

**FOR SALE**  
**840** Santee  
Street

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LOS ANGELES • CA 90014



**\$147.88 PSF**  
1800 AMPS POWER

**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 ±238 SF TO ±5,507 SF
  - 48% LEASED WITH ±\$600,000 ANNUAL GROSS INCOME
3. AFFORDABLE HOUSING CONVERSION (VERIFY WITH CITY)

**±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.

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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CORP ID 01125429

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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.

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
TOTAL:	±98,047 SF		

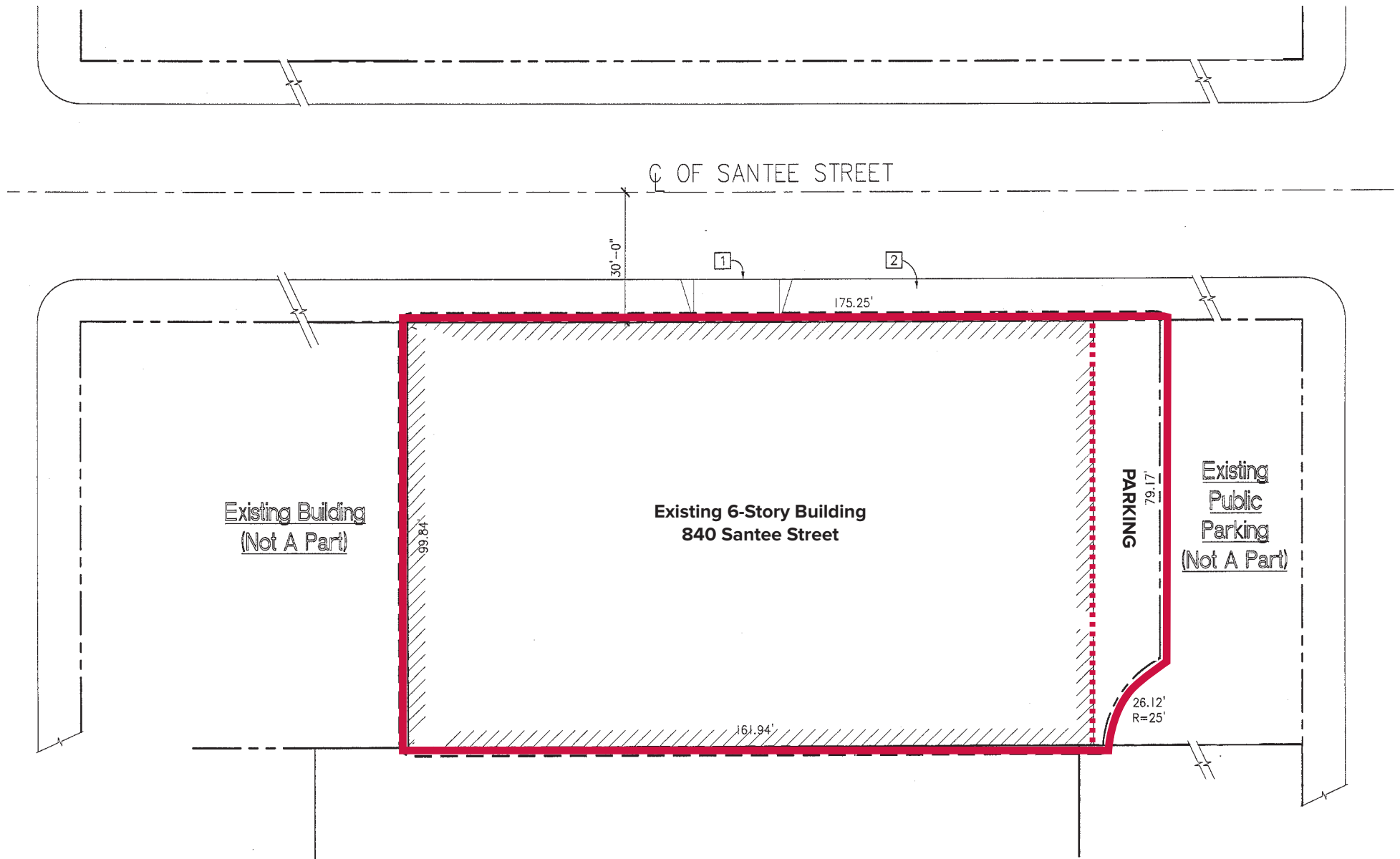
Buyer Should Verify All Sizes and Clearances, Broker Makes No Warranties on Size Specifications, Power, Etc.

\* 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.

