

N BROADWAY

LOS ANGELES STATE  
HISTORIC PARK

PARK EAST APARTMENTS

MESNAGER ST

N SPRING ST

SOTELLO ST

N MAIN ST

# FOR LEASE

±13,873 SF BUILDING ON ±158,995 SF OF LAND

201 SOTELLO ST | LOS ANGELES CA 90012

(AN ADDITIONAL ±97,396 SF OF LAND LOCATED APPROXIMATELY 1/2 MILE AWAY  
IS ALSO AVAILABLE FOR LEASE - CALL BROKER)

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE-ASSOCIATES.COM



FOR LEASE

201

SOTELLO ST

LOS ANGELES • CA 90012

### PROPERTY HIGHLIGHTS

- ±13,873 SF Office/Maintenance Building (1998 Built)
- Situated on ±158,995 SF of Land with Spring St Frontage
- Rare Paved, Fenced and Lighted Yard
- Zoning: Tenant/Buyer Should Determine the Zoning via the Attached Zima Report and Hire an Architect to Verify the Zoning with the City of Los Angeles
- Current Use: Bus Yard and Maintenance Facility
- Excellent Chinatown Location Directly across from the Los Angeles State Historic Park
- Quick Access to the 5, 110 and 101 Freeways

### PRICING SUMMARY

FOR LEASE PRICE

**\$89,037.20 PER MONTH NNN**

**OR \$0.58 PSF**

**NNN CHARGES ARE APPROXIMATELY**

**\$0.05 PSF ON LAND**

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 waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

