

OFFICE INDUSTRIAL COMBINATION FOR LEASE

# 1731 WORKMAN ST

LOS ANGELES, CALIFORNIA 90031

ARTS  
DISTRICT

DTLA

AVAILABLE



AVAILABLE

DALY ST

COMMITTED LEASE



CLICK/SCAN HERE TO VISIT

**WEBSITE**



WORKMAN ST

±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

CAN BE LEASED TOGETHER OR INDIVIDUALLY

WWW.1731WORKMAN.COM

# 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

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Lee & Associates - Los Angeles Central  
CORP ID 01125429  
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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**

FOR  
LEASE

1731 WORKMAN ST | LOS ANGELES

±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

PROPERTY AERIAL



**UNIT A**  
±17,548 SF

**UNIT C**  
±11,908 SF | 16' Clear

**LEASED**

DALY ST

ALHAMBRA AVE

WORKMAN ST

N MISSION RD

# PROPERTY PHOTOS

1731 WORKMAN ST | LOS ANGELES



# PROPERTY PHOTOS

1731 WORKMAN ST | LOS ANGELES



# PROPERTY PHOTOS

1731 WORKMAN ST | LOS ANGELES



























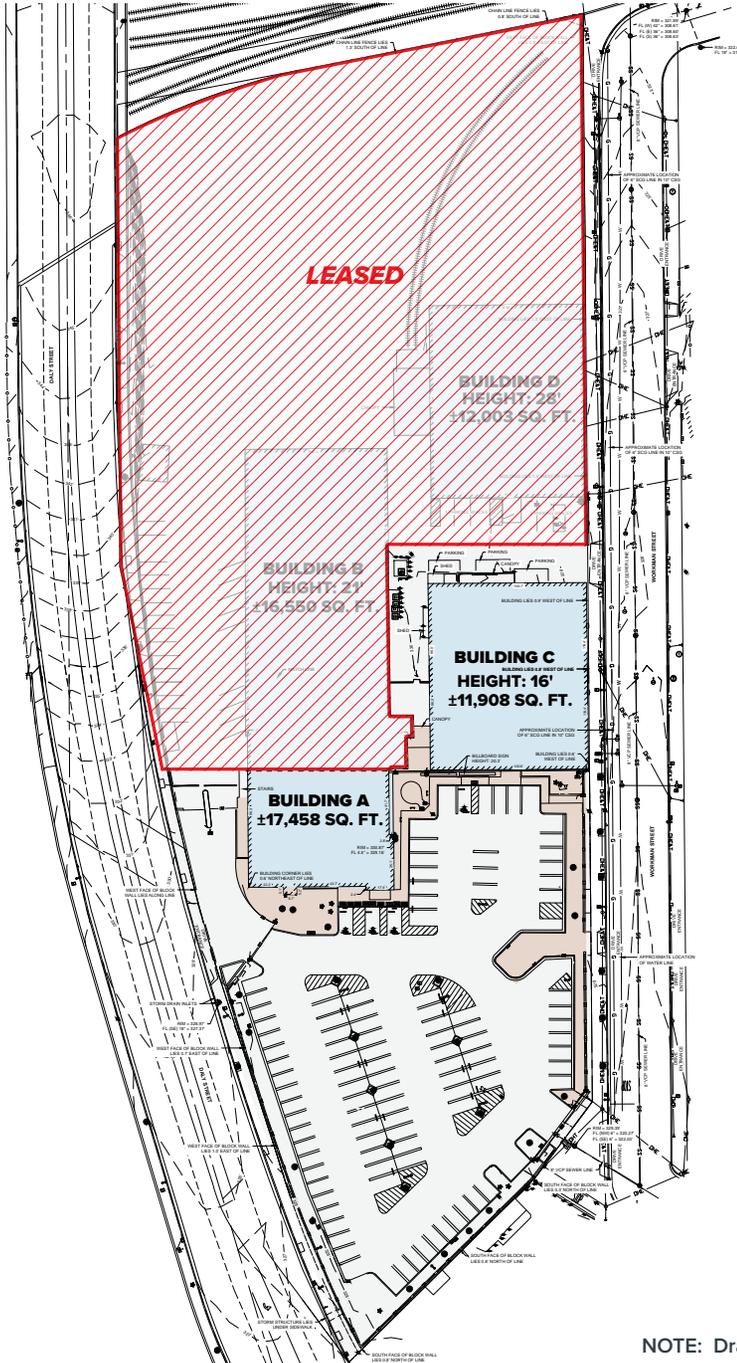












*Building A*

- ±17,458 SF 2-Story Office Area
- Furnished Private Offices and Cubicals
- Ready to Occupy
- Modern Finishes and Energy Efficient Improvements

*Building B*

- **LEASED**

*Building C*

- ±11,908 SF Building
- 16' Minimum Clear Height
- Offices & Restrooms - TBD
- Renovations to Commence January 1, 2024

