

FOR SALE

±41,158 SF 100% LEASED INDUSTRIAL MULTI-TENANT INVESTMENT

- TREMENDOUS 1031 EXCHANGE OPPORTUNITY
- 5.26% CAP RATE ON EXISTING INCOME
- POTENTIAL FUTURE DEVELOPMENT
- 3 STREET FRONTAGE W/PARKING ON ALL 3 STREETS
- POTENTIAL FOR A USER TO OCCUPY PART IN FUTURE
- HEAVY POWER – 1,800 AMPS (ESTIMATED, BUYER TO VERIFY)
- \$274.55 PSF



351 S AVENUE 17 & 338 S AVENUE 16

Los Angeles, CA 90031

PROPERTY HIGHLIGHTS

- 6-UNIT INDUSTRIAL MULTI-TENANT BUILDING
100% LEASED
- TREMENDOUS 1031 EXCHANGE OPPORTUNITY
- PRIME LINCOLN HEIGHTS LOCATION, WITHIN CORNFIELD
ARROYO SECO SPECIFIC PLAN - NEW ZONING DESIGNATION
- WALKING DISTANCE TO THE BREWERY, SAN ANTONIO
WINERY, AND BIG ARTS LAB
- MINUTES FROM CHINATOWN, ARTS DISTRICT, FROGTOWN,
LA STATE HISTORIC PARK (AKA: CORNFIELD)
- LOCATED IN OPPORTUNITY ZONE (BUYER TO VERIFY)
- POTENTIAL FOR FUTURE MULTI-FAMILY/MIXED-USE
DEVELOPMENT
(SEE SPECIFIC PLAN FOR PERMITTED USES, USE LIMITATIONS & FAR)
- HEAVY POWER - 1,800 AMPS
(ESTIMATED, BUYER TO VERIFY WITH ELECTRICIAN)

PRICING SUMMARY

ASKING SALE PRICE \$11,300,000 or \$274.55 PSF

INCOME SUMMARY

EXISTING GROSS
ANNUAL INCOME

±\$842,500
(Call Broker for rent roll)
Cap Rate: 5.26%

Buyer 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 Buyer's product weight and product types and use, etc. Buyer 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 Buyer in order for Buyer 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 Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

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Property Description

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES

PROPERTY HIGHLIGHTS

BUILDING AREA	±41,158 SF* (Buyer Should Verify)
LAND AREA	±42,000 SF
OFFICE AREA	N/A
APN	5447-028-003 / 5447-028-004
TOC	Tier 1 (Buyer Should Verify)
OPPORTUNITY ZONE	Yes (Buyer Should Verify)
CLEARANCE	15'
LOADING	11 Ground Level
PARKING	Street Parking on 3 Sides of the Building
HVAC	No
ZONING	UI - Urban Innovation (Buyer Should Verify)
YEAR BUILT	1926 / 1922
POWER	Multiple Panels* - 1,800 Amps (Estimated, Buyer to Verify with Electrician)
SPRINKLER	Yes
SPECIFIC PLAN	Yes - Cornfield Arroyo Seco (CASP)

*Buyer should independently verify with a licensed architect and the City of Los Angeles the permitted square footage of the buildings prior to waiver of contingencies.

