

# FOR SALE

## 840 SANTEE STREET

**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

LOS ANGELES • CA 90014



### POTENTIAL OPTIONS:

1. USER BUYER CAN OCCUPY ALL OR PART (MO-TO-MO LEASES)
2. MULTI-TENANT INVESTMENT – 1031 EXCHANGE!
  - EXISTING 56 UNITS: RANGING FROM  $\pm$ 238 SF TO  $\pm$ 5,507 SF
  - 48% LEASED WITH  $\pm$ \$600,000 ANNUAL GROSS INCOME
3. AFFORDABLE HOUSING CONVERSION (VERIFY WITH CITY)

**\$147.88 PSF  
1800 AMPS POWER**

**$\pm$ 98,047 SQ. FT.**

**COMMERCIAL BUILDING  
FOR SALE**

# FOR SALE

## PROPERTY HIGHLIGHTS

- **TREMENDOUS USER OPPORTUNITY OR MULTI-TENANT INVESTMENT**
- **PERFECT FOR 1031 EXCHANGE BUYER**
- **±98,047 SF COMMERCIAL BUILDING ON ±17,420 SF LAND**
- **6-STORY BUILDING WITH MEZZANINE & GROUND FLOOR RETAIL**
- **2 LARGE FREIGHT ELEVATORS AND 2 PASSENGER ELEVATORS**
- **48% OCCUPIED WITH ±\$600,000 ANNUAL GROSS INCOME**
- **DIVIDED INTO 56 UNITS, WITH UNIT SIZES RANGING FROM 238 SF TO 5,507 SF**
- **LOCATED IN THE OPPORTUNITY ZONE (BUYER TO VERIFY)**
- **POTENTIAL FOR AFFORDABLE HOUSING CONVERSION (BUYER TO CONFIRM ALLOWED USES WITH CITY OF LA)**
- **IN THE HEART OF FASHION DISTRICT ON SANTEE STREET, BETWEEN 8TH AND 9TH STREETS**
- **JUST SOUTH OF SANTEE COURT APARTMENTS AND SOUTHERN CALIFORNIA FLOWER MART**
- **POSSIBLE TO ADD MORE SQUARE FOOTAGE ON THE ROOF (BUYER SHOULD VERIFY WITH CITY)**



## PRICING SUMMARY

ASKING SALE PRICE

**\$14,500,000 or \$147.88 PSF**

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.

**ARMEN KAZARYAN** MRED

PRINCIPAL | LIC ID 01291719

**323.767.2041**

[akazaryan@lee-associates.com](mailto:akazaryan@lee-associates.com)

**RON YOUNG**

PRINCIPAL | LIC ID 01009947

**323.767.2106**

[rskyoung@lee-associates.com](mailto:rskyoung@lee-associates.com)

**MIKE D. SMITH**

PRINCIPAL | LIC ID 00978736

**323.767.2109**

[mdsmith@lee-associates.com](mailto: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 | Los Angeles Central

CORP ID 01125429

5675 Telegraph Rd, Ste 300  
Los Angeles, CA 90040

**LEE-ASSOCIATES.COM**

## PROPERTY DESCRIPTION

BUILDING AREA	±98,047 SF*
TOTAL LAND AREA	±17,420 SF
ZONING	[HM1-CHC1-5] [CX3-FA] [CPIO] (Buyer to Verify with City)
SPRINKLERS	Yes
POWER	1,800 Amps** (Buyer to Verify)
ELEVATORS	(2) Freight (6,000 Lbs) & (2) Passenger
YEAR BUILT	1926
OPPORTUNITY ZONE	Yes
APN	5145-012-025
WALK SCORE	96 - Walker's Paradise
TRANSIT SCORE	100 - Rider's Paradise

