

FOR SALE OR LEASE  
**1060**  
**SOUTH OLIVE STREET**

LOS ANGELES • CA 90015

.....  
**±18,914 SF**  
**2-STORY COMMERCIAL**  
**BUILDING INCLUDING FULL**  
**BASEMENT**

**±6,328 SF OF LAND**



**NE CORNER OF 11TH AND OLIVE**

*Can be Combined with Adjacent 1052-54 South Olive Street Building  
(±7,354 SF Bldg on ±5,631 SF of Land)*

**RON S. YOUNG**

Principal | LIC ID 01009947

**323.767.2106**

[rsyoung@lee-associates.com](mailto:rsyoung@lee-associates.com)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**DAVID NORMAN**

Managing Broker | LIC ID 01524599

**310.820.1343**

[david@boardwalkre.com](mailto:david@boardwalkre.com)

**BOARDWALK**  
REAL ESTATE

Lee & Associates | Los Angeles Central  
CORP ID 01125429

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

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# 1060

## SOUTH OLIVE STREET

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### PROPERTY HIGHLIGHTS

- Building Square Footage  $\pm 18,914$  SF with an Approx.  $\pm 6,316$  SF Basement
- Land Square Footage  $\pm 6,328$  SF
- Building Age: 1911
- Zoning: LAR5
- Excellent Public Parking Across the Street
- Clearance Varies: 1st Floor: 10', 2nd Floor: 9'
- Multiple Restrooms on all Floors
- Stucco/Brick Construction
- Passenger Elevator Services all Floors
- Walking Distance to LA Live, Crypto.com Arena and many Restaurants, Hotels, etc.

### PRICING SUMMARY

- **ASKING RATE:** \$19,500 per Month Gross (\$1.03 PSF)
- **SALE PRICE:** Call Broker

Buyer/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 Buyer/Tenant's product weight and product types and use, etc. Buyer/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 Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Los Angeles Central Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

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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**



