

FOR LEASE

1731 WORKMAN ST

LOS ANGELES, CA 90031

ARTS
DISTRICT

DTLA



DALY ST

WORKMAN ST

**OWNERSHIP CAN
DEMO/RENOVATE
BUILDINGS TO SUIT**

SCAN/CLICK HERE TO VIEW
DRONE VIDEO



CONFIDENTIAL - DO NOT DISTURB TENANT

1731 WORKMAN ST

LOS ANGELES, CA 90031

PROPERTY HIGHLIGHTS

- ±198,633 SF of Land (Per Alta Survey)
- ±57,919 SF of Existing Buildings
- Buildings can be removed
- Rare Opportunity to Occupy a One of a Kind Property
- ±138 Car Parking
- Excellent Golden State (5) Freeway Visibility & Frontage
- Located Seconds from LAC & USC Medical Center
- Only Minutes to Glendale/Burbank

- Ideal for Studio Uses, Warehousing/Distribution, Etc.
- Several Cranes Throughout
- High Clearance, Heavy Power
- 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 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.

MICHAEL H. TSAPARIAN

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

FOR
LEASE

1731 WORKMAN ST • LOS ANGELES
±198,633 SQ. FT. INDUSTRIAL LAND

PROPERTY AERIAL



FOR
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1731 WORKMAN ST • LOS ANGELES
±198,633 SQ. FT. INDUSTRIAL LAND

PROPERTY AERIAL



DALY ST

WORKMAN ST

N RD

FOR
LEASE

1731 WORKMAN ST • LOS ANGELES
