

FOR LEASE

INDUSTRIAL BUILDINGS & LAND

**310-330 N AVENUE 21, 336-346 N AVENUE 21
352 N AVENUE 21 & 2131 HUMBOLDT ST
LOS ANGELES, CA 90031**



**±109,254 SQ. FT. OF BUILDINGS
ON ±312,250 SQ. FT. OF LAND**

Site Overview

310-330 N AVE 21, 336-346 N AVE 21, 352 N AVE 21 & 2131 HUMBOLDT ST LOS ANGELES

- ▶ Buildings Totaling: ±109,254 Sq. Ft.
- ▶ Total Land: ±312,250 Sq. Ft. Land (±7.2 Ac)
- ▶ LAUI(CA) - Urban Innovation
- ▶ APN's: 5447-009-003, 004, 005, 006, 007, 008, 009, 019, 020



2131 Humboldt St Overview

Building Size (SF)	0
Office Size (SF)	N/A
Land Size(SF)	±213,493
Year Built	N/A
APN	5447-009-019
Construction Type	N/A
Zoning	LAUI
Use	Industrial, Vacant Land
Asking Rate (PSF)	\$0.49 G
Minimum Clearance	N/A
DH	N/A
GL	N/A
Sprinklers	N/A

352 N Ave 21 Overview

Building Size (SF)	±15,864
Office Size (SF)	
Land Size(SF)	±25,599
Year Built	1990
APN	5447-009-020
Construction Type	CTU
Zoning	LAUI
Use	Warehouse / Distribution
Asking Rate (PSF)	Call Broker
Minimum Clearance	21'
DH	2
GL	3 (Call Broker)
Sprinklers	Yes

336, 340 & 346 N Ave 21 Overview

Building Size (SF)	±12,700
Office Size (SF)	
Land Size(SF)	±23,469
Year Built	1952 / 1959
APN	5447-009-007 & 008 & 009
Construction Type	Block
Zoning	LAUI
Use	Warehouse / Distribution
Asking Rate (PSF)	Call Broker
Minimum Clearance	
DH	0
GL	1
Sprinklers	No

310, 318, 326 & 330 N Ave 21 Overview

Building Size (SF)	±80,690
Office Size (SF)	
Land Size(SF)	±49,689
Year Built	1923/1925/1946/1924
APN	5447-009-003 & 004 & 005 & 006
Construction Type	Brick / Metal / Frame Stucco
Zoning	LAUI
Use	Warehouse
Asking Rate (PSF)	Call Broker
Minimum Clearance	
DH	0
GL	1
Sprinklers	Yes

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PROPERTY PHOTOS

310-330 N AVE 21, 336-346 N AVE 21, 352 N AVE 21 & 2131 HUMBOLDT ST
LOS ANGELES



310-330 N Avenue 21

PROPERTY PHOTOS

310-330 N AVE 21, 336-346 N AVE 21, 352 N AVE 21 & 2131 HUMBOLDT ST
LOS ANGELES



310-330 N Avenue 21 (2nd Floor)

PROPERTY PHOTOS

310-330 N AVE 21, 336-346 N AVE 21, 352 N AVE 21 & 2131 HUMBOLDT ST
LOS ANGELES



310-330 N Avenue 21 (1st Floor)