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SALE/LEASE

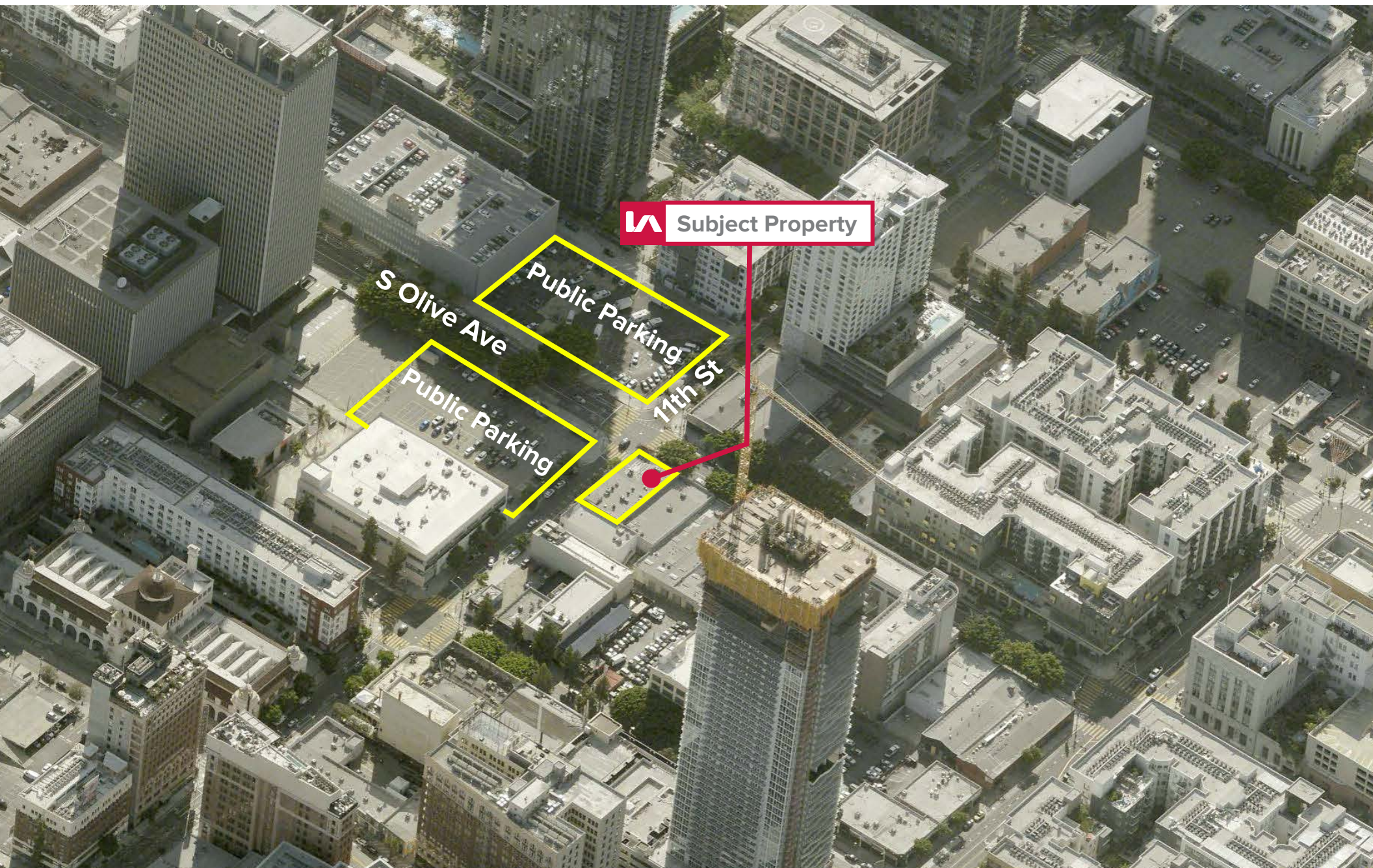
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