±198,633 SQ. FT. INDUSTRIAL LAND

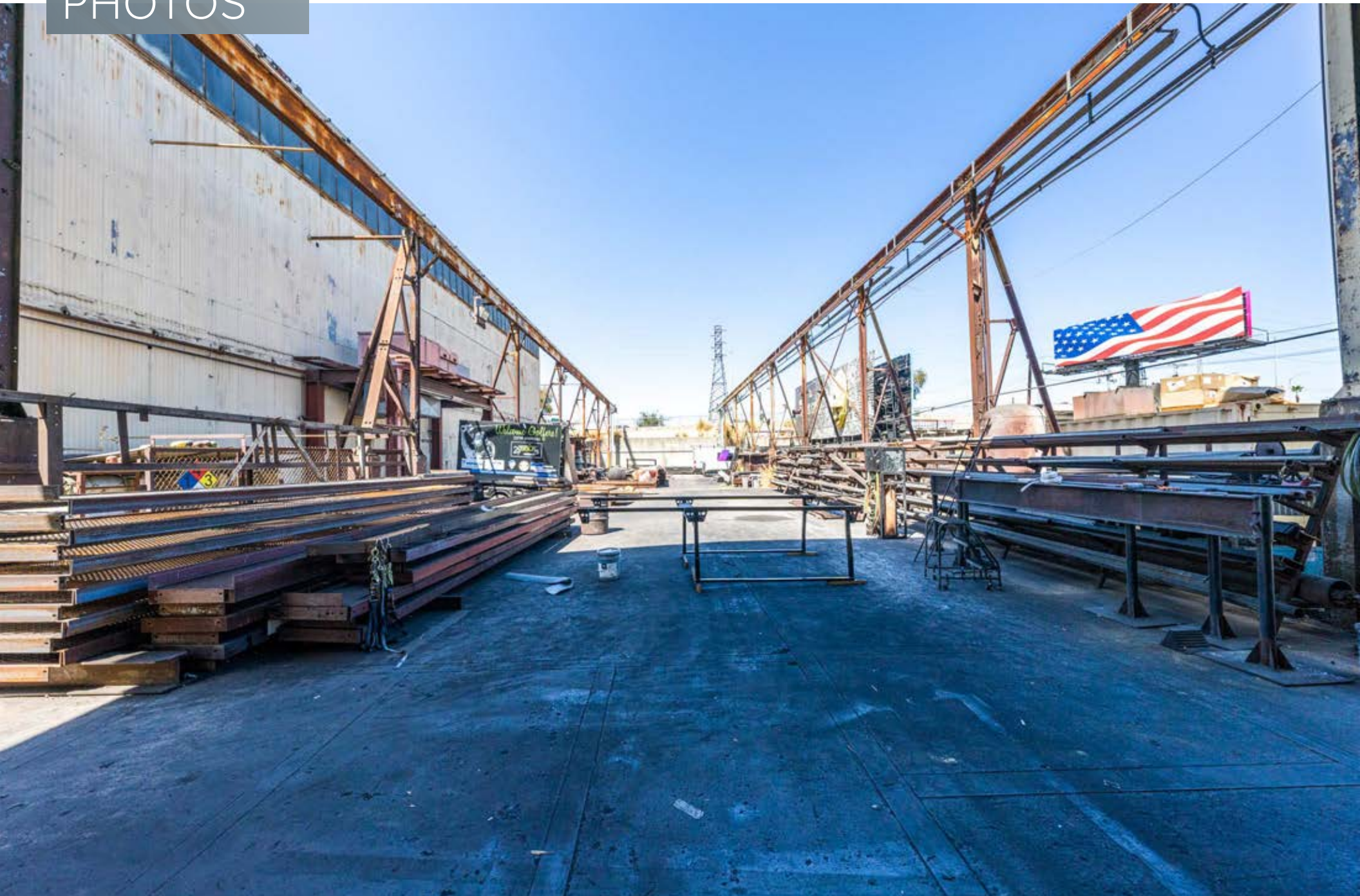
PROPERTY AERIAL

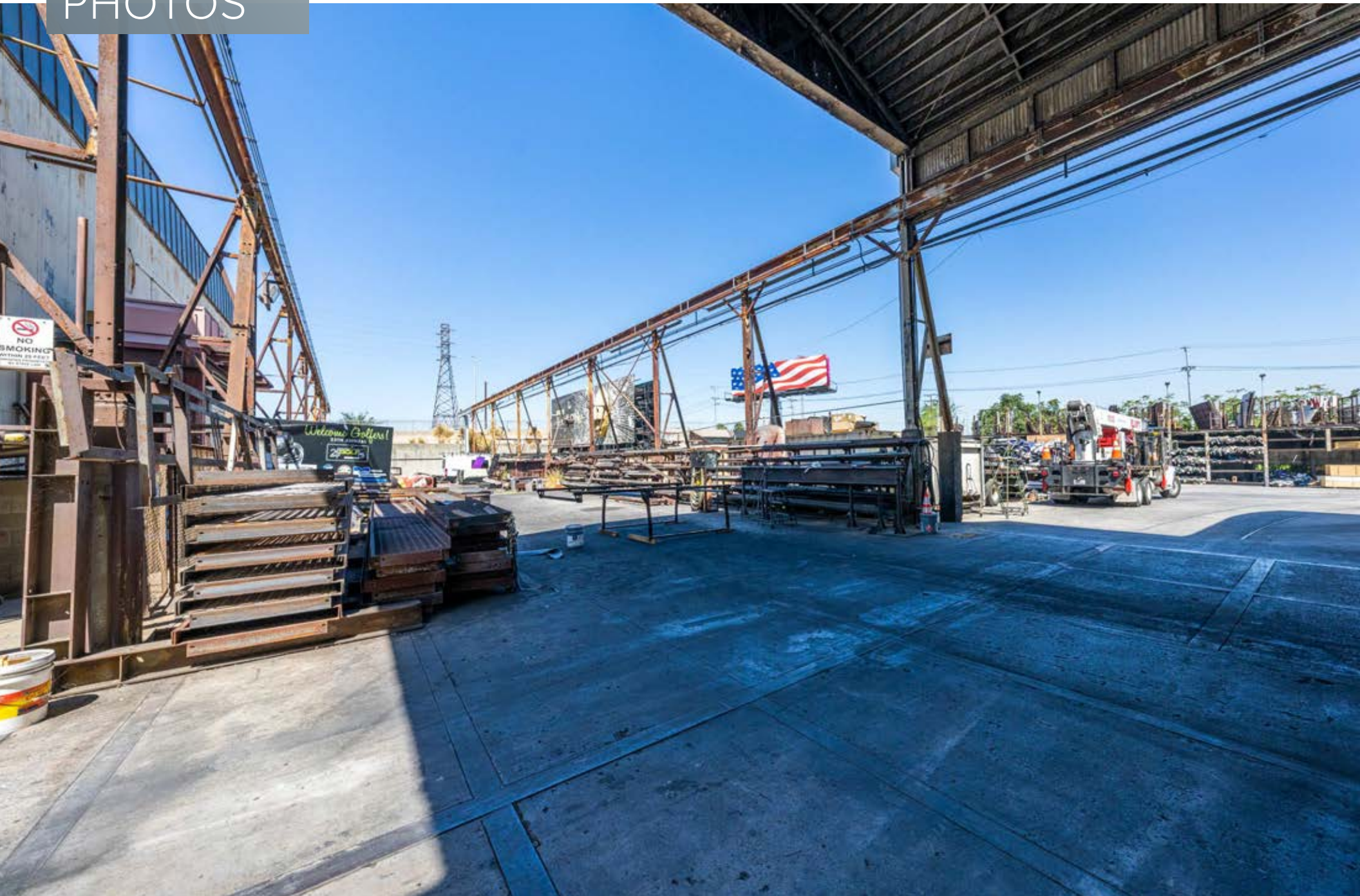






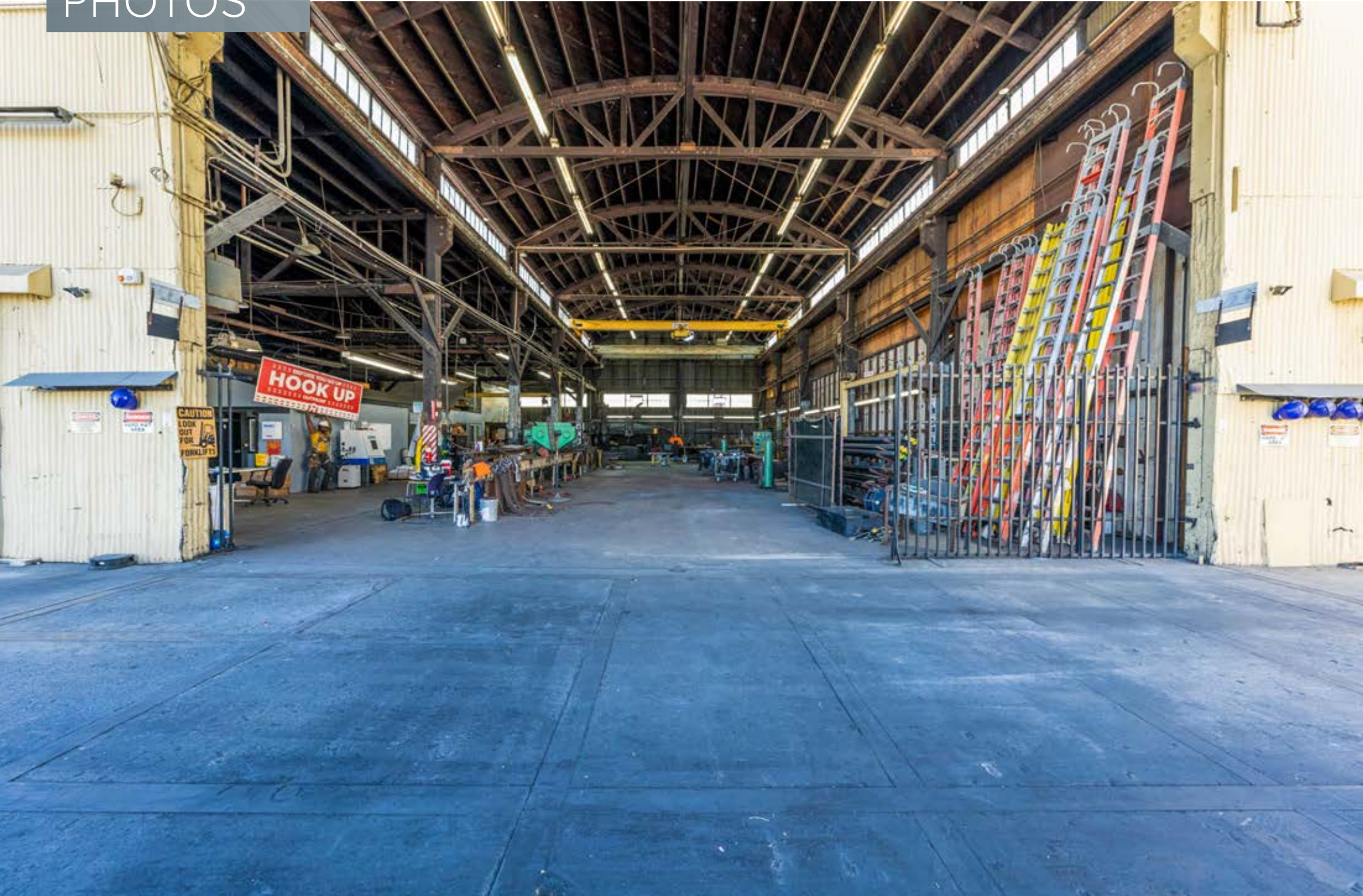




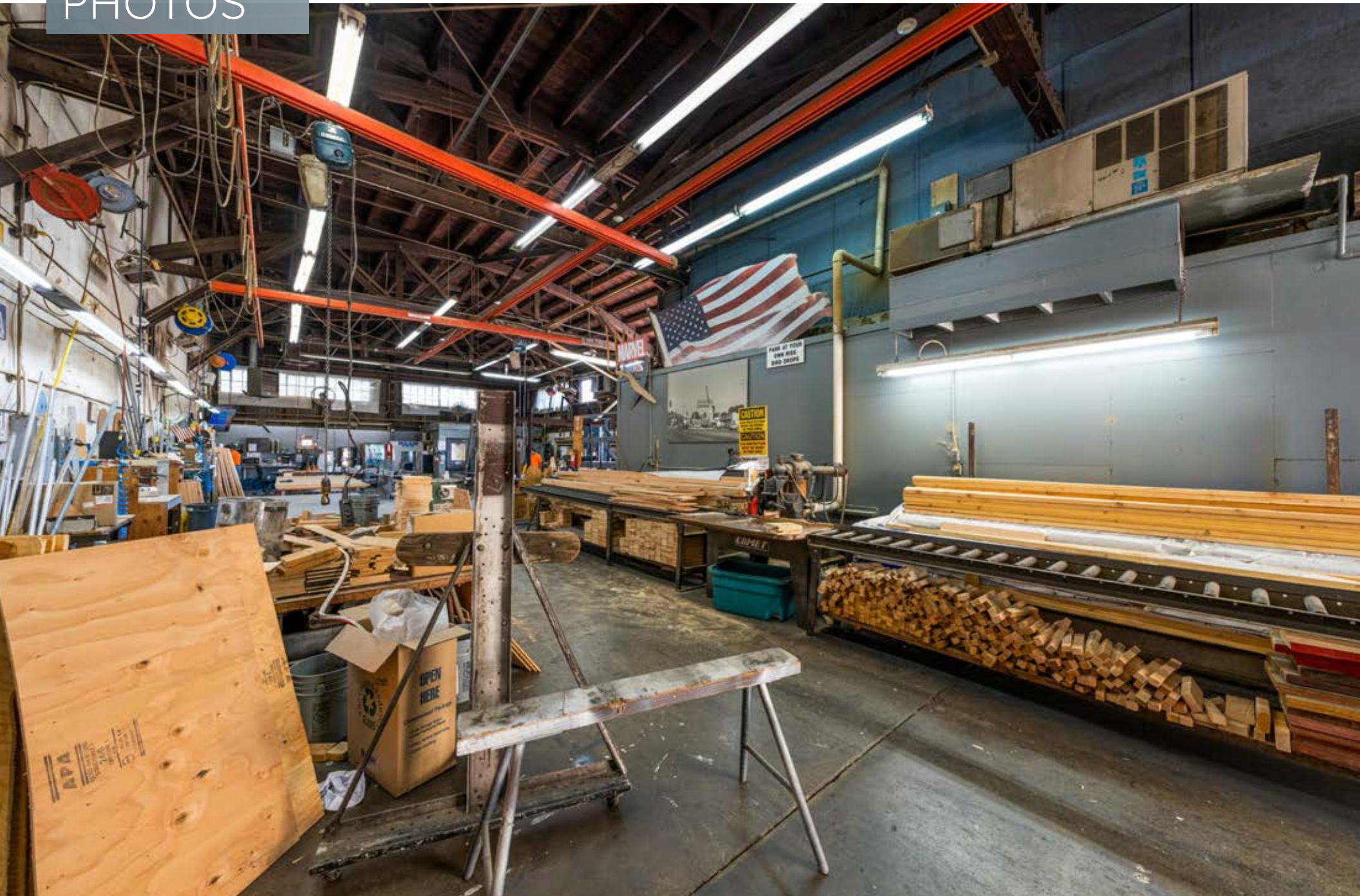


PROPERTY PHOTOS

1731 WORKMAN ST • LOS ANGELES

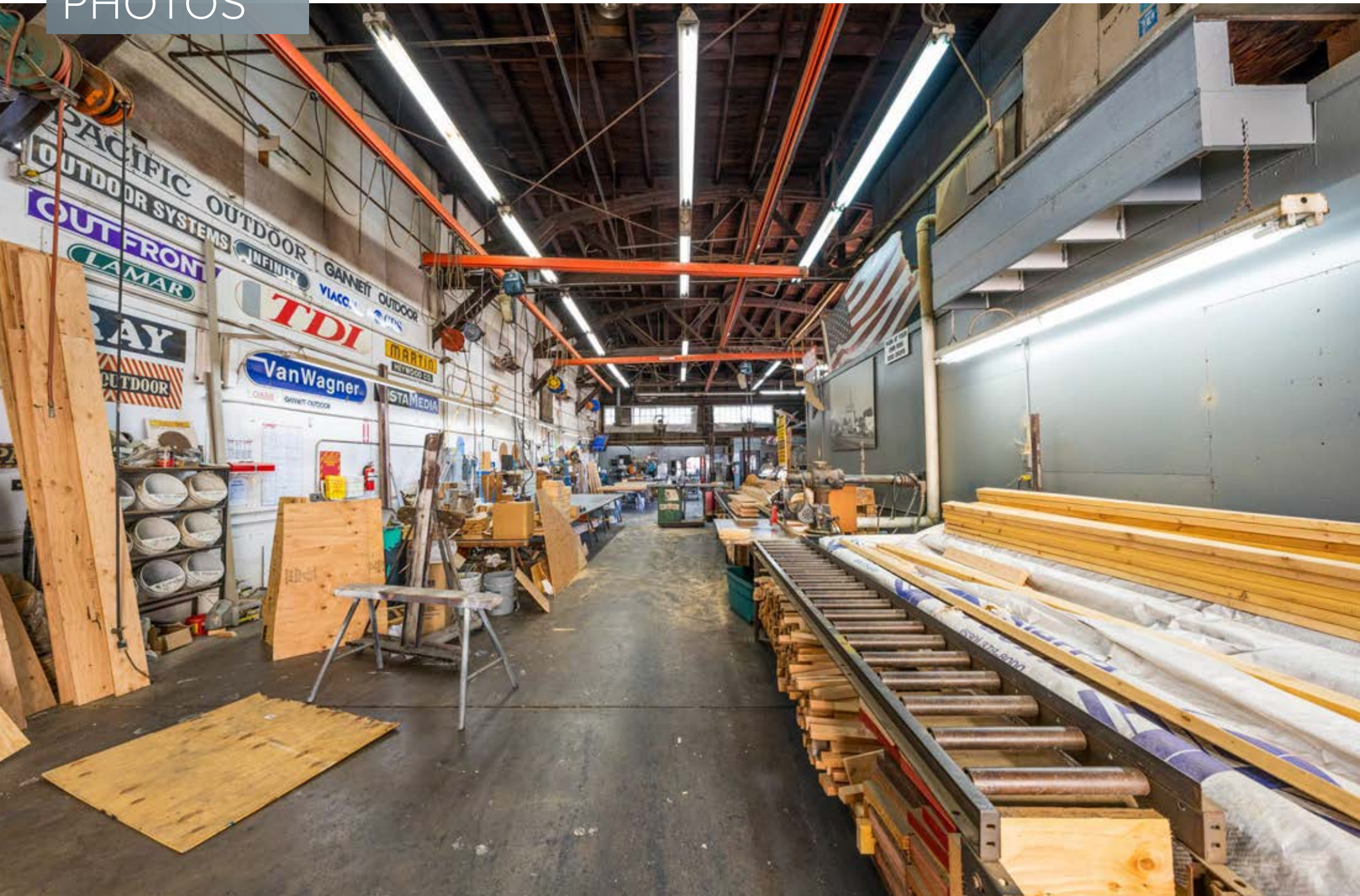


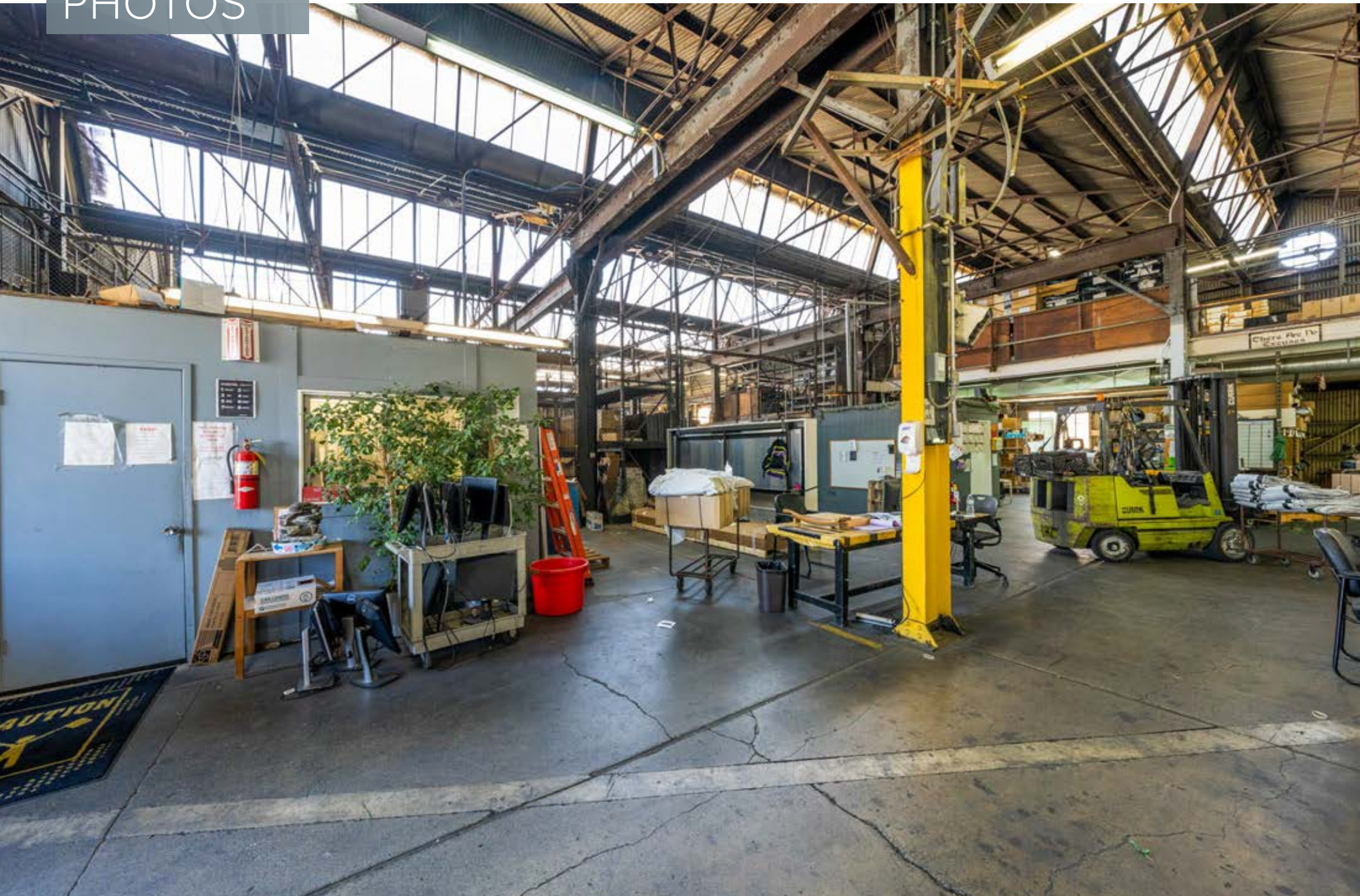




PROPERTY PHOTOS

1731 WORKMAN ST • LOS ANGELES



