OFFICE INDUSTRIAL COMBINATION FOR LEASE



1731 WORKMAN ST LOS ANGELES, CALIFORNIA 90031

CLICK/SCAN HERE TO VISI

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COMMITTED LEASE

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WORKMAN ST 29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS CAN BE LEASED TOGETHER OR INDIVIDUALLY

R

1731 WORKMAN ST LOS ANGELES, CALIFORNIA 90031

PROPERTY HIGHLIGHTS

- ±29,366 SF of Office & Industrial Buildings with Ample Parking Spaces - Can Be Leased Together or Individually
- Rare Opportunity to Occupy a One of a Kind Property
- 81 Car Parking
- Excellent Golden State (5) Freeway Visibility & Frontage
- Located Seconds from LAC & USC Medical Center
- Only Minutes to Glendale/Burbank

- Well Developed Offices Can be Delivered Furnished
- M2-1 Zoning
- AKA: 1721 & 1753 Workman St (APNs: 5210-006-004,9,12 & 14)

PRICING SUMMARY

Call Broker to Discuss

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 execution of the Lease Agreement. Broker also advises Tenant to have their Attorney review the Lease Agreement and to obtain any required use permits and business licenses prior to Lease Execution.

MICHAEL H. TSAPARIAN SIOR CCIM Executive VP, Principal LIC ID 0901326 323.767.2111

mtsaparian@lee-associates.com

PETER D. BACCI SIOR Executive VP, Principal LICID 00946253 323.767.2022 pbacci@lee-associate<u>s.com</u>

CI RON 5. ID 00946253 Principal LIC ID 323.767.2 es.com rsyoung@

RON S. YOUNG Principal LIC ID 01009947 323.767.2106 rsyoung@lee-associates.com



Lee & Associates - Los Angeles Central CORP ID 01125429 5675 Telegraph Rd, Ste 300 Los Angeles, CA 90040

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.

LEE-ASSOCIATES.COM



±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

PROPERTY AERIAL



Lee & Associates - Los Angeles Central CORP ID 01125429





1731 WORKMAN ST | LOS ANGELES



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1731 WORKMAN ST | LOS ANGELES







1731 WORKMAN ST | LOS ANGELES









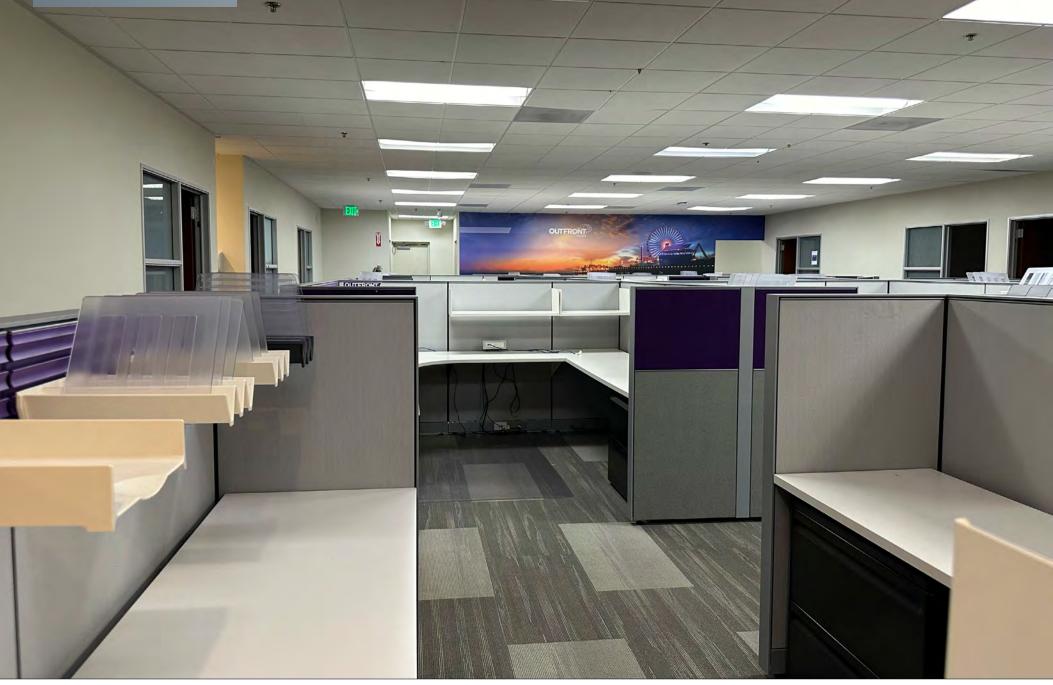
Lee & Associates - Los Angeles Central CORP ID 01125429

