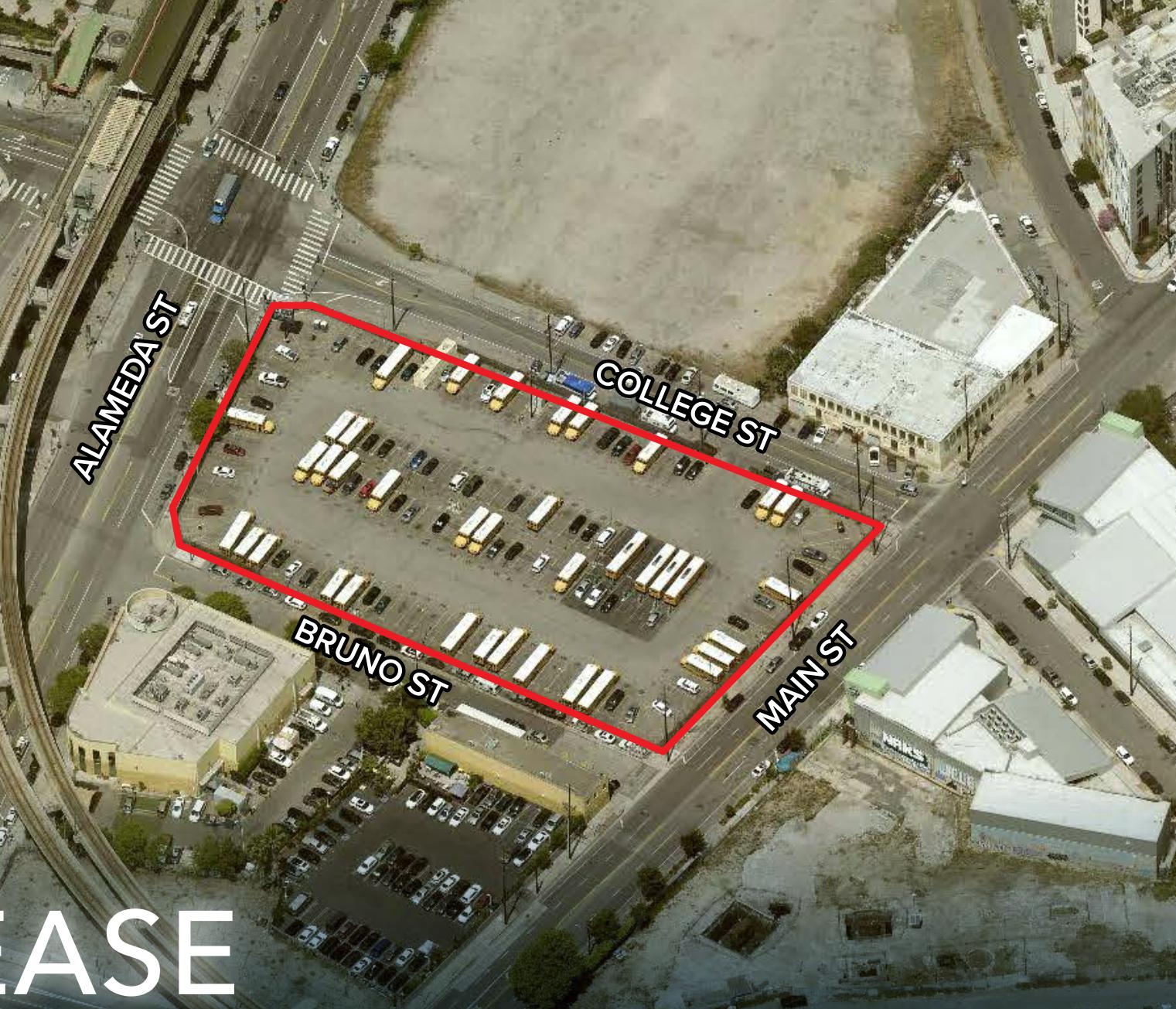


943 N Main Street  
959 N Main Street  
114 W College Street  
1100 N Alameda Street

Los Angeles, CA 90012

**FOR LEASE**  
**±97,396 SF OF LAND IN CHINATOWN**

(AN ADDITIONAL ±158,995 SF OF LAND LOCATED APPROXIMATELY  
1/2 MILE AWAY IS ALSO AVAILABLE FOR LEASE - CALL BROKER)