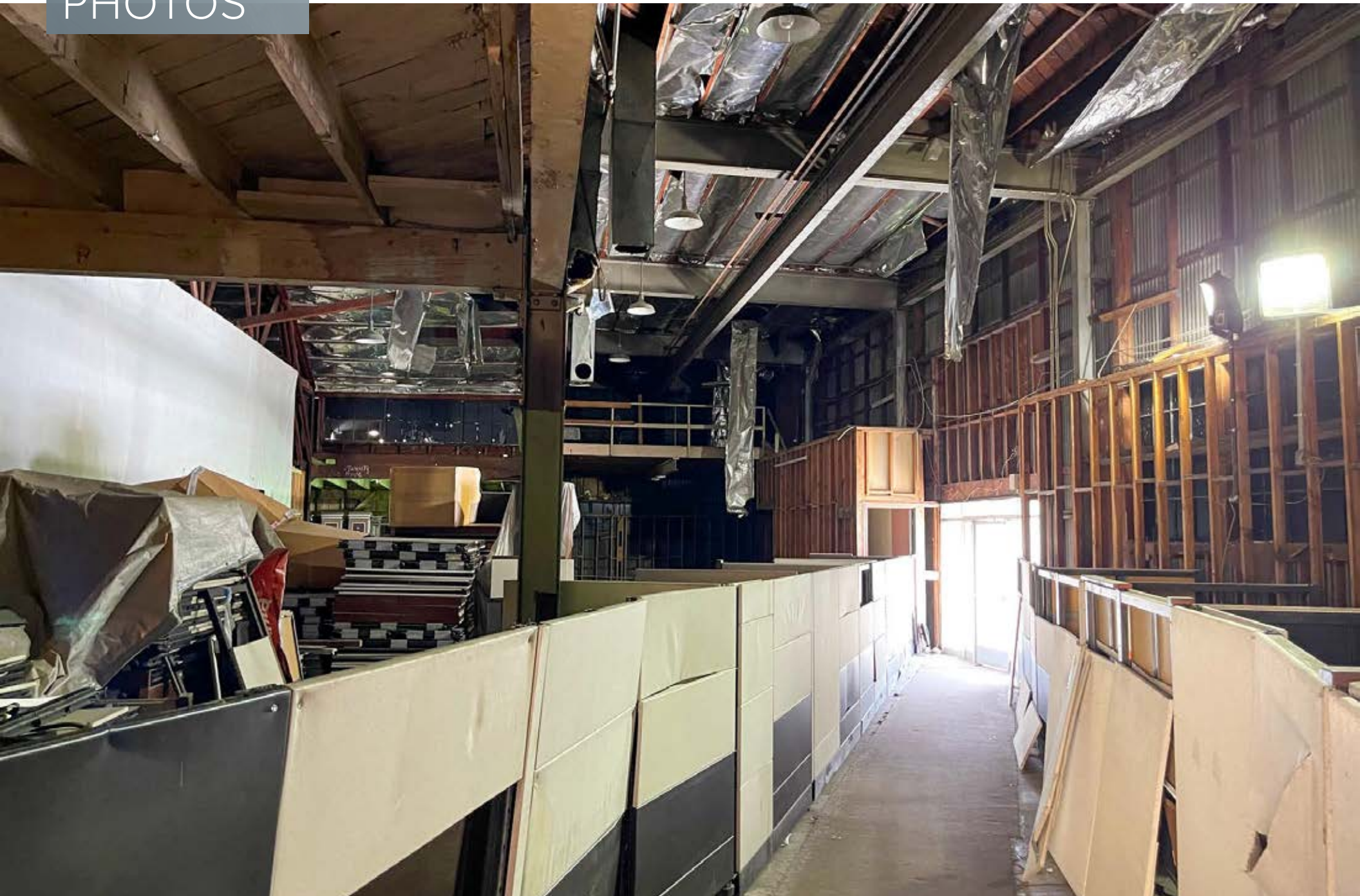


PROPERTY PHOTOS

1731 WORKMAN ST • LOS ANGELES





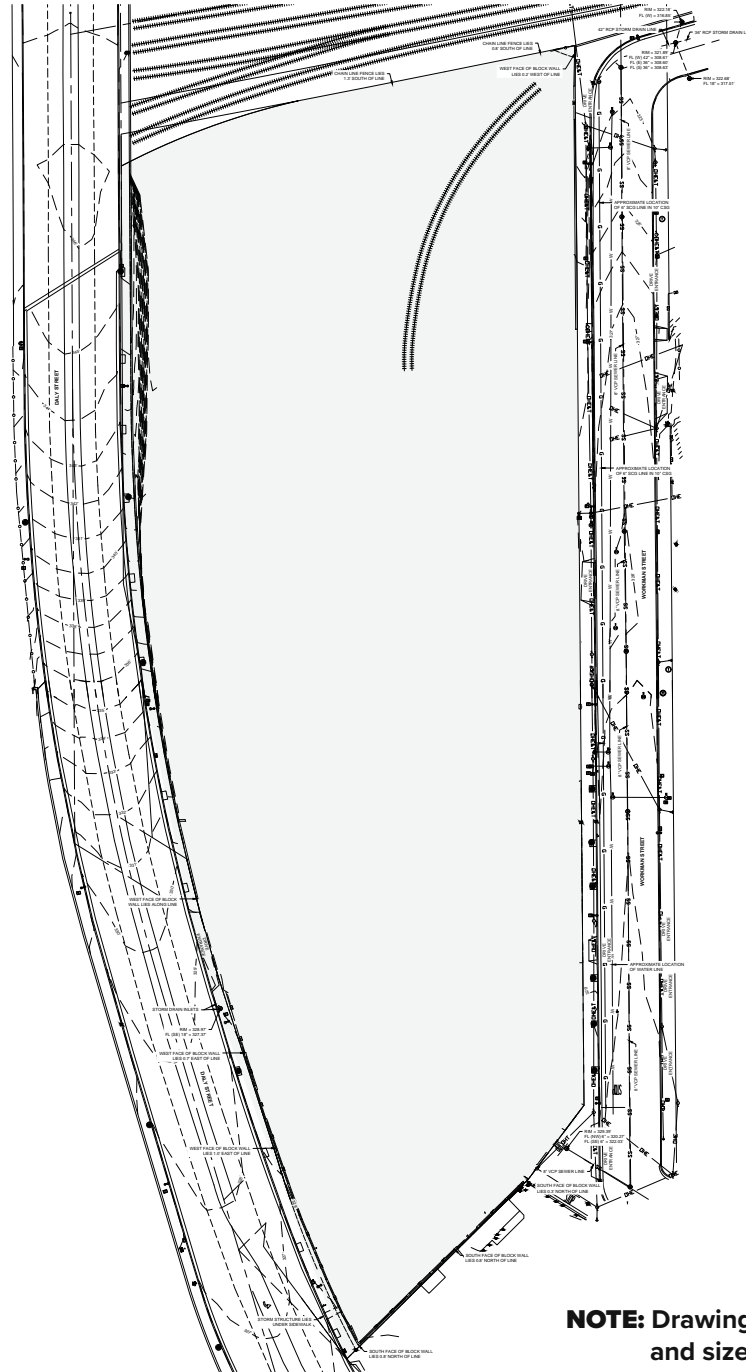




FOR
LEASE

1731 WORKMAN ST • LOS ANGELES
±198,633 SQ. FT. INDUSTRIAL LAND

PROPERTY SITE PLAN



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



FOR
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1731 WORKMAN ST • LOS ANGELES
±198,633 SQ. FT. INDUSTRIAL LAND