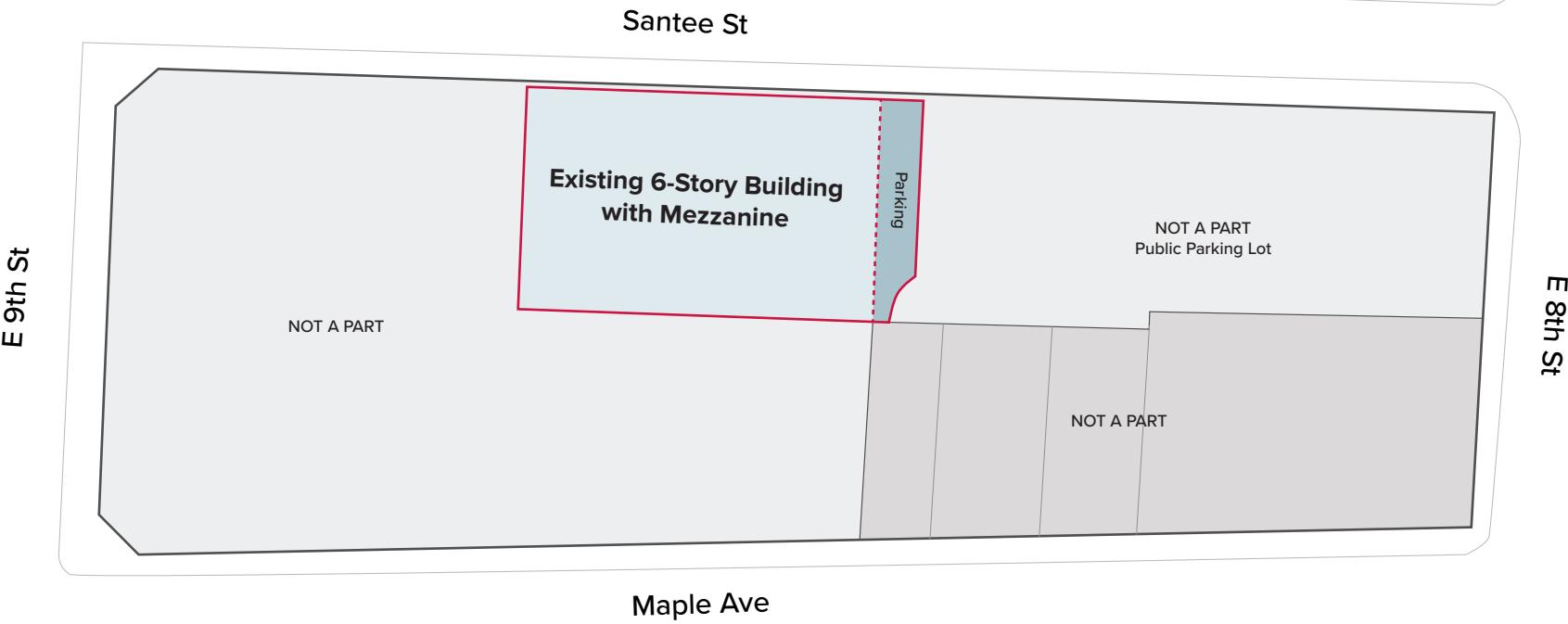
## PROPERTY DETAILS

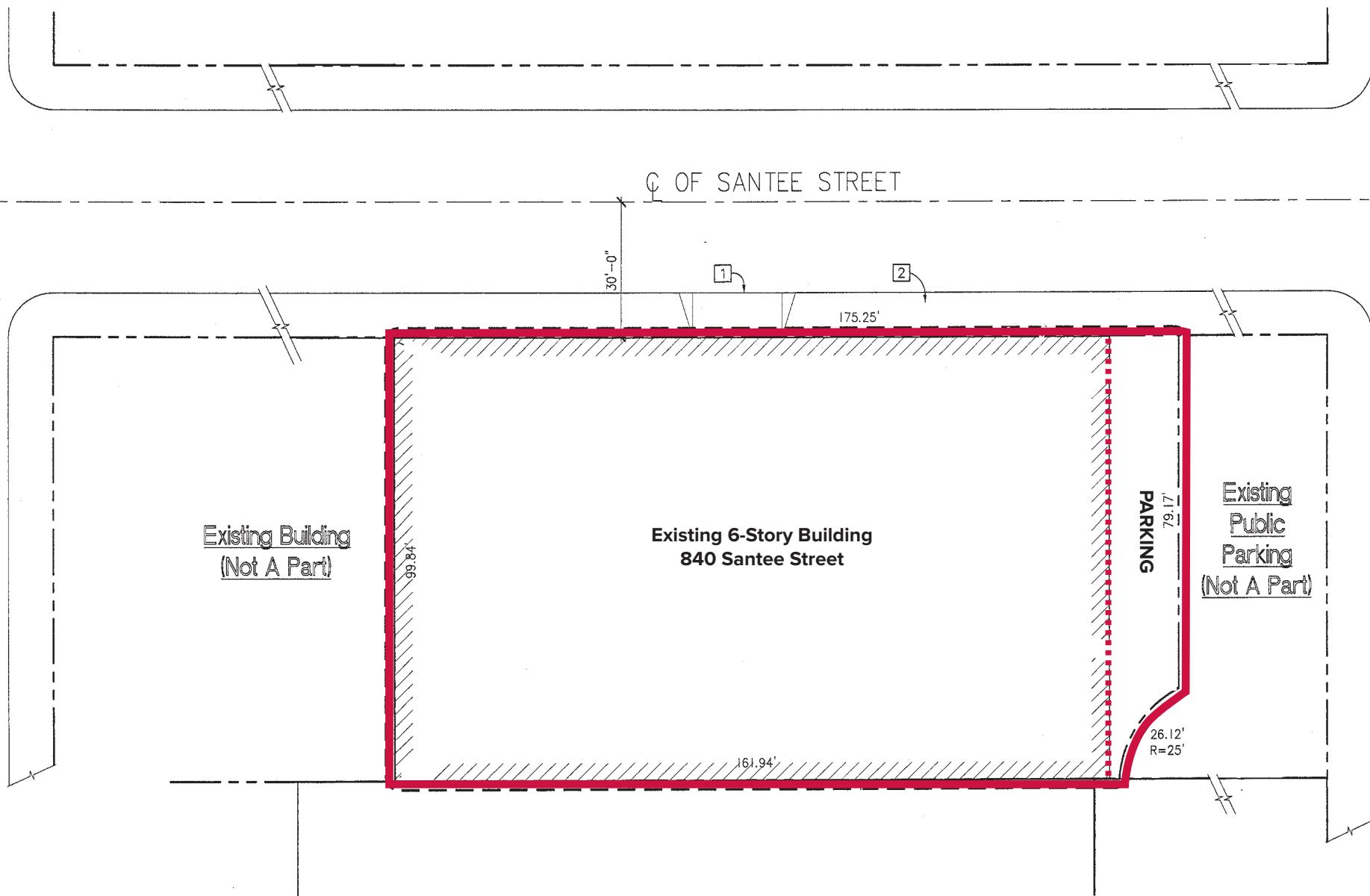
	Sizes	Clearance	Restroom
1 <sup>ST</sup> FLOOR:	±15,873 SF	19' - 20'	2
MEZZANINE:	±2,809 SF	7' - 8'	1
2 <sup>ND</sup> FLOOR:	±15,873 SF	9' - 10'	2
3 <sup>RD</sup> FLOOR:	±15,873 SF	9' - 10'	2
4 <sup>TH</sup> FLOOR:	±15,873 SF	9' - 10'	2
5 <sup>TH</sup> FLOOR:	±15,873 SF	9' - 10'	2
6 <sup>TH</sup> FLOOR:	±15,873 SF	10' - 11'	2
<b>TOTAL:</b>	<b>±98,047 SF</b>		

Buyer Should Verify All Sizes and Clearances, Broker Makes No Warranties on Size Specifications, Power, Etc.

\* Building size is based on the plans. County Assessor lists the building as 95,700 SF. Buyer should independently verify with a licensed architect and the City of Los Angeles the permitted square footage.

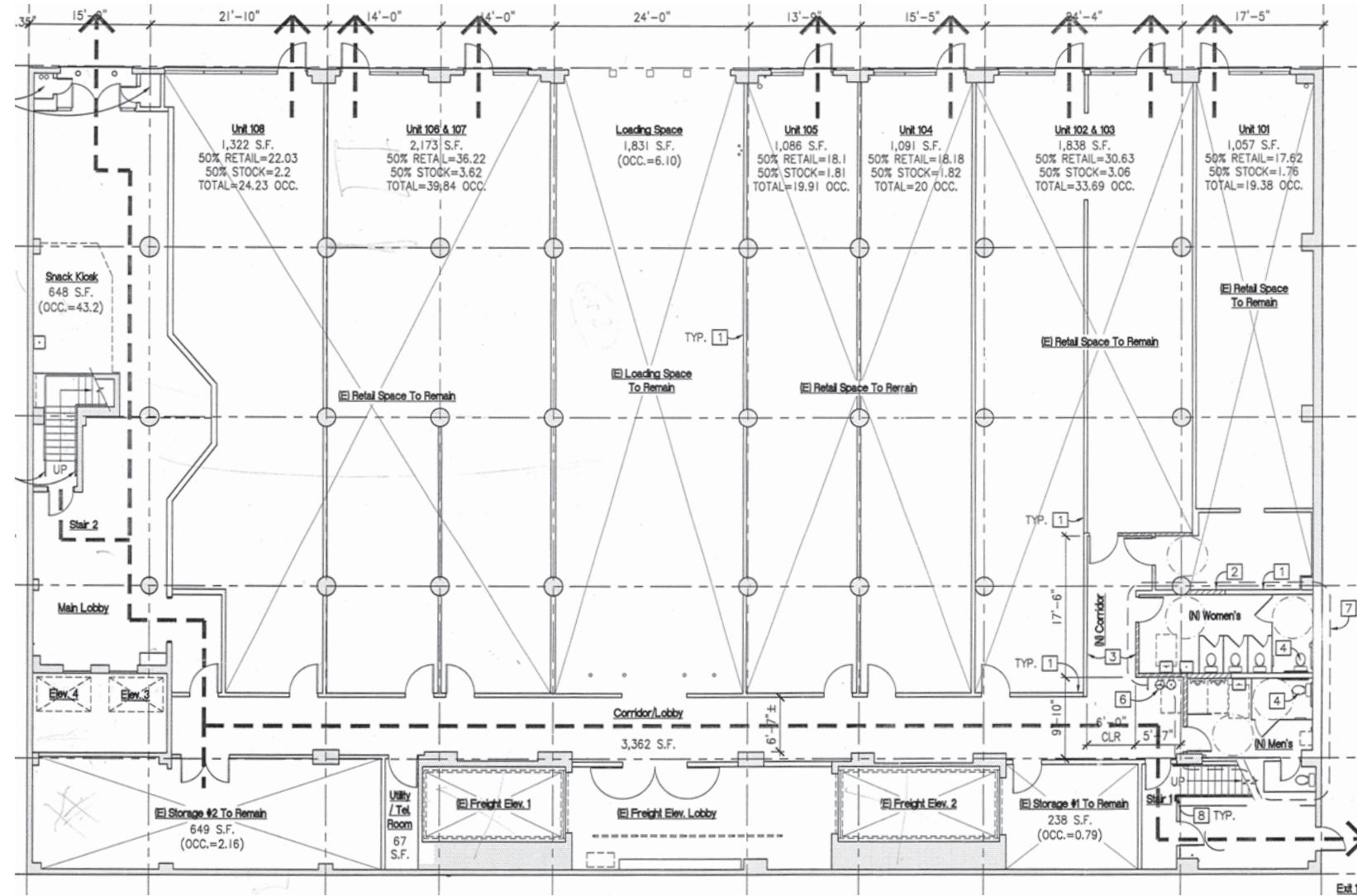
\*\* Buyer should verify the power supply with licensed electrician.





