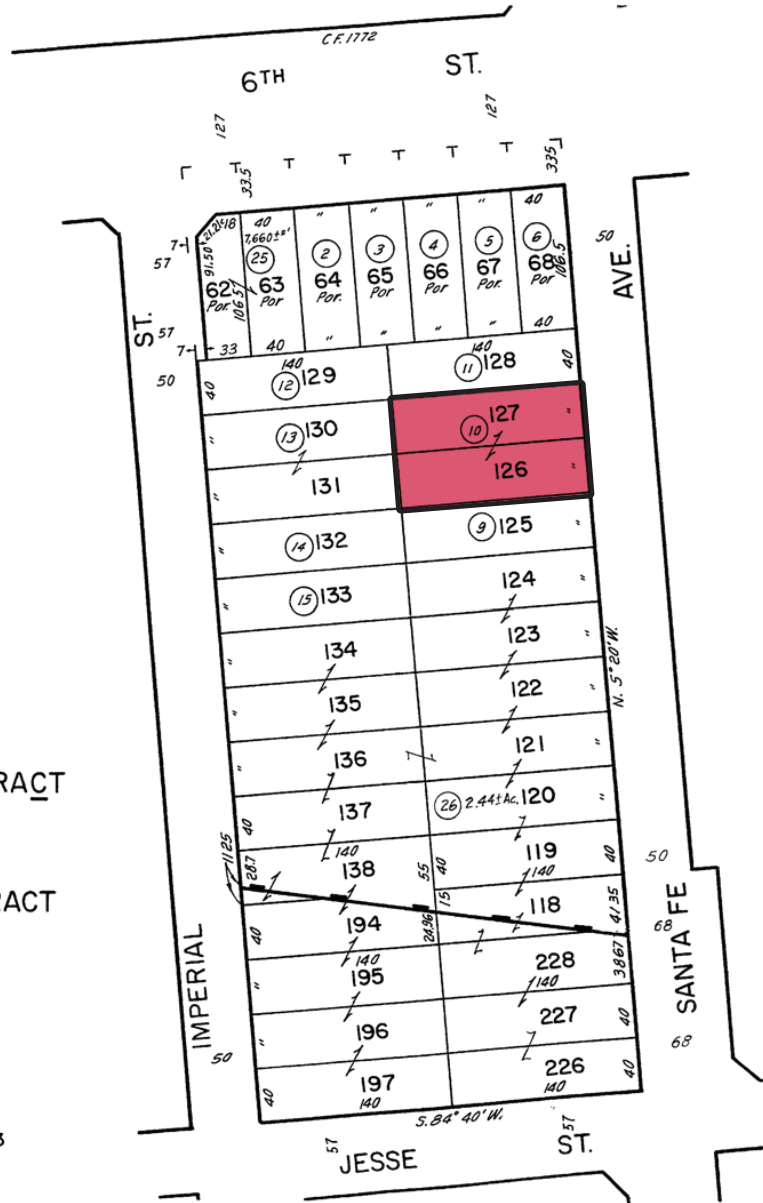
REVISED
701019516
88/103105006001
2001 022004 011 001-23



