



FOR SALE 1705 N INDIANA ST
LOS ANGELES • CA 90063

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

±58,806 SQ. FT. OF INDUSTRIAL LAND

DO NOT DISTURB THE OCCUPANT, TOURS BY APPOINTMENT ONLY!

FOR SALE

1705

N INDIANA ST

LOS ANGELES • CA 90063

PROPERTY HIGHLIGHTS

- M-2 ZONED LAND IN THE CITY OF LOS ANGELES
- INCLUDES ±27,000 SF OF BUILDINGS/STRUCTURES
- STRATEGIC EAST LA LOCATION WITH EASY ACCESS TO CENTRAL LA, SAN GABRIEL VALLEY & NORTH LA MARKETS
- ADJACENT TO LA HANGAR STUDIOS
- ACROSS FROM AMAZON DISTRIBUTION AND NEW INDUSTRIAL DEVELOPMENTS
- QUICK ACCESS TO 5, 10, 101 AND 710 FREEWAYS
- POTENTIAL FOR DEVELOPMENT OR OUTDOOR STORAGE/PARKING (BUYER TO VERIFY WITH CITY)

PRICING SUMMARY

ASKING SALE PRICE
\$5,500,000 (\$93.53 PSF)



LAND SIZE
±58,806 SQ. FT.



ZONING
M2-1

(BUYER SHOULD VERIFY ZONING & ACCEPTABLE USES WITH CITY)



APNs
5202-022-007

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, 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. Broker also advises Buyer to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

Armen Kazaryan MRED

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Ron Young

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LEE-ASSOCIATES.COM

CORP ID 01125429

SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.









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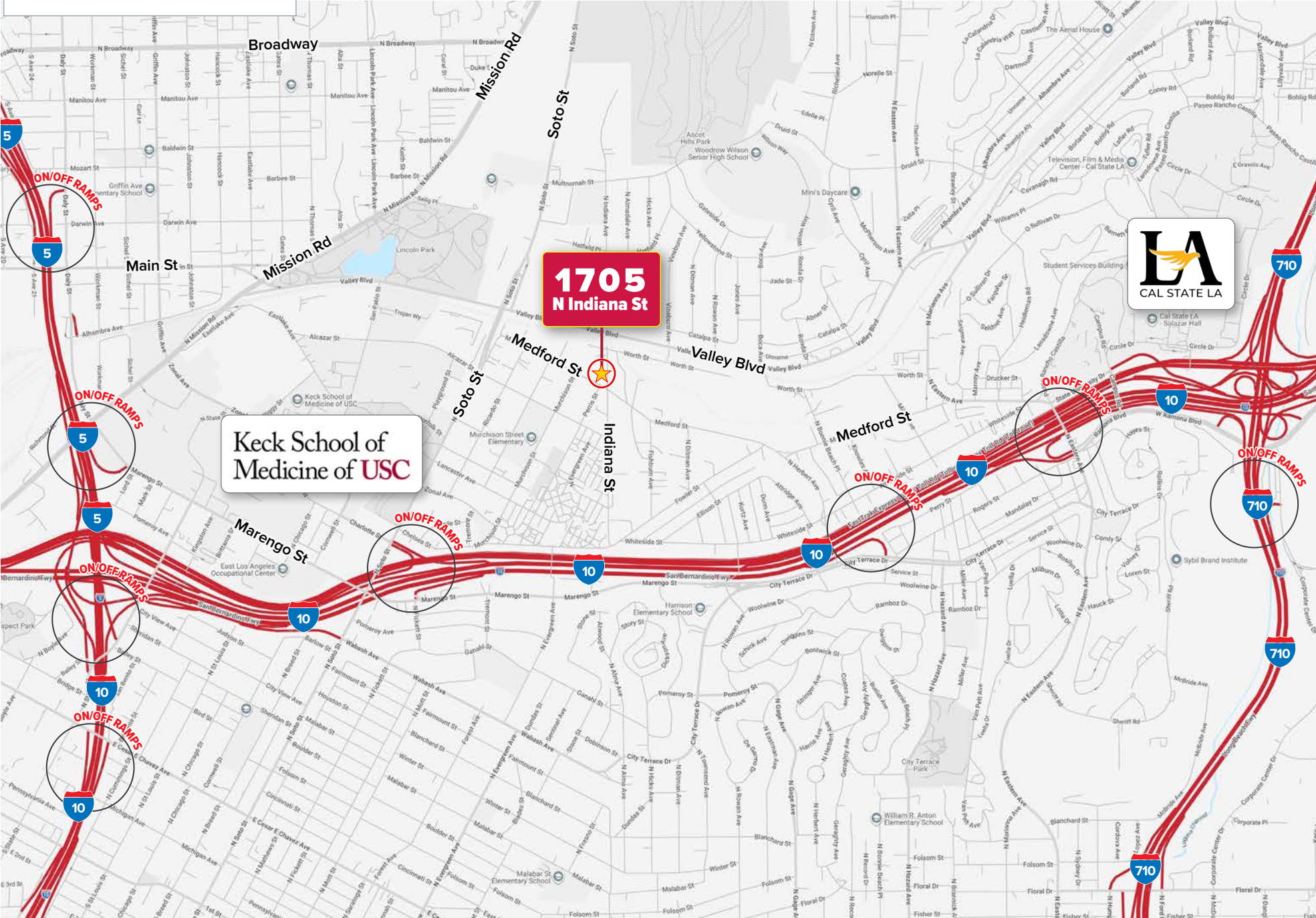
1705 N INDIANA ST | LOS ANGELES