PROPERTY PHOTOS

57

Lee & Associates - Los Angeles Central CORP ID 01125429

PROPERTY PHOTOS



Lee & Associates - Los Angeles Central CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040



1731 WORKMAN ST | LOS ANGELES



Lee & Associates - Los Angeles Central CORP ID 01125429



1731 WORKMAN ST | LOS ANGELES



PROPERTY PHOTOS

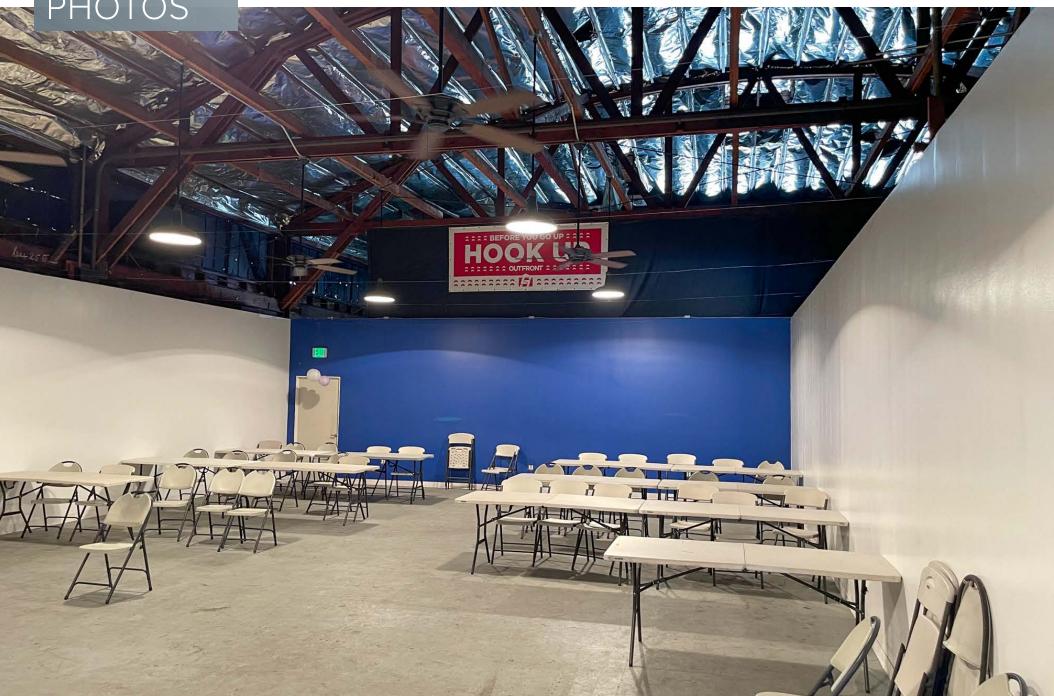