THE GOODWIN TRACT
M.R. 11-42

WINGERTER TRACT
M.R. 15-52

FOR PREV. ASSM'T. SEE: 17-29 & 33

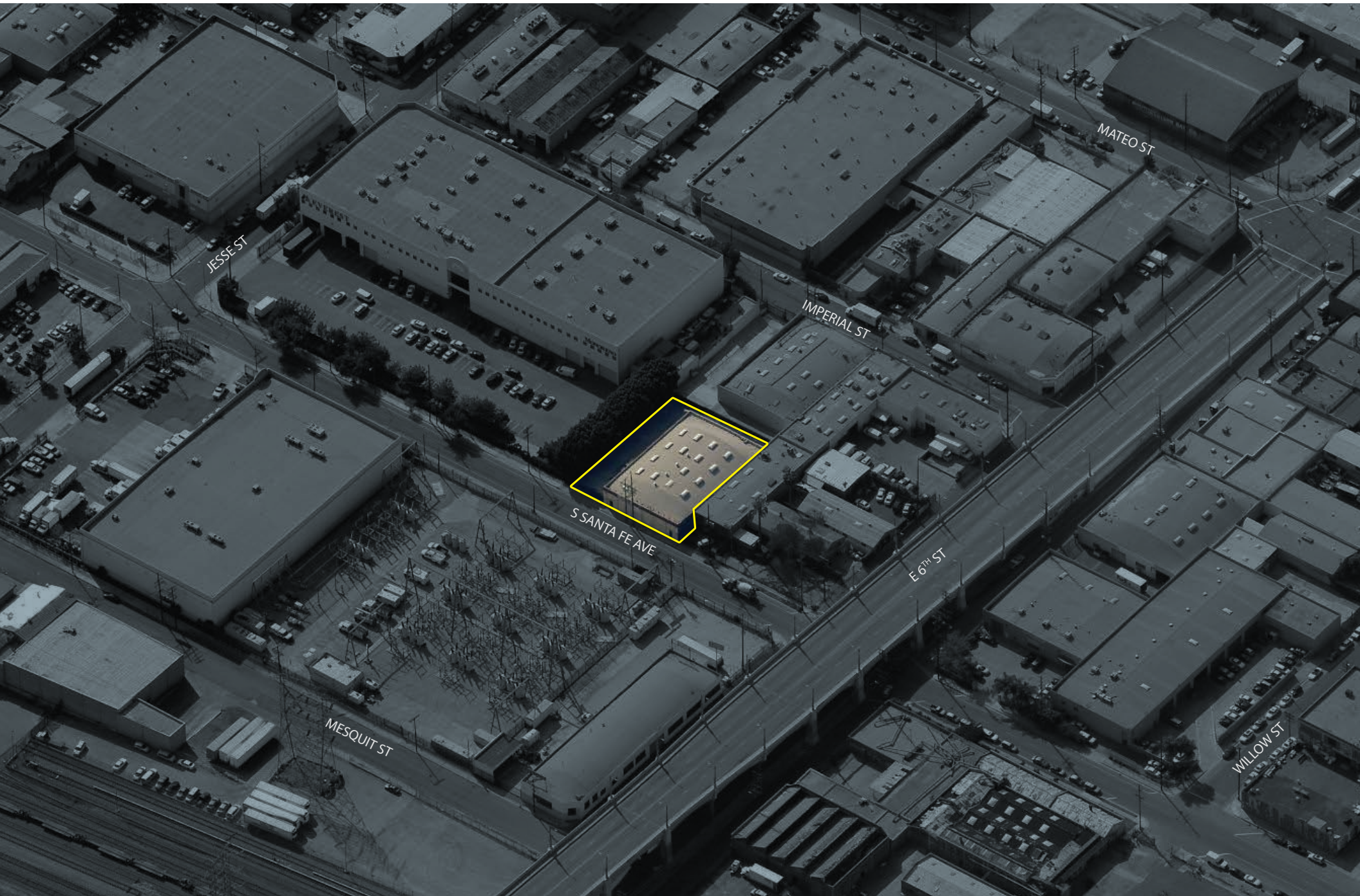


FEB 20 2001
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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PROPERTY AERIAL

