

# FOR SALE

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



**3690 NOAKES ST | LOS ANGELES, CA, 90023**

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## 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:** \$3,200,000 or \$248.64 PSF

## Property Information

<b>BUILDING SIZE</b>	±12,870 SF
<b>LAND SIZE</b>	±21,427 SF
<b>OFFICE SIZE</b>	±900 SF
<b>YEAR BUILT</b>	1987
<b>PARKING</b>	±12 Spaces
<b>CONSTRUCTION</b>	Concrete Block with Wood Roof
<b>CLEARANCE</b>	14' - 17'
<b>LOADING</b>	2 Dock High Positions
<b>ZONING</b>	M3-1
<b>POWER</b>	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.

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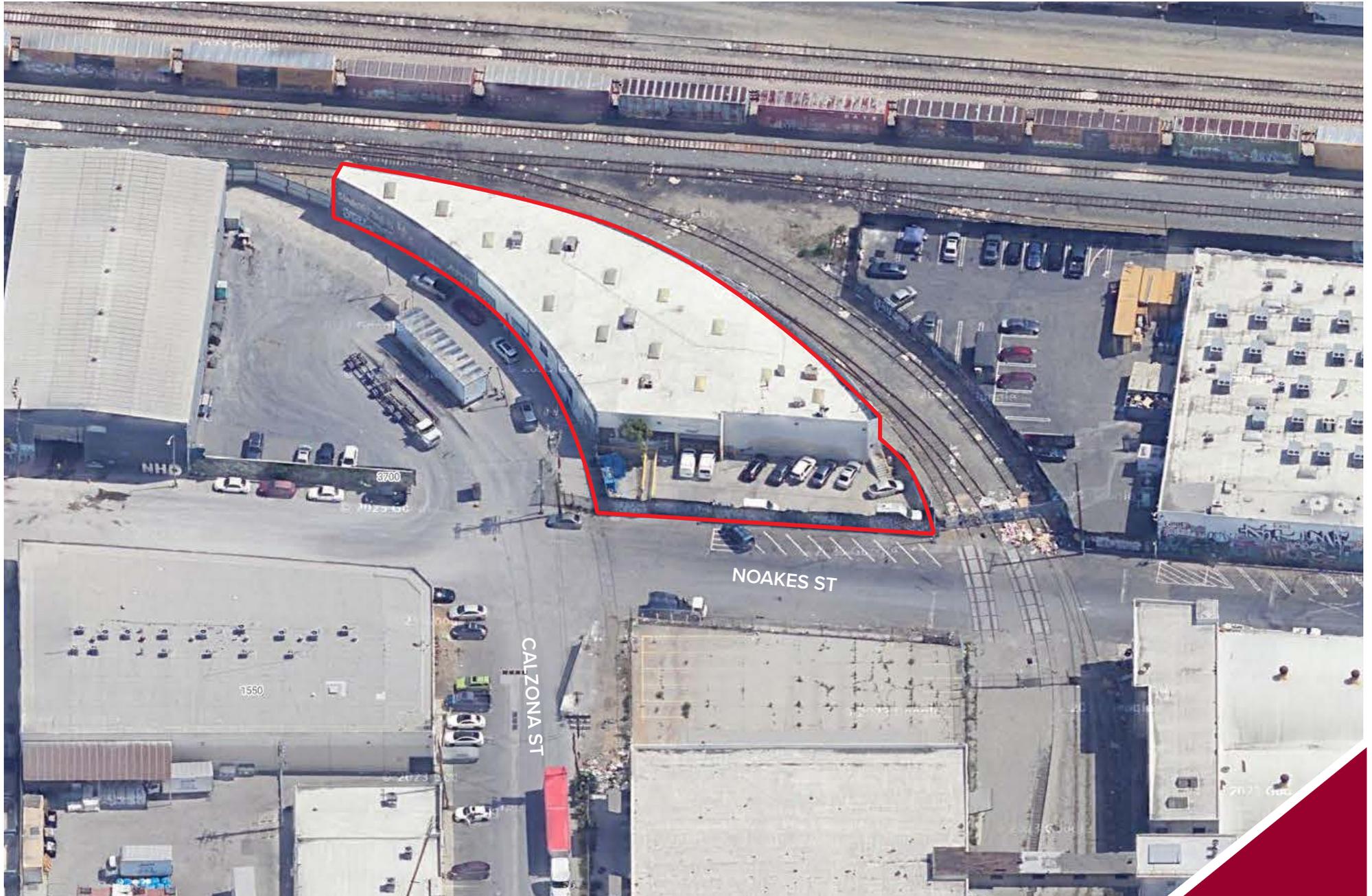
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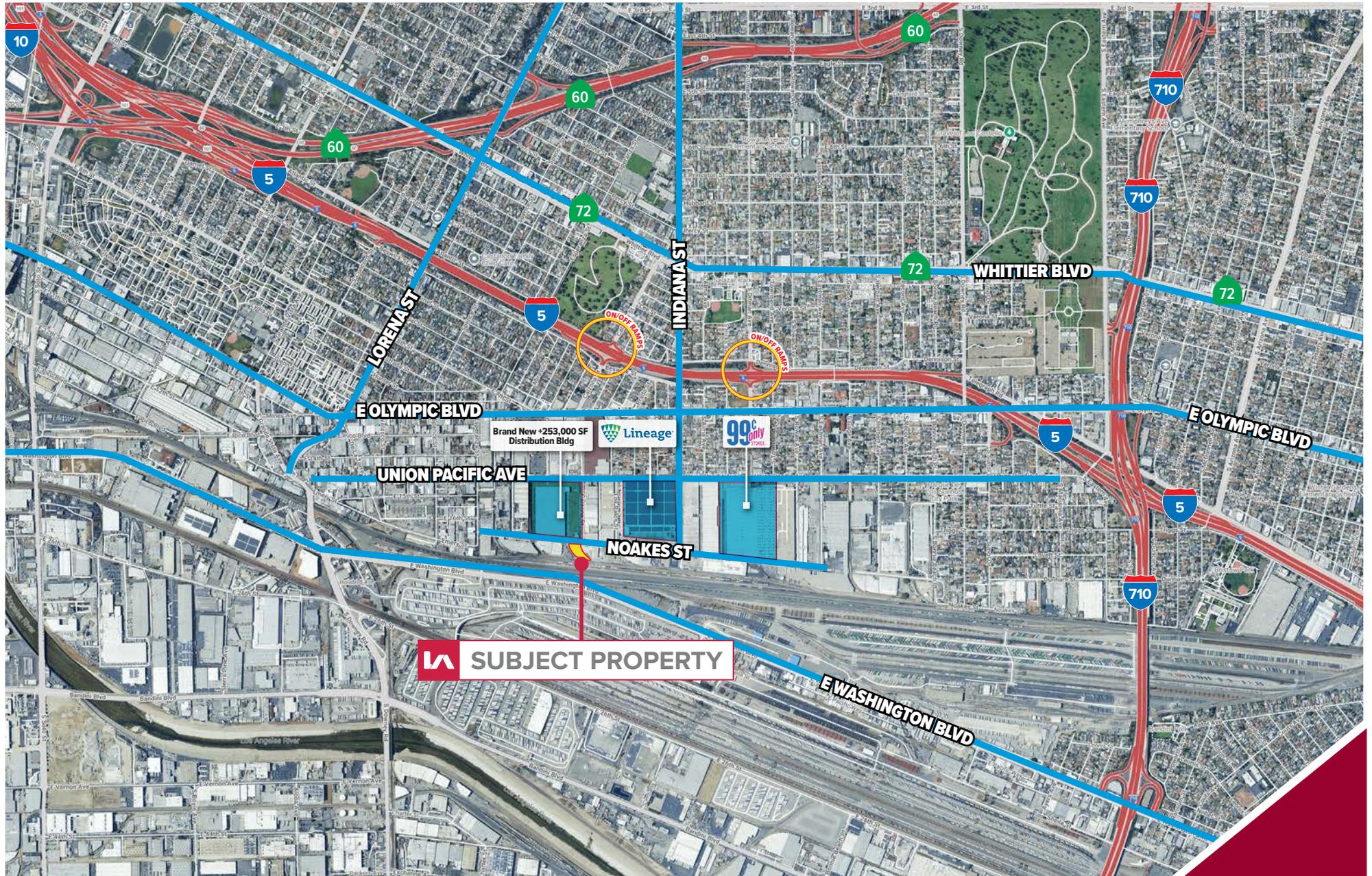