Lee & Associates - Los Angeles Central CORP ID 01125429

LEE-ASSOCIATES.COM

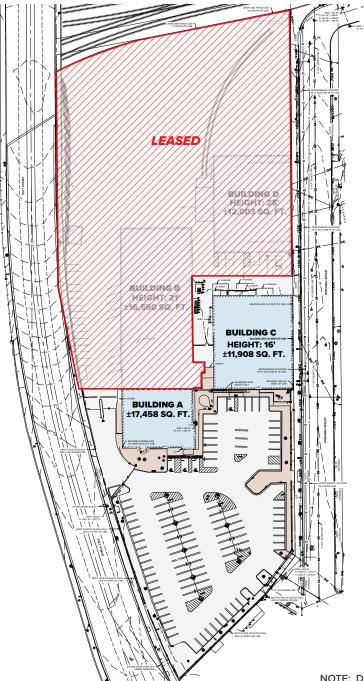


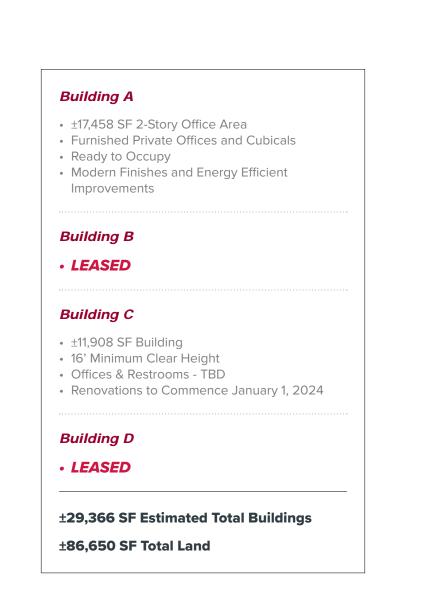




FOR

1731 WORKMAN ST | LOS ANGELES **±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS**

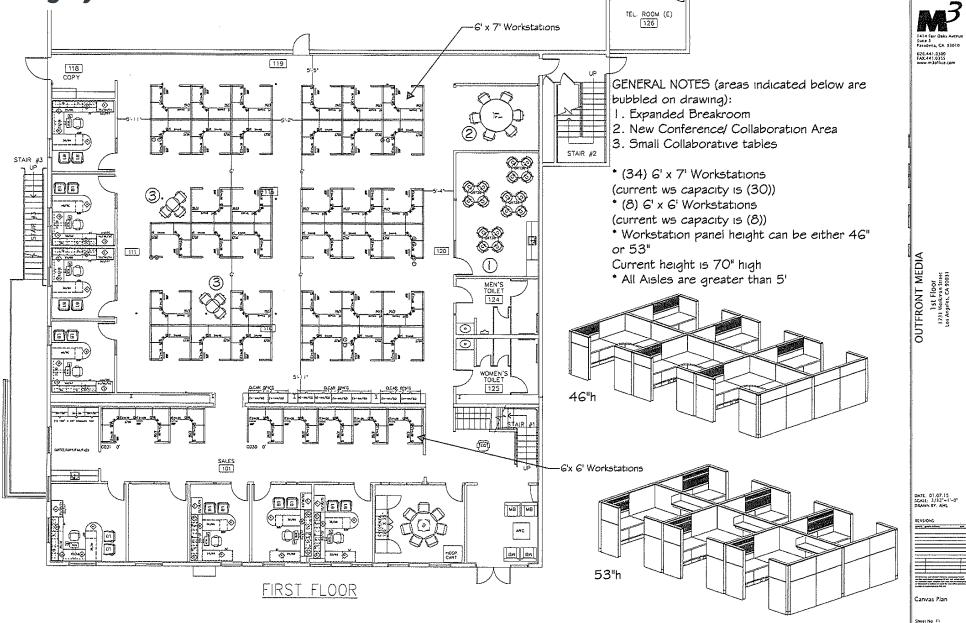




NOTE: Drawings not to scale and are estimated. All measurements and sizes are approximate and should be verified.

