

FOR SALE

±12,870 SF Industrial Building on **±21,661 SF** of Land
DOCK HIGH LOADING



3690 NOAKES ST | LOS ANGELES, CA, 90023

ARMEN KAZARYAN MRED
Principal
akazaryan@lee-associates.com
323.767.2041
LIC NO 01291719

HOVİK MIRZOYAN
First Realty Group | Senior VP
hovik@firstrealtygp.com
323.614.4200
LIC NO 01246947

Property Highlights

- ±12,870 SF Industrial Building on ±21,427 SF of Land
- Dock High Loading - 2 Positions
- Newer Roof & Skylights, LED Lighting
- Newer HVAC, Roll-Up Door and Electrical Motor Gate
- Gated Parking and Loading Area
- Zoned M3-1 - Heavy Industrial Zoning (Buyer to Check with City on Allowed Uses)
- Located in Opportunity Zone
- Minutes to Downtown LA, Vernon & Commerce
- Quick Access to Major Freeways: 5, 60, 10, 101 & 710

Pricing Summary

- **Sale Price:** \$3,603,600 or \$280 PSF

Property Information

BUILDING SIZE	±12,870 SF
LAND SIZE	±21,427 SF
OFFICE SIZE	±900 SF
YEAR BUILT	1987
PARKING	±12 Spaces
CONSTRUCTION	Concrete Block with Wood Roof
CLEARANCE	14' - 17'
LOADING	2 Dock High Positions
ZONING	M3-1
POWER	400A / 240V / 3Ø / 4W (Buyer to Verify)

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, 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, 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 Lease execution or waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