943-959  
N Main Street

114  
W College Street

1100  
N Alameda Street

LOS ANGELES, CA 90012

#### PROPERTY HIGHLIGHTS

- Rare ±97,396 SF Yard that is Paved, Fenced and Lighted
- 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
- Excellent Chinatown Location with Alameda Frontage
- Four (4) Street Frontage
- Current use: Bus Parking
- Quick Access to the 5, 110 and 101 Freeways

#### PRICING SUMMARY

FOR LEASE PRICE

**\$46,750.08 PER MONTH NNN  
OR \$0.48 PSF**

**NNN CHARGES ARE APPROXIMATELY  
\$0.06 PSF**

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**

Principal | LIC NO 01009947

323.767.2106

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

**MIKE D. SMITH**

Principal | LIC NO 00978736

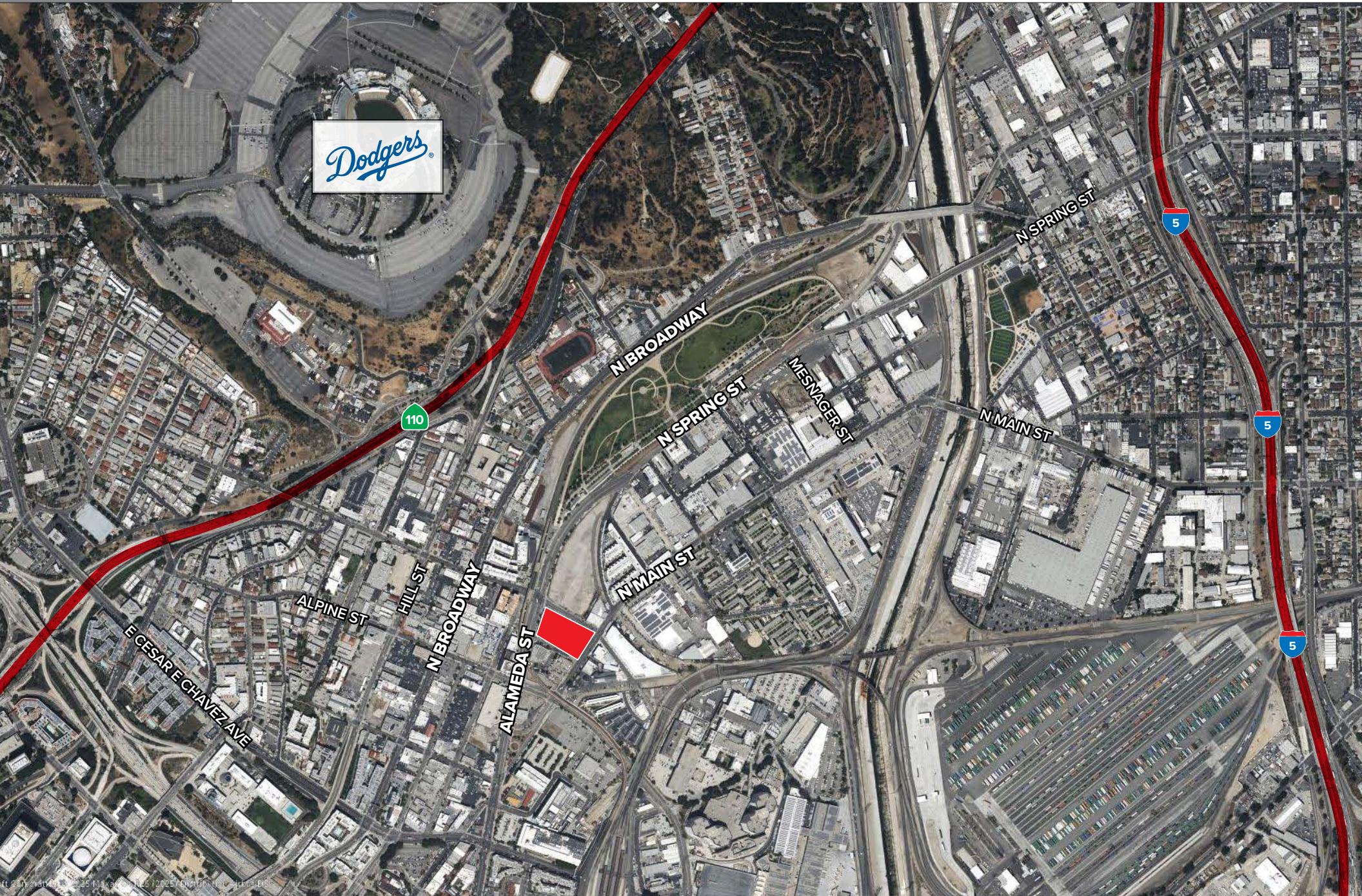
323.767.2109

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

FOR  
LEASE

943-959 N MAIN ST, 114 W COLLEGE ST & 1100 N ALAMEDA ST | LOS ANGELES  
±97,396 SF OF LAND

LOCATION AERIAL

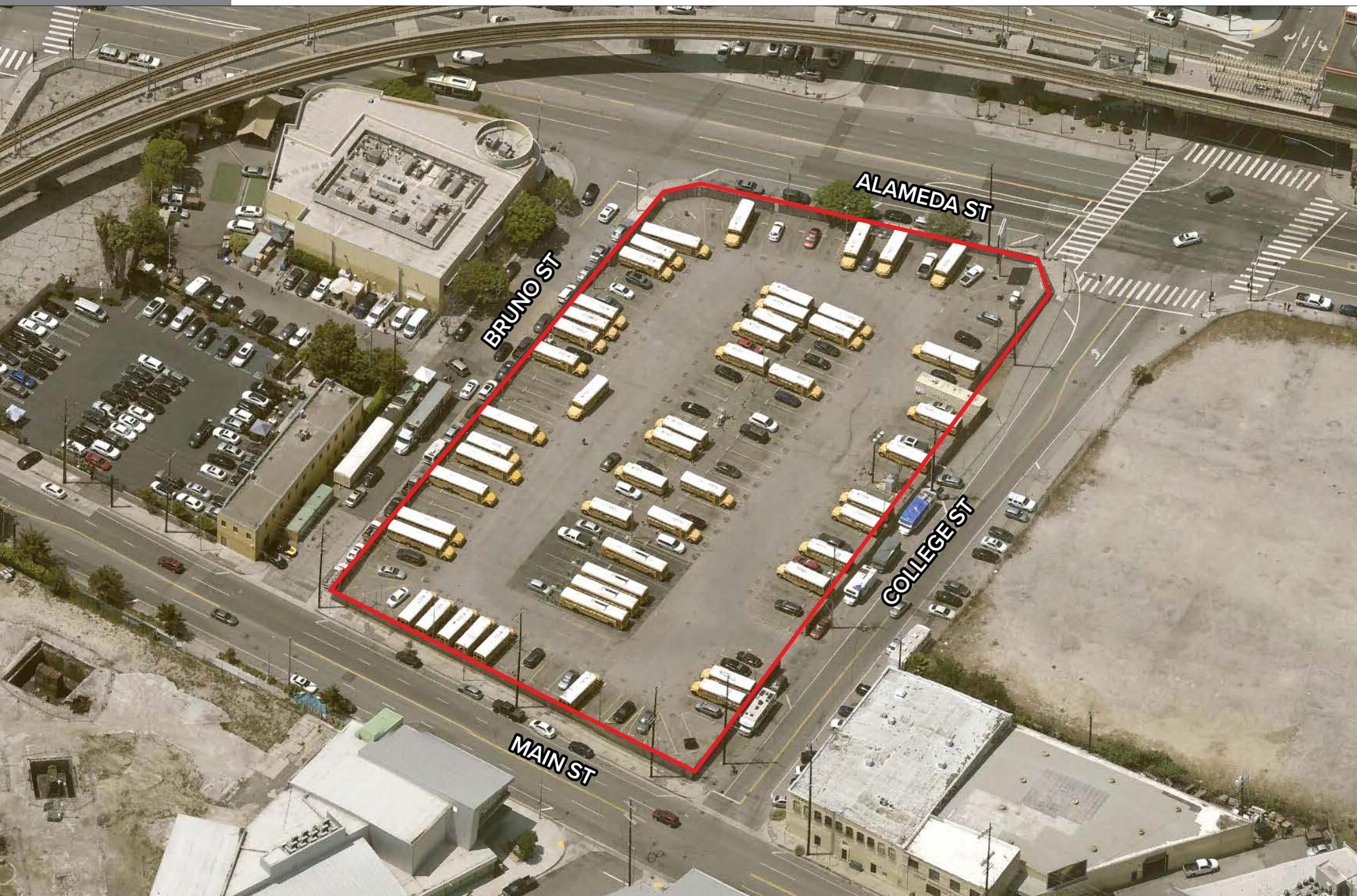


THIS MAP IS ©2025 MAXAR CORP. FOR COMMERCIAL USE.