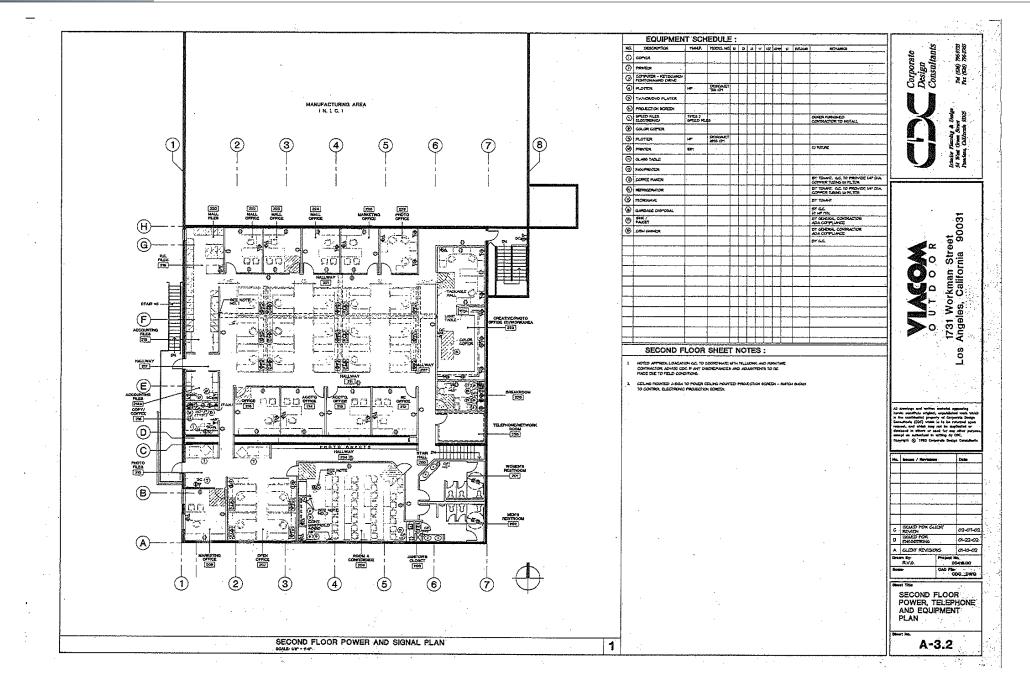
Highly Visible Offices

FOR



±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

FLOOR PLAN

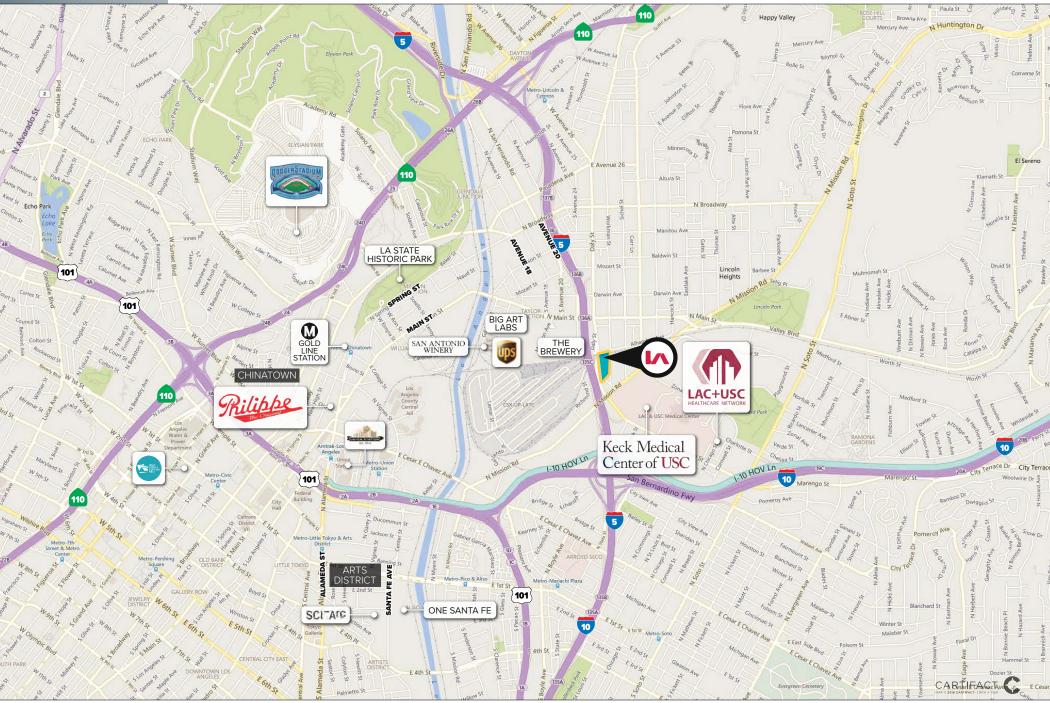


LOCATION AERIAL



FOR1731 WORKMAN ST | LOS ANGELES±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

LOCATION MAP



Lee & Associates - Los Angeles Central CORP ID 01125429

LEE-ASSOCIATES.COM

[±]29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS



PROPERTY ADDRESSES 1721 N WORKMAN ST

ZIP CODES 90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA CPC-2013-3169 CPC-1995-336-CRA CPC-1989-22490 CPC-1989-177 ORD-172915-SA7950A ORD-172316 ENV-2019-4121-ND ENV-2018-6006-CE ENV-2013-3392-CE ENV-2013-3170-CE

City of Los Angeles
Department of City Planning

7/6/2022 PARCEL PROFILE REPORT

Address/Legal Information	
PIN Number	133-5A223 18
Lot/Parcel Area (Calculated)	5,083.0 (sq ft)
Thomas Brothers Grid	PAGE 635 - GRID A2
Assessor Parcel No. (APN)	5210006004
Tract	CITY LANDS OF LOS ANGELES
Map Reference	M R 2-504/505 PAT 3-64/65
Block	None
Lot	PT "UNNUMBERED LT"
Arb (Lot Cut Reference)	444
Map Sheet	133-5A221
	133-5A223
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 14 - Kevin de León
Census Tract #	1999.00
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Inform	ation
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	M2-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2129 State Enterprise Zone: East Los Angeles
	ZI-2488 Redevelopment Project Area: Adelante Eastside
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Industrial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