**RON S. YOUNG**

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FOR  
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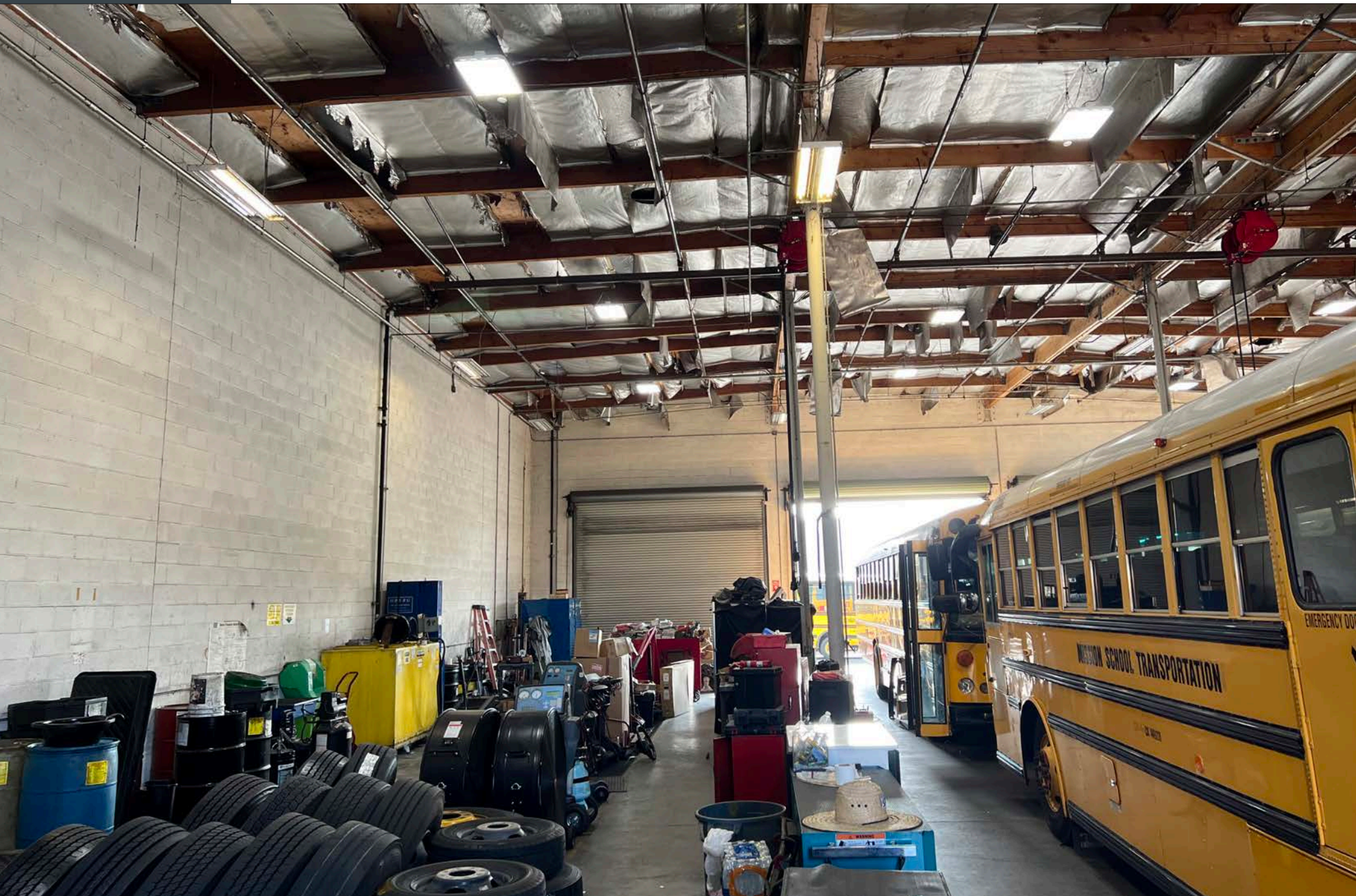
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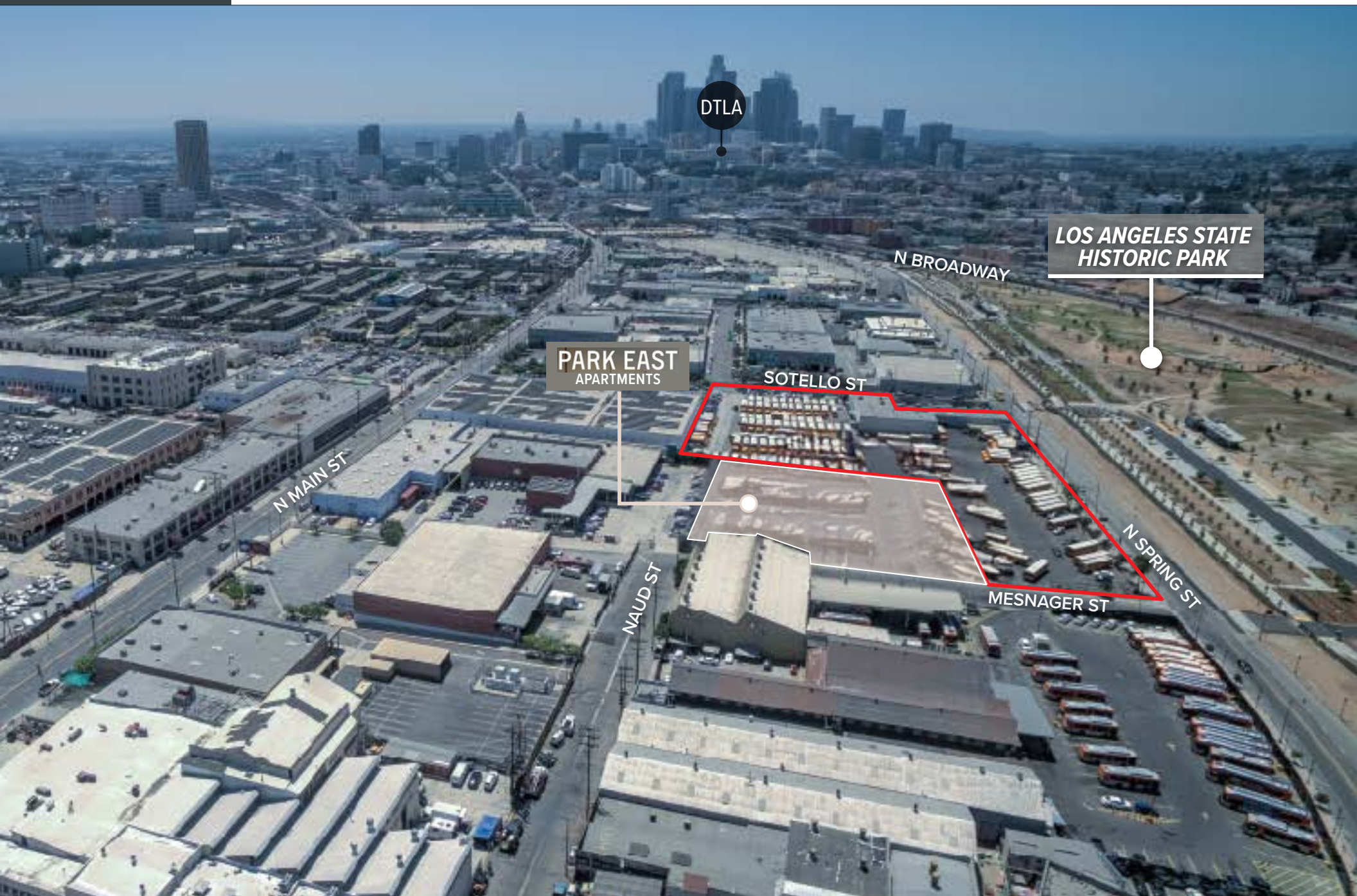