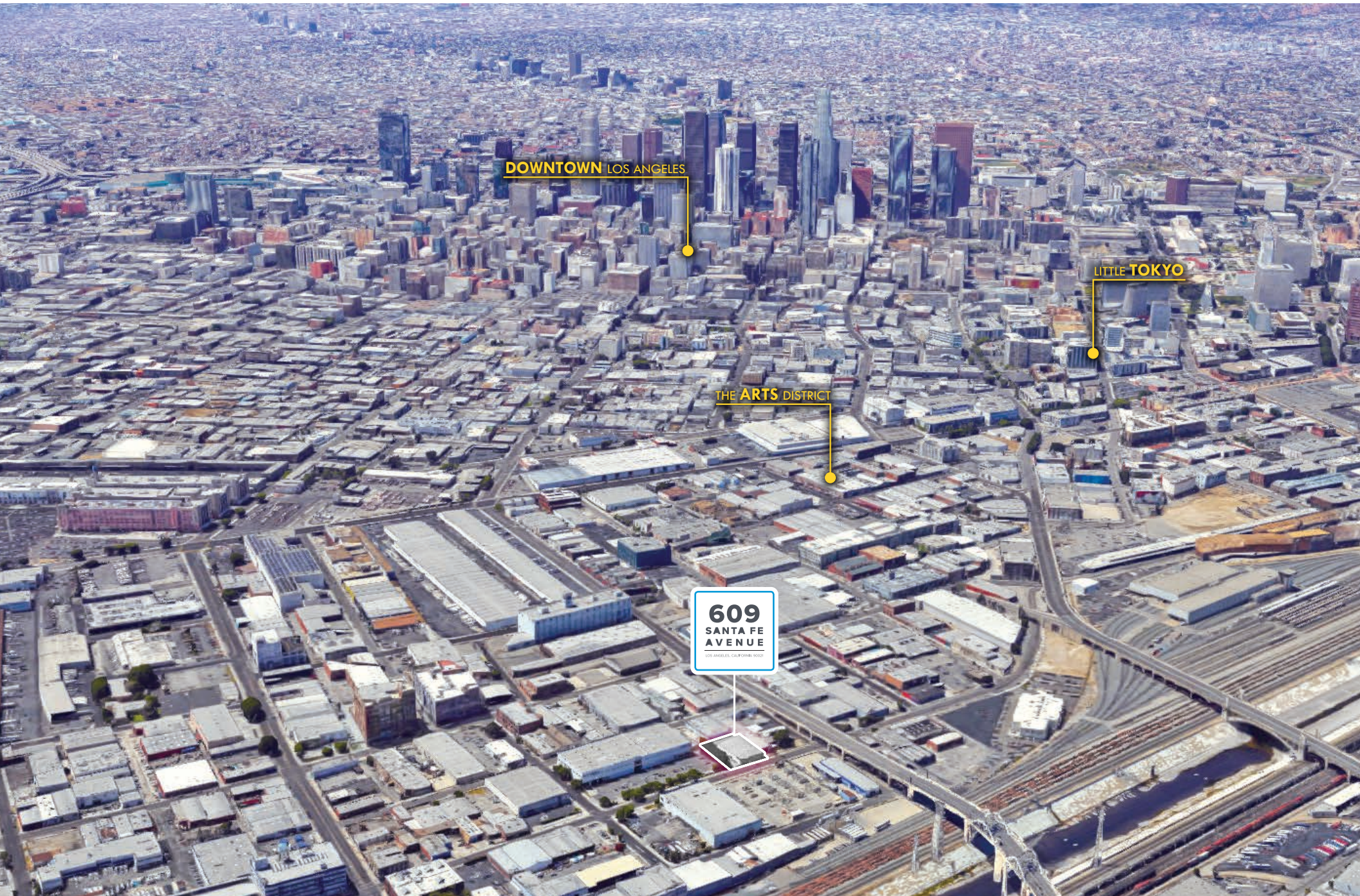


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LOCATION AERIAL



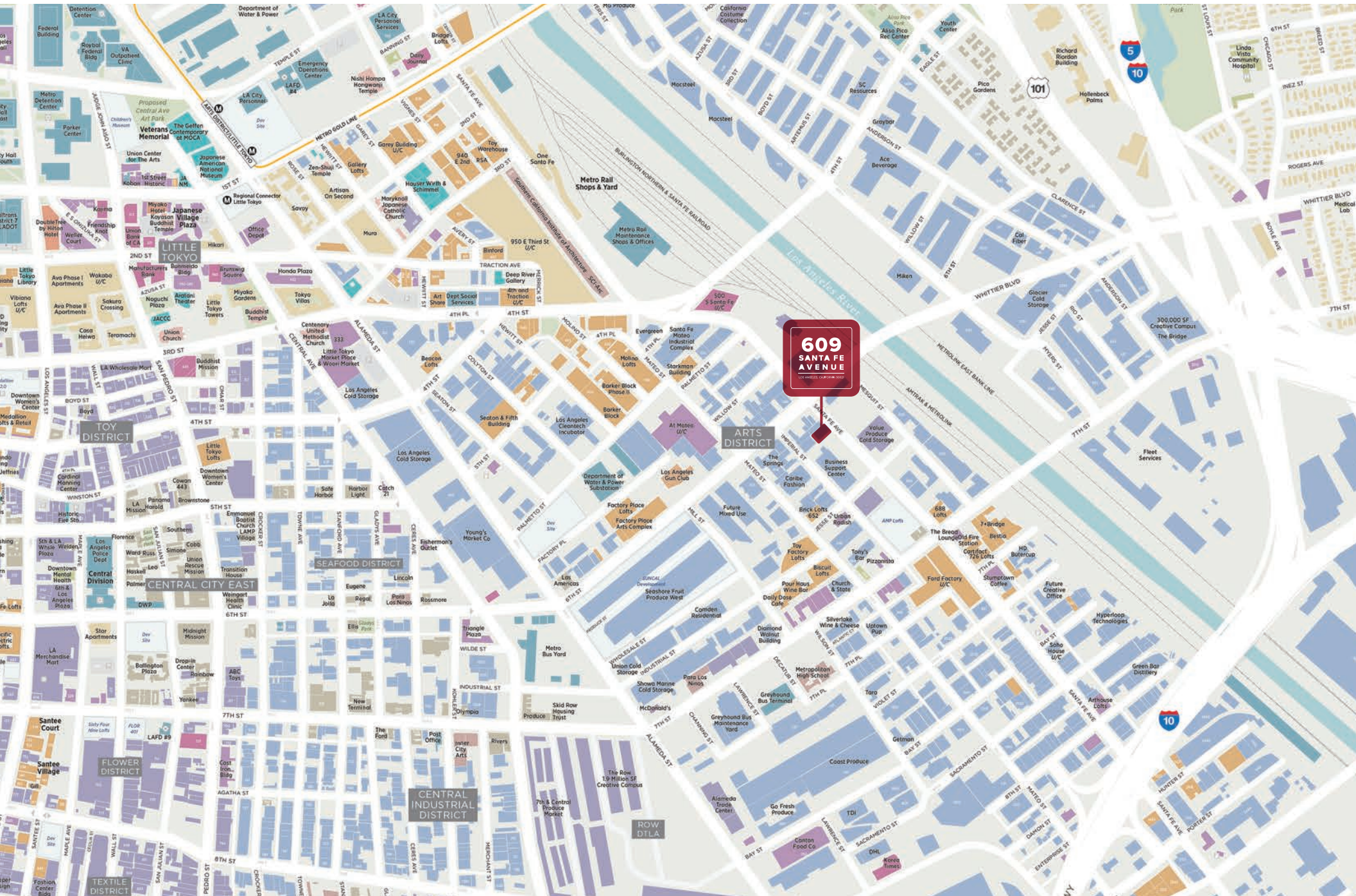
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LOCATOR MAP



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THE ARTS DISTRICT



MAJOR DEVELOPMENTS			
1	6AM	6	6TH STREET VIADUCT
2	THE INDUSTRIAL	7	640 S SANTA FE
3	668 ALAMEDA	8	670 MESQUIT
4	676 MATEO	9	AMP LOFTS
5	641 IMPERIAL	10	FORD FACTORY

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FOR MORE INFORMATION, PLEASE CONTACT

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Principal | LIC. ID. 00899320

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mdietsch@lee-associates.com



LEE & ASSOCIATES® - LOS ANGELES, CENTRAL
CORP. ID. 01125429

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