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RBP: Restaurant Beverage Program Eligible None Area RFA: Residential Floor Area District None RIO: River Implementation Overlay No SN: Sign District No Streetscape No Adaptive Reuse Incentive Area None Affordable Housing Linkage Fee Residential Market Area Medium Non-Residential Market Area Medium Transit Oriented Communities (TOC) Tier 3 RPA: Redevelopment Project Area Adelante Eastside Central City Parking No Downtown Parking No Building Line None 500 Ft School Zone No 500 Ft Park Zone No Assessor Information Assessor Parcel No. (APN) 5210006004 APN Area (Co. Public Works)* 0.110 (ac) Use Code 2700 - Commercial - Parking Lot (Commercial Use Property) - Lots -Patron or Employee - One Story Assessed Land Val. \$829,708 \$45,863 Assessed Improvement Val. Last Owner Change 05/09/2014 Last Sale Amount \$9 Tax Rate Area 12703 Deed Ref No. (City Clerk) 3-152 Building 1 Year Built 2008 **Building Class** сх Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 12,190.0 (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: 5210006004] Additional Information Airport Hazard None Coastal Zone None 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 Hazardous Waste / Border Zone Properties No Methane Hazard Site None High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A- No 13372) Wells None Seismic Hazards

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FOR1731 WORKMAN ST | LOS ANGELES±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.3000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.0000000
Rupture Top	3.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	50.0000000
Maximum Magnitude	6.4000000
Alguist-Priolo Fault Zone	8.4000000 No
Landslide	No
Liquefaction	No
	No
Preliminary Fault Rupture Study Area Tsunami Inundation Zone	No
Economic Development Areas	NO
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5210006004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	423
Fire Information	
Bureau	Central
Batallion	2
District / Fire Station	- 1
Red Flag Restricted Parking	No