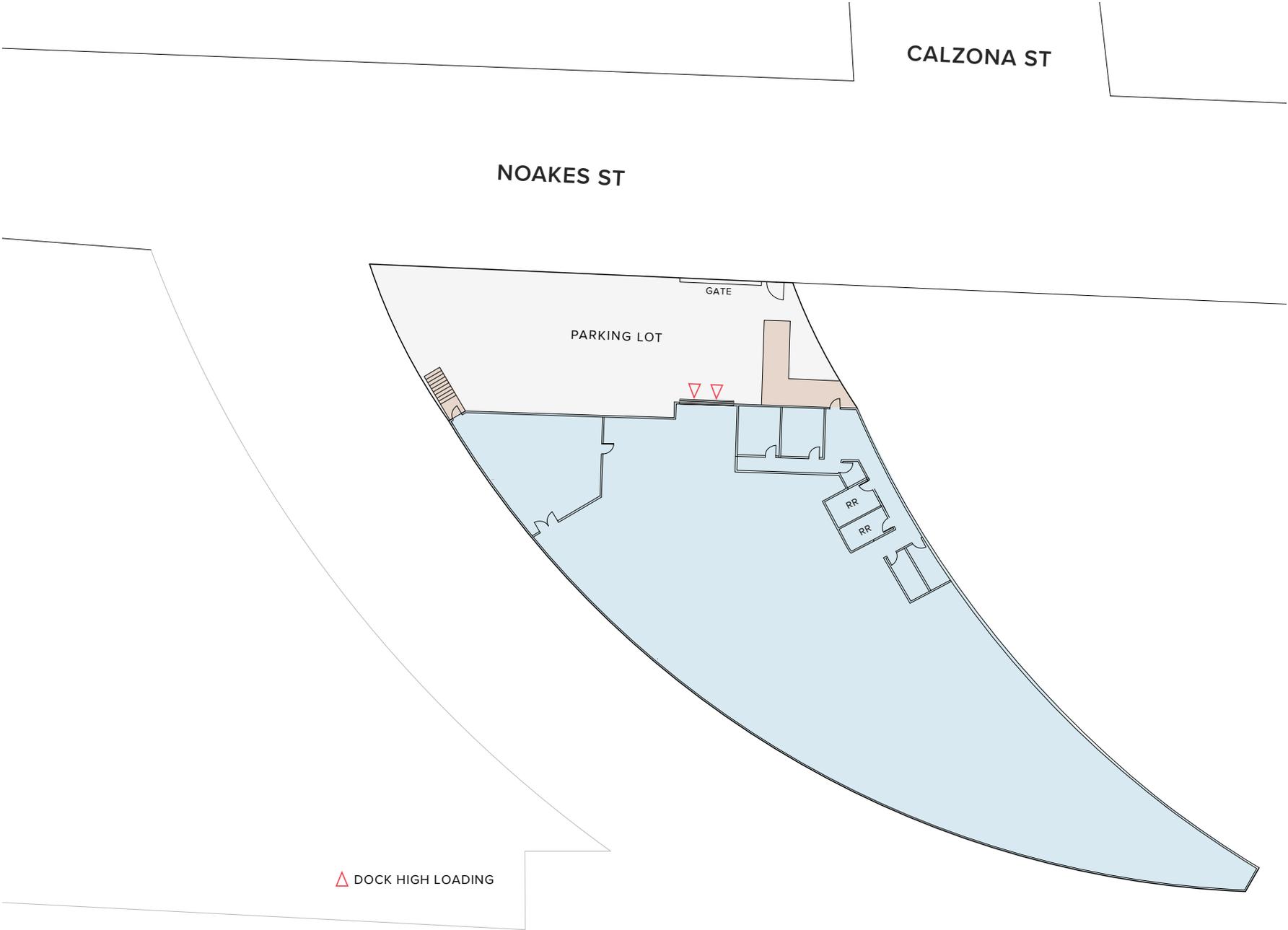


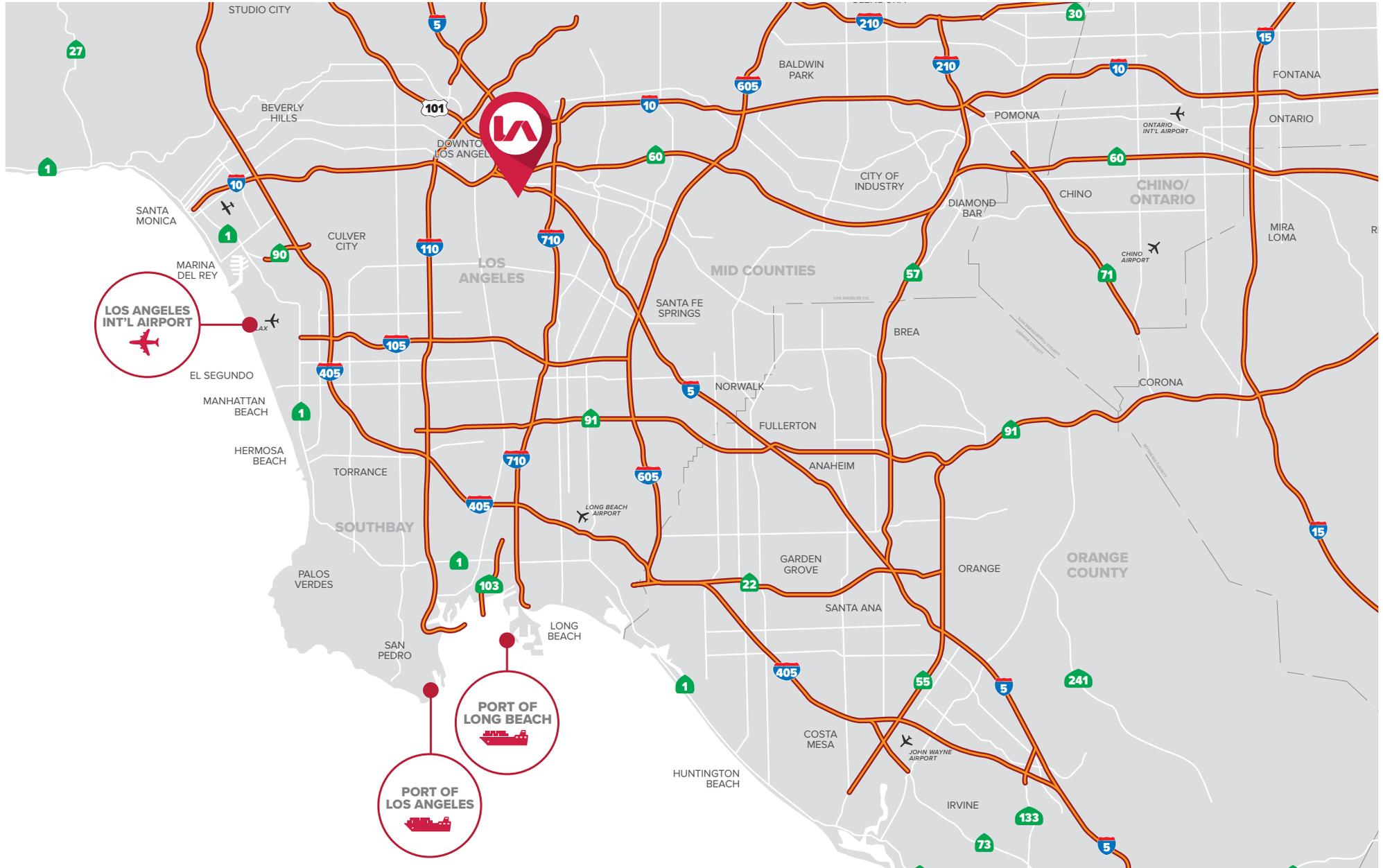


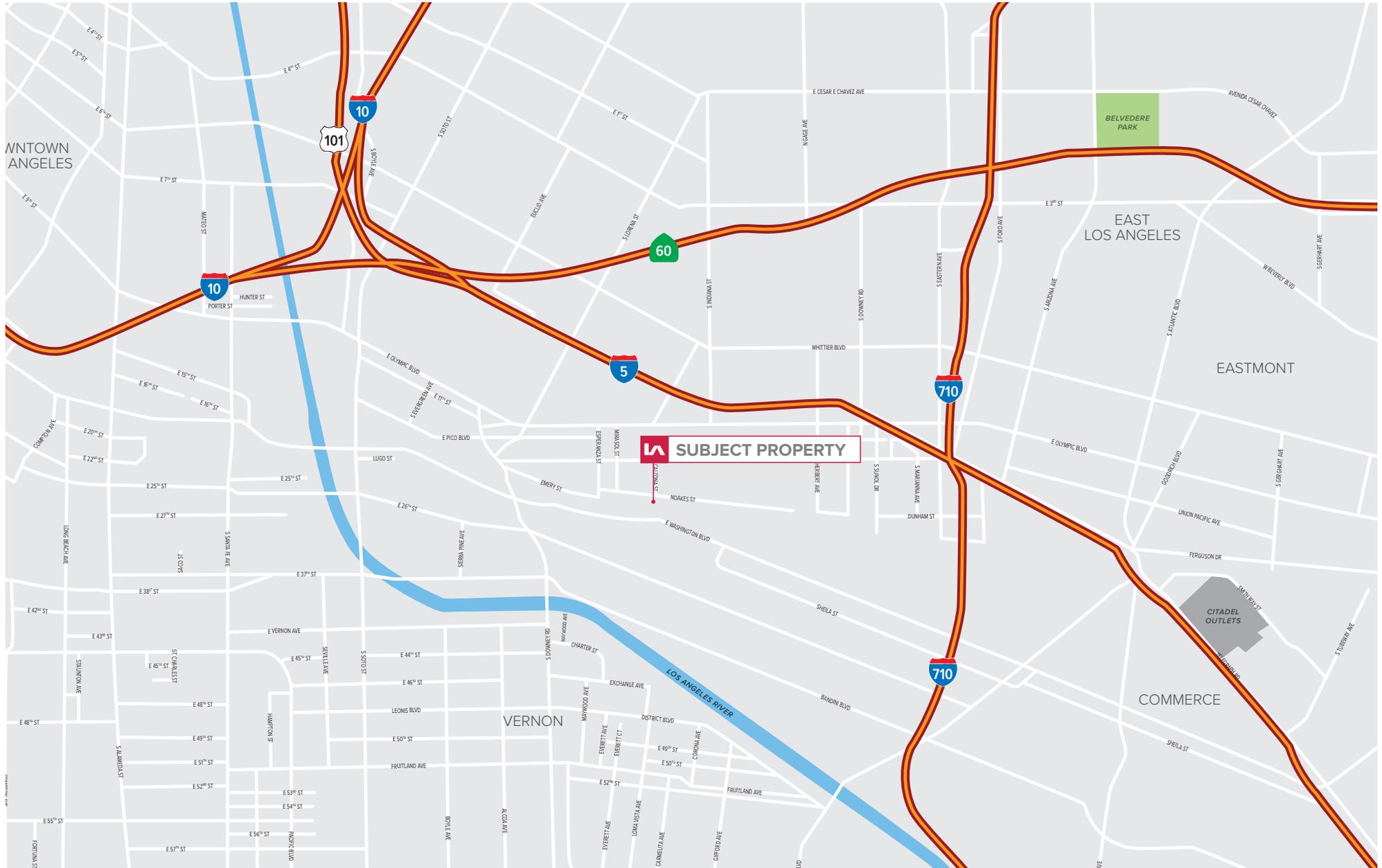
















City of Los Angeles  
Department of City Planning

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-SA4170I
- 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

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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)

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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]
<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	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
<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>	
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
<b>Economic Development Areas</b>	
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

<b>Housing</b>	
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

<b>Public Safety</b>	
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

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**CASE SUMMARIES**