PROPERTY PHOTOS

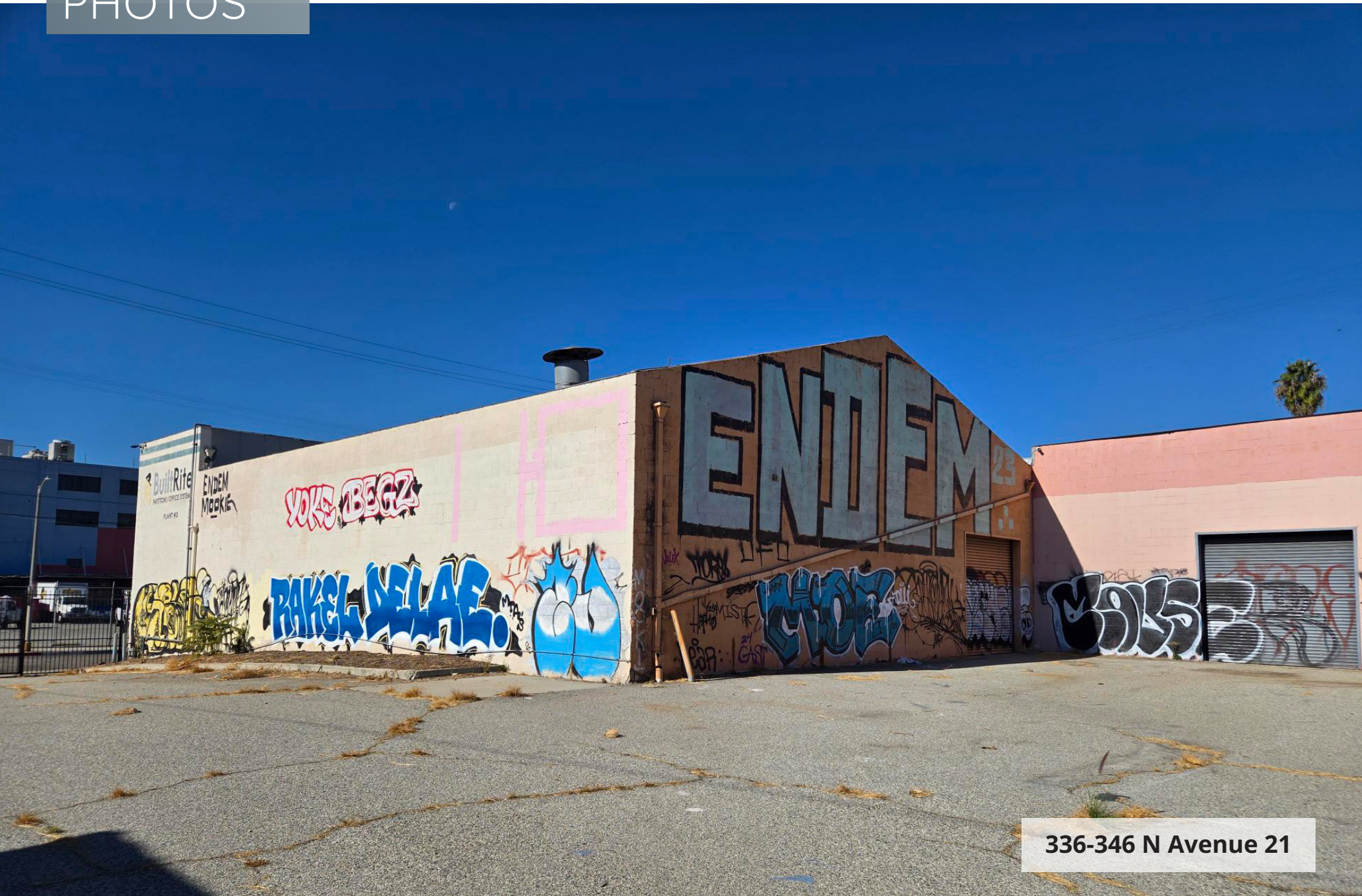
310-330 N AVE 21, 336-346 N AVE 21, 352 N AVE 21 & 2131 HUMBOLDT ST
LOS ANGELES