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LEASE ±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS



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PROPERTY ADDRESSES

1753 N WORKMAN ST 1740 N NARVA ST 1121 N RICHMOND ST 1731 N WORKMAN ST

ZIP CODES

90031

RECENT ACTIVITY None

CASE NUMBERS

CPC-2018-6005-CA CPC-2013-3169 CPC-1995-336-CRA CPC-1989-22490 CPC-1989-177 ORD-172915-SA7950A ORD-172316 ENV-2019-4121-ND ENV-2018-6006-CE ENV-2013-3392-CE ENV-2013-3170-CE PKG-3365 PRIOR-06/01/1946 PRIOR-06-01-1946 ROW-31543 ROW-31534 ROW-3153 ROW-29140

City of Los Angeles
Department of City Planning

7/6/2022 PARCEL PROFILE REPORT

Address/Legal Information	
PIN Number	135A221 96
Lot/Parcel Area (Calculated)	147,036.1 (sq ft)
Thomas Brothers Grid	PAGE 635 - GRID A2
Assessor Parcel No. (APN)	5210006015
Tract	CITY LANDS OF LOS ANGELES
Map Reference	M R 2-504/505 PAT 3-64/65
Block	None
Lot	PT "UNNUMBERED LT"
Arb (Lot Cut Reference)	492
Map Sheet	133-5A221
	133-5A223
	135A221
	135A223
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 14 - Kevin de León
Census Tract #	1999.00
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Informat	-
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Special Notes Zoning	None M2-1VL
Zoning	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and
Zoning	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside
Zoning	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
Zoning Zoning Information (ZI)	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles
Zoning Zoning Information (ZI) General Plan Land Use	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s)	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2425 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial Yes
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code)	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2429 State Enterprise Zone: East Los Angeles Light Industrial Yes No
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial Yes No
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority, Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial Yes No None
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hilliside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LANC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None None
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2429 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None None None
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2429 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None None None
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Overlay Zone Other Historic Designations Other Historic Survey Information	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2427 Traeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None None None None None
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Overlay Zone Other Historic Designations Other Historic Survey Information Mills Act Contract	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles Light Industrial Yes None None None None None None None
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Other Historic Survey Information Mills Act Contract CDD: Community Design Overlay	M2-1VL ZI-2488 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2429 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None None None None None None N
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Survey Information Mills Act Contract CDD: Community Design Overlay CPIO: Community Plan Imp. Overlay	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2429 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None None None None None None N
Zoning Zoning Information (ZI) General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Other Historic Survey Information Mills Act Contract CDO: Community Design Overlay CPIO: Community Plan Imp. Overlay Subarea	M2-1VL ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2429 State Enterprise Zone: East Los Angeles Light Industrial Yes No None None None None None None None N

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NSO: Neighborhood Stabilization Overlay	Νο
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5210006015
APN Area (Co. Public Works)*	3.419 (ac)
Use Code	3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story
Assessed Land Val.	\$1,686,452
Assessed Improvement Val.	\$1,327,646
Last Owner Change	05/09/2014
Last Sale Amount	\$0
Tax Rate Area	12703
Deed Ref No. (City Clerk)	None
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: 5210006015]
Additional Information	
Airport Hazard	None
Coastal Zone	None
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
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
	No
Special Grading Area (BOE Basic Grid Map A- 13372)	INU
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone

Nearest Fault (Distance in km) Within Fault Zone Nearest Fault (Name) Upper Elysian Park Region Los Angeles Blind Thrusts

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FOR1731 WORKMAN ST | LOS ANGELES±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