# FIRST FLOOR PLAN

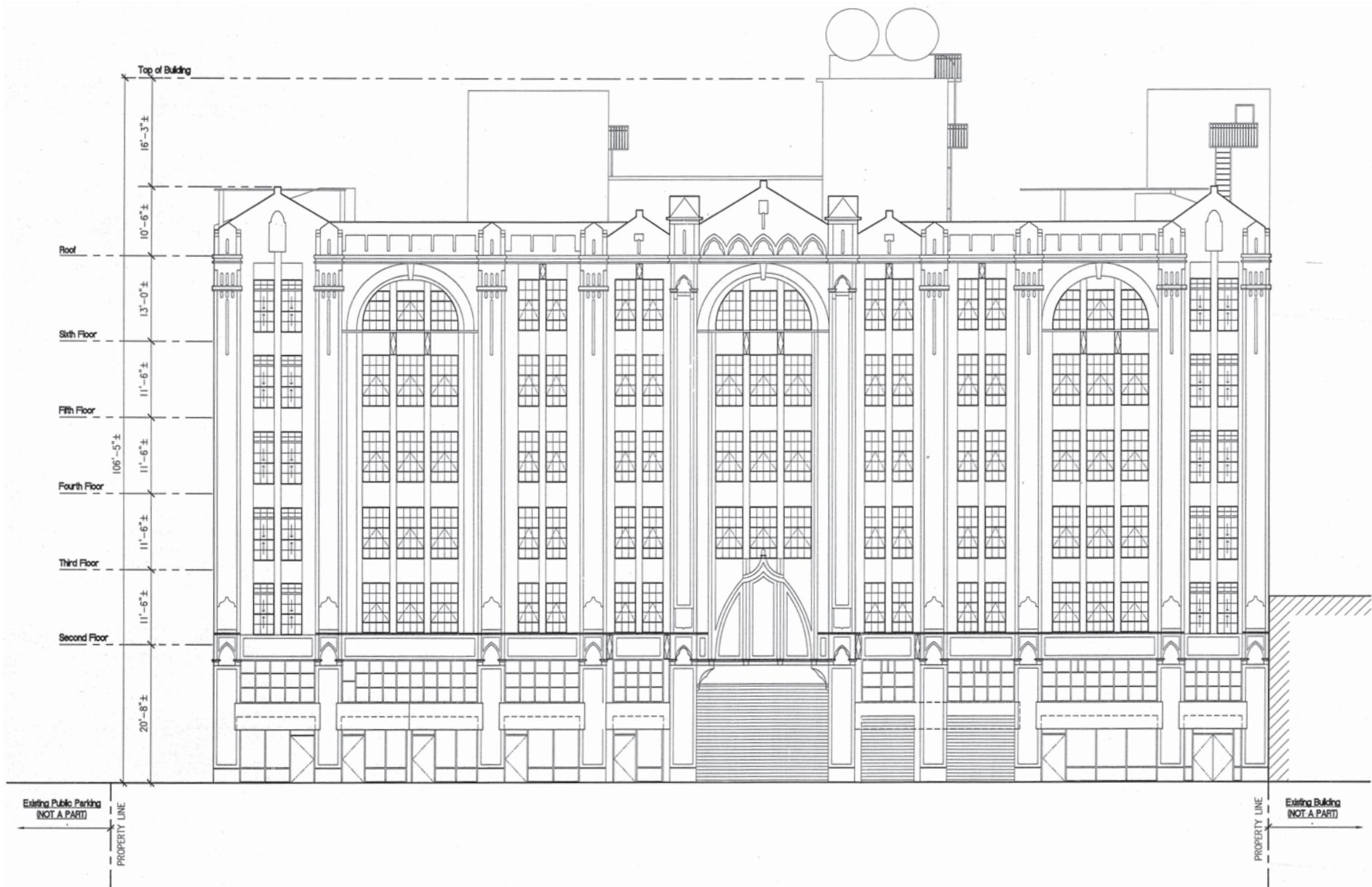
840 SANTEE ST | LOS ANGELES  
±98,047 SQ. FT. COMMERCIAL BUILDING