FOR  
LEASE

943-959 N MAIN ST, 114 W COLLEGE ST & 1100 N ALAMEDA ST | LOS ANGELES  
±97,396 SF OF LAND

LOCATION AERIAL



FOR  
LEASE

943-959 N MAIN ST, 114 W COLLEGE ST & 1100 N ALAMEDA ST | LOS ANGELES  
±97,396 SF OF LAND

LOCATION AERIAL



FOR  
LEASE

943-959 N MAIN ST, 114 W COLLEGE ST & 1100 N ALAMEDA ST | LOS ANGELES  
±97,396 SF OF LAND



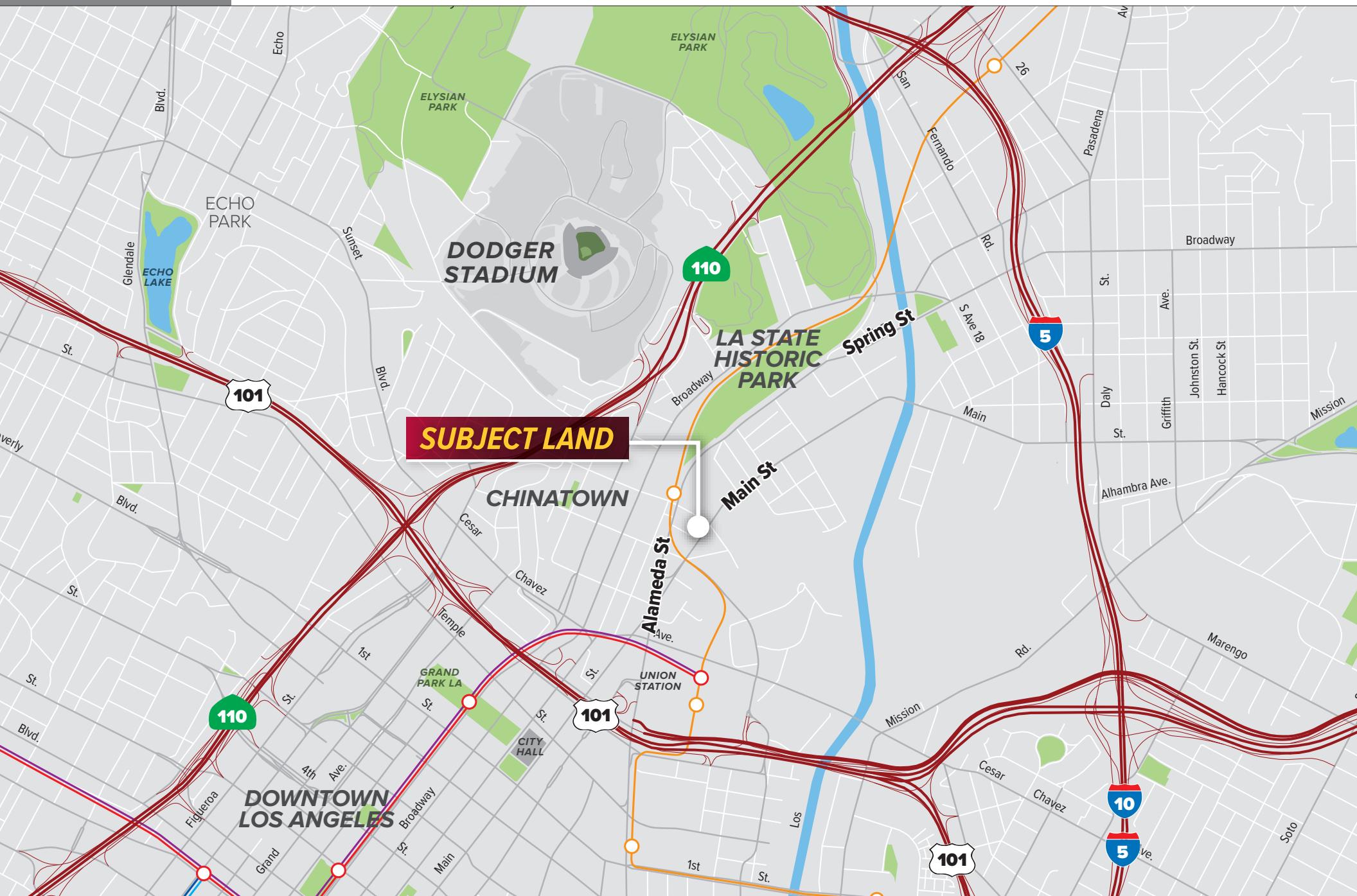
**1 201 SOTELLO ST**  
±13,873 SF BUILDING  
ON ±158,995 SF LAND