Faile TypeBSlip Rate (mn/year)1.3000000Slip GeometryReverseSlip TypePoorly ConstrainedDown Dip Width (km)13.0000000Rupture Top3.0000000Rupture Botom13.0000000Maximum Magnitude6.4000000Maximum MagnitudeNoLandslideNoLiquist-Prioto Fault ZoneNoLiquist-Prioto Fault ZoneNoEdigationNoPreliminary Fault Rupture Study AreaNoBusiness Improvement DistrictNoneHubzoneQualifiedJobs and Economic Development IncentiveNoneZone (JEDI)VessOpportunity ZoneYesPromise ZoneKAST LOS ANGELES STATE ENTERPRISE ZONEHustingList Argoles Housing DepartmentTelephone(866) 557-7368Websilehtps://housing Lacity.orgRent Stabilization Ordinance (RSO)NoAlifase StreperityNoAlifase StreperityNoBureauCentralPolice InformationCentralPuterauCentralPuterauCentralPuterauCentralBureauCentralRed Fing Restricted ParkingNoRed Fing Restricted ParkingNo		_
Silp GeometryReverseSilp TypePoorly ConstrainedDown Dip Width (km)13.0000000Rupture Top3.0000000Rupture Bottom13.0000000Dip Angle (degrees)50.0000000Maximum Magnitude6.4000000Alquist-Priolo Fault ZoneNoLiquefactionNoLiquefactionNoEtonomic Development AreasNoBusiness Improvement DistrictNoneHubzoneQualifiedJobs and Economic Development Incentive Zone (JED)NoneOpportunity ZoneYesPromise ZoneAST LOS ANGELES STATE ENTERPRISE ZONEHubzoneLos Angeles Housing DepartmentIteration Ordinance (RSO)No (JAPN: 5210006015)Elis Act PropertyNoAlt 482: Tenant Protection ActNoPolice InformationHolenbeckPolice InformationHolenbeckReporting DistrictGentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBureauCentralBur	Fault Type	В
Silp TypePoorly ConstrainedDown Dip Width (km)13.0000000Rupture Top3.0000000Rupture Bottom13.0000000Bup Angle (degrees)50.0000000Maximum Magnitude6.4000000Aquist-Priolo Faul ZoneNoLandslideNoLandslideNoEugnefactionNoPreliminary Fault Rupture Study AreaNoBusiness Improvement DistrictNoneHubzoneQualifiedJobs and Economic Development Incentive Zone (JEDI)NoneDirect III Inquiries toKesPromise ZoneNoneState Enterprise ZoneKesHousingLos Angeles Housing DepartmentTelephone(866) 557-7368Websitehttps://housing.lacity.orgRent Stabilization Ordinance (RSO)No (APN: 5210006015]Elis Act PropertyNoAB 1482: Tenant Protection ActNoPublic SafetyVasiPolic SafetyKentralPublic SafetyFentralBureauCentralDivision / StationHollenbeckReporting District423Fir Information2BureauCentralBureauCentralBureauCentralBureauCentralBureauCentralJoistaid / Fire Station1		
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Housing Los Angeles Housing Department Direct all Inquiries to Los Angeles Housing Department Telephone (866) 57-7388 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5210006015] Ellis Act Property No AB 1482: Tenant Protection Act No Publics Safety Velose Information Bureau Central Division / Station Hollenbeck Reporting District 423 Fire Information Eureau Bureau Central Bureau Central Bureau Central District / Fire Station 1	Promise Zone	None
Direct all Inquiries to Los Angeles Housing Department Telephone (866) 557-7368 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5210006015] Ellis Act Property No AB 1482: Tenant Protection Act No Public Safety Police Information Bureau Central Division / Station Hollenbeck Reporting District 423 Fire Information Eurau Bureau Central Bureau Central Division / Station Hollenbeck Reporting District 2 Justict / Fire Station 1	State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
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AB 1482: Tenant Protection Act No Public Safety Central Police Information Central Bureau Central Division / Station Hollenbeck Reporting District 423 Fire Information Eureau Bureau Central Bureau Central Batallion 2 District / Fire Station 1	Rent Stabilization Ordinance (RSO)	No [APN: 5210006015]
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Reporting District 423 Fire Information Entral Bureau Central Batallion 2 District / Fire Station 1	Bureau	Central
Fire Information Bureau Central Batallion 2 District / Fire Station 1	Division / Station	Hollenbeck
Bureau Central Batallion 2 District / Fire Station 1	Reporting District	423
Batallion 2 District / Fire Station 1	Fire Information	
District / Fire Station 1	Bureau	Central
	Batallion	2
Red Flag Restricted Parking No	District / Fire Station	1
	Red Flag Restricted Parking	No