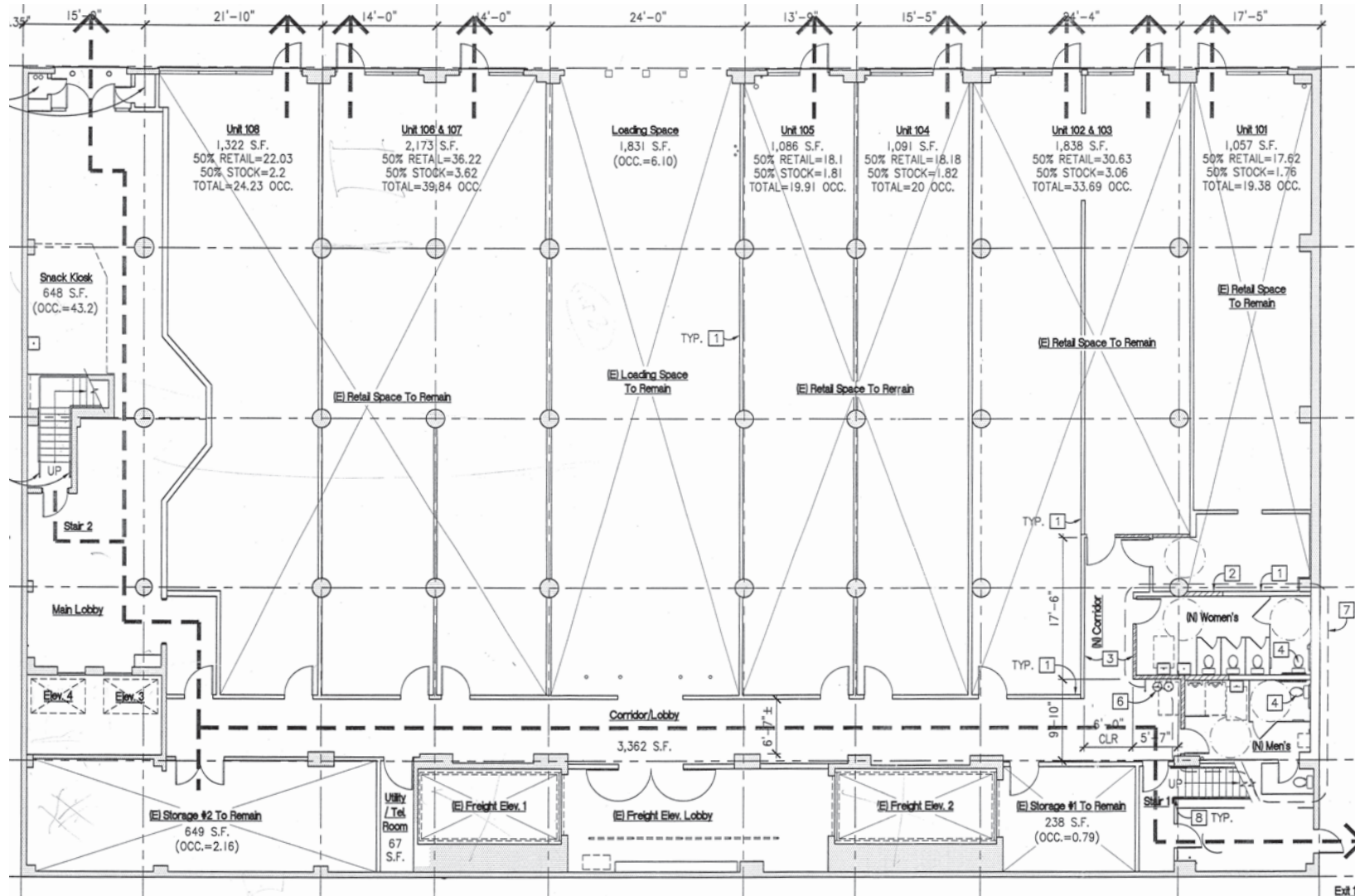






# FIRST FLOOR PLAN

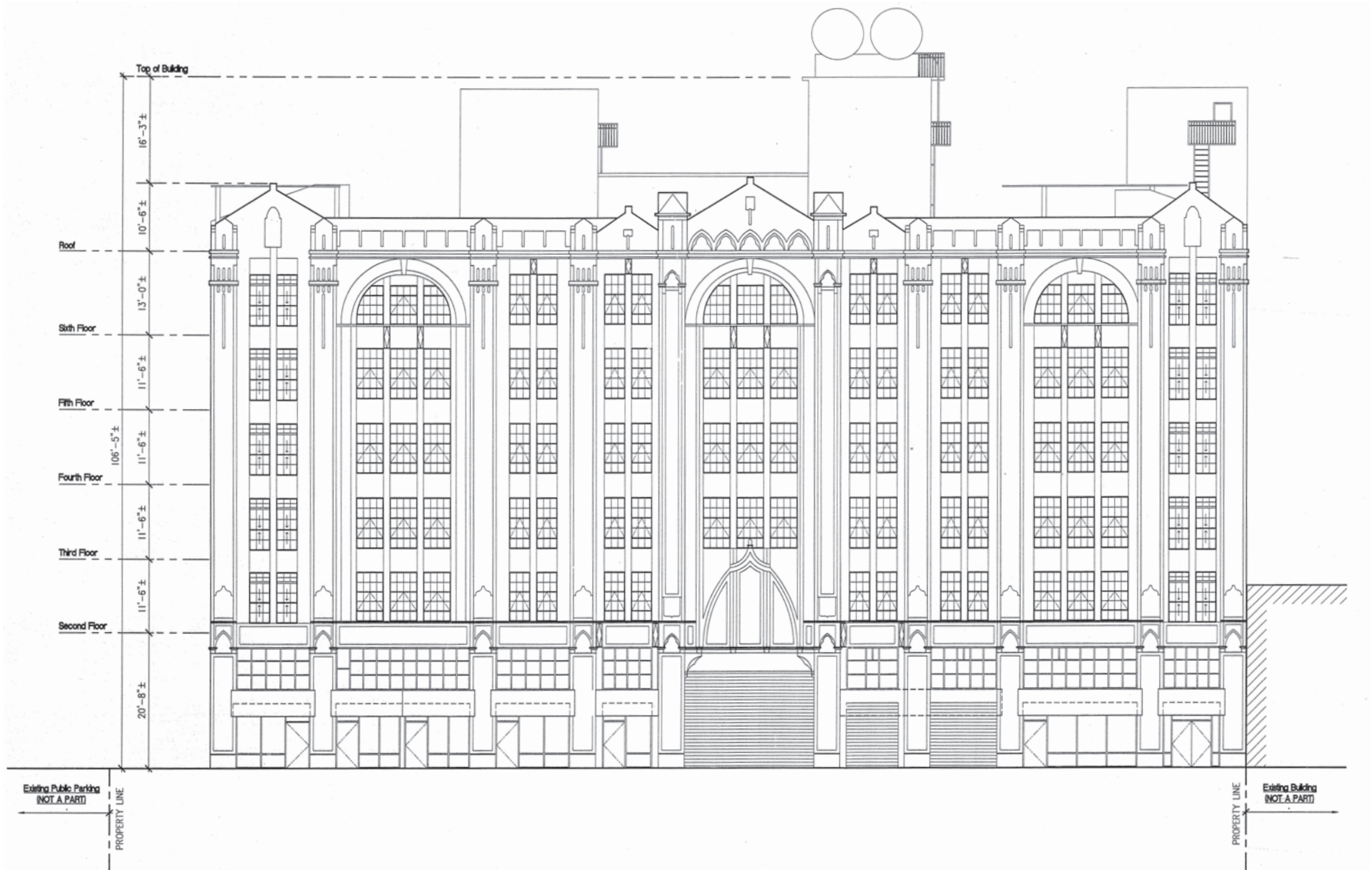
840 SANTEE ST | LOS ANGELES  
±98,047 SQ. FT. COMMERCIAL BUILDING



# 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













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±98,047 SQ. FT. COMMERCIAL BUILDING