** Multiple power panels at the property, Buyer shall verify the power supply with licensed electrician and LADWP.

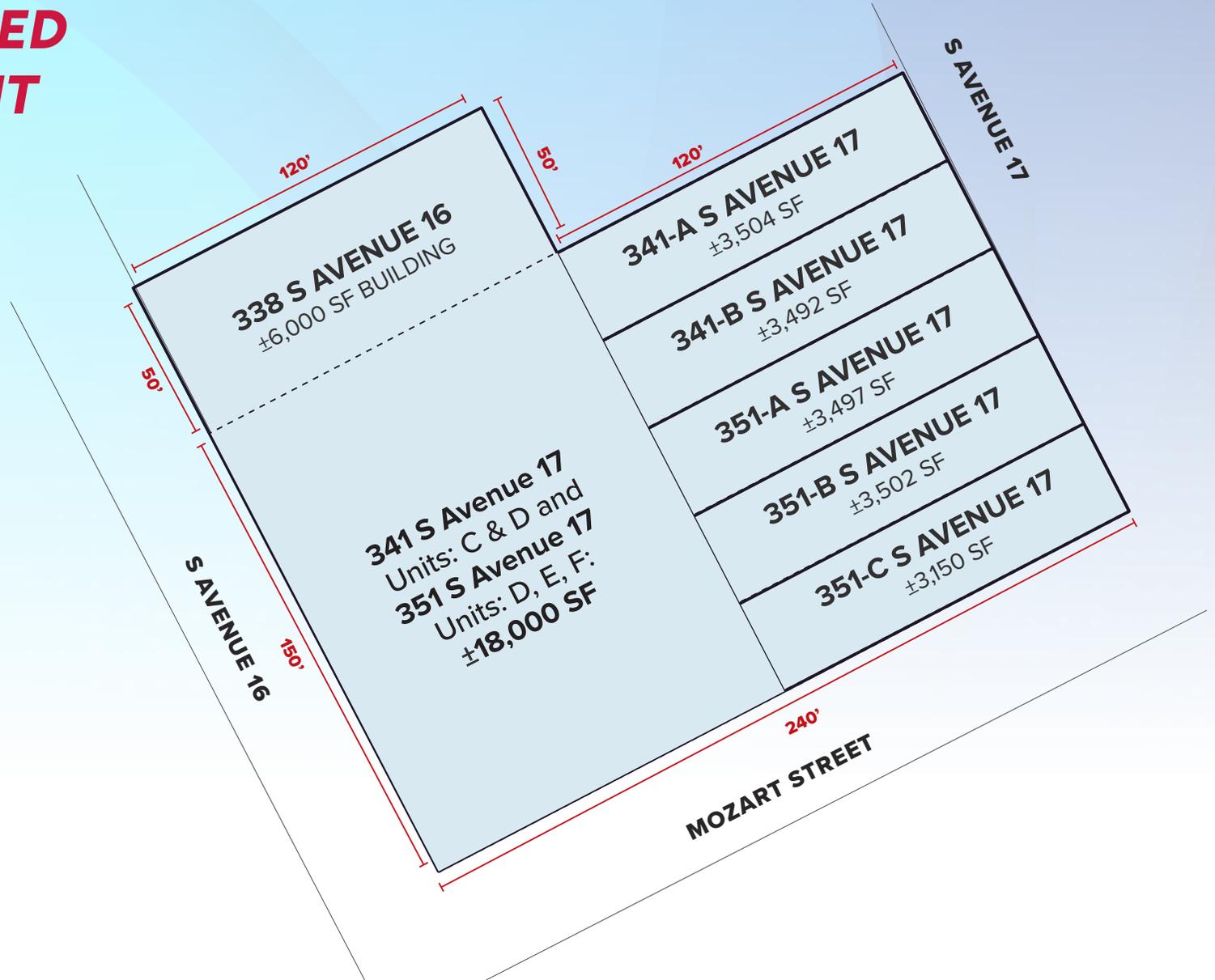
*** Buyer should verify zoning and TOC.

Site Plan

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES

**FULLY LEASED
INVESTMENT**



NOTE: Drawing not to scale. Buyer to verify/confirm all sizes.

Tenant List

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES

COMPANY	ADDRESS	WEBSITE	DESCRIPTION
 Keystone Shoot, LLC	338, 341-C, 341-D, 351-D, 351-E & 351-F S Ave 16	KeyStoneArtSpace.com	Keystone Art Space features over 50 artists' studios and Keystone Gallery, an exhibition space, located in Lincoln Heights, Los Angeles.
 Dystopian Studios	341-A S AVE 17	dystopianstudios.com	Photographers, fashion designers, entertainment, event creation, prop/set building and much more.
 Wonzimer	341-B S Ave 17	wonzimer.com	Artists, Artwork, Exhibitions, etc.
 Wonzimer	351-A S Ave 17	wonzimer.com	Artists, Artwork, Exhibitions, etc.
 Cooper R. Gross	351-B S Ave 17	CooperReynoldsGross.com	Big tables, big mirrors and other fancy things. Hand made in Los Angeles.
 All 4 The Mountain	351-C S Ave 17	Entler.co/Studio	Entler Studio is a ceramic lighting and design studio based in Los Angeles. Founded by Jonathan Entler with a small line of table lamps, the studio has expanded to produce a full collection of lighting, including sconces, floor Lamps, and chandeliers.