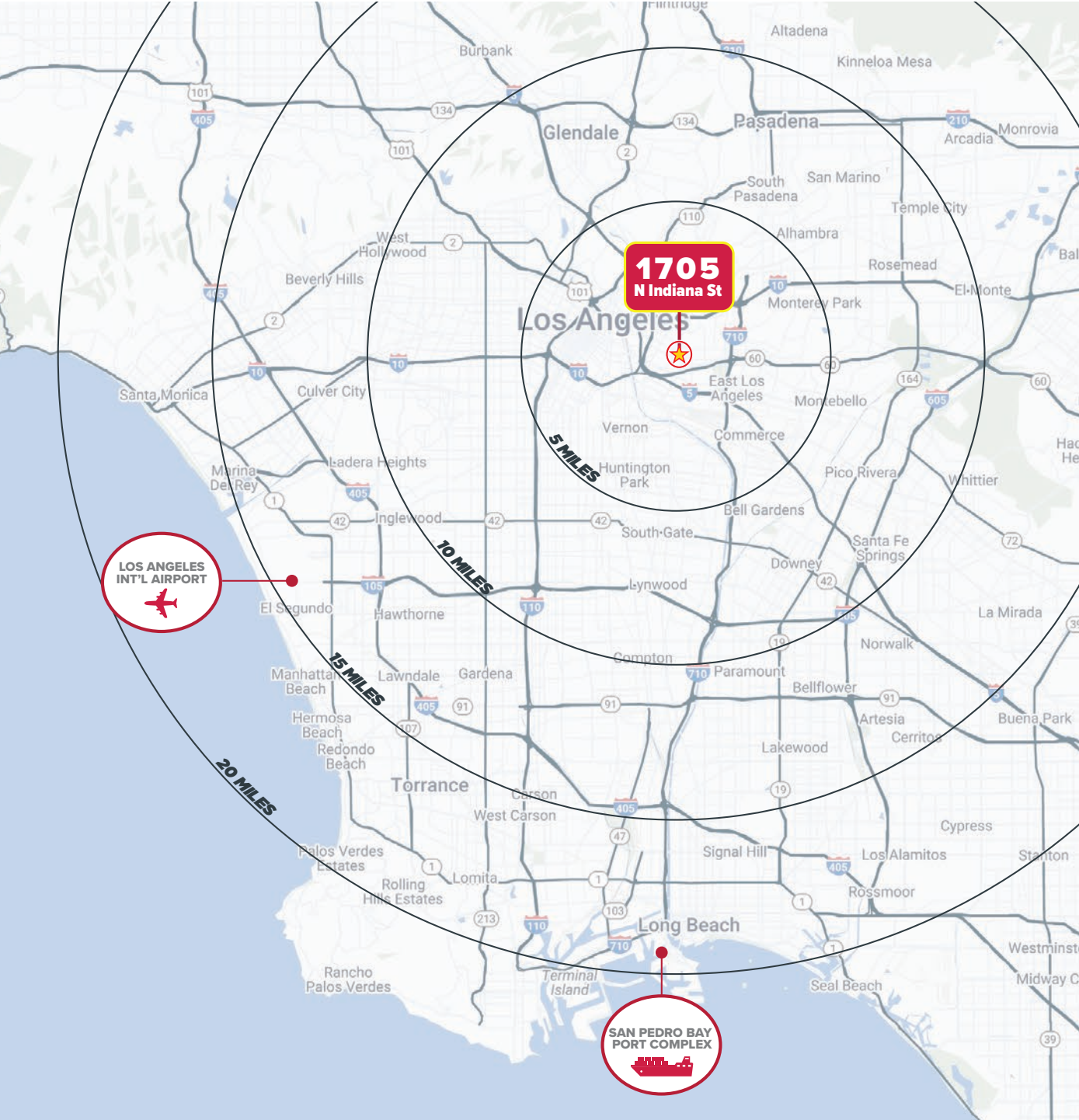


Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE-ASSOCIATES.COM
CORP ID 01125429

LOCATION MAP





DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
847,446	3,290,556	5,683,542	8,067,173



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$118,010	\$117,825	\$130,117	\$137,783