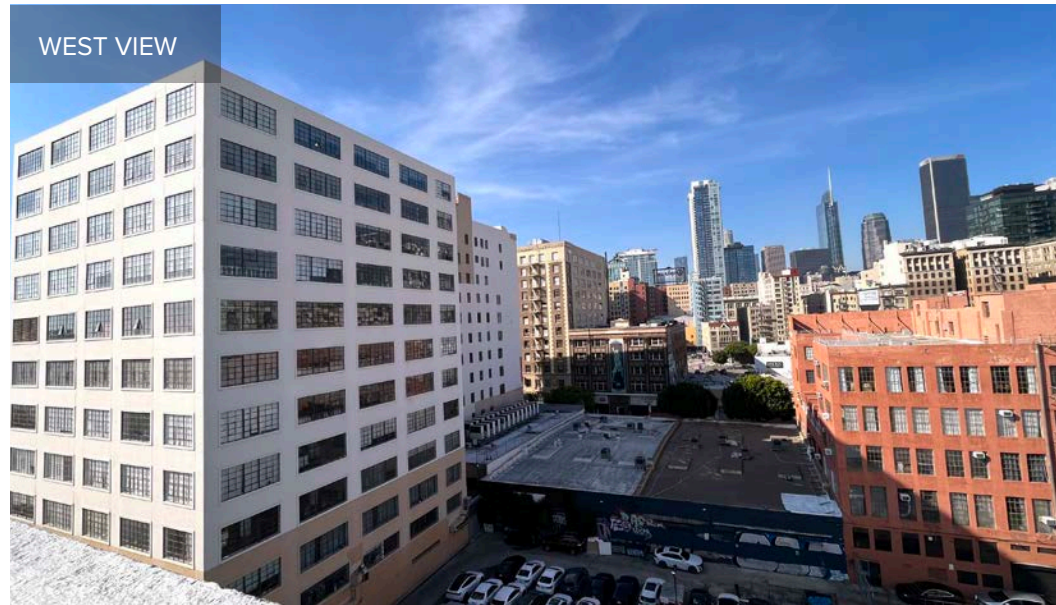


## PROPERTY PHOTOS

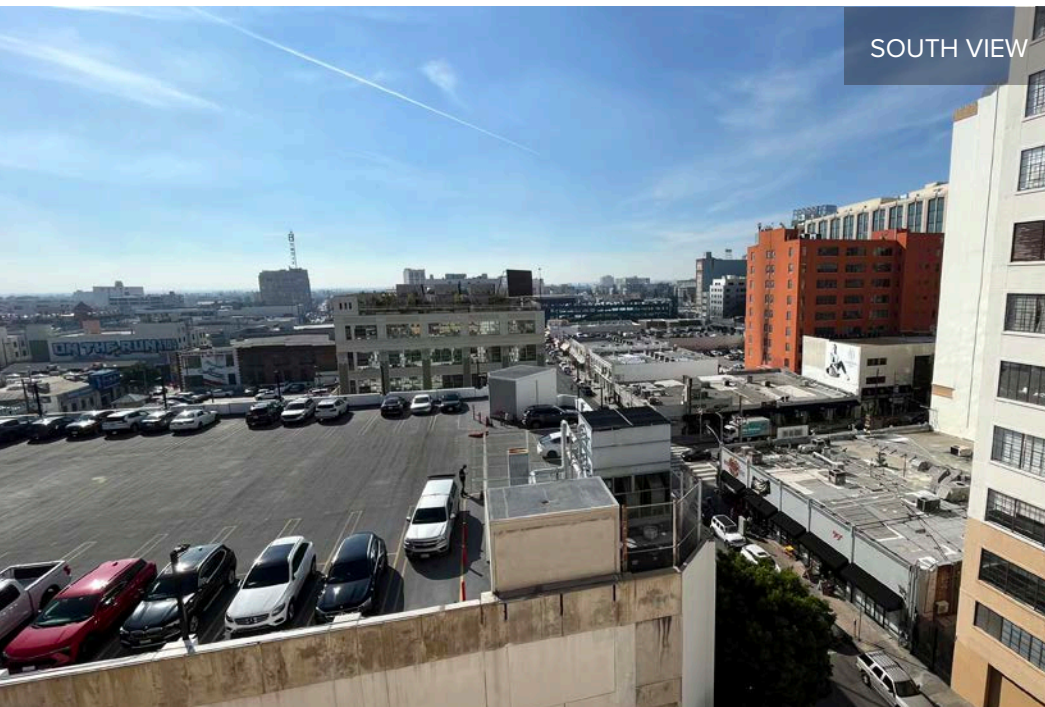
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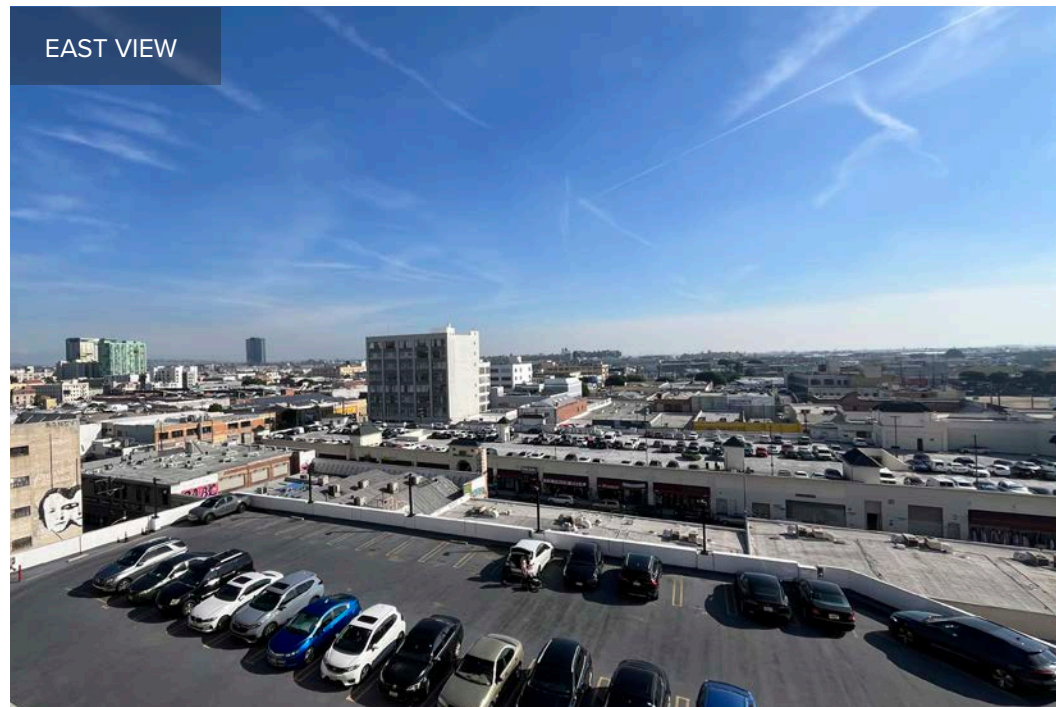
NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW



## LOCATION AERIAL

840 SANTEE ST | LOS ANGELES

±98,047 SQ. FT. COMMERCIAL BUILDING

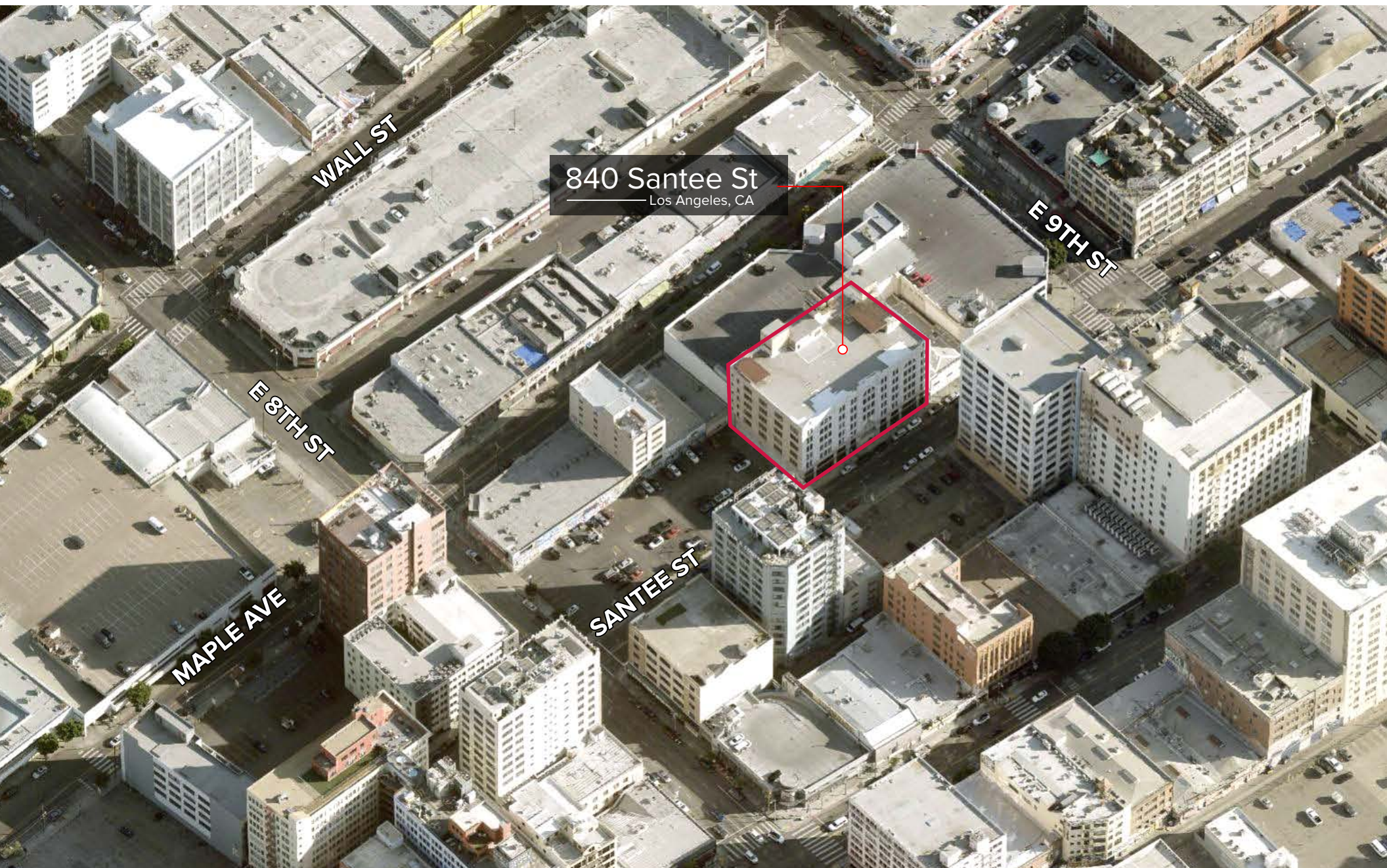




LOCATION AERIAL

840 SANTEE ST | LOS ANGELES

