

***AVAILABLE SEPTEMBER 1, 2026***  
**±3,778 SF COMMERCIAL BUILDING**  
**ON ±9,113 SF OF LAND**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
**AVAILABLE**  
**323-767-2106**  
team@leeandassociates.com  
RON YOUNG Lic. # 123456789

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOR SALE/LEASE**  
**2440 DALY STREET**  
**Los Angeles, CA 90031**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

# FOR SALE/LEASE

# 2440

# DALY ST

LOS ANGELES, CA 90031

## PROPERTY HIGHLIGHTS

- ±3,778 SF of Building on ±9,113 SF of Land
  - ±2,605 SF on 1<sup>st</sup> Floor (2 Offices, 2 Restrooms and 2 Showers)
  - ±1,173 SF on 2<sup>nd</sup> Floor (5 Offices, 1 Restroom and 1 Shower)
- Excellent Creative Space with Great Parking/Yard Area
- Near North Broadway & 5 Freeway
- Nearby Neighbors Include: Smart & Final Extra, Bank of America, CVS, La Monarca Bakery, East West Bank
- 1938 Built, Stucco Construction
- Opportunity Zone (Buyer/Tenant Should Verify any Potential Tax Savings)
- Zoning: [Q]C4-1XL-CDO (Buyer/Tenant to Verify Zoning and Permitted Uses)
- Available September 1, 2026

## PRICING SUMMARY

ASKING PRICE **\$2,100,000**

ASKING RATE **\$5,750 / Month Gross**  
**\$1.52 PSF**

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

## RON S. YOUNG

Senior Vice President | LIC ID 01009947

323.767.2106

rsyoung@lee-associates.com

Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEE-ASSOCIATES.COM**  
CORP ID 01125429

2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**

PROPERTY PHOTO



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**

PROPERTY PHOTO



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**

PROPERTY PHOTO



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**

PROPERTY PHOTO



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**

PROPERTY PHOTO



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**

PROPERTY PHOTO



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**



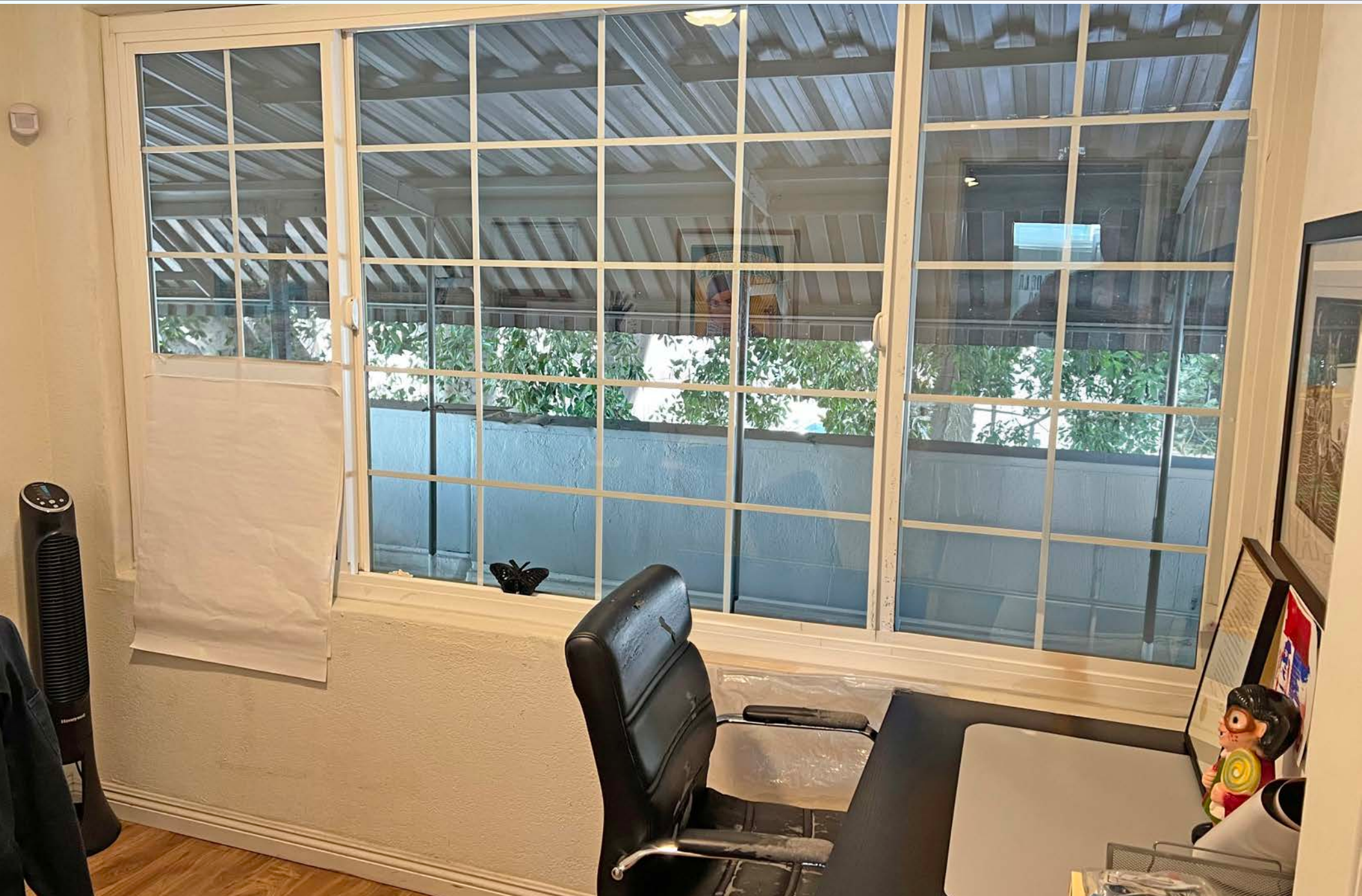
2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**