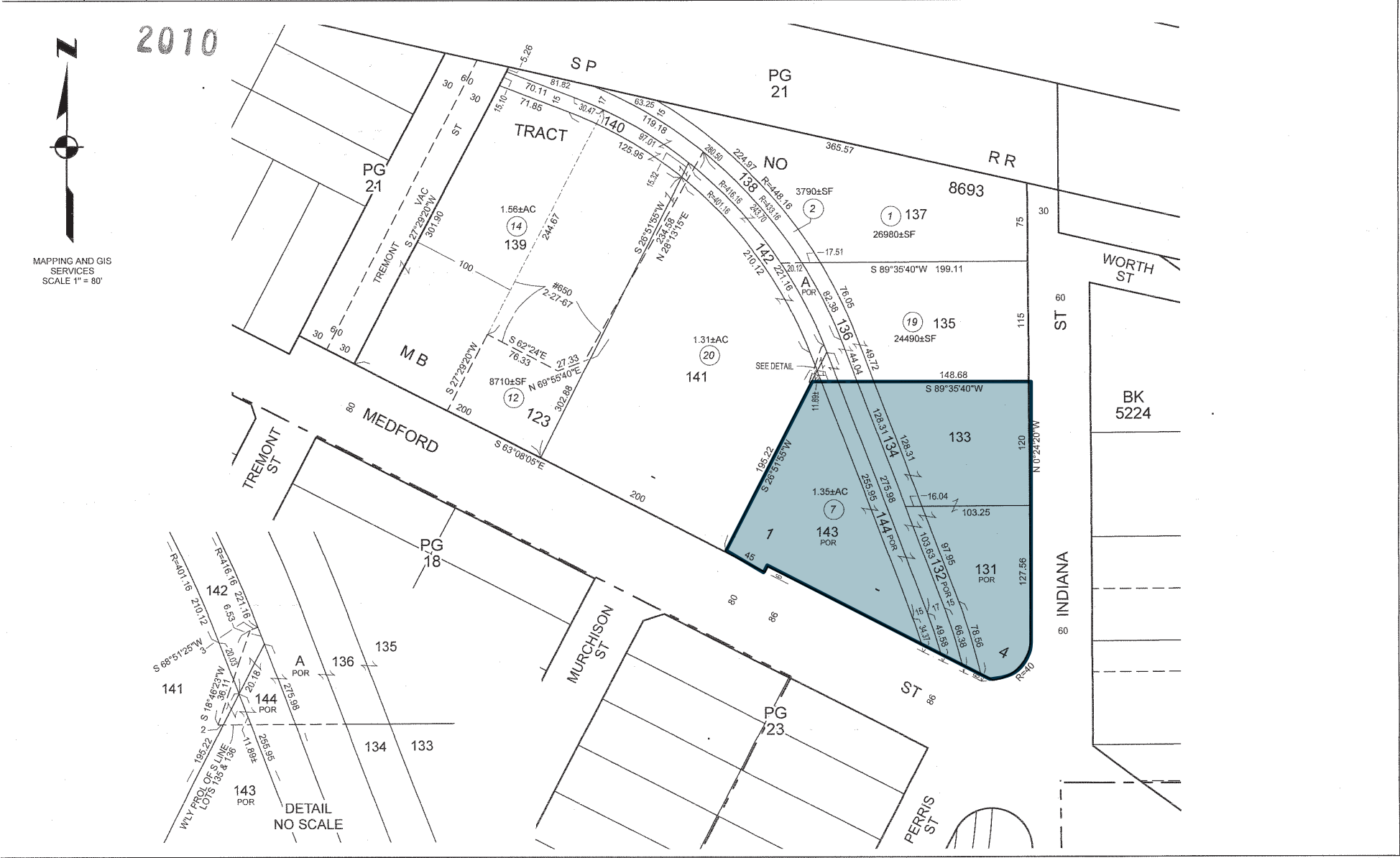


EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
432,380	1,243,880	2,402,546	3,551,379

PARCEL MAP

5202	22 SHEET	P. A. 8-34	TRA 12703	REVISED 92062402003005-04 991215	2009112002001002-27 2009112002001004-27		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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ZIMAS REPORT



City of Los Angeles
Department of City Planning

9/2/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1741 N INDIANA ST

ZIP CODES

90033

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA

CPC-2013-3169

CPC-1995-336-CRA

CPC-1989-177

ORD-172316

ORD-129279

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2013-3392-CE

ENV-2013-3170-CE

Address/Legal Information

PIN Number	135A229 157
Lot/Parcel Area (Calculated)	15,115.9 (sq ft)
Thomas Brothers Grid	PAGE 635 - GRID C2
Assessor Parcel No. (APN)	5202022007
Tract	TR 8693
Map Reference	M B 123-1/4
Block	None
Lot	133
Arb (Lot Cut Reference)	None
Map Sheet	135A229

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	None
Council District	CD 14 - Ysabel Jurado
Census Tract #	2031.00000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M2-1
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles ZI-2537 Tree Canopy Equity Index Area
General Plan Land Use	Light Manufacturing
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	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Boyle Heights
Residential Market Area	Low
Commercial Market Area	Low
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)	5202022007
APN Area (Co. Public Works)*	1.349 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$366,578
Assessed Improvement Val.	\$416,260
Last Owner Change	09/07/1978
Last Sale Amount	\$1
Tax Rate Area	12703
Deed Ref No. (City Clerk)	994673
Building 1	
Year Built	1948
Building Class	D5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	13,161.0 (sq ft)
Building 2	
Year Built	1962
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	2,480.0 (sq ft)
Building 3	
Year Built	1971
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,300.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5202022007]

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
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Northeast D/Q Ordinance Ridgelines	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

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
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
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

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5202022007]
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	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	448
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	16
Red Flag Restricted Parking	No

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ZIMAS REPORT

CASE SUMMARIES

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

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	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.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	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
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Description(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	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.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	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.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	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