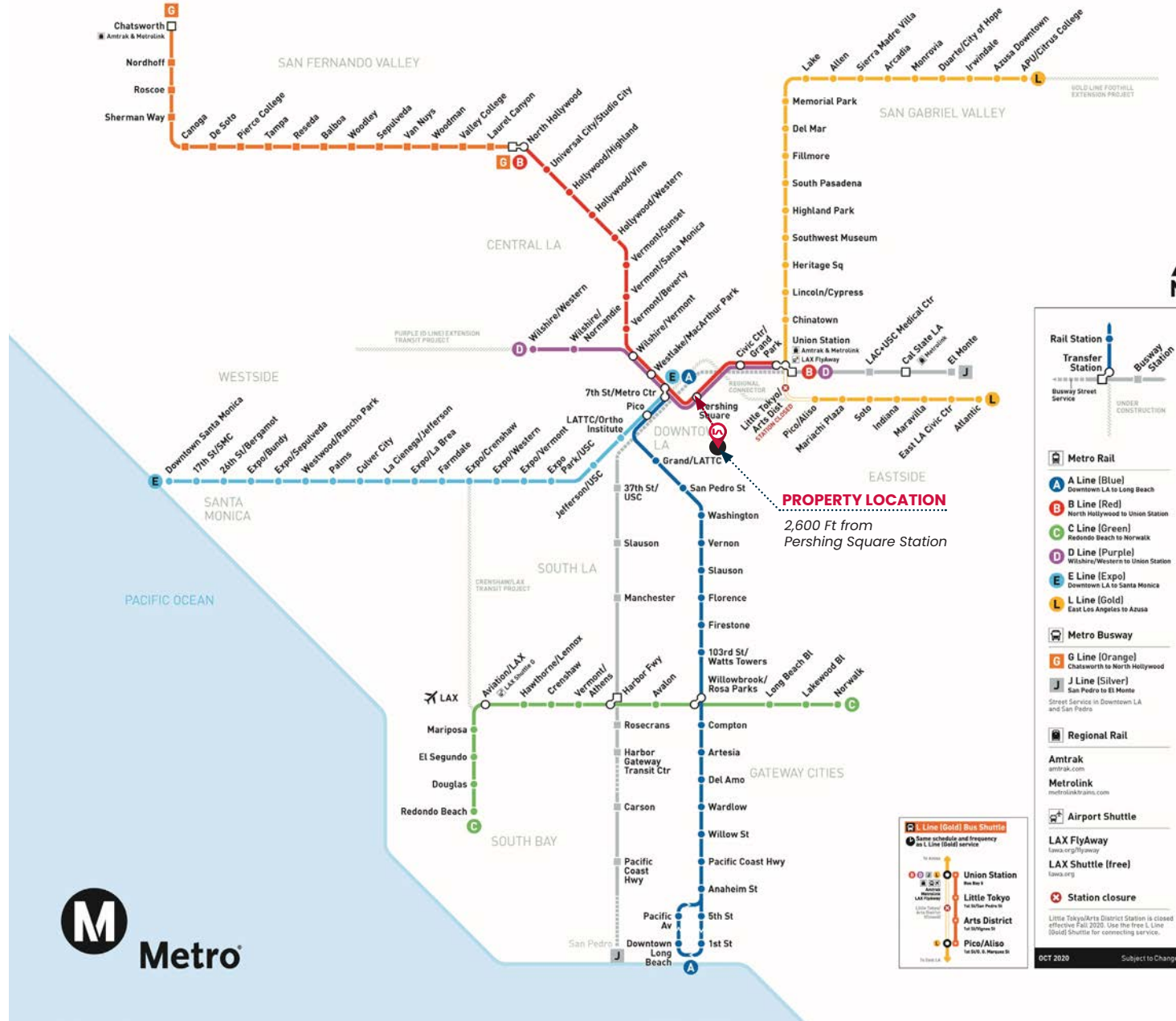
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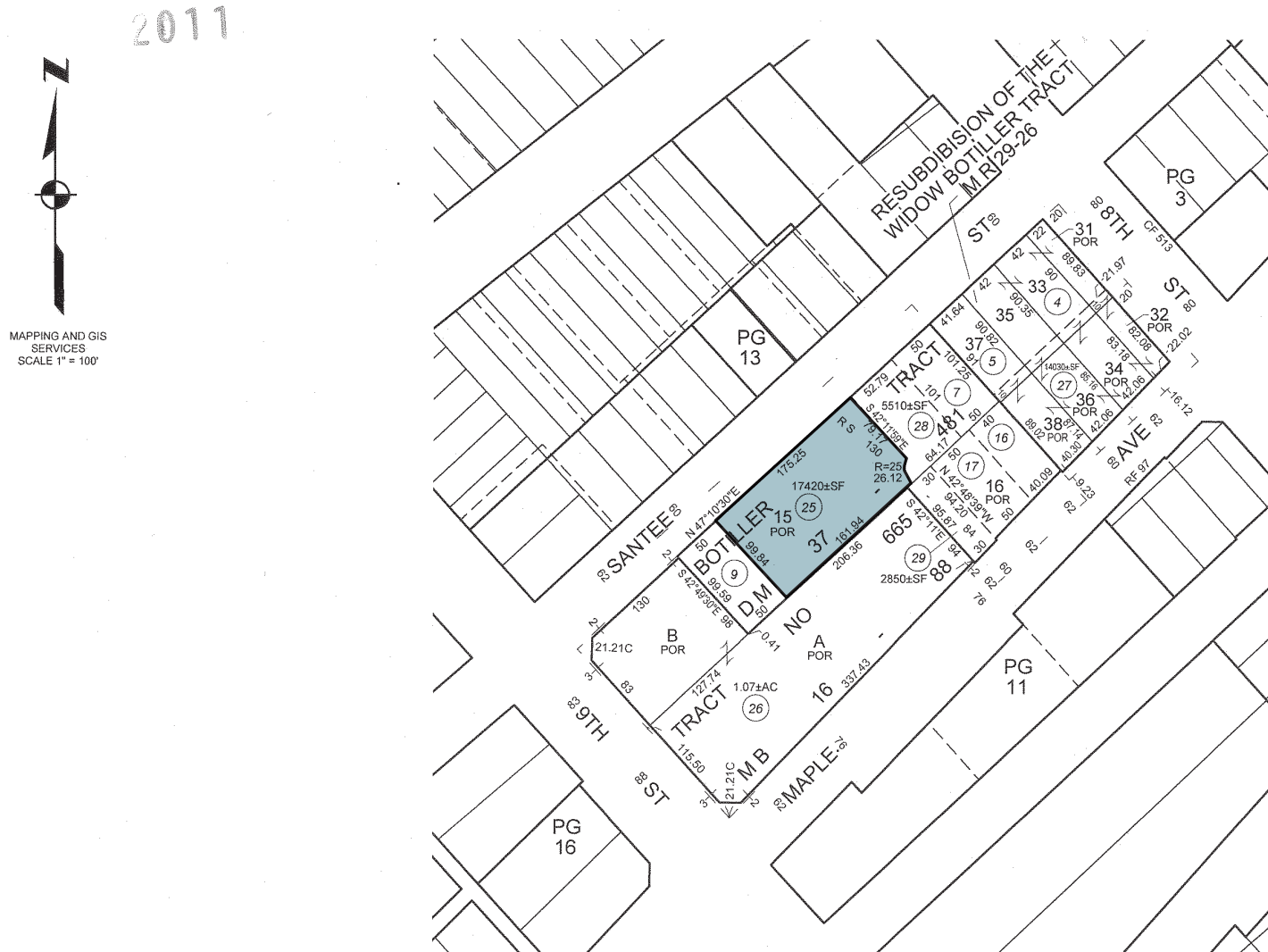