336-346 N Avenue 21

PROPERTY PHOTOS

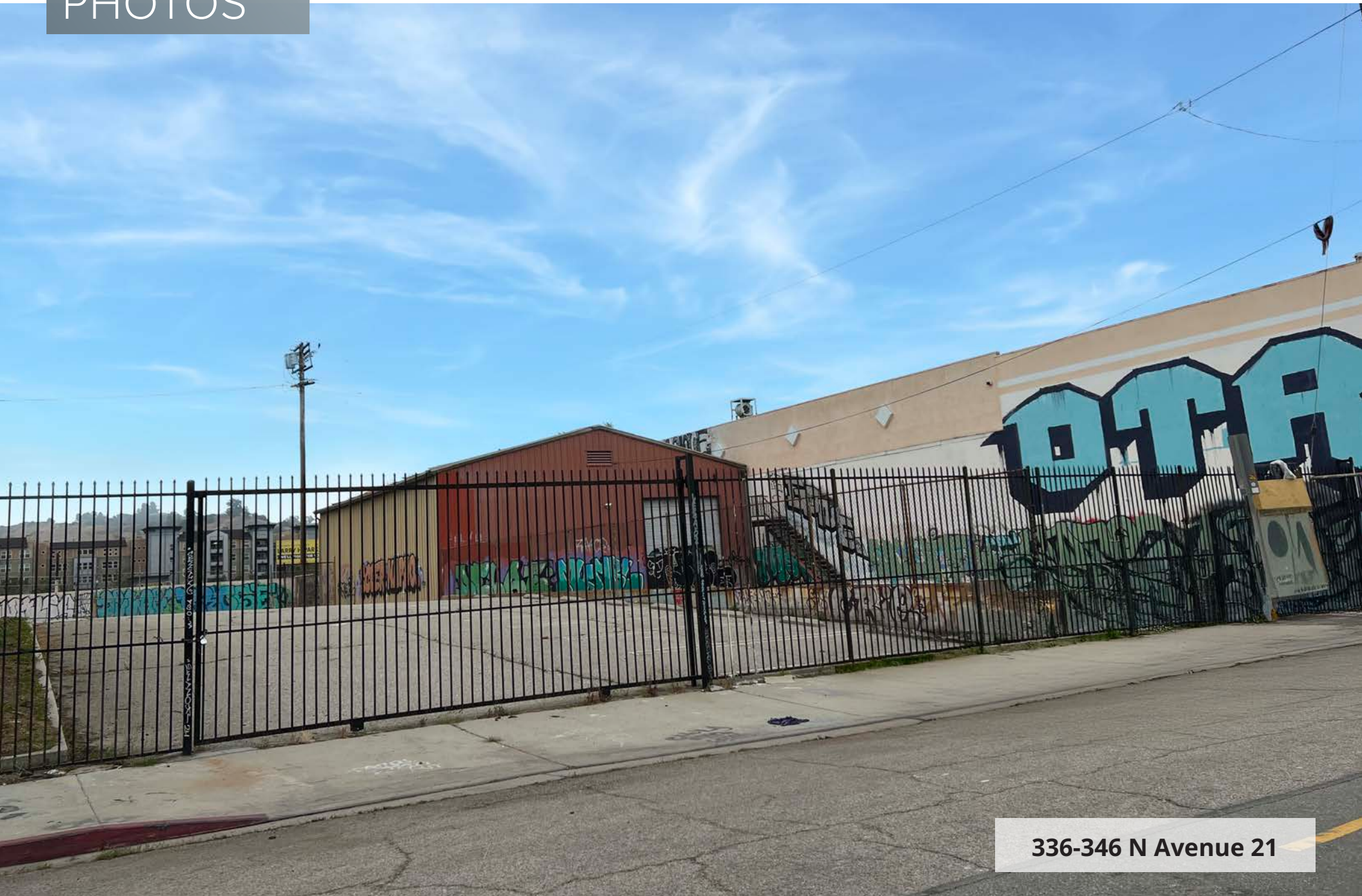
310-330 N AVE 21, 336-346 N AVE 21, 352 N AVE 21 & 2131 HUMBOLDT ST
LOS ANGELES