DATA NOT AVAILABLE

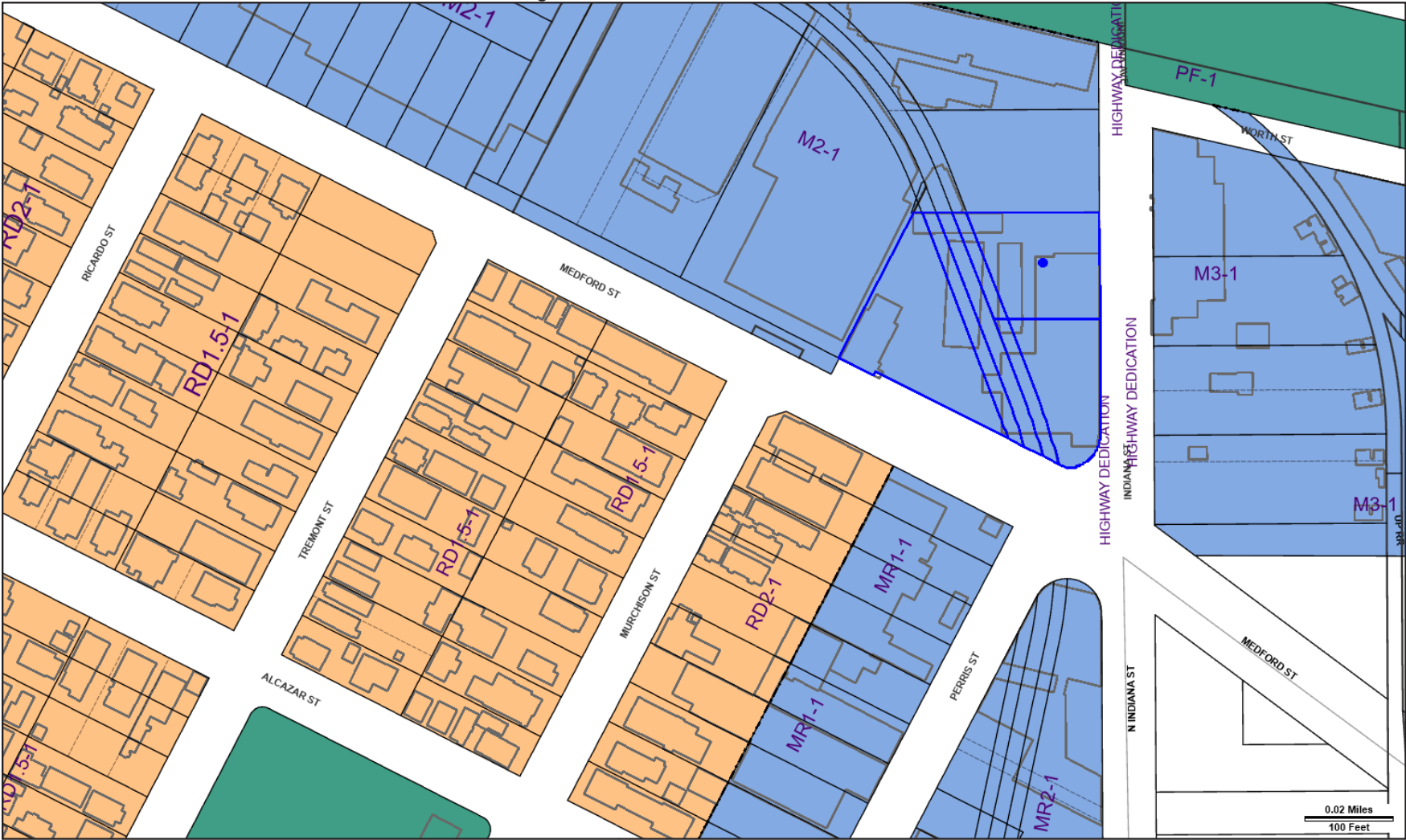
ORD-172316
ORD-129279

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ZIMAS REPORT

ZIMAS PUBLIC Generalized Zoning 09/02/2026 City of Los Angeles Department of City Planning



Address: 1741 N INDIANA ST
APN: 5202022007
PIN #: 135A229 157

Tract: TR 8693
Block: None
Lot: 133
Arb: None

Zoning: M2-1
General Plan: Light Manufacturing



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