## City of Los Angeles Department of City Planning

### 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-MS

CPC-2014-1582-CA

CPC-2013-3169

CPC-2008-4504-MS

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
LADBS District Office	Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review	None
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#### 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

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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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ENV-2006-10460-CE  
 ENV-2005-362-CE  
 ENV-2005-1125-CE  
 ENV-2005-1123-CE  
 ENV-2002-1131-ND  
 ENV-2002-1130-ND

CPIO: Community Plan Imp. Overlay  
 Subarea

CPIO Historic Preservation Review  
 CUGU: Clean Up-Green Up  
 HCR: Hillside Construction Regulation  
 NSO: Neighborhood Stabilization Overlay  
 POD: Pedestrian Oriented Districts  
 RBP: Restaurant Beverage Program Eligible Area  
 ASP: Alcohol Sales Program  
 Alcohol Permission Set  
 RFA: Residential Floor Area District  
 RIO: River Implementation Overlay  
 SN: Sign District  
 AB 2334: Low Vehicle Travel Area  
 AB 2097: Within a half mile of a Major Transit Stop

Streetscape  
 Adaptive Reuse Incentive Area  
 Affordable Housing Linkage Fee

Residential Market Area  
 Non-Residential Market Area  
 Inclusionary Housing  
 Inclusionary Set  
 Local Affordable Housing Incentive  
 Targeted Planting  
 Special Lot Line  
 Transit Oriented Communities (TOC)  
 Mixed Income Incentive Programs