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LOCATION AERIAL





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LOCATION AERIAL



**1** 201 SOTELLO ST  
±13,873 SF BUILDING  
ON ±158,995 SF LAND

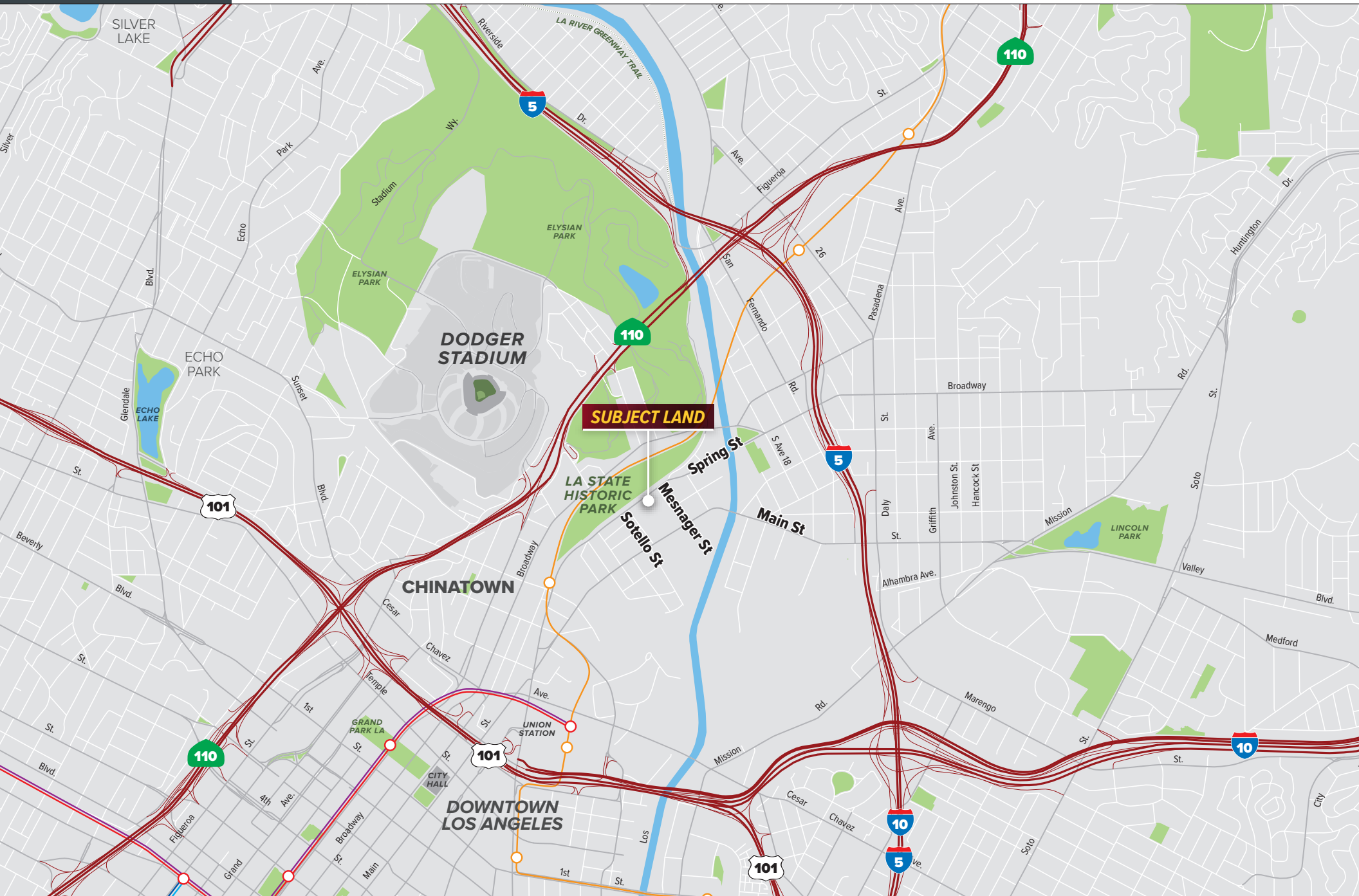
**2** 943-959 N MAIN ST  
114 W COLLEGE ST &  
1100 N ALAMEDA ST  
±97,396 SF OF LAND