2440 DALY STREET • LOS ANGELES

**±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE**

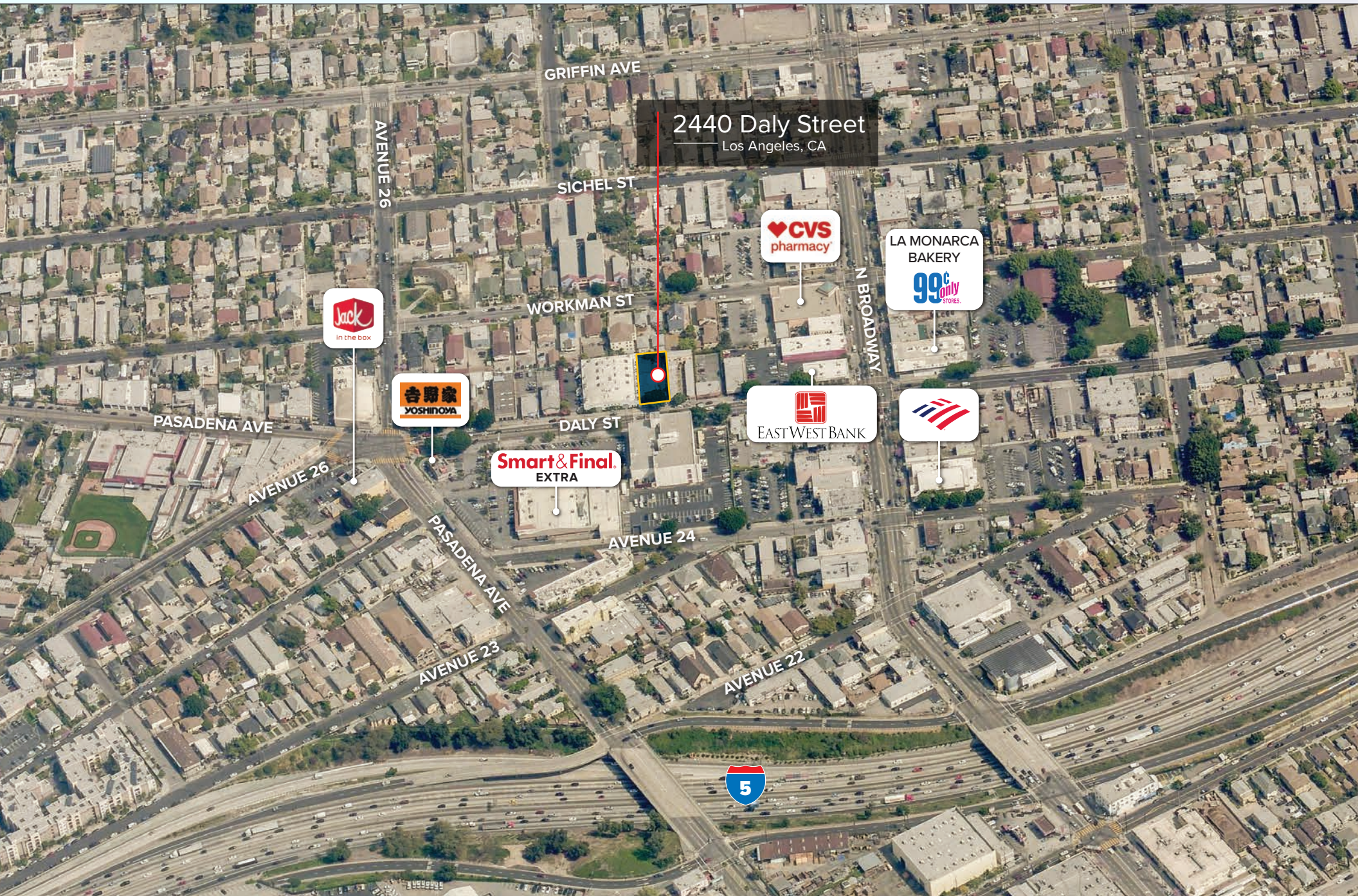
PROPERTY AERIAL



2440 DALY STREET • LOS ANGELES

±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE

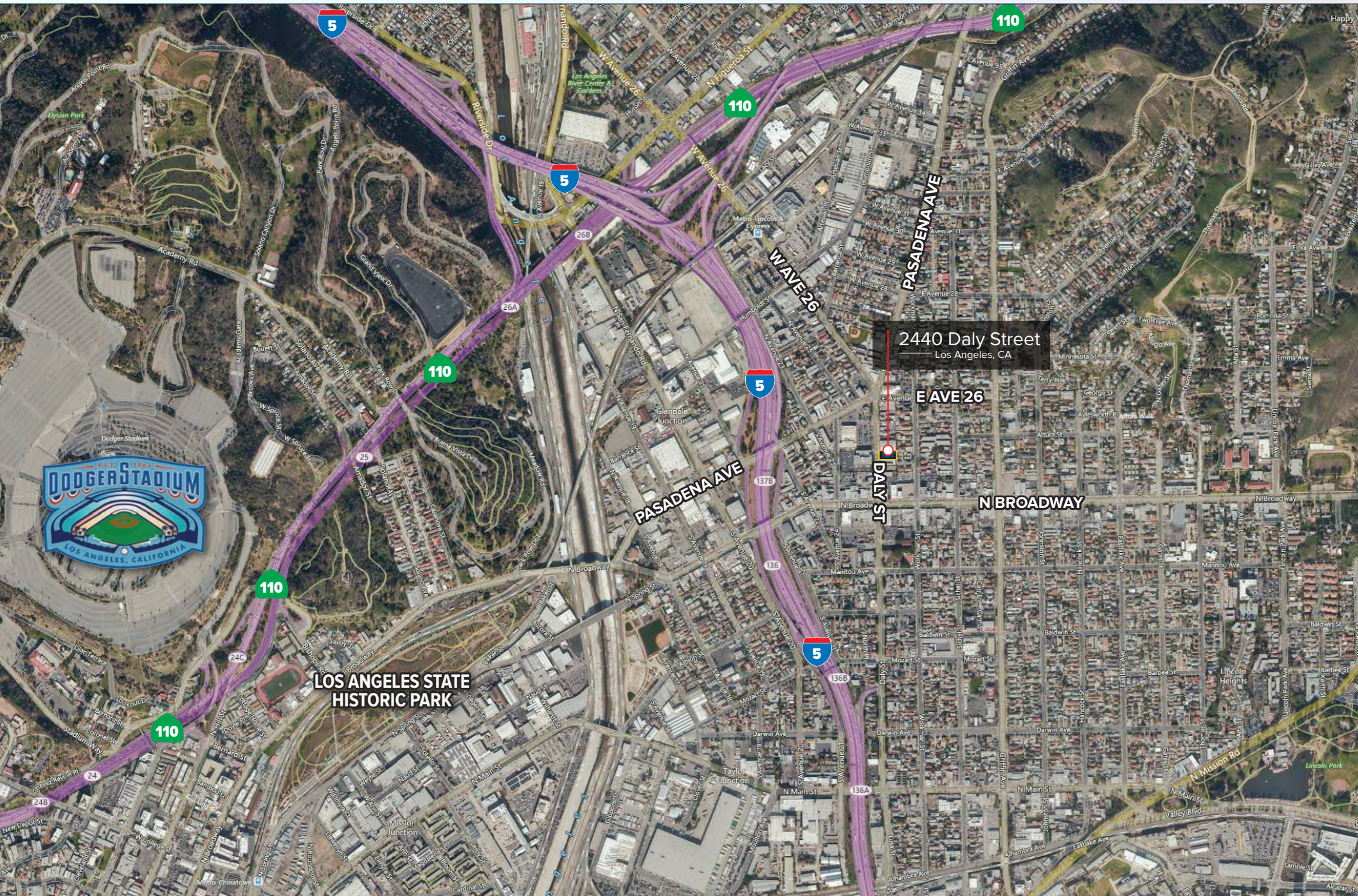
LOCATION AERIAL

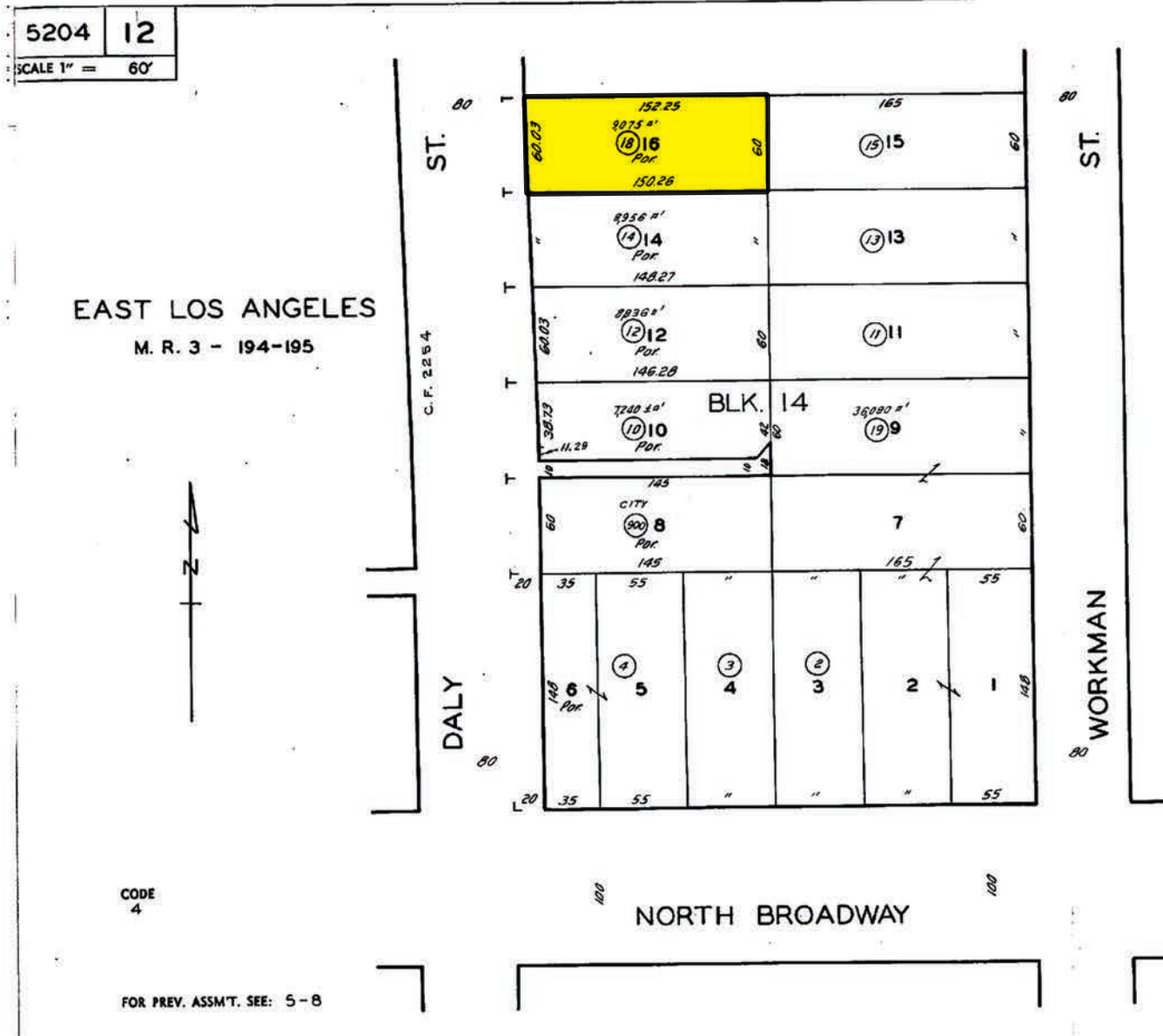


2440 DALY STREET • LOS ANGELES

±3,778 SF COMMERCIAL BUILDING ON ±9,113 SF OF LAND FOR SALE/LEASE

REGIONAL AERIAL







City of Los Angeles  
Department of City Planning

3/12/2026  
PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

2442 1-4 N DALY ST  
2440 N DALY ST

**ZIP CODES**

90031

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2023-5986-CA  
CPC-2003-4865-CDO-ZC  
CPC-2002-5391-ICO  
CPC-2002-1128-CA  
CPC-1989-22490  
CPC-1989-177  
ORD-78822  
ORD-71729  
ORD-188793  
ORD-188792  
ORD-176659  
ORD-176658  
ORD-175154  
ORD-175038  
ORD-173070-SA7520A  
ORD-172316  
DIR-2007-488-CDO  
ENV-2020-6762-EIR  
ENV-2013-3392-CE  
ENV-2007-489-CE  
ENV-2004-6931-ND  
ENV-2002-5392-CE-ICO  
ENV-2002-1131-ND  
ENV-2002-1130-ND