*Building D*

- **LEASED**

**±29,366 SF Estimated Total Buildings**

**±86,650 SF Total Land**



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





FOR  
LEASE

1731 WORKMAN ST | LOS ANGELES

±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

LOCATION AERIAL

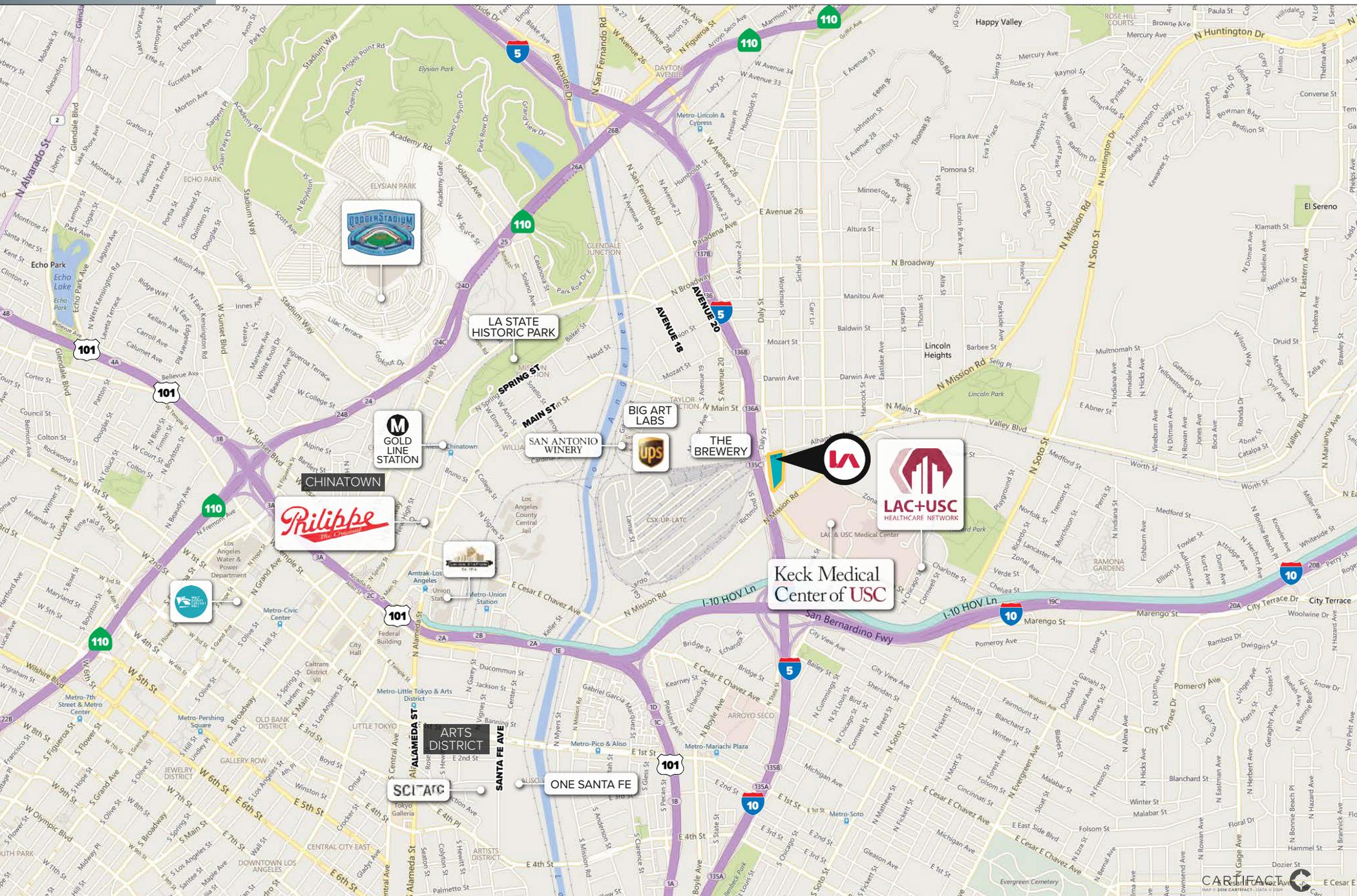


FOR  
LEASE

1731 WORKMAN ST | LOS ANGELES

±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS

LOCATION MAP





City of Los Angeles  
Department of City Planning

7/6/2022  
PARCEL PROFILE REPORT

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

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 Information

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

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)	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
Assessed Improvement Val.	\$45,863
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	CX
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-13372)	No
Wells	None

Seismic Hazards

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<b>Active Fault Near-Source Zone</b>	
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)	1.30000000
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	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
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
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5210006004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
<b>Public Safety</b>	
<b>Police Information</b>	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	423
<b>Fire Information</b>	
Bureau	Central
Batallion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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City of Los Angeles  
Department of City Planning

7/6/2022  
PARCEL PROFILE REPORT

**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

**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 Information**

Administrative Review None

**Planning and Zoning Information**

Special Notes None  
Zoning M2-1VL  
Zoning Information (ZI) 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  
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

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NSO: Neighborhood Stabilization Overlay No  
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  
Special Grading Area (BOE Basic Grid Map A-13372) No  
Wells None

**Seismic Hazards**

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

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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	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
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
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5210006015]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
<b>Public Safety</b>	
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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City of Los Angeles  
Department of City Planning

7/6/2022  
PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

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

**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 Information**

Administrative Review None

**Planning and Zoning Information**

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  
Light Industrial  
General Plan Land Use  
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

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) No  
Wells None

**Seismic Hazards**

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

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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	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
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
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5210007015]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
<b>Public Safety</b>	
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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# 1731 WORKMAN ST

LOS ANGELES, CALIFORNIA 90031

FOR MORE INFORMATION, PLEASE CONTACT US

## MICHAEL H. TSAPARIAN

CCIM | SIOR | Executive VP, Principal | LIC ID 0901326

323.767.2111

mtsaparian@lee-associates.com

## PETER D. BACCI

SIOR | Executive VP, Principal | LIC ID 00946253

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## RON S. YOUNG

Principal | LIC ID 01009947

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rsyoung@lee-associates.com