Parcel Map

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES



338 S AVENUE 16 & 351 S AVENUE 17
LOT SIZE: ±42,000 SF
ZONING: URBAN INNOVATION (UI)

Property Photos

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES



Property Photos

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES



Property Photos

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES



Property Photos

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES



Aerial

FOR SALE

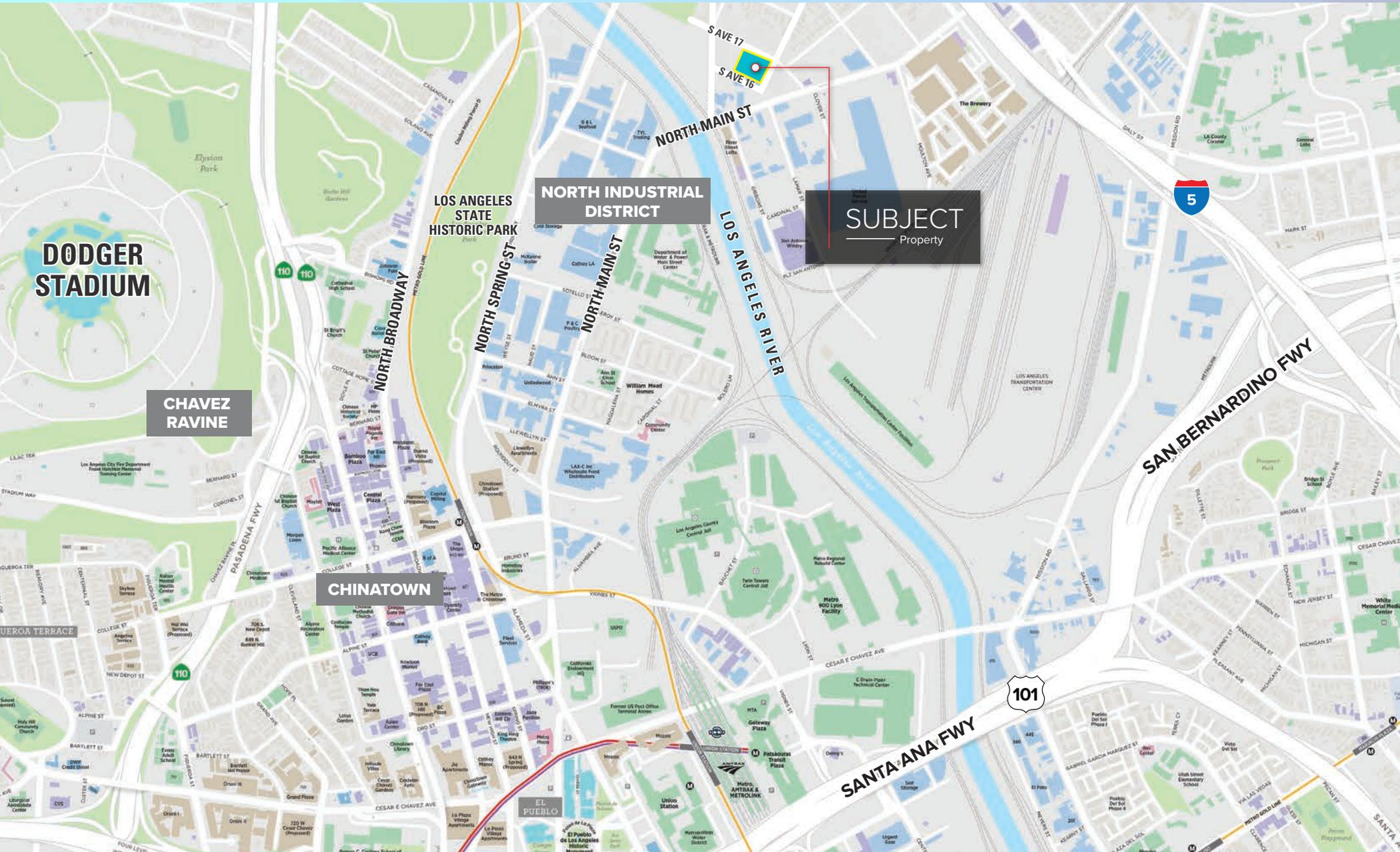
351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES



Location Map

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES



DODGER STADIUM

CHAVEZ RAVINE

CHINATOWN

LOS ANGELES STATE HISTORIC PARK

NORTH INDUSTRIAL DISTRICT

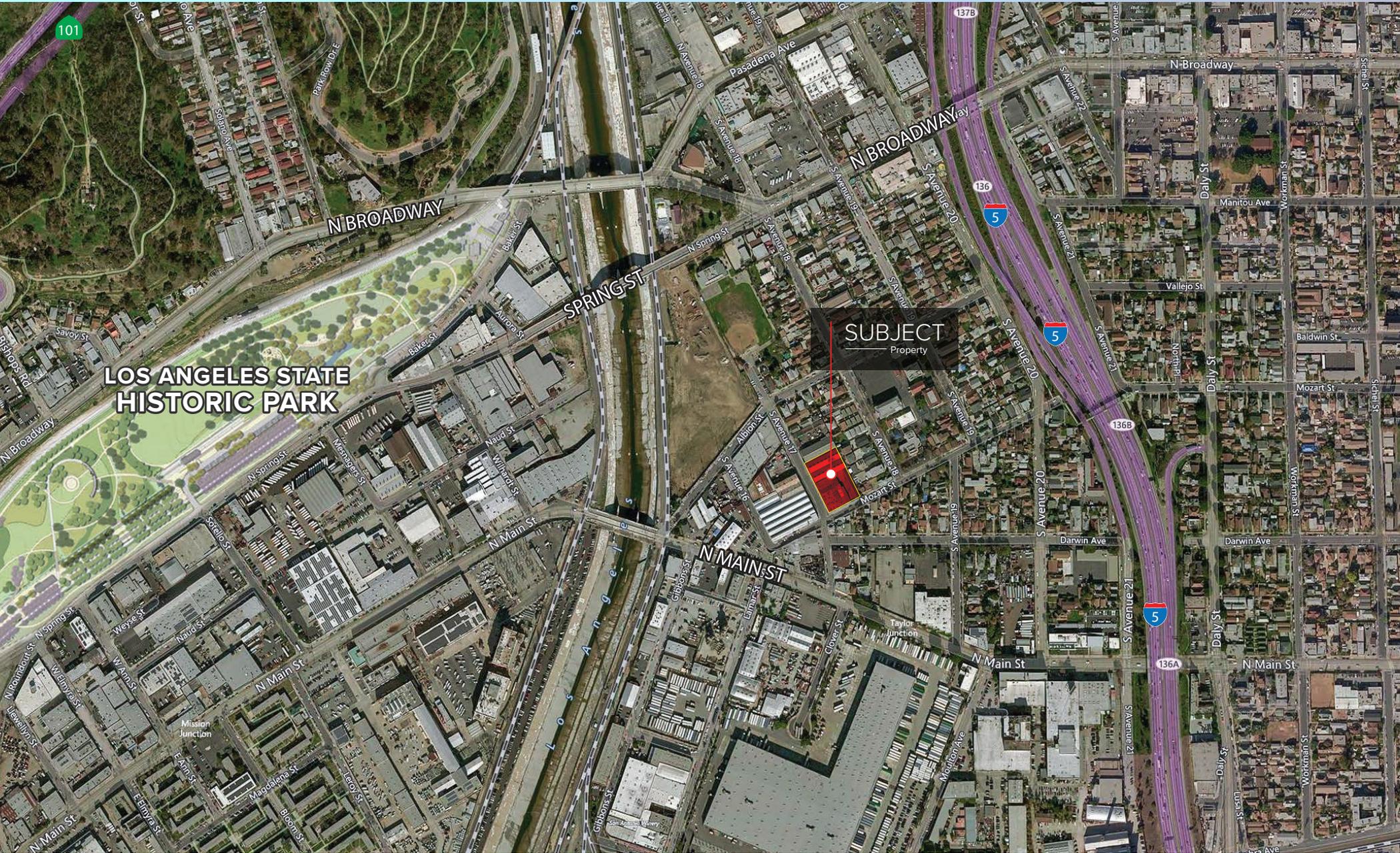
SUBJECT
Property

SAN BERNARDINO FWY

SANTA ANA FWY

Location Aerial

FOR SALE
351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES





City of Los Angeles
Department of City Planning

11/19/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

341 S AVENUE 17
351 S AVENUE 17
341 S AVE 17
351 S AVE 17

ZIP CODES

90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2021-2642-SP
CPC-2018-5580-SP
CPC-2010-2753-CRA
CPC-2009-598-CA-SP
CPC-2008-3125-CA
CPC-2006-48-ICO
CPC-2002-1128-CA
CPC-1989-22490
CPC-1989-177
CPC-1986-826-GPC
ORD-182617
ORD-182498
ORD-175038
ORD-173070-SA8070
ORD-172316
ORD-166216-SA3760
ENV-2021-2643-EIR
ENV-2013-3392-CE
ENV-2009-599-EIR
ENV-2006-49-CE
ENV-2002-1131-ND
ENV-2002-1130-ND