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

# FOR LEASE

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

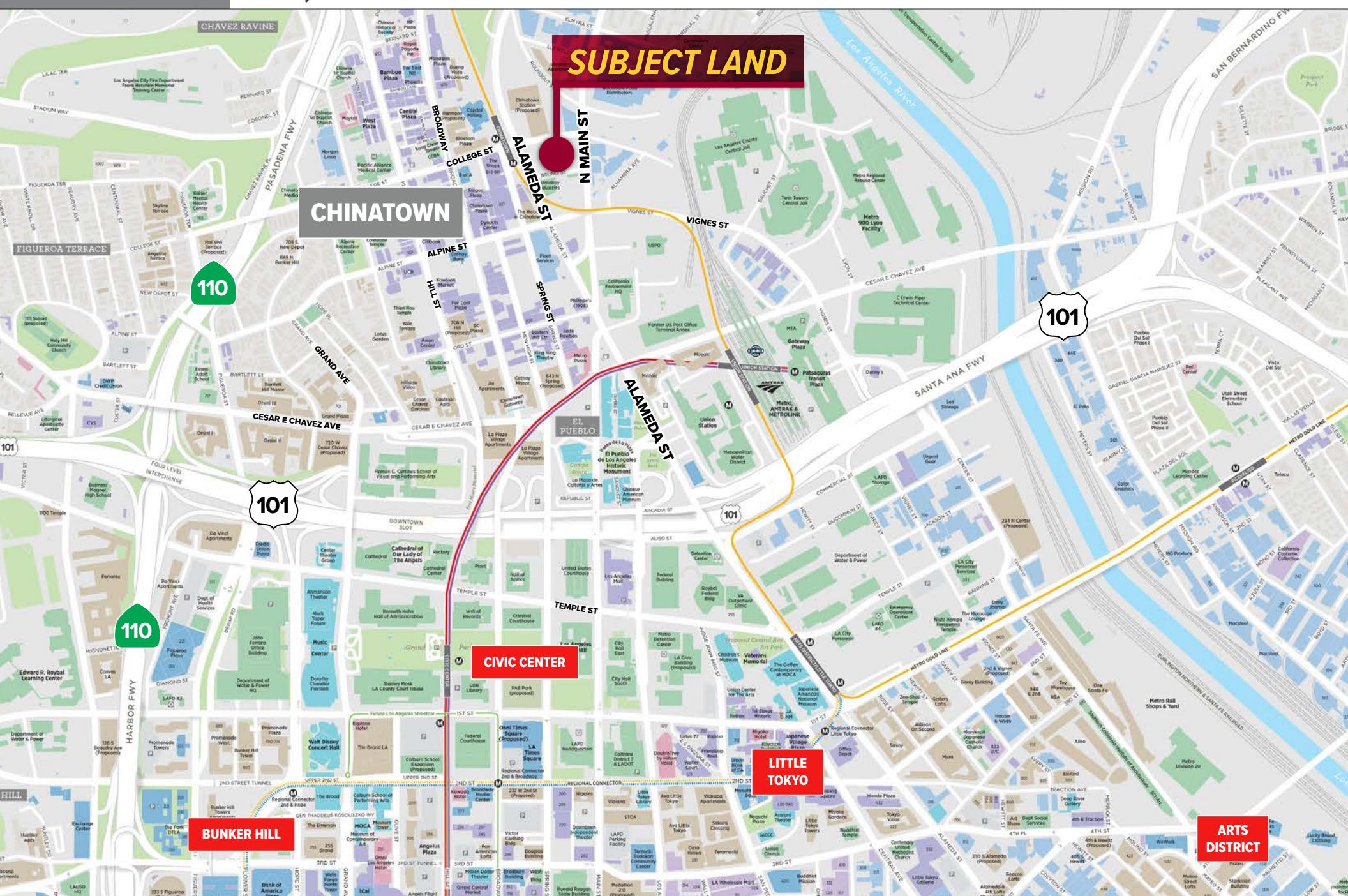
## LOCATOR MAP



# FOR LEASE

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

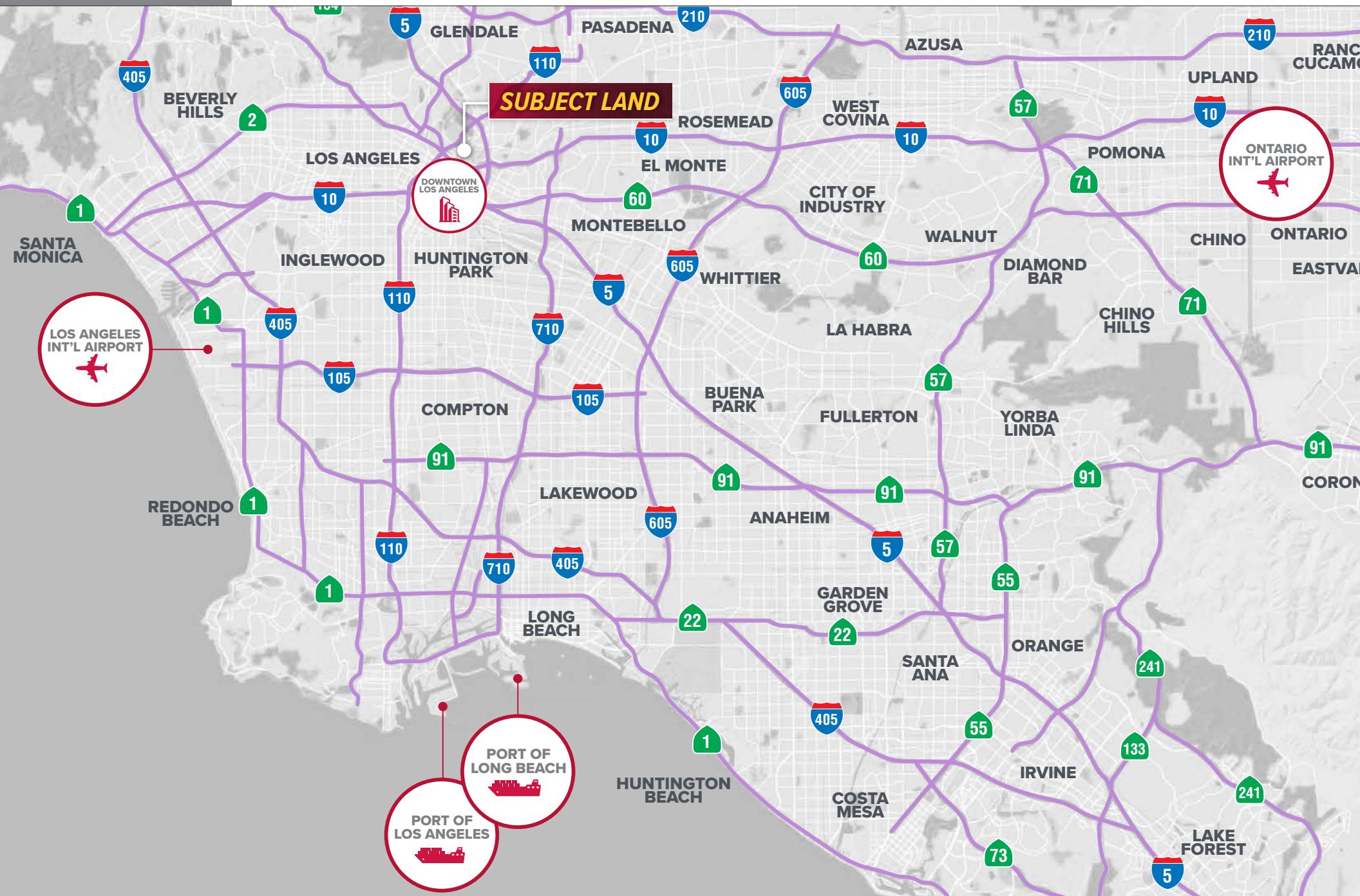
## LOCATOR MAP



FOR  
LEASE

943-959 N MAIN ST, 114 W COLLEGE ST & 1100 N ALAMEDA ST | LOS ANGELES  
±97,396 SF OF LAND

REGIONAL MAP



# FOR LEASE

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

## PARCEL MAP

5409	8 SHEET	P. A. 5413-1&4	TRA 46	REVISED 1999091304007001-27 199911190804001-27	2000030907006001-27 2001070908009001-27 2005122111002006-27 2007032702-22 2017111608006001-27	2005102504003001-27 2014071502004001-22,27 2014071502005001-27	2014071502004001-22,27 2017111608006001-27	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	------------	-------------------	-----------	--	---	--	---	-----------	---



Date Printed: 9/5/2017 10:58:20 AM  
Date Saved: 9/5/2017 10:56:26 AM



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

**10/6/2025**  
**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

943 N NORTH MAIN ST  
943 N MAIN ST

**ZIP CODES**

90012

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2024-150-GPA-CA  
CPC-2023-2306-GPA-VZC-HD-MCUP-  
SPR  
CPC-2018-6005-CA  
CPC-2017-432-CPU  
CPC-2014-5000-CA-GPA  
CPC-2014-2415-GPA-CA  
CPC-2014-1582-CA  
CPC-2013-3169

**Address/Legal Information**

PIN Number 135A215 369  
Lot/Parcel Area (Calculated) 3,458.6 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID H2  
Assessor Parcel No. (APN) 54090008006  
Tract BEAUDRY WATER WORKS TRACT  