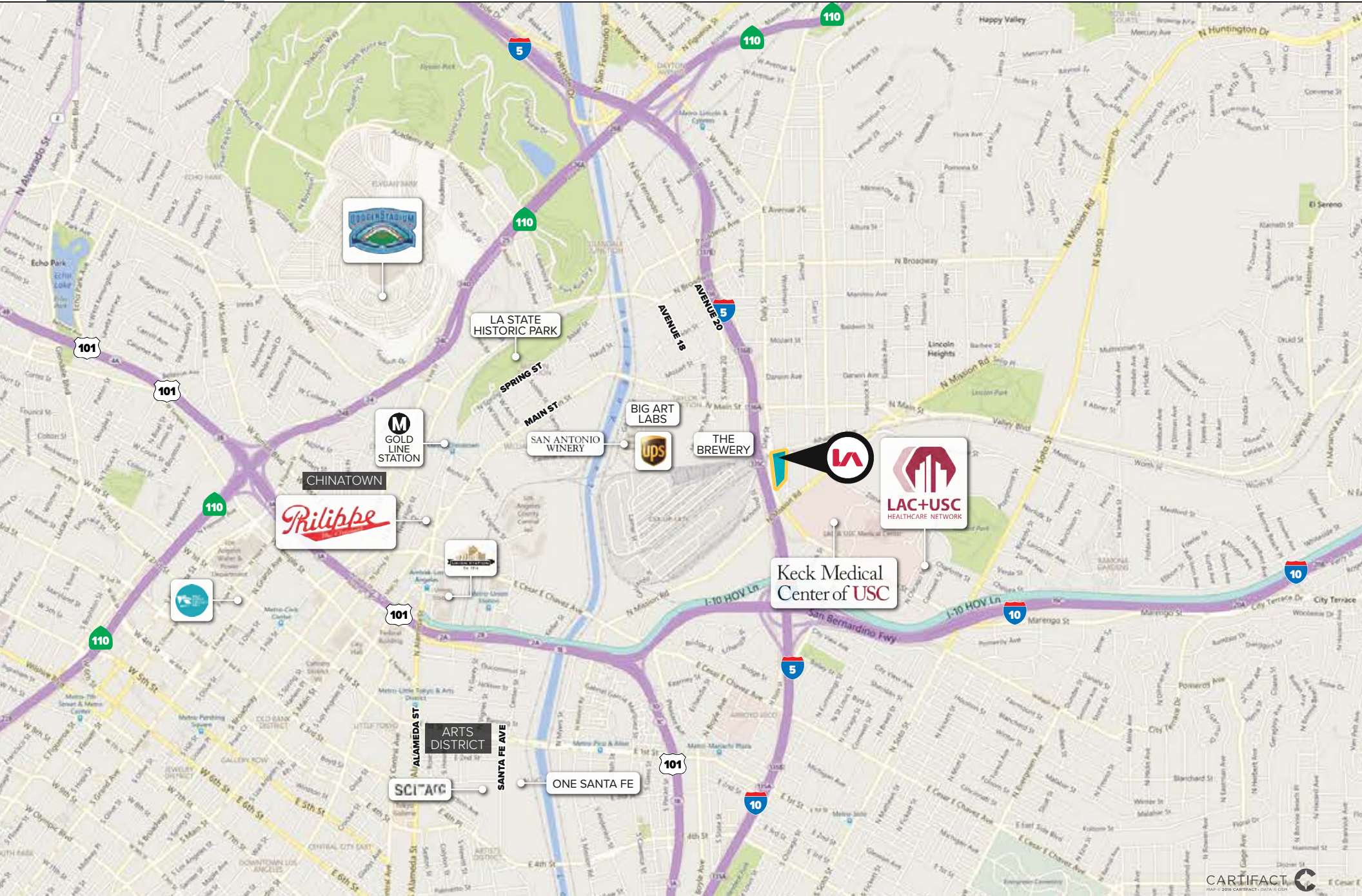
LOCATION AERIAL



FOR
LEASE

1731 WORKMAN ST • LOS ANGELES
±198,633 SQ. FT. INDUSTRIAL LAND

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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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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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)	1.30000000
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

Economic Development Areas

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: 521006004]
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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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
Economic Development Areas	
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: 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	
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
Economic Development Areas	
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: 5210007015]
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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LOS ANGELES, CA 90031

FOR MORE INFORMATION, PLEASE CONTACT US

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