Address/Legal Information	
PIN Number	136-5A219 174
Lot/Parcel Area (Calculated)	6,000.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID J1
Assessor Parcel No. (APN)	5447028004
Tract	GEO. L. STEARNS SUBDIVISION OF A PORTION OF THE CHAVEZ TRACT
Map Reference	M R 24-54
Block	BLK 10
Lot	15
Arb (Lot Cut Reference)	None
Map Sheet	136-5A219
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1997.00000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	UI(CA)
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2526 Specific Plan: Cornfield Arroyo Seco Specific Plan (CASP) Area Interim Control Ordinance ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Specific Plan Area	CORNFIELD / ARROYO SECO
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None

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	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 1
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	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Albion Street Early Education Center Active: Albion Street Elementary Active: PUC Excel Charter Academy Active: PUC Milagro Charter Active: PUC Milagro Charter School Active: Albion Riverside Park
500 Ft Park Zone	Active: Albion Riverside Park
Zanja System 1 Mile Buffer	No

Assessor Information	
Assessor Parcel No. (APN)	5447028004
APN Area (Co. Public Works)*	0.826 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$2,175,897
Assessed Improvement Val.	\$1,257,827
Last Owner Change	10/16/2014
Last Sale Amount	\$1
Tax Rate Area	4
Deed Ref No. (City Clerk)	56349
	378043
	351618
Building 1	

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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351 S Avenue 17 | Zimas Report

FOR SALE

351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES

Year Built	1926
Building Class	SI
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	35,700.0 (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: 5447028004]

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	No
Flood Zone	100 Yr - Zone AE
Watercourse	No
Methane Hazard Site	None
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	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
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)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No

Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None

Opportunity Zone

Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5447028004]
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	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	421
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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City of Los Angeles Department of City Planning

11/19/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

336 S AVENUE 16
338 S AVENUE 16
336 S AVE 16
338 S AVE 16

ZIP CODES

90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2021-2642-SP
CPC-2018-5580-SP
CPC-2010-2753-CRA
CPC-2009-598-CA-SP
CPC-2008-3125-CA
CPC-2006-48-ICO
CPC-2002-1128-CA
CPC-1989-22490
CPC-1989-177
CPC-1986-826-GPC
ORD-182617
ORD-182498
ORD-175038
ORD-173070-SA8070
ORD-172316
ORD-166216-SA3760
ENV-2021-2643-EIR
ENV-2013-3392-CE
ENV-2009-599-EIR
ENV-2006-49-CE
ENV-2002-1131-ND
ENV-2002-1130-ND

Address/Legal Information	
PIN Number	136-5A219 171
Lot/Parcel Area (Calculated)	5,930.8 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID J1
Assessor Parcel No. (APN)	5447028002
Tract	GEO. L. STEARNS SUBDIVISION OF A PORTION OF THE CHAVEZ TRACT
Map Reference	M R 24-54
Block	BLK 10
Lot	8
Arb (Lot Cut Reference)	None
Map Sheet	136-5A219
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1997.00000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	UI(CA)
Zoning Information (ZI)	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2526 Specific Plan: Cornfield Arroyo Seco Specific Plan (CASP) Area Interim Control Ordinance
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Specific Plan Area	CORNFIELD / ARROYO SECO
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None

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	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 1
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	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Albion Riverside Park
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	5447028002
APN Area (Co. Public Works)*	0.283 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$278,590
Assessed Improvement Val.	\$62,133
Last Owner Change	07/03/2025
Last Sale Amount	\$730,000
Tax Rate Area	4
Deed Ref No. (City Clerk)	238645
	144514
	1419844-45
	0509827
Building 1	
Year Built	1955
Building Class	SI
Number of Units	0

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338 S Avenue 16 | Zimas Report

FOR SALE
351 S AVENUE 17 & 338 S AVENUE 16 | LOS ANGELES

Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,262.0 (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: 5447028002]

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	No
Flood Zone	100 Yr - Zone AE
Watercourse	No
Methane Hazard Site	None
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	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
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)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5447028002]
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	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	421
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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±41,158 INDUSTRIAL MULTI-TENANT INVESTMENT
100% LEASED INVESTMENT

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Los Angeles, CA 90031

ARMEN KAZARYAN MRED

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