ARMEN KAZARYAN MRED

Principal

(323) 767-2041

akazaryan@lee-associates.com

License: 01291719

HOVIK MIRZOYAN

First Realty Group | Senior VP

(323) 614-4200

hovik@firstrealtygp.com

License: 01246947

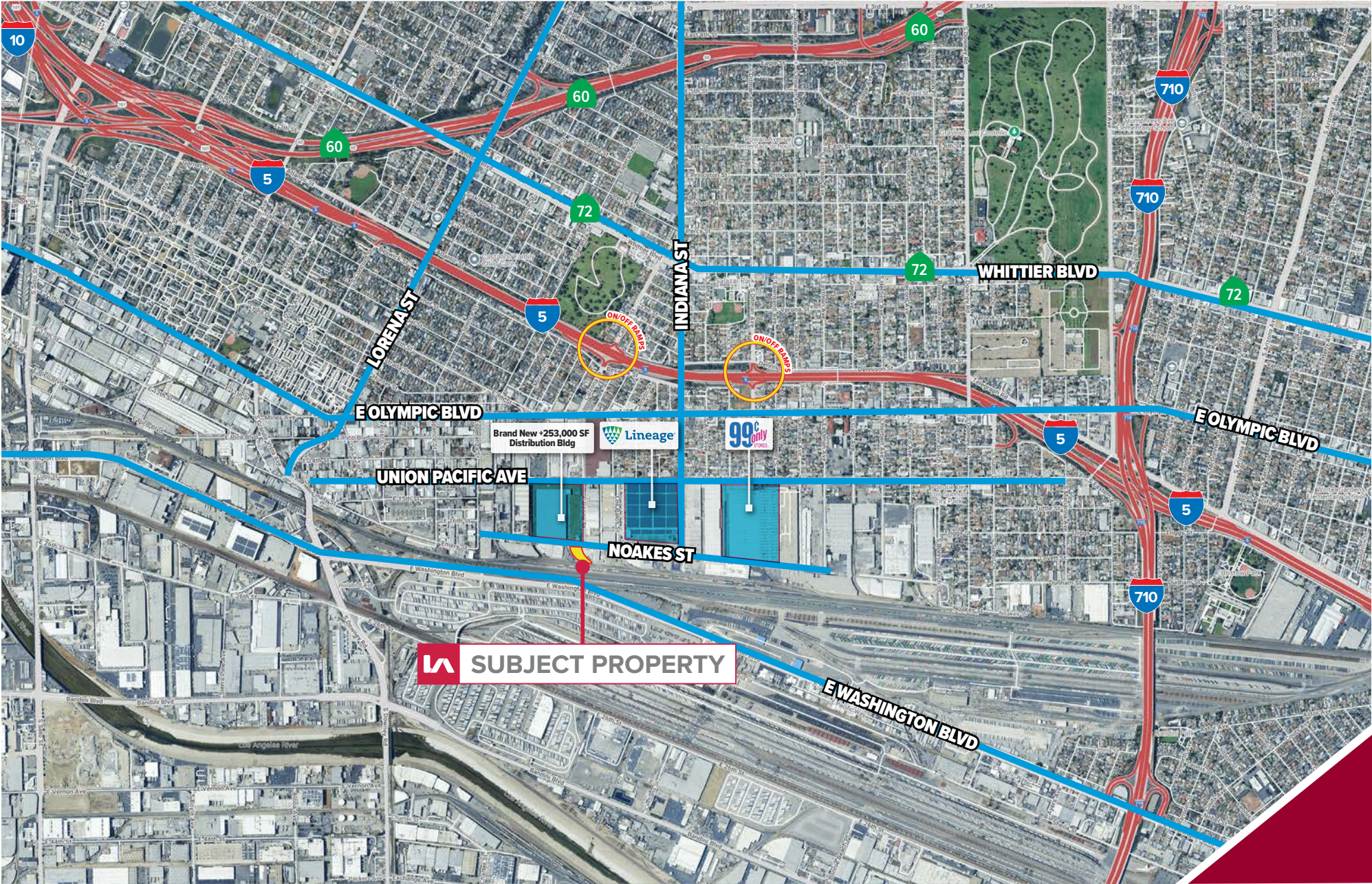


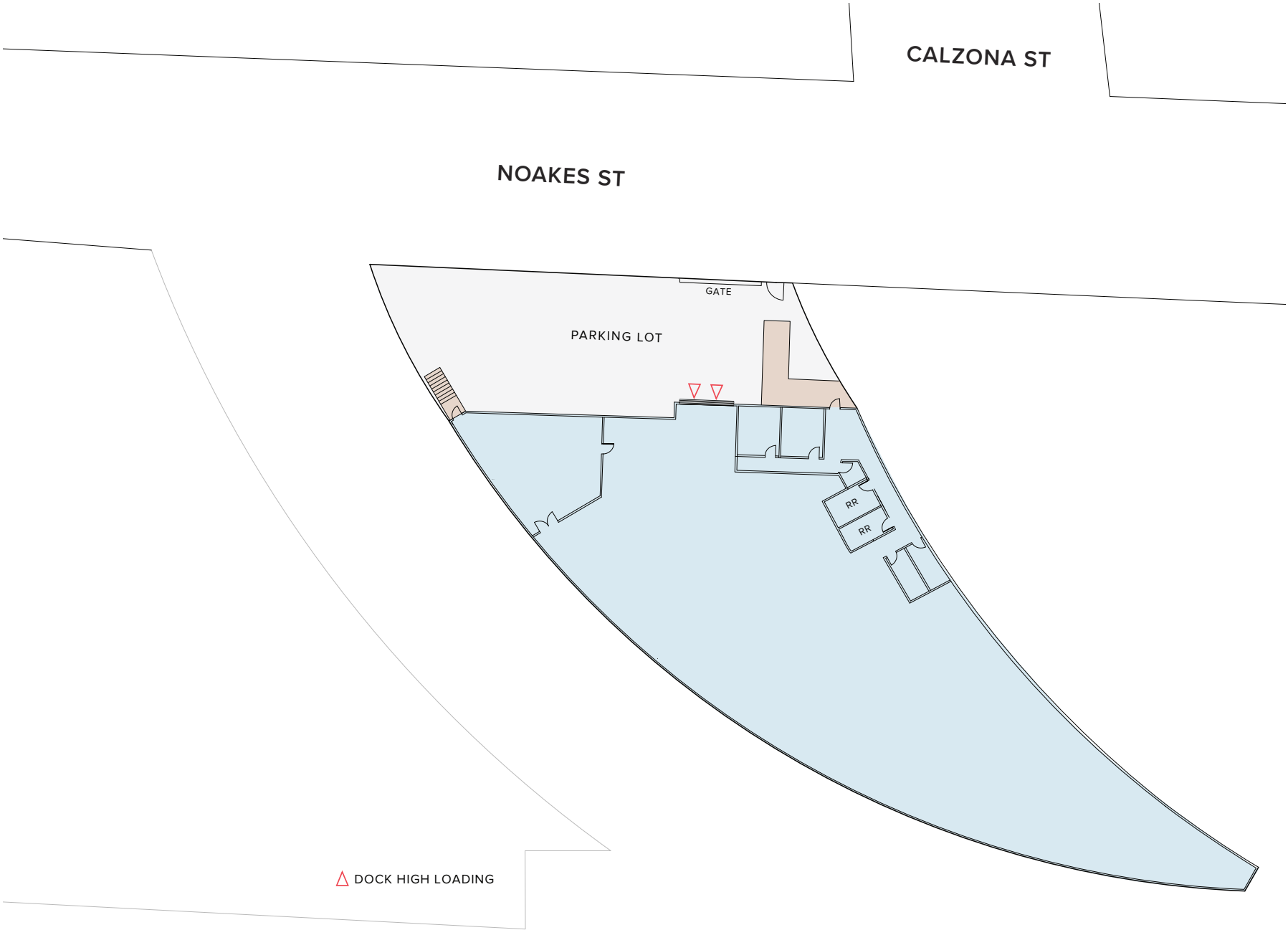


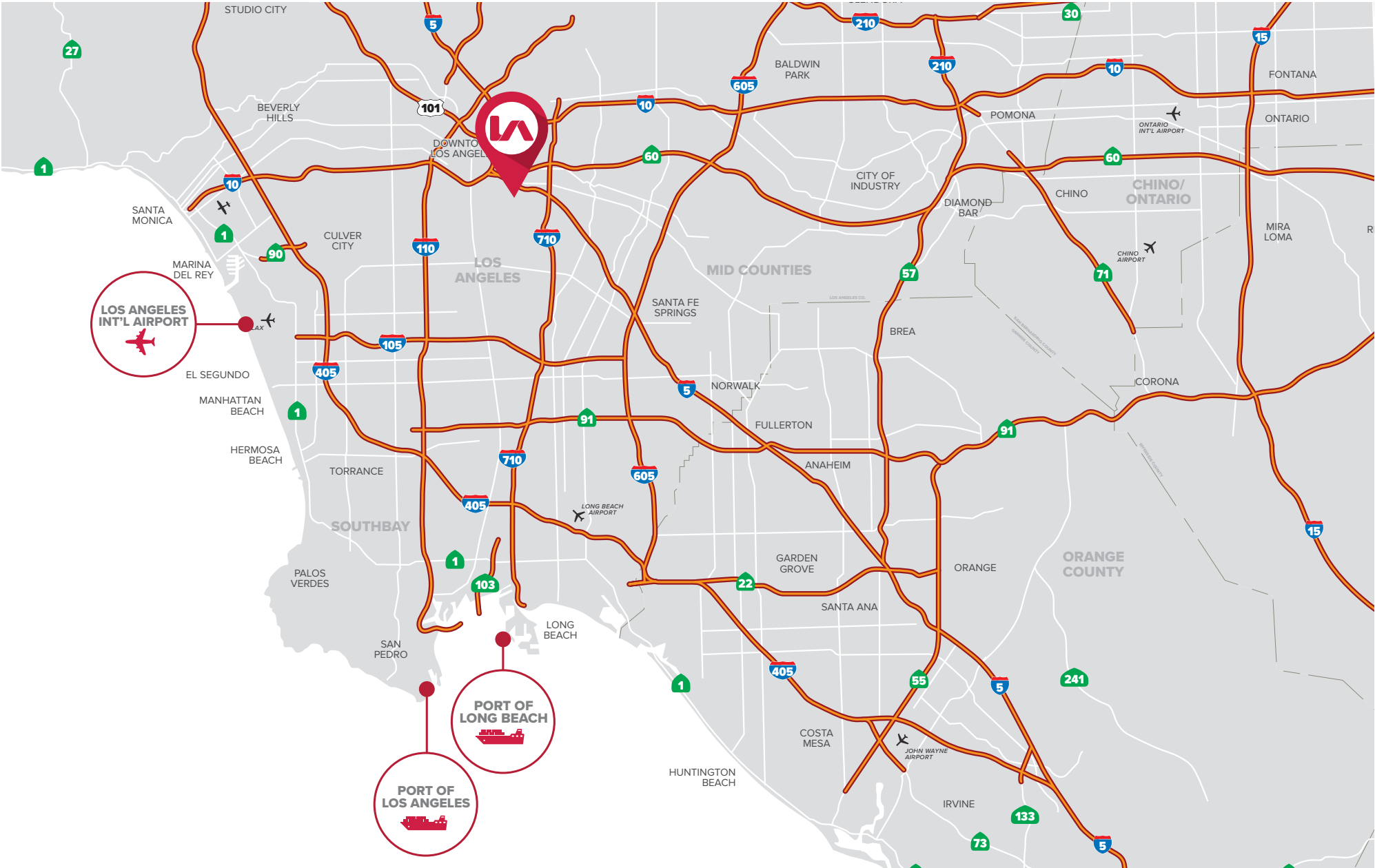


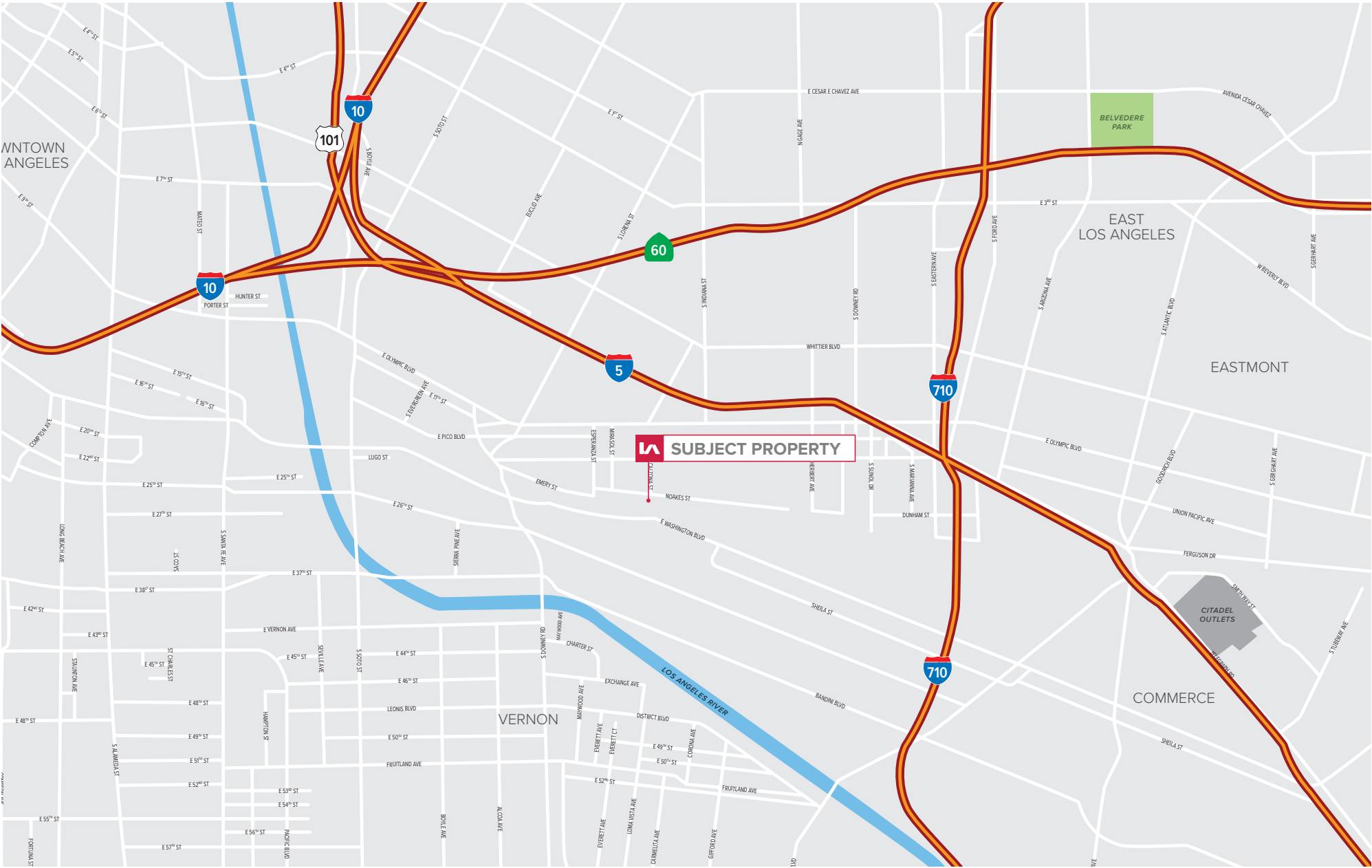






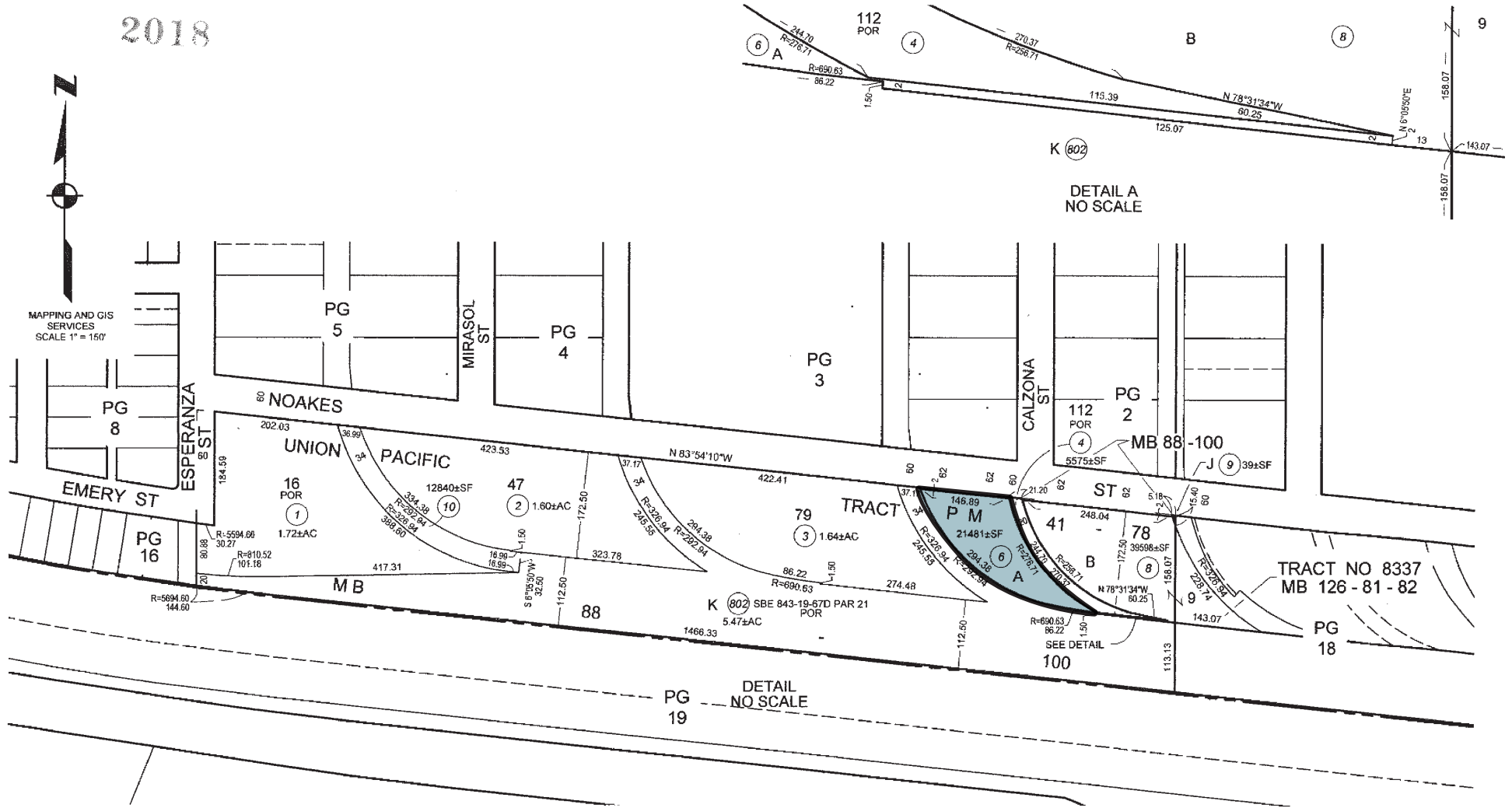






5192	17	P. A. 1848-17 5192-18	TRA 12704	REVISED 3-18-60 720518	720626 721215822 730208	730813303 740625 740819810	20000113 2005032106005001-27 2017022322003001-27	2017/12/19-27	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	----	-----------------------------	--------------	------------------------------	-------------------------------	----------------------------------	--	---------------	-----------	---