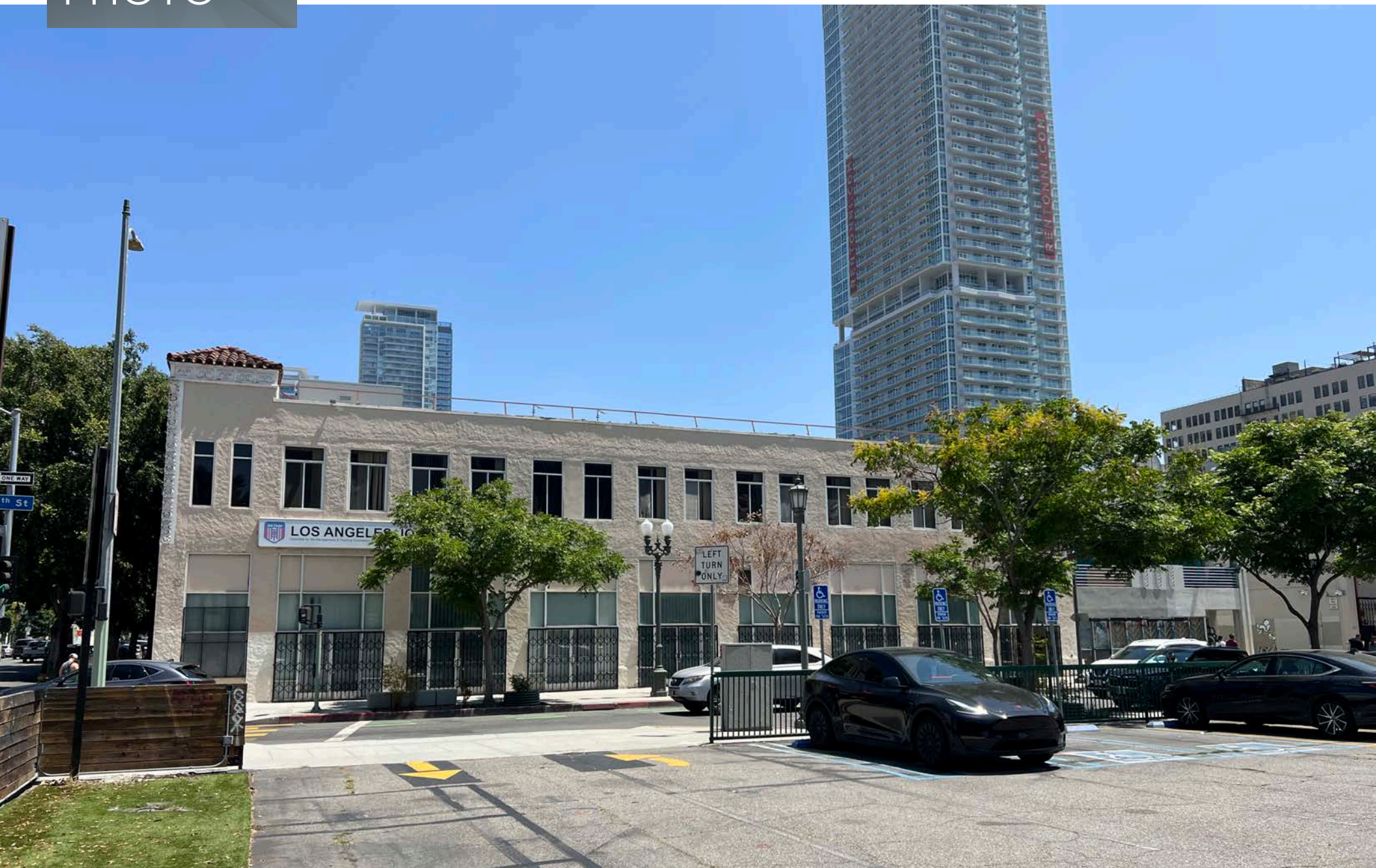
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# PROPERTY PHOTO