## NORTH ELEVATION

840 SANTEE ST | LOS ANGELES

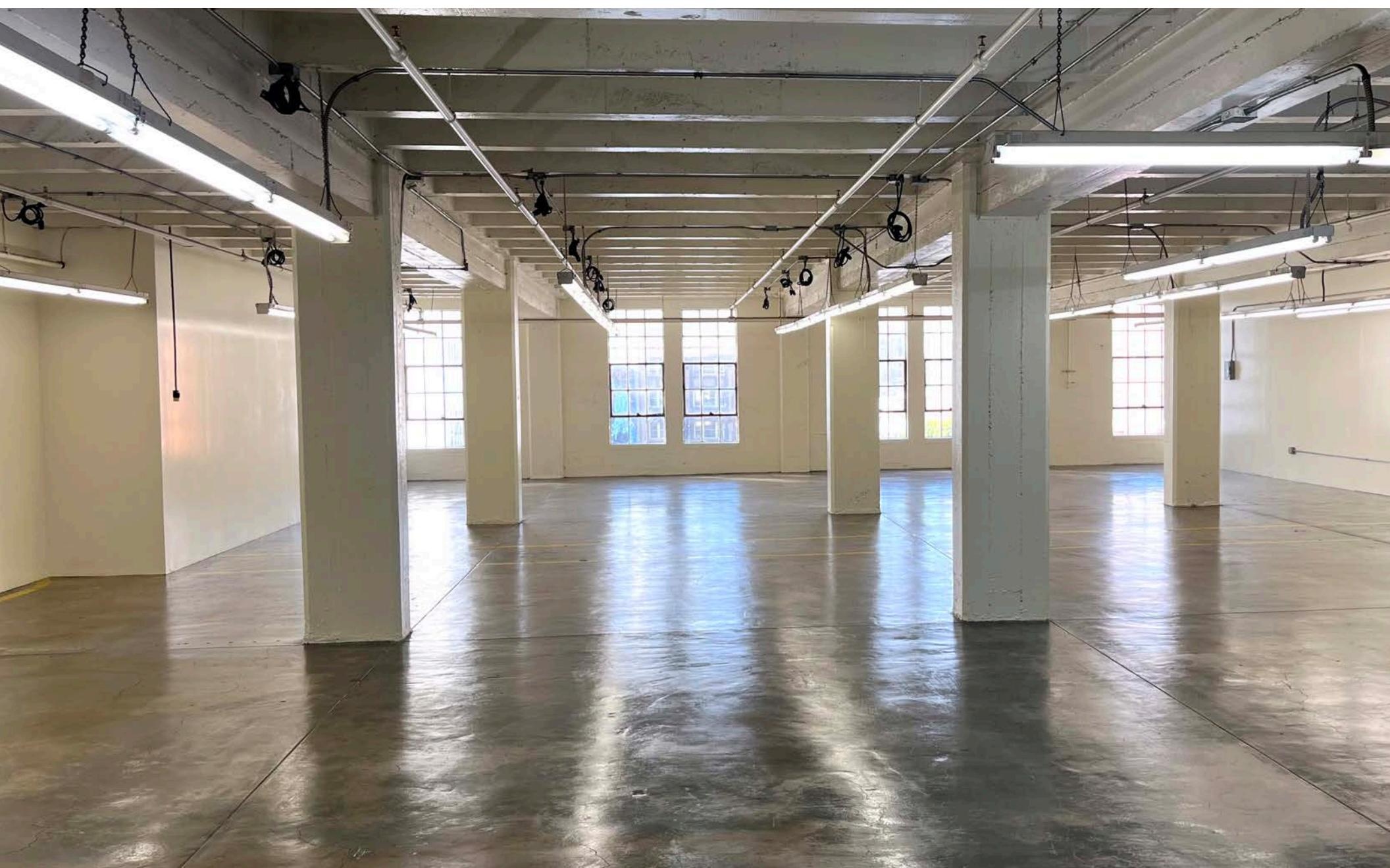
**±98,047 SQ. FT. COMMERCIAL BUILDING**



PROPERTY PHOTOS

840 SANTEE ST | LOS ANGELES

**±98,047 SQ. FT. COMMERCIAL BUILDING**



PROPERTY PHOTOS

840 SANTEE ST | LOS ANGELES

**±98,047 SQ. FT. COMMERCIAL BUILDING**



PROPERTY PHOTOS

840 SANTEE ST | LOS ANGELES

**±98,047 SQ. FT. COMMERCIAL BUILDING**



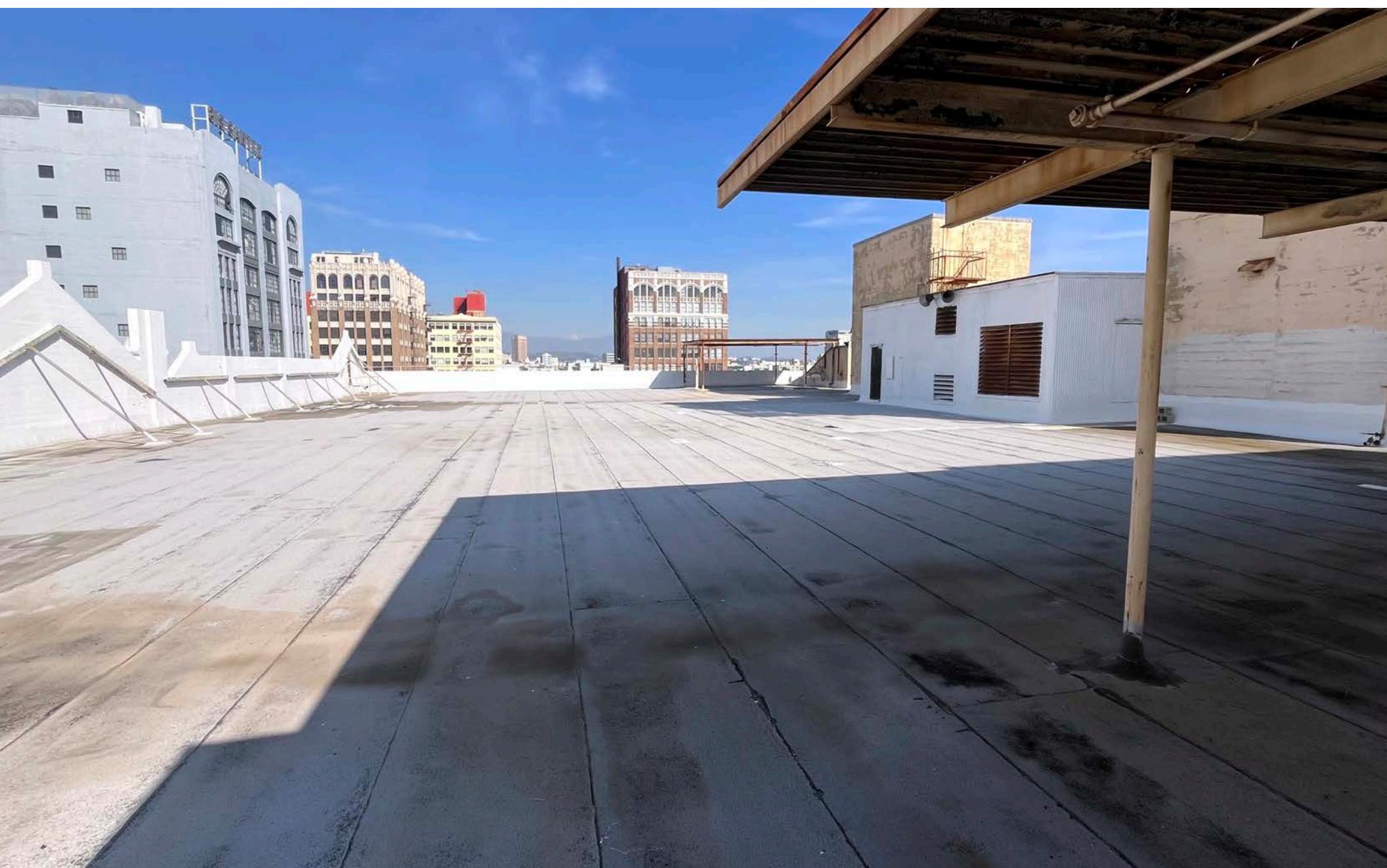




PROPERTY PHOTOS

840 SANTEE ST | LOS ANGELES

**±98,047 SQ. FT. COMMERCIAL BUILDING**



## PROPERTY PHOTOS

840 SANTEE ST | LOS ANGELES

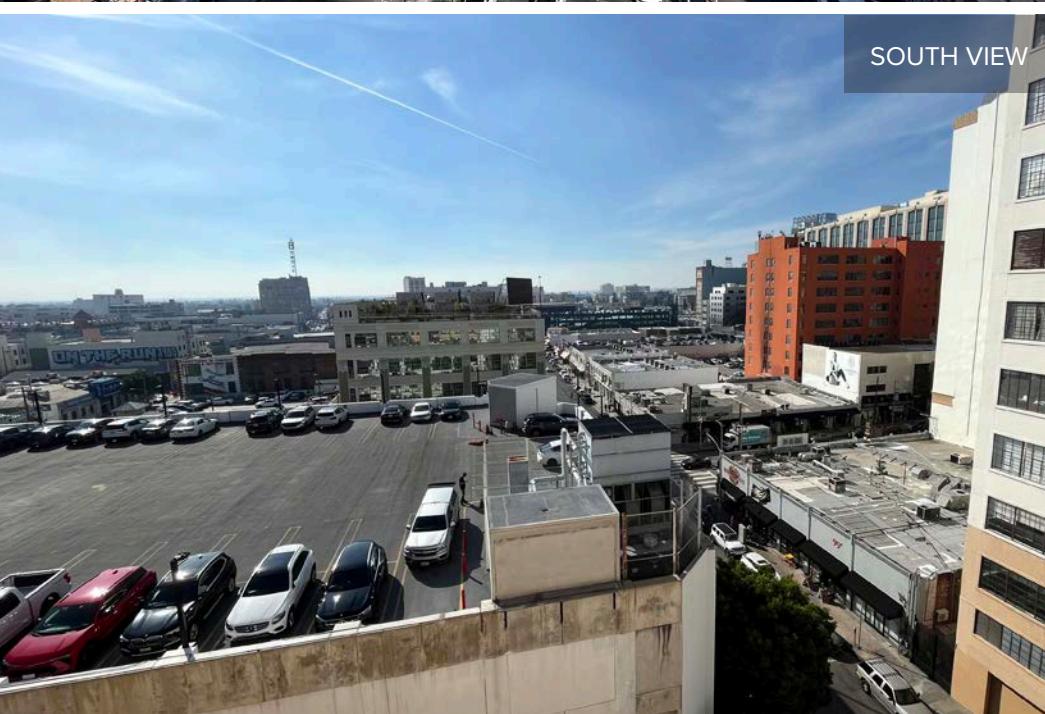
**±98,047 SQ. FT. COMMERCIAL BUILDING**



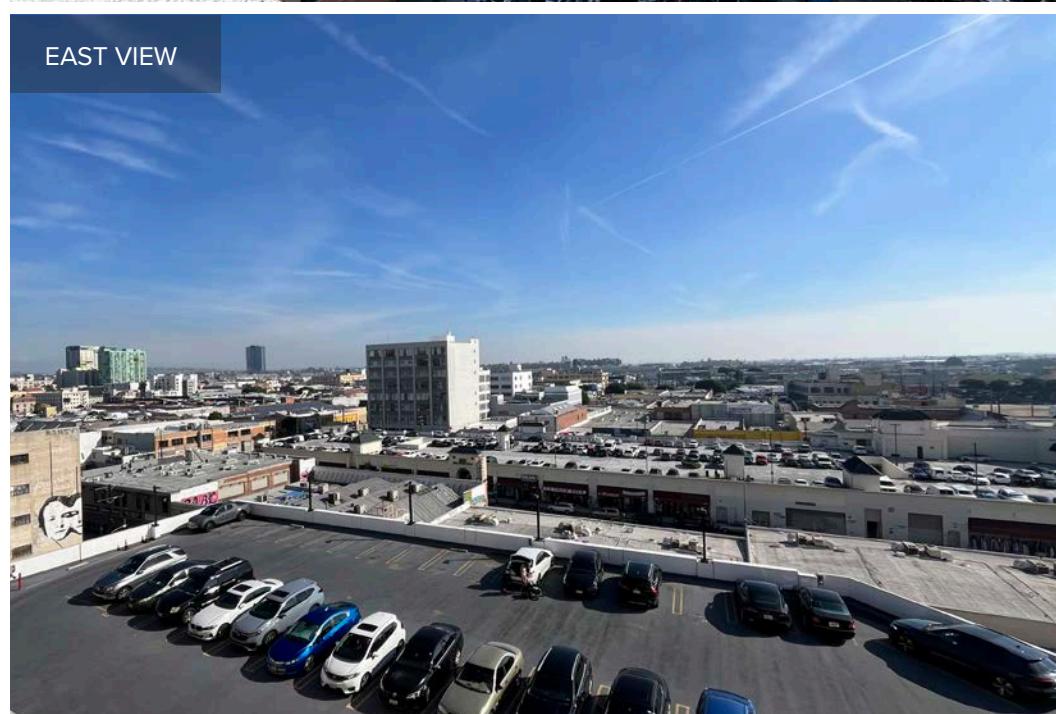
NORTH VIEW



WEST VIEW



SOUTH VIEW

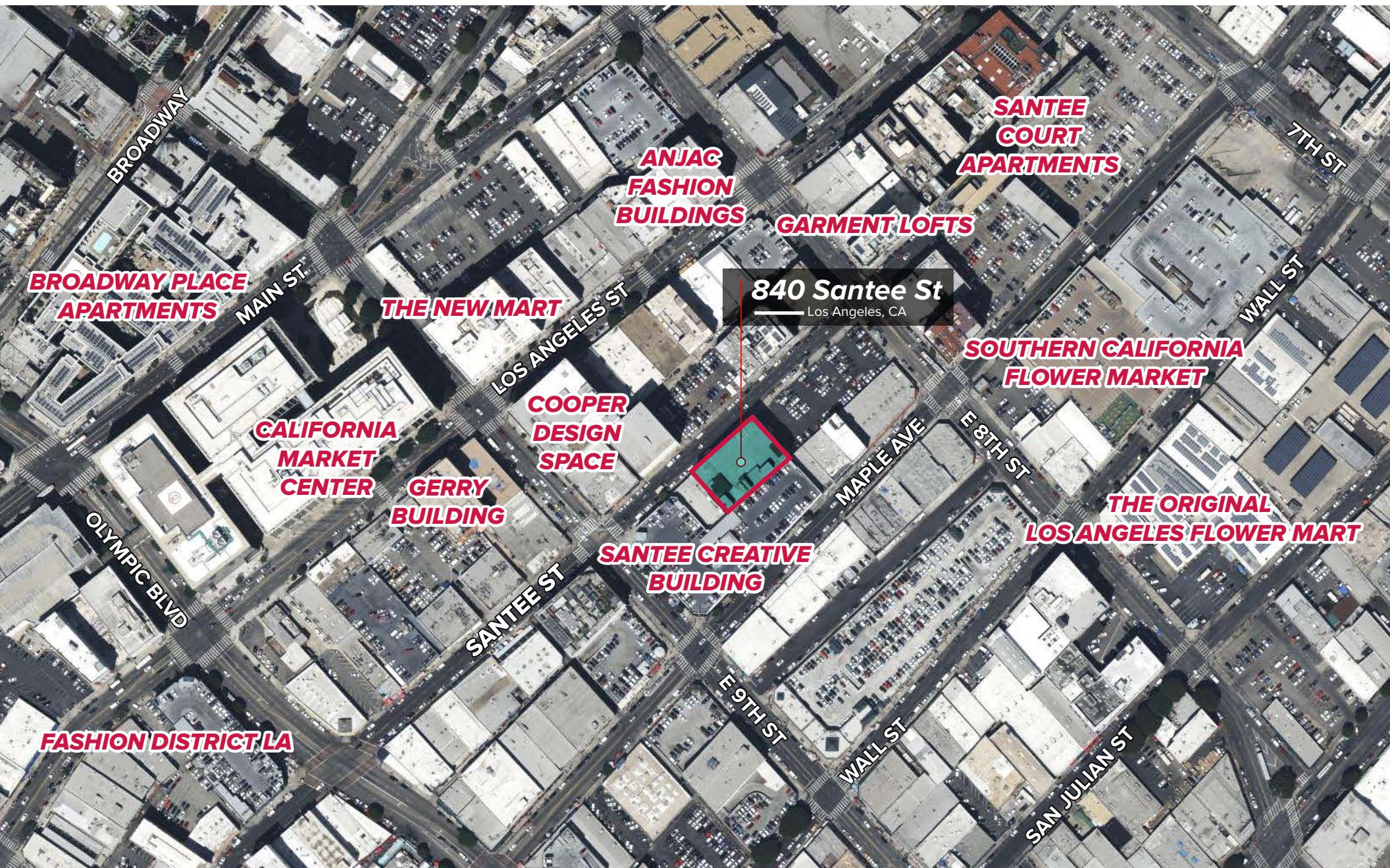