Transit Oriented Incentive Area (TOIA)  
 Opportunity Corridors Incentive Area  
 Corridor Transition Incentive Area  
 TCAC Opportunity Area  
 High Quality Transit Corridor (within 1/2 mile)  
 ED 1 Eligibility  
 RPA: Redevelopment Project Area  
 Central City Parking  
 Downtown Parking  
 Building Line  
 500 Ft School Zone  
 500 Ft Park Zone  
 Zanja System 1 Mile Buffer

#### Assessor Information

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

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	68529
	68528
	565202-04
	552456
	463240
	3-407
	2663363-67
	257143
	1878483
	1807559
	1426870
	1405476
	1342500
	1174
Building 1	
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]

**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	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	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**

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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

**Economic Development Areas**

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

**Opportunity Zone** Yes

Promise Zone	None
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State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
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**Housing**

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

**Public Safety**

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

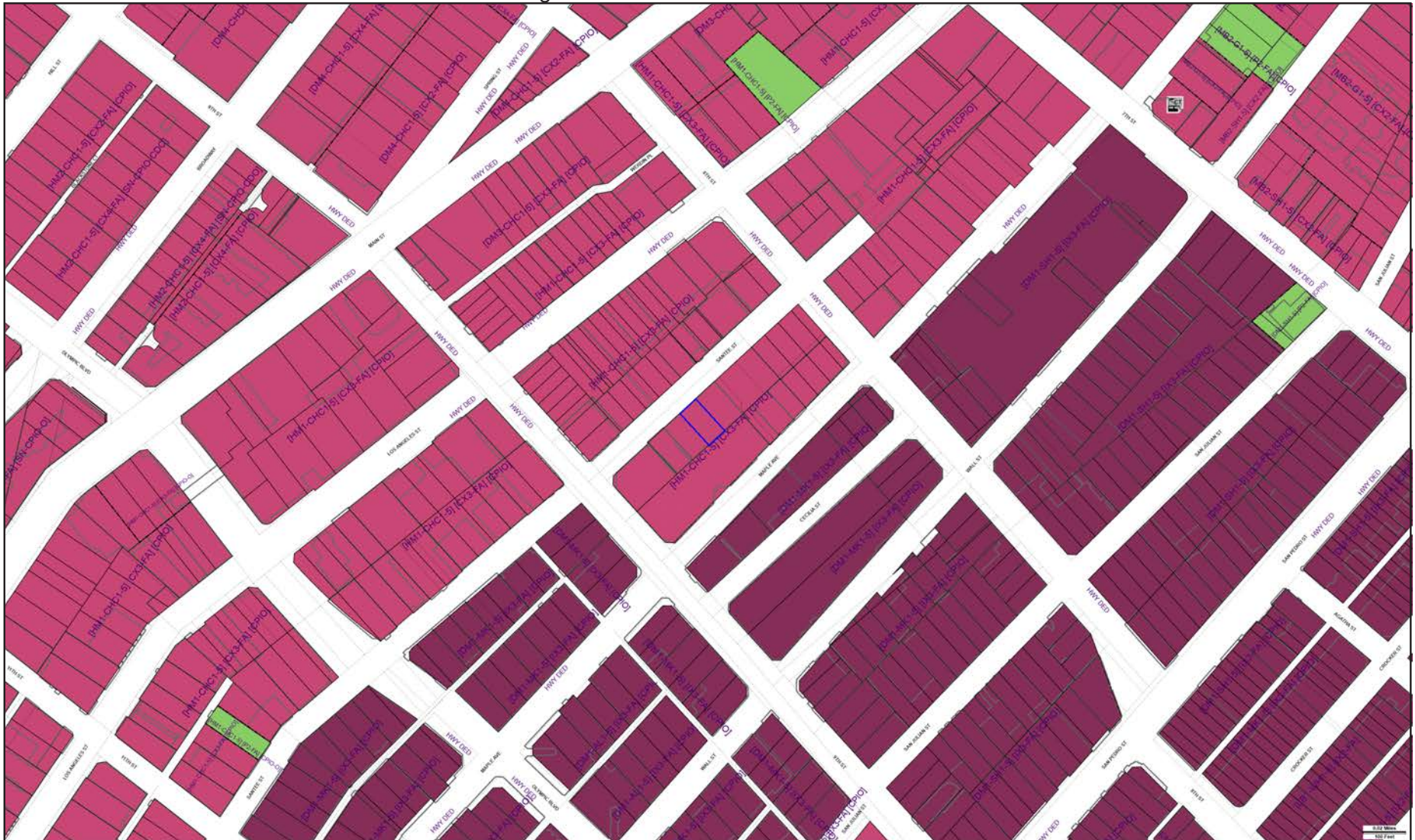
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ZIMAS PUBLIC

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

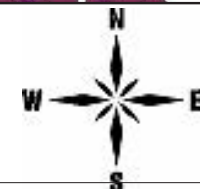
Block: None

Lot: FR LT NO 15

Arb: 3

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

General Plan: Traditional Core





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