Map Reference M R 14-60  
Block None  
Lot 35  
Arb (Lot Cut Reference) None  
Map Sheet 135A215

**Jurisdictional Information**

Community Plan Area Downtown  
Area Planning Commission Central APC  
Neighborhood Council Historic Cultural North  
Council District CD 1 - Eunisses Hernandez  
Census Tract # 2071.03000000  
LADBS District Office Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review None

**Planning and Zoning Information**

Special Notes None  
Zoning [DM2-G1-5] [CX2-FA] [CPIO]  
Site Specific Condition No  
Zoning Information (ZI) ZI-2129 State Enterprise Zone: East Los Angeles  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and  
Parking Relief - LAMC 16.02.1  
ZI-2524 Community Plan Implementation Overlay: Downtown  
ZI-2512 Housing Element Sites  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the  
Coastal Zone (Ordinance 188073)  
General Plan Land Use Community Center  
General Plan Note(s) None  
Minimum Density Requirement Yes (Citywide)  
Hillslope 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 Downtown  
Subarea Subarea A  
Subarea A.3

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-2002-1130-ND	Subarea A.4
ENV-1995-328-MND	No
MND-86-441-CUZ-CU-ZV	None
AFF-62119	
CPIO Historic Preservation Review	
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	No
RBP: Restaurant Beverage Program Eligible Area	No
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	Yes
Inclusionary Set	IR-B
Local Affordable Housing Incentive	Downtown - CPIO
Targeted Planting	River Planting Area
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	High
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	Yes
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	54090008006
APN Area (Co. Public Works)*	0.089 (ac)
Use Code	300V - Industrial - Industrial - Vacant Land
Assessed Land Val.	\$138,036
Assessed Improvement Val.	\$0
Last Owner Change	12/24/2012
Last Sale Amount	\$1
Tax Rate Area	46
Deed Ref No. (City Clerk)	384570-1
	34325
	264556
	1955847
	1897123
	1635362

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)

Building 1	No data for building 1
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: 5409008006]

**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	Methane Zone
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	Medium
Mountain Lion Potential	Medium
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 (PAW)s	No

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.06167628
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
-------------------------------	------

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)

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

<b>Housing</b>	
Rent Stabilization Ordinance (RSO)	No [APN: 5409008006]
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	0.14 Units, Lower

**Housing Use within Prior 5 Years**

No
----

**Public Safety**

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	118
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	4
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)

# FOR LEASE

**±97,396 SF OF LAND**

**943-959**  
N Main Street

**114**  
W College Street

**1100**  
N Alameda Street

---

LOS ANGELES, CA 90012

**RON S. 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)