336-346 N Avenue 21

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336-346 N Avenue 21

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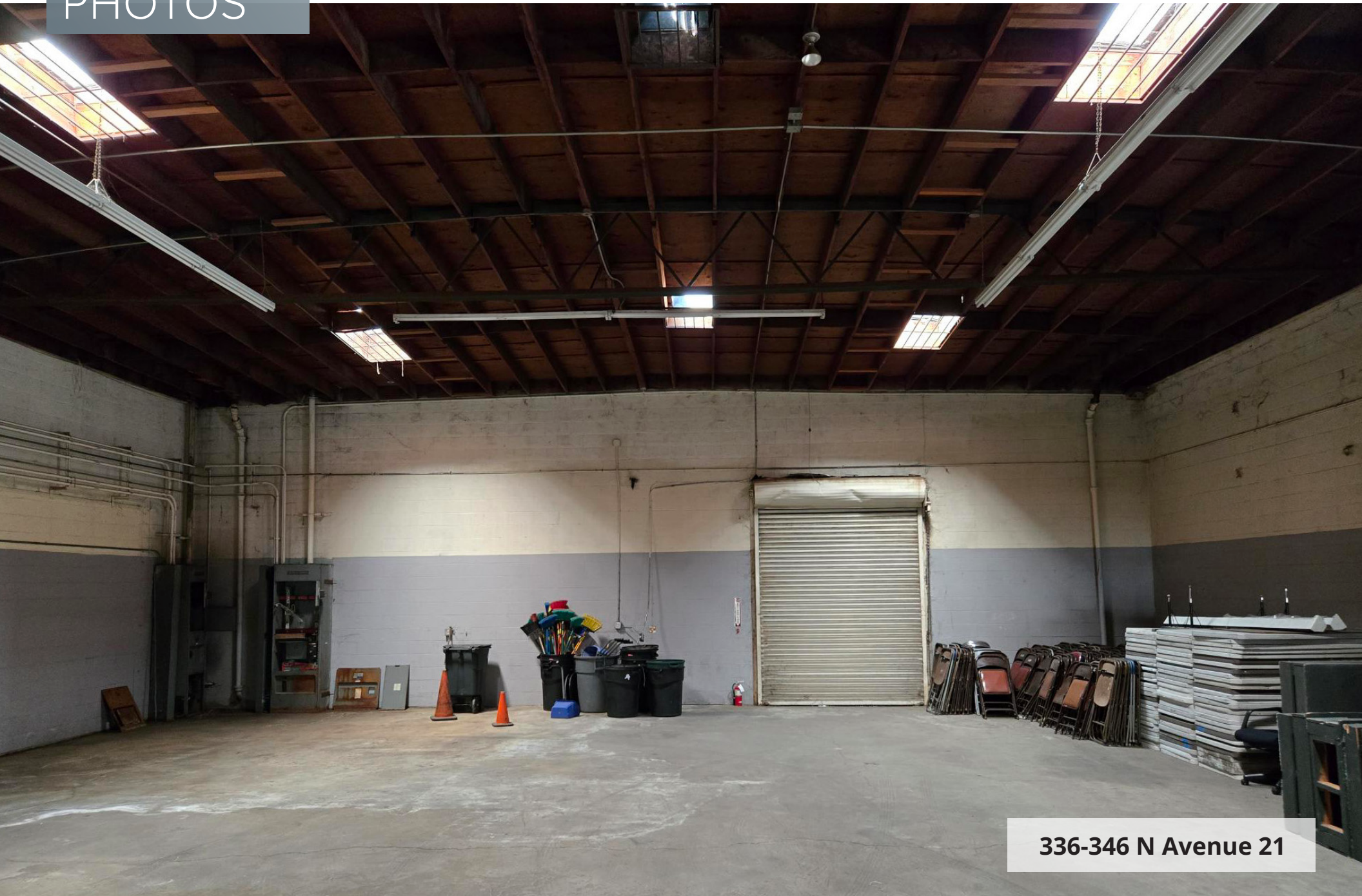
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336-346 N Avenue 21

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352 N Avenue 21

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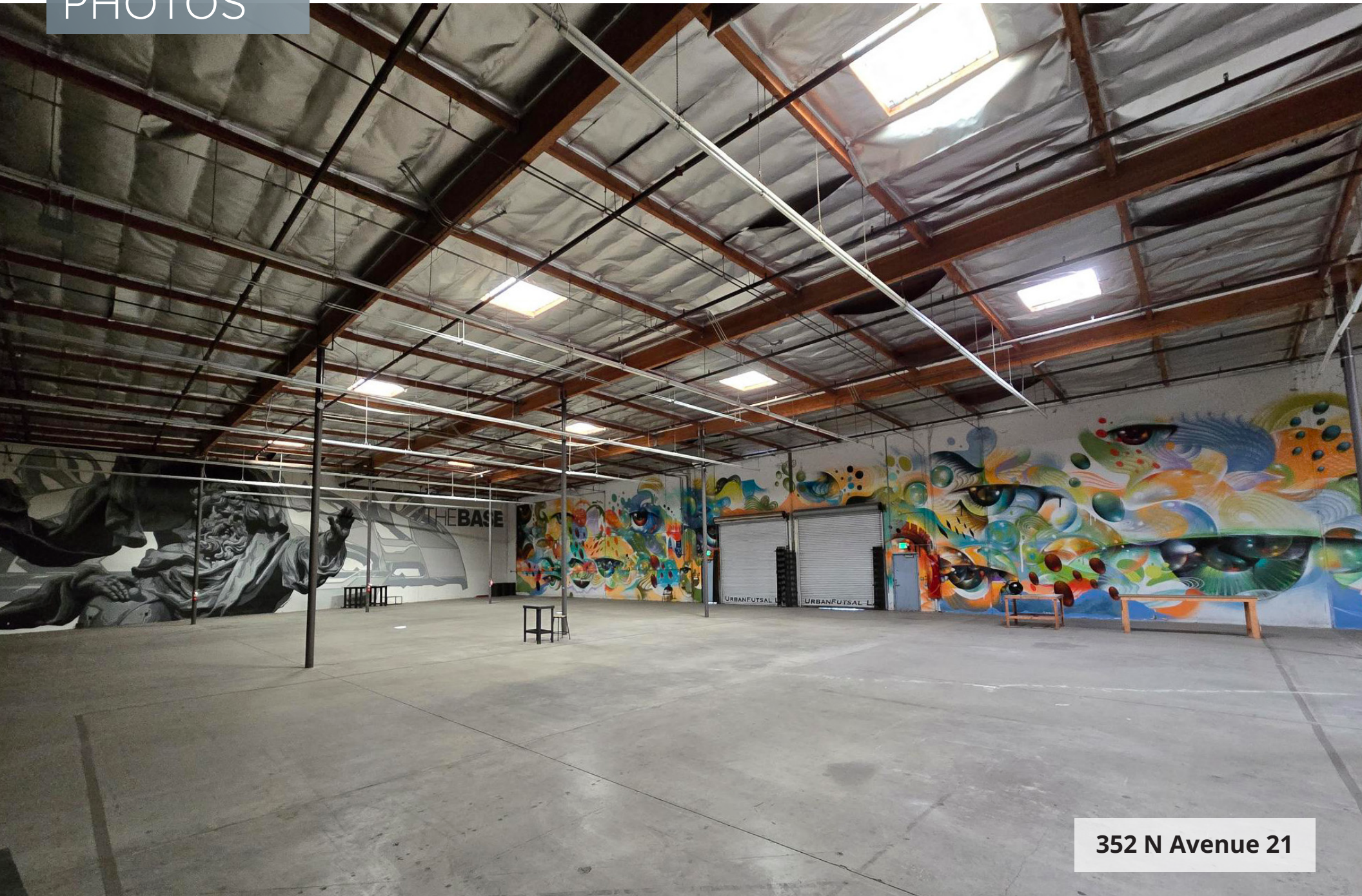
310-330 N AVE 21, 336-346 N AVE 21, 352 N AVE 21 & 2131 HUMBOLDT ST
LOS ANGELES



352 N Avenue 21

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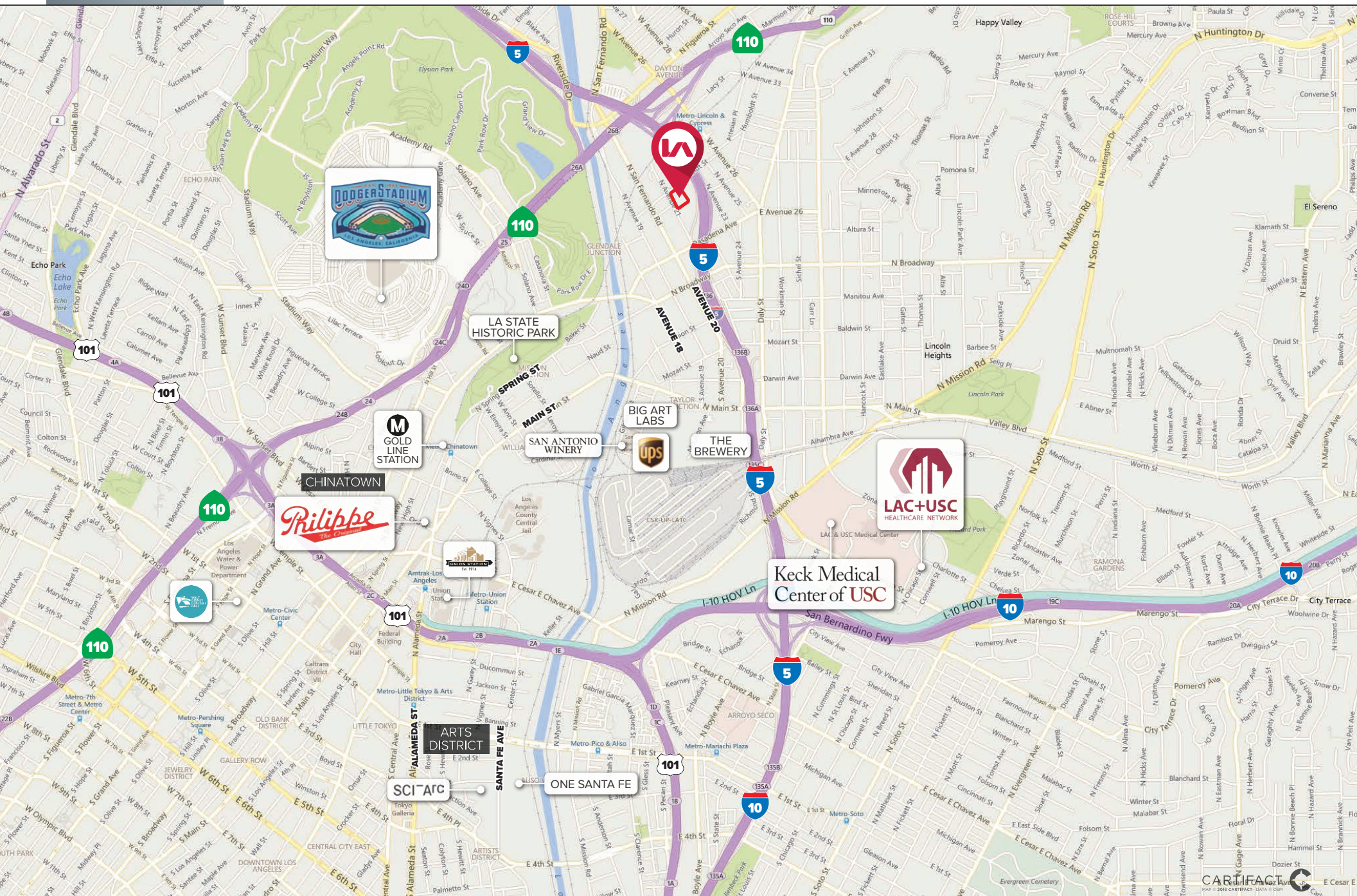
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SCALE 1" = 100'

2015