**Address/Legal Information**

PIN Number 139-5A221 270  
Lot/Parcel Area (Calculated) 9,113.8 (sq ft)  
Thomas Brothers Grid PAGE 595 - GRID A7  
Assessor Parcel No. (APN) 5204012018  
Tract EAST LOS ANGELES  
Map Reference M R 3-194/195  
Block 14  
Lot FR 16  
Arb (Lot Cut Reference) None  
Map Sheet 139-5A221

**Jurisdictional Information**

Community Plan Area Northeast Los Angeles  
Area Planning Commission East Los Angeles APC  
Neighborhood Council LINCOLN HEIGHTS NC  
Council District CD 1 - Eunisses Hernandez  
Census Tract # 1992.01000000  
LADBS District Office Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review None

**Planning and Zoning Information**

Special Notes None  
Zoning [Q]C4-1XL-CDO  
Zoning Information (ZI)  
ZI-2512 Housing Element Sites  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)  
ZI-2343 Community Design Overlay: Lincoln Heights  
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 Neighborhood Commercial  
General Plan Note(s) Yes  
Minimum Density Requirement Yes (Citywide)  
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 Lincoln Heights  
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: Very Low Vehicle Travel Area Yes  
AB 2097: Within a half mile of a Major Transit Stop Yes  
Streetscape No  
Adaptive Reuse Subareas Yes  
Adaptive Reuse Program Citywide Adaptive Reuse Program  
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 3  
Mixed Income Incentive Programs  
Transit Oriented Incentive Area (TOIA) 2  
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 No  
Downtown Parking No  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer No

**Assessor Information**

Assessor Parcel No. (APN) 5204012018  
APN Area (Co. Public Works)\* 0.208 (ac)  
Use Code 7100 - Institutional - Church - One Story  
Assessed Land Val. \$303,793  
Assessed Improvement Val. \$67,761  
Last Owner Change 04/22/2014  
Last Sale Amount \$239,999  
Tax Rate Area 4  
Deed Ref No. (City Clerk) 409463  
4-652-54  
1078361  
1056870  
Building 1  
Year Built 1938  
Number of Units 0  
Number of Bedrooms 0  
Number of Bathrooms 0

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.

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

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.

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

|                                    |                        |
|------------------------------------|------------------------|
| Building Square Footage            | 3,778.0 (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: 5204012018]   |

**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                 |
| Universal Planning Review Service Applicability   | No                 |

**Environmental**

|                                                 |      |
|-------------------------------------------------|------|
| Santa Monica Mountains Zone                     | No   |
| Biological Resource Potential                   | Low  |
| 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**

|                                      |                           |
|--------------------------------------|---------------------------|
| Active Fault Near-Source Zone        |                           |
| Nearest Fault (Distance in km)       | 0.44412408                |
| 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                         | No                        |
| Preliminary Fault Rupture Study Area | None                      |
| Tsunami Hazard Area                  | No                        |

**Economic Development Areas**

|                                                     |                                                |
|-----------------------------------------------------|------------------------------------------------|
| Business Improvement District                       | LINCOLN HEIGHTS BUSINESS AND COMMUNITY BENEFIT |
| 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: 5204012018] |
| 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                                                             | Appendix 4.1 0.21    |
|                                                                          | Rezoning Sites 1     |
| Housing Use within Prior 5 Years                                         | No                   |

**Public Safety**

|                             |            |
|-----------------------------|------------|
| Police Information          |            |
| Bureau                      | Central    |
| Division / Station          | Hollenbeck |
| Reporting District          | 415        |
| Fire Information            |            |
| Bureau                      | Central    |
| Battalion                   | 2          |
| District / Fire Station     | 1          |
| 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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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

# FOR SALE/LEASE

±3,778 SF COMMERCIAL BUILDING  
ON ±9,113 SF OF LAND

---

**2440 DALY STREET**  
Los Angeles, CA 90031

**RON S. YOUNG**

Senior Vice President | LIC ID 01009947

**323.767.2106**

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