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1731 WORKMAN STILUS ANGELES 29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS



PROPERTY ADDRES

1762 N WORKMAN ST 1760 N WORKMAN ST 1758 N WORKMAN ST 1754 N WORKMAN ST 1760 1/2 N WORKMAN ST

ZIP CODES

90031 RECENT ACTIVITY

None

CASE NUMBERS CPC-2018-6005-CA CPC-2013-3169 CPC-1995-336-CRA CPC-1989-22490 CPC-1989-177 ORD-172915-SA7950A ORD-172316 ENV-2019-4121-ND ENV-2018-6006-CE ENV-2013-3392-CE ENV-2013-3170-CE

	City	of Los	s Ang	geles	
Dep	bartm	ent of	City	Planni	ing

7/6/2022 PARCEL PROFILE REPORT

SSES	Address/Legal Info
ST	PIN Number

-	
Address/Legal Information	
PIN Number	135A223 228
Lot/Parcel Area (Calculated)	9,246.8 (sq ft)
Thomas Brothers Grid	PAGE 635 - GRID A2
Assessor Parcel No. (APN)	5210007015
Tract	BLOCKS 7, 8, 9 AND 10 MOULTON'S ADDITION
Map Reference	M R 5-421
Block	10
Lot	14
Arb (Lot Cut Reference)	None
Map Sheet	135A223
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 14 - Kevin de León
Census Tract #	1999.00
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Informat	-
Administrative Review	None
	None
Planning and Zoning Information	Nees
Special Notes	None
Zoning	M2-1VL
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-2488 Redevelopment Project Area: Adelante Eastside
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Light Industrial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
FOD. Fedestildir Orienteu Districts	INCHE

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RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 2
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5210007015
APN Area (Co. Public Works)*	0.216 (ac)
Use Code	300V - Industrial - Industrial - Vacant Land
Assessed Land Val.	\$81.896
Assessed Improvement Val.	\$0
Last Owner Change	08/04/1997
Last Sale Amount	\$9
Tax Rate Area	12703
Deed Ref No. (City Clerk)	7-120
	1391245
	1182795
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: 5210007015]
Additional Information	
Airport Hazard	None
Coastal Zone	None
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
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	
Wells	None
weils	
Seismic Hazards	
Seismic Hazards	Within Fault Zone
Seismic Hazards Active Fault Near-Source Zone	Within Fault Zone Upper Elysian Park

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FOR1731 WORKMAN ST | LOS ANGELES±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

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Housing Los Angeles Housing Department Direct all Inquiries to Los Angeles Housing Department Telephone (866) 557-7368 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5210007015] Ellis Act Property No AB 1482: Tenant Protection Act No Public Safety Velice Information Bureau Central Division / Station Hollenbeck Reporting District 423 Fire Information Eureau Bureau Central Bureau Central Division / Station Jostrict / Fire Station 1 1	Promise Zone	None
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Fire Information Central Bureau Central Batallion 2 District / Fire Station 1	Division / Station	Hollenbeck
Bureau Central Batallion 2 District / Fire Station 1	Reporting District	423
Batallion 2 District / Fire Station 1	Fire Information	
District / Fire Station 1	Bureau	Central
	Batallion	2
Red Flag Restricted Parking No	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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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