2018



Date Printed: 11/21/2017 10:55:46 AM
Date Saved: 11/21/2017 10:55:13 AM



City of Los Angeles Department of City Planning

9/5/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3690 E NOAKES ST

ZIP CODES

90023

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2016-2905-CPU
CPC-2015-1462-CA
CPC-2013-3169
CPC-2007-5599-CPU
CPC-1995-336-CRA
CPC-1986-445-GPC
ORD-188333
ORD-184246
ORD-166585-SA4170II
ZA-19XX-454
ZA-1984-454-ZV
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2016-2906-EIR
ENV-2015-1463-ND
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2007-5600-EIR
ND-83-385-ZC-HD
AFF-60251

Address/Legal Information

PIN Number 117A227 90
Lot/Parcel Area (Calculated) 21,448.0 (sq ft)
Thomas Brothers Grid PAGE 675 - GRID C2
Assessor Parcel No. (APN) 5192017006
Tract P M 2445
Map Reference BK 41-78
Block None
Lot A
Arb (Lot Cut Reference) None
Map Sheet 117A227

Jurisdictional Information

Community Plan Area Boyle Heights
Area Planning Commission East Los Angeles APC
Neighborhood Council Boyle Heights
Council District CD 14 - Ysabel Jurado
Census Tract # 2049.20000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning M3-1-CUGU
Zoning Information (ZI)
ZI-2518 Boyle Heights Interim Control Ordinance
ZI-2488 Redevelopment Project Area: Adelante Eastside
ZI-2458 Clean Up Green Up (CUGU): Boyle Heights
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2129 State Enterprise Zone: East Los Angeles
ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius)
Heavy Manufacturing
General Plan Land Use
General Plan Note(s) Yes
Minimum Density Requirement No
Hillside Area (Zoning Code) No
Specific Plan Area None
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 Boyle Heights
HCR: Hillside Construction Regulation 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
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

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 No
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Low
Non-Residential Market Area Medium
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 Low
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Not Eligible
RPA: Redevelopment Project Area Adelante Eastside
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) 5192017006
APN Area (Co. Public Works)* 0.493 (ac)
Use Code 3310 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, 10,000 to 24,999 SF - One Story
Assessed Land Val. \$2,080,800
Assessed Improvement Val. \$1,963,234
Last Owner Change 10/31/2022
Last Sale Amount \$4,100,000
Tax Rate Area 12704
Deed Ref No. (City Clerk) 41
1484687
1038840-1
1032730

Building 1

Year Built 1987
Building Class C5
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 12,616.0 (sq ft)

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.

zimas.lacity.org | planning.lacity.gov

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: 5192017006]

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	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

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.52204928
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	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: 5192017006]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act 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	499
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	25
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
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2016-2905-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1986-445-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
Case Number:	ZA-19XX-454
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ZA-1984-454-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Description(s):	ZONE VARIANCE - PERMIT CONSTRUCTION AND USE OF AN INDUSTRIAL BUILDING WITH FLOORAREA OF 13,200 SQUARE FEET IN THE M3-2 ZONE WITH 14 PARKING SPACES INSTEAD OF THE REQUIRED 26 SPACES.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION

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.

zimas.lacity.org | planning.lacity.gov

±12,870 SF Industrial Building on ±21,661 SF of Land FOR SALE

3690 Noakes St | Los Angeles, CA, 90023



ARMEN KAZARYAN MRED
Principal

(323) 767-2041
akazaryan@lee-associates.com
License: 01291719

HOVIK MIRZOYAN
First Realty Group | Senior VP

(323) 614-4200
hovik@firstrealtygp.com
License: 01246947