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

<b>Case Number:</b>	CPC-2018-6005-CA
<b>Required Action(s):</b>	CA-CODE AMENDMENT
<b>Project Description(s):</b>	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.
<b>Case Number:</b>	CPC-2016-2905-CPU
<b>Required Action(s):</b>	GPU-COMMUNITY PLAN UPDATE
<b>Project Description(s):</b>	COMMUNITY PLAN UPDATE
<b>Case Number:</b>	CPC-2015-1462-CA
<b>Required Action(s):</b>	CA-CODE AMENDMENT
<b>Project Description(s):</b>	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.
<b>Case Number:</b>	CPC-2013-3169
<b>Required Action(s):</b>	Data Not Available
<b>Project Description(s):</b>	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
<b>Case Number:</b>	CPC-2007-5599-CPU
<b>Required Action(s):</b>	GPU-COMMUNITY PLAN UPDATE
<b>Project Description(s):</b>	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
<b>Case Number:</b>	CPC-1995-336-CRA
<b>Required Action(s):</b>	CRA-COMMUNITY REDEVELOPMENT AGENCY
<b>Project Description(s):</b>	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
<b>Case Number:</b>	CPC-1986-445-GPC
<b>Required Action(s):</b>	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
<b>Project Description(s):</b>	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
<b>Case Number:</b>	ZA-19XX-454
<b>Required Action(s):</b>	Data Not Available
<b>Project Description(s):</b>	
<b>Case Number:</b>	ZA-1984-454-ZV
<b>Required Action(s):</b>	ZV-ZONE VARIANCE
<b>Project Description(s):</b>	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.
<b>Case Number:</b>	ENV-2019-4121-ND
<b>Required Action(s):</b>	ND-NEGATIVE DECLARATION
<b>Project Description(s):</b>	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.
<b>Case Number:</b>	ENV-2018-6006-CE
<b>Required Action(s):</b>	CE-CATEGORICAL EXEMPTION
<b>Project Description(s):</b>	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.
<b>Case Number:</b>	ENV-2016-2906-EIR
<b>Required Action(s):</b>	EIR-ENVIRONMENTAL IMPACT REPORT
<b>Project Description(s):</b>	COMMUNITY PLAN UPDATE
<b>Case Number:</b>	ENV-2015-1463-ND
<b>Required Action(s):</b>	ND-NEGATIVE DECLARATION

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