EAST VIEW

## LOCATION AERIAL

840 SANTEE ST | LOS ANGELES

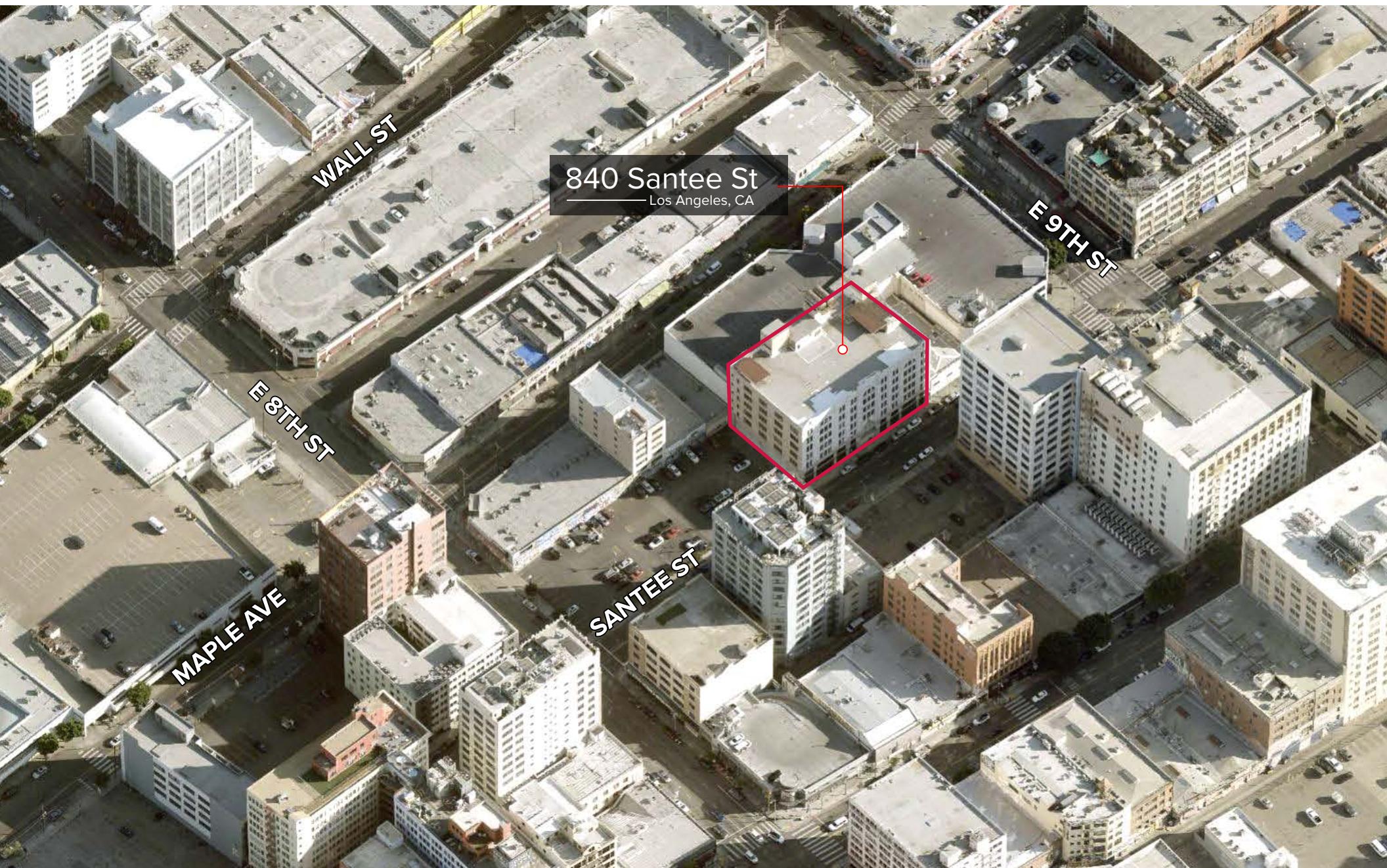
**±98,047 SQ. FT. COMMERCIAL BUILDING**



LOCATION AERIAL

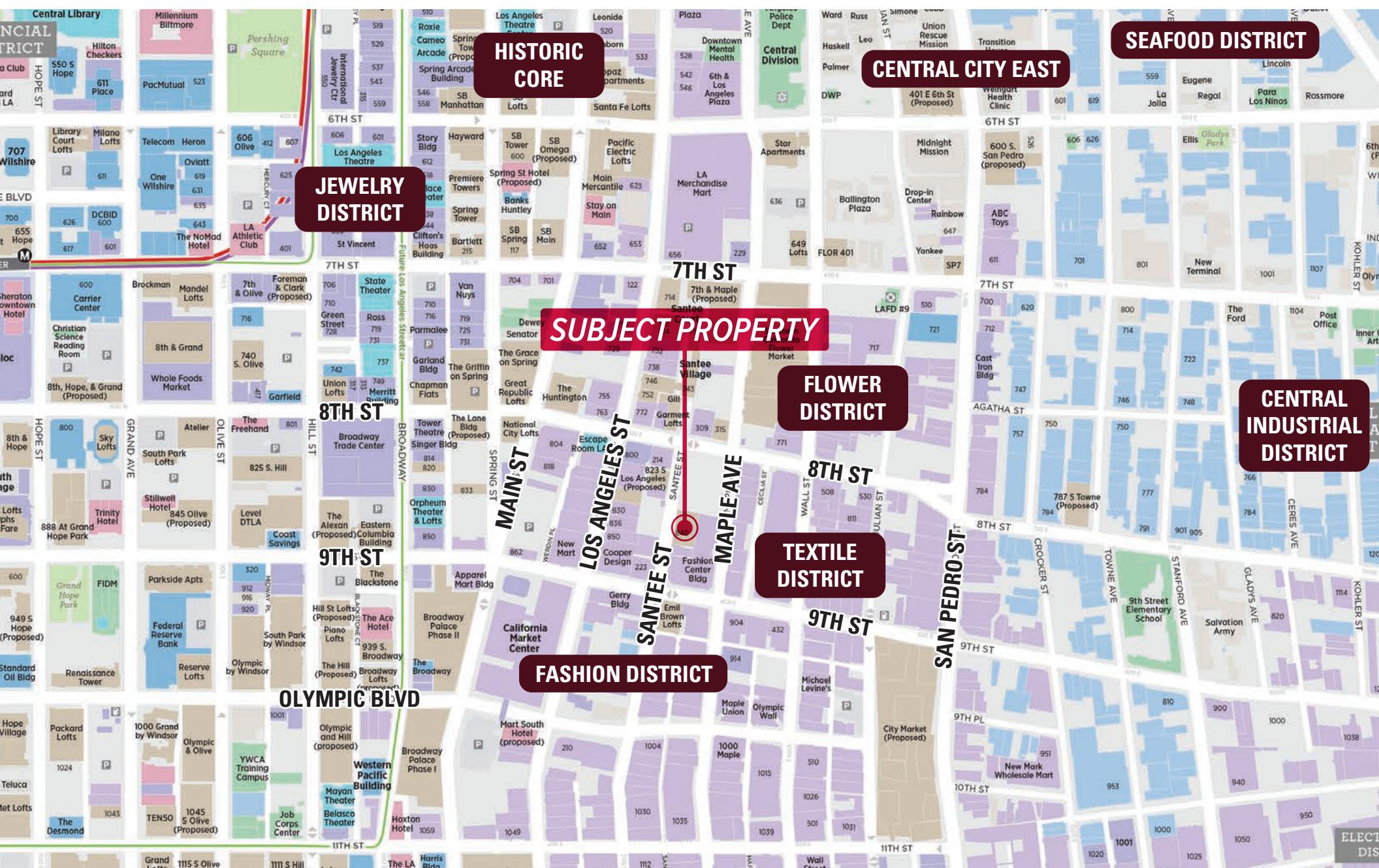
840 SANTEE ST | LOS ANGELES

**±98,047 SQ. FT. COMMERCIAL BUILDING**



## LOCATION MAP

±98,047 SQ. FT. COMMERCIAL BUILDING



## TRANSPORTATION MAP

840 SANTEE ST | LOS ANGELES  
**±98,047 SQ. FT. COMMERCIAL BUILDING**



## PARCEL MAP

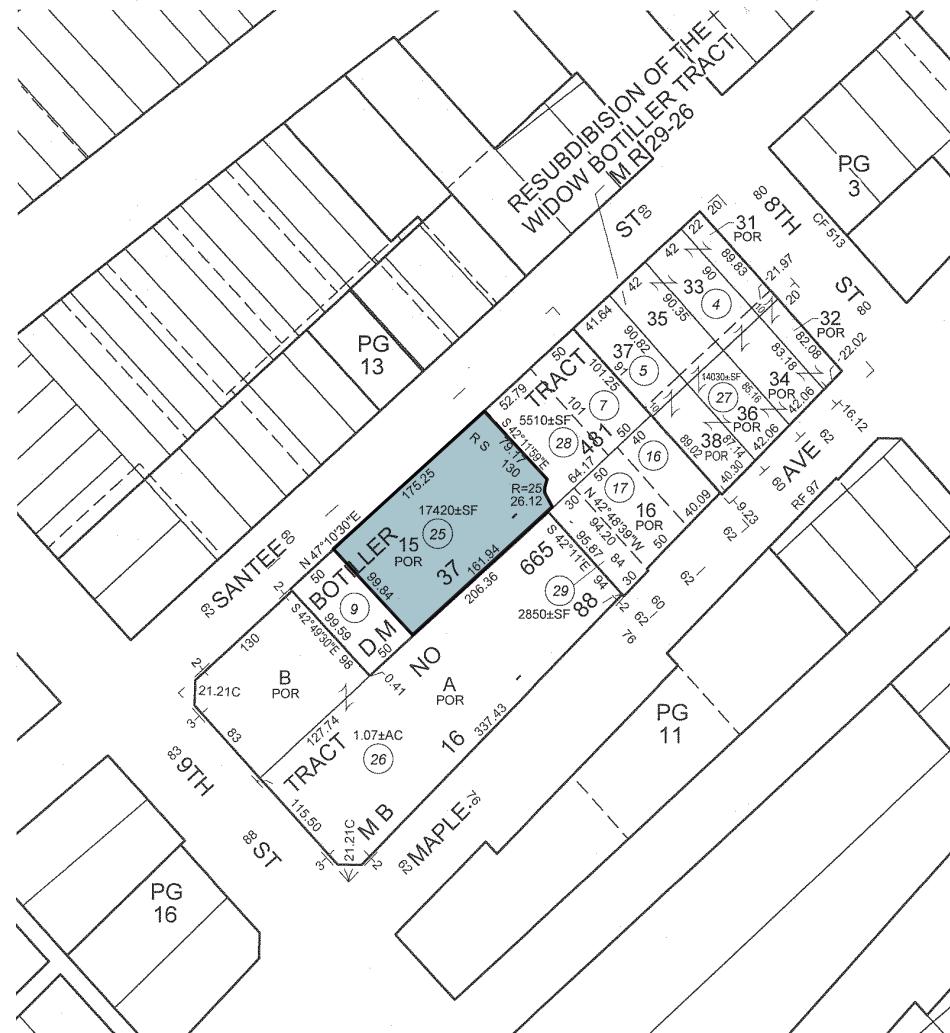
## \*98,047 SQ. FT. COMMERCIAL BUILDING

5145	12 SHEET	P. A. 23-11	TRA 13263	REVISED 1998050108011004-23 20021028	2004012702002001-23 2008082607006001-23 2010093002018001-23				SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	-------------	----------------	--------------	--	---	--	--	--	-----------	--	---

2011



MAPPING AND GIS  
SERVICES  
SCALE 1" = 100'





**City of Los Angeles**  
**Department of City Planning**

**11/18/2025**  
**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

840 1-50 S SANTEE ST

**ZIP CODES**

90014

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2024-150-GPA-CA

CPC-2018-6005-CA

CPC-2017-432-CPU

CPC-2017-2107-MSC

CPC-2014-1582-CA

CPC-2013-3169

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-1986-606-GPC

ORD-188474-SA1230-A

ORD-188425

ORD-188418

ORD-187822-SA1230-A

ORD-175038

ORD-164307-SA2065

ORD-137036

ORD-135901

ORD-129944

ZA-2007-1019-ZAD

VTT-65666

AA-1997-3-PMEX

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2017-433-EIR

ENV-2017-2108-CE

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2011-1487-EIR

ENV-2008-4505-ND

ENV-2007-1020-MND

**Address/Legal Information**

PIN Number 126A211 142  
Lot/Parcel Area (Calculated) 5,014.8 (sq ft)

Thomas Brothers Grid PAGE 634 - GRID F5

Assessor Parcel No. (APN) 5145012025

Tract BOTILLER TRACT

Map Reference DM 37-481

Block None

Lot FR LT NO 15

Arb (Lot Cut Reference) 3

Map Sheet 126A211

**Jurisdictional Information**

Community Plan Area Downtown

Area Planning Commission Central APC

Neighborhood Council Downtown Los Angeles

Council District CD 14 - Ysabel Jurado

Census Tract # 2260.02000000

LADEBS District Office Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review None

**Planning and Zoning Information**

Special Notes None

Zoning [HM1-CHC1-5] [CX3-FA] [CPIO]

Site Specific Condition No

Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1

ZI-2512 Housing Element Sites

ZI-2452 Transit Priority Area in the City of Los Angeles

ZI-2374 State Enterprise Zone: Los Angeles

ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval, and Minimum Density

ZI-2524 Community Plan Implementation Overlay: Downtown

ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)

ZI-2538 Retention of Loading Elevators and Loading Bays in Subarea A.1

General Plan Land Use Traditional 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

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](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

ENV-2006-10460-CE	CPIO: Community Plan Imp. Overlay	Downtown
ENV-2005-362-CE	Subarea	Subarea A
ENV-2005-1125-CE		Subarea A.1
ENV-2005-1123-CE		Subarea D
ENV-2002-1131-ND	CPIO Historic Preservation Review	Yes
ENV-2002-1130-ND	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: Low Vehicle Travel Area	Yes
	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	Yes
	Inclusionary Set	IR-A
	Local Affordable Housing Incentive	Downtown - CPIO
	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	Low
	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
	<b>Assessor Information</b>	
	Assessor Parcel No. (APN)	5145012025
	APN Area (Co. Public Works)*	0.400 (ac)
	Use Code	3100 - Industrial - Light Manufacturing - One Story
	Assessed Land Val.	\$4,721,179
	Assessed Improvement Val.	\$1,645,794
	Last Owner Change	09/01/2009
	Last Sale Amount	\$5,250,000
	Tax Rate Area	13263
	Deed Ref No. (City Clerk)	973
		8-447

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](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

68529	
68528	
565202-04	
552456	
463240	
3-407	
2663363-67	
257143	
1878483	
1807559	
1426870	
1405476	
1342500	
1174	
<b>Building 1</b>	
Year Built	1926
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	95,700.0 (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: 5145012025]
<b>Additional Information</b>	
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	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
<b>Environmental</b>	
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
<b>Seismic Hazards</b>	

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](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.56110632
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
<b>Economic Development Areas</b>	
Business Improvement District	FASHION DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Rent Stabilization Ordinance (RSO)	No [APN: 5145012025]
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	Rezoning Sites: 28
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	176
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

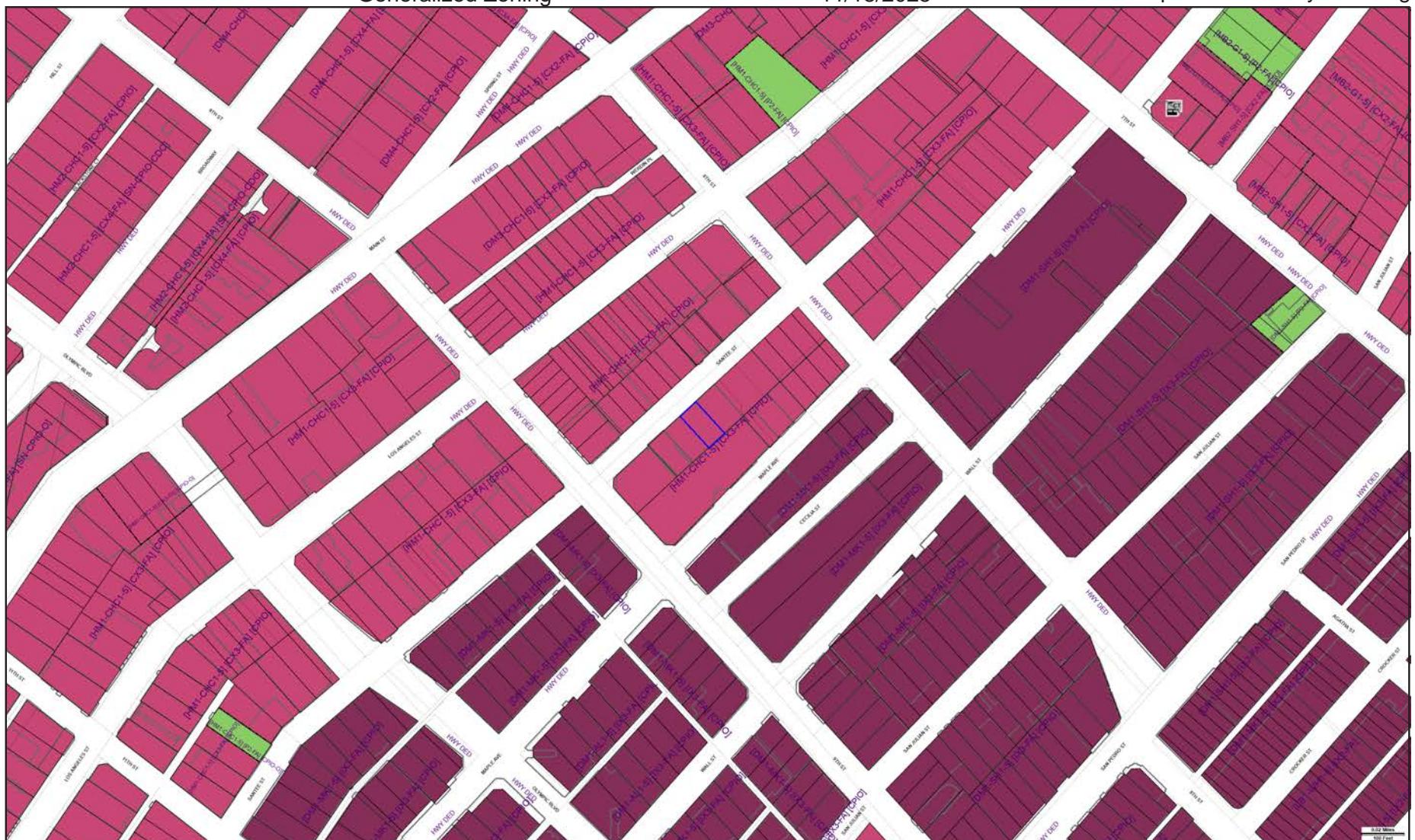
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

## ZIMAS PUBLIC

## Generalized Zoning

11/18/2025

City of Los Angeles  
Department of City Planning

Address: 840 1-50 S SANTEE ST

APN: 5145012025

PIN #: 126A211 142

Tract: BOTILLER TRACT

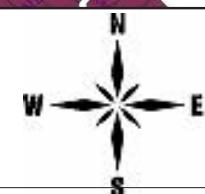
Block: None

Lot: FR LT NO 15

Arb: 3

Zoning: [HM1-CHC1-5] [CX3-FA] [CPIO]

General Plan: Traditional Core



For Sale  
**840** SANTEE  
STREET

LOS ANGELES • CA 90014

±98,047 SQ. FT.

COMMERCIAL BUILDING

FOR MORE INFORMATION, CONTACT:

**ARMEN KAZARYAN** MRED  
PRINCIPAL | LIC ID 01291719  
323.767.2041  
[akazaryan@lee-associates.com](mailto:akazaryan@lee-associates.com)

**RON YOUNG**  
PRINCIPAL | LIC ID 01009947  
323.767.2106  
[rsyoung@lee-associates.com](mailto:rsyoung@lee-associates.com)

**MIKE D. SMITH**  
PRINCIPAL | LIC ID 00978736  
323.767.2109  
[mdsmith@lee-associates.com](mailto:mdsmith@lee-associates.com)