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LOCATOR MAP

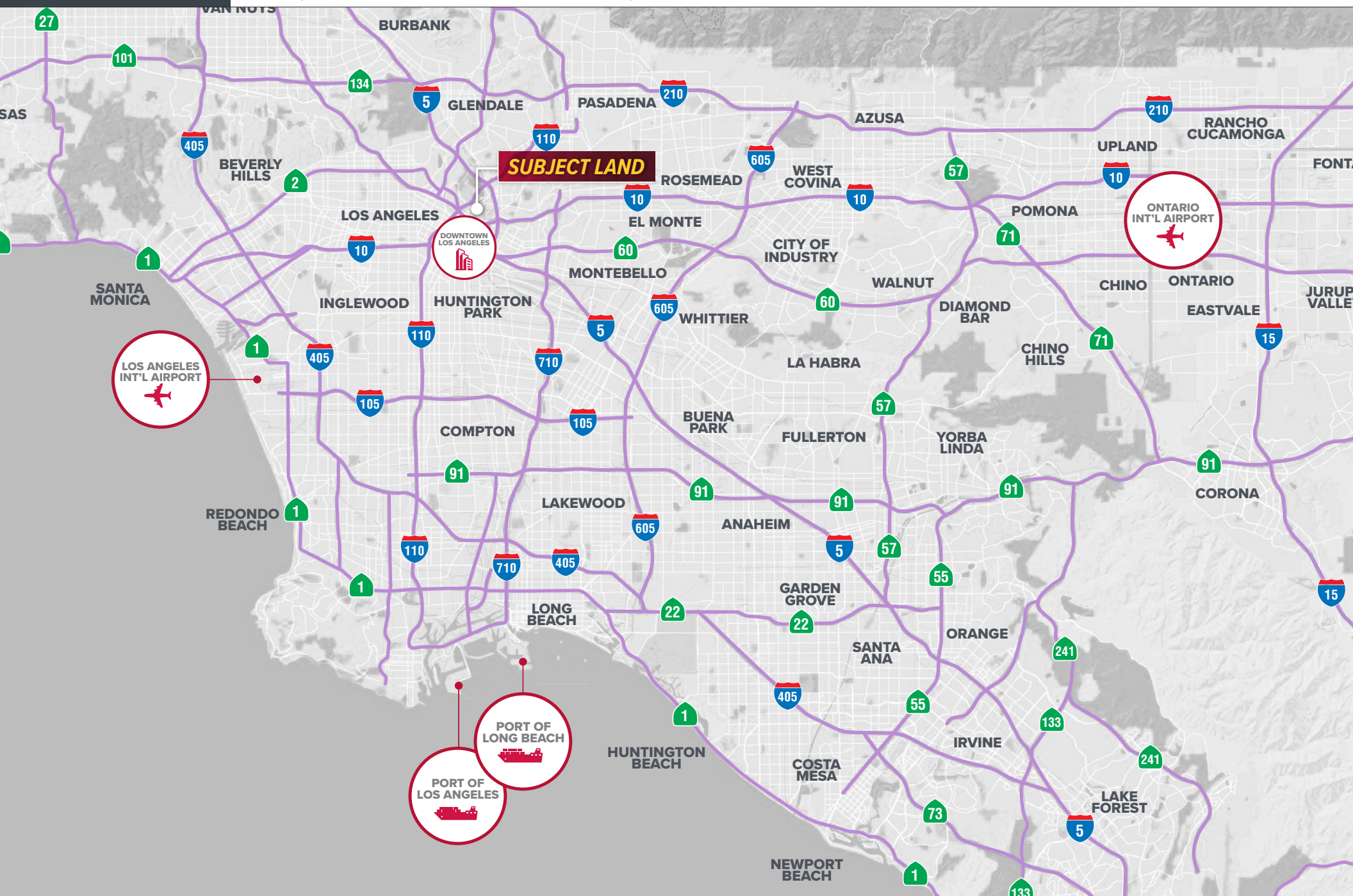




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## REGIONAL MAP





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## PARCEL MAP

5409 3

1001

2001

BK.  
5414

88090202008003  
97011307001001-27  
97011307001002-27  
97011307001003-27  
98021008002001-27  
98021008002002-27  
2001040207004001-27







City of Los Angeles  
Department of City Planning

10/3/2025  
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

201 W SOTELLO ST

ZIP CODES

90012

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2024-150-GPA-CA  
CPC-2021-2642-SP  
CPC-2018-5580-SP  
CPC-2017-432-CPU  
CPC-2014-5000-CA-GPA  
CPC-2014-2415-GPA-CA  
CPC-2014-1582-CA  
CPC-2010-2753-CRA  
CPC-2009-598-CA-SP  
CPC-2008-3125-CA  
CPC-2002-1128-CA  
CPC-1995-352-CPU  
CPC-1986-607-GPC  
ORD-188474-SA180-F  
ORD-188418  
ORD-187822-SA180-F  
ORD-182617  
ORD-182498  
ORD-175038  
ORD-164855-SA240  
TT-51669-IND  
PMEX-3914  
ENV-2021-2643-EIR  
ENV-2017-433-EIR  
ENV-2014-4000-MND  
ENV-2014-2416-MND  
ENV-2013-3392-CE  
ENV-2009-599-EIR  
ENV-2002-1131-ND  
ENV-2002-1130-ND  
ENV-1995-328-MND  
OB-11410

Address/Legal Information

PIN Number 136-5A217 146  
Lot/Parcel Area (Calculated) 30,321.7 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID H1  
PAGE 634 - GRID H2  
Assessor Parcel No. (APN) 5409003029  
Tract TR 51669  
Map Reference M B 1221-1/4  
Block None  
Lot 4  
Arb (Lot Cut Reference) None  
Map Sheet 136-5A217

Jurisdictional Information

Community Plan Area Downtown  
Area Planning Commission Central APC  
Neighborhood Council Historic Cultural North  
Council District CD 1 - Eunisses Hernandez  
Census Tract # 2060.10000000  
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None  
Zoning UV(CA)  
Zoning Information (ZI) ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)  
ZI-2129 State Enterprise Zone: East Los Angeles  
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-2432 Cornfield Arroyo Seco Specific Plan Application Instructions  
General Plan Land Use Hybrid Industrial  
General Plan Note(s) None  
Minimum Density Requirement No  
Hillside Area (Zoning Code) No  
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 No  
AB 2097: Within a half mile of a Major Transit Stop Yes  
Streetscape No  
Adaptive Reuse Incentive Area Downtown Adaptive Reuse Program  
Affordable Housing Linkage Fee  
Residential Market Area Medium-High  
Non-Residential Market Area Medium or High  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
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 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 None  
Zanja System 1 Mile Buffer Yes

Assessor Information

Assessor Parcel No. (APN) 5409003029  
APN Area (Co. Public Works)\* 0.696 (ac)  
Use Code 300X - Industrial - Industrial - Vacant Parcel with Existing Non-structural Other Imps.  
Assessed Land Val. \$947,167  
Assessed Improvement Val. \$1,384  
Last Owner Change 07/06/2005  
Last Sale Amount \$4,850,000  
Tax Rate Area 4  
Deed Ref No. (City Clerk) 966253  
9-882  
8-819  
1580895  
1248147  
0919786  
Building 1 No data for building 1  
Building 2 No data for building 2

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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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: 5409003029]

**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	Outside Flood Zone
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	Yes
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	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Rent Stabilization Ordinance (RSO)	No [APN: 5409003029]
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	Central
Reporting District	118
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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