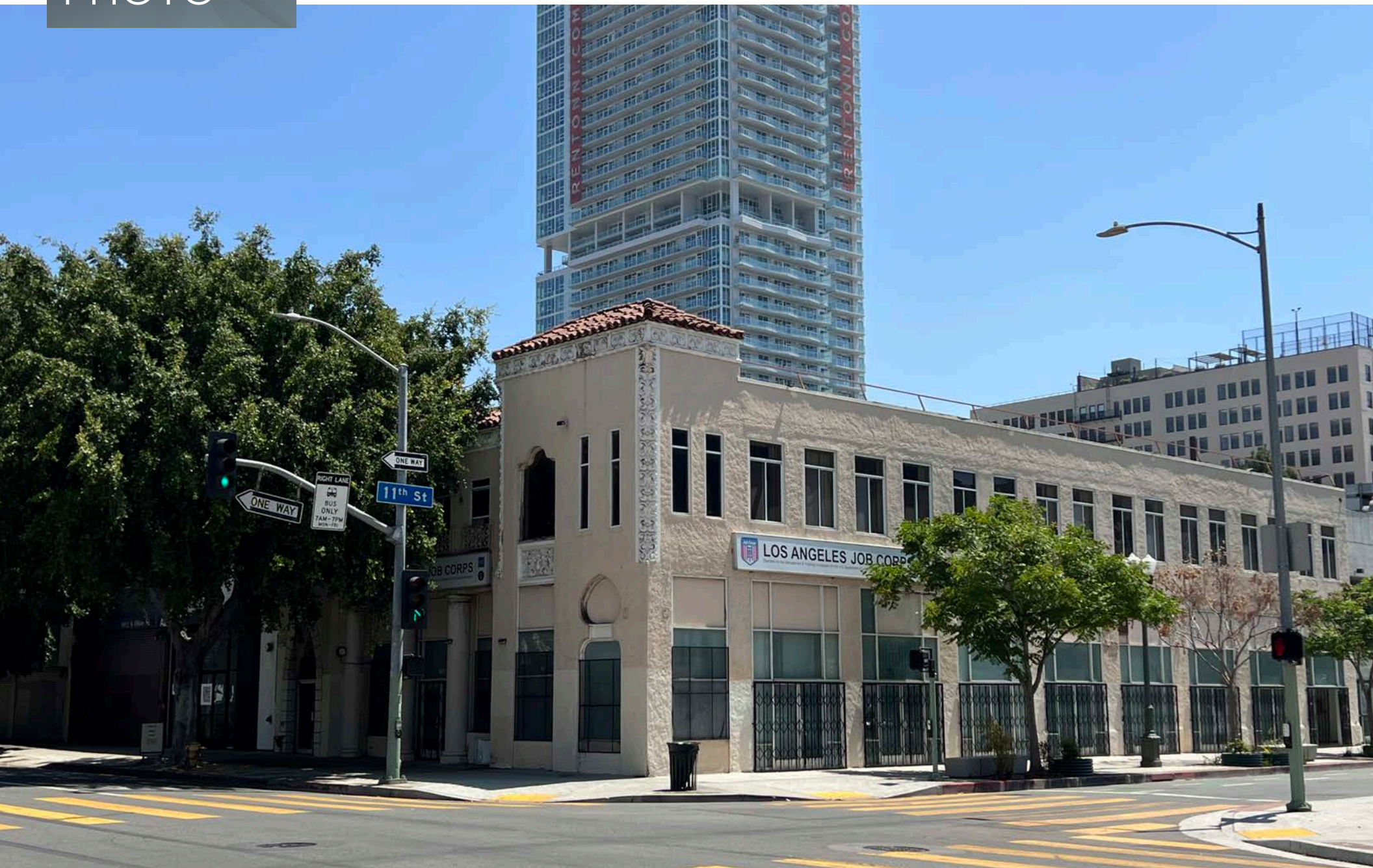
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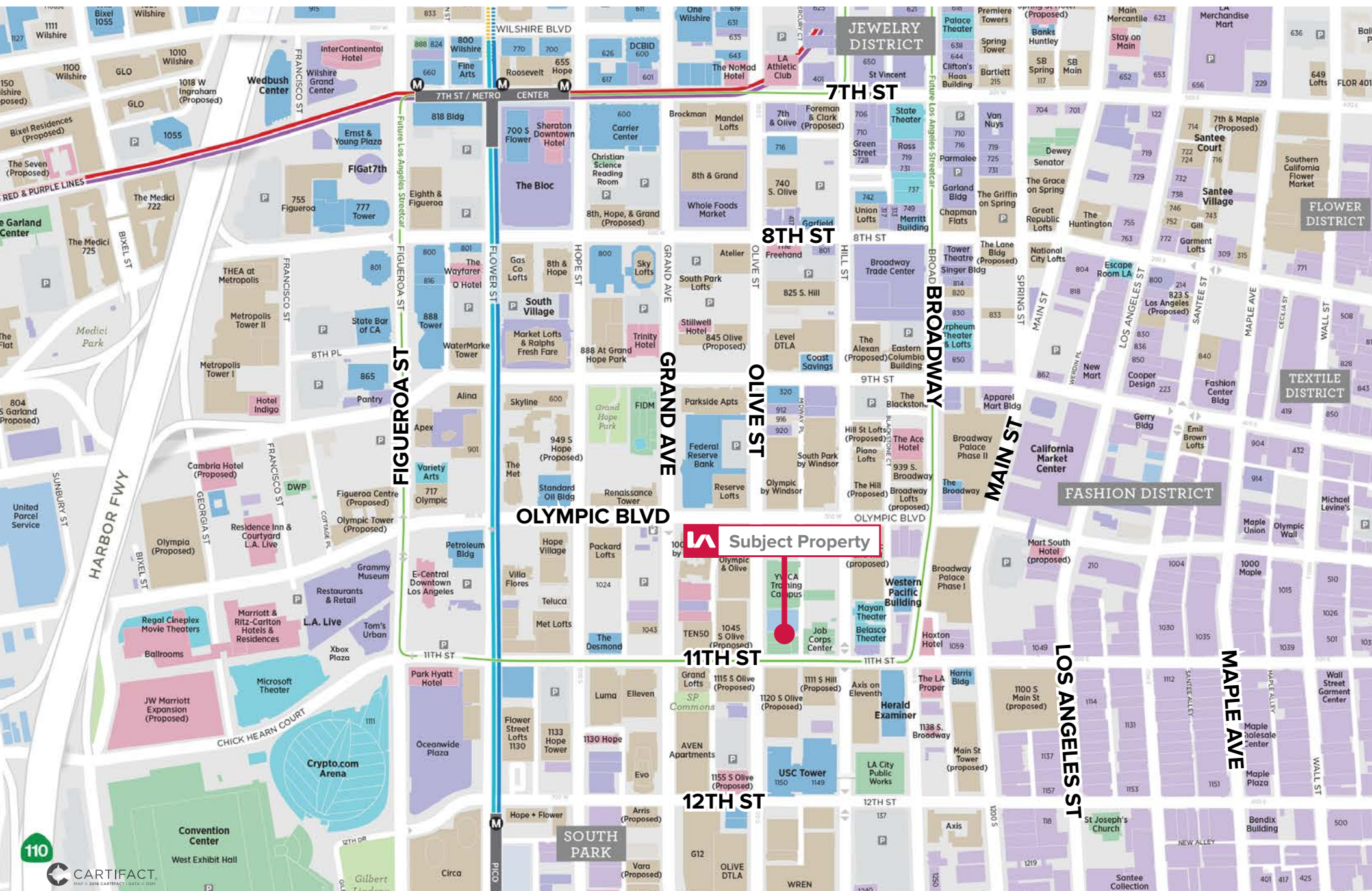




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LOCATOR MAP





City of Los Angeles  
Department of City Planning7/30/2025  
PARCEL PROFILE REPORT

## PROPERTY ADDRESSES

1056 S OLIVE ST  
1058 S OLIVE ST  
1060 S OLIVE ST  
229 W 11TH ST  
225 W 11TH ST  
221 W 11TH ST

## ZIP CODES

90015

## RECENT ACTIVITY

None

## CASE NUMBERS

CPC-2024-150-GPA-CA  
CPC-2018-6005-CA  
CPC-2017-432-CPU  
CPC-2017-2107-MS  
CPC-2014-1582-CA  
CPC-2013-3169  
CPC-2010-213-CA  
CPC-2008-4504-MS  
CPC-2008-4503-CA  
CPC-2008-4502-GPA  
CPC-2008-2648-CPU  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-2002-1128-CA  
CPC-2001-4640-CRA  
CPC-19XX-17168  
CPC-1994-225-CPU  
CPC-1986-606-GPC  
ORD-188474-SA460-A  
ORD-188425  
ORD-188418  
ORD-187822-SA460-A  
ORD-175038  
ORD-164307-SA2630  
ORD-137036  
ORD-135901  
ORD-129944  
ORD-128690  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2017-433-EIR

## Address/Legal Information

PIN Number 126A209 64  
Lot/Parcel Area (Calculated) 6,327.3 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID E5  
Assessor Parcel No. (APN) 5139011009  
Tract ORD'S SURVEY  
Map Reference M R 53-66/73  
Block 69  
Lot FR 6  
Arb (Lot Cut Reference) 3  
Map Sheet 126A207  
126A209

## Jurisdictional Information

Community Plan Area Downtown  
Area Planning Commission Central APC  
Neighborhood Council Downtown Los Angeles  
Council District CD 14 - Ysabel Jurado  
Census Tract # 2079.02000000  
LADBS District Office Los Angeles Metro

## Permitting and Zoning Compliance Information

Administrative Review None

## Planning and Zoning Information

Special Notes None  
Zoning [HB3-G1-5] [CX2-FA] [CPIO-O]  
Site Specific Condition No  
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2535 Prior Housing Element Sites - Ministerial Approval  
ZI-2512 Housing Element Sites  
ZI-2450 Downtown Streetcar  
ZI-2524 Community Plan Implementation Overlay: Downtown  
Transit Core  
General Plan Land Use None  
General Plan Note(s) None  
Minimum Density Requirement Yes (Rezoning Site)  
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 Downtown  
Subarea Subarea AENV-2017-2108-CE  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2010-214-ND  
ENV-2008-4505-ND  
ENV-2005-362-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
ENV-2002-1131-ND  
ENV-2002-1130-ND  
ENV-1998-107-MNDCPIO 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 None  
ASP: Alcohol Sales Program Yes  
Alcohol Permission Set Restaurant Beverage Area  
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 Yes  
Streetscape No  
Adaptive Reuse Incentive Area Downtown Adaptive Reuse Program  
Affordable Housing Linkage Fee  
Residential Market Area Medium-High  
Non-Residential Market Area Medium or High  
Inclusionary Housing Yes  
Inclusionary Set IR-A  
Local Affordable Housing Incentive Downtown - CPIO  
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 Moderate  
High Quality Transit Corridor (within 1/2 mile) Yes  
ED 1 Eligibility Eligible Site  
RPA: Redevelopment Project Area None  
Central City Parking Yes  
Downtown Parking Yes  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer Yes

## Assessor Information

Assessor Parcel No. (APN) 5139011009  
APN Area (Co. Public Works)\* 0.145 (ac)  
Use Code 1200 - Commercial - Store Combination - Store and Office Combination - One Story  
Assessed Land Val. \$1,137,649  
Assessed Improvement Val. \$677,813  
Last Owner Change 10/02/1987  
Last Sale Amount \$950,009  
Tax Rate Area 13264  
Deed Ref No. (City Clerk) 626381  
1594700-02  
1-652  
Building 1  
Year Built 1911  
Building Class C55AThis 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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.[zimas.lacity.org](https://zimas.lacity.org) | [planning.lacity.gov](https://planning.lacity.gov)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](https://zimas.lacity.org)  
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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,598.0 (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: 5139011009]

**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	Yes
Flood Zone	500 Yr
Watercourse	No
Methane Hazard Site	Methane Zone
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

**Environmental**

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

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.12480036
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	GREATER SOUTH PARK
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Rent Stabilization Ordinance (RSO)	No [APN: 5139011009]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.14 Units, Lower
Housing Use within Prior 5 Years	No

**Public Safety**

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	182
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	10
Red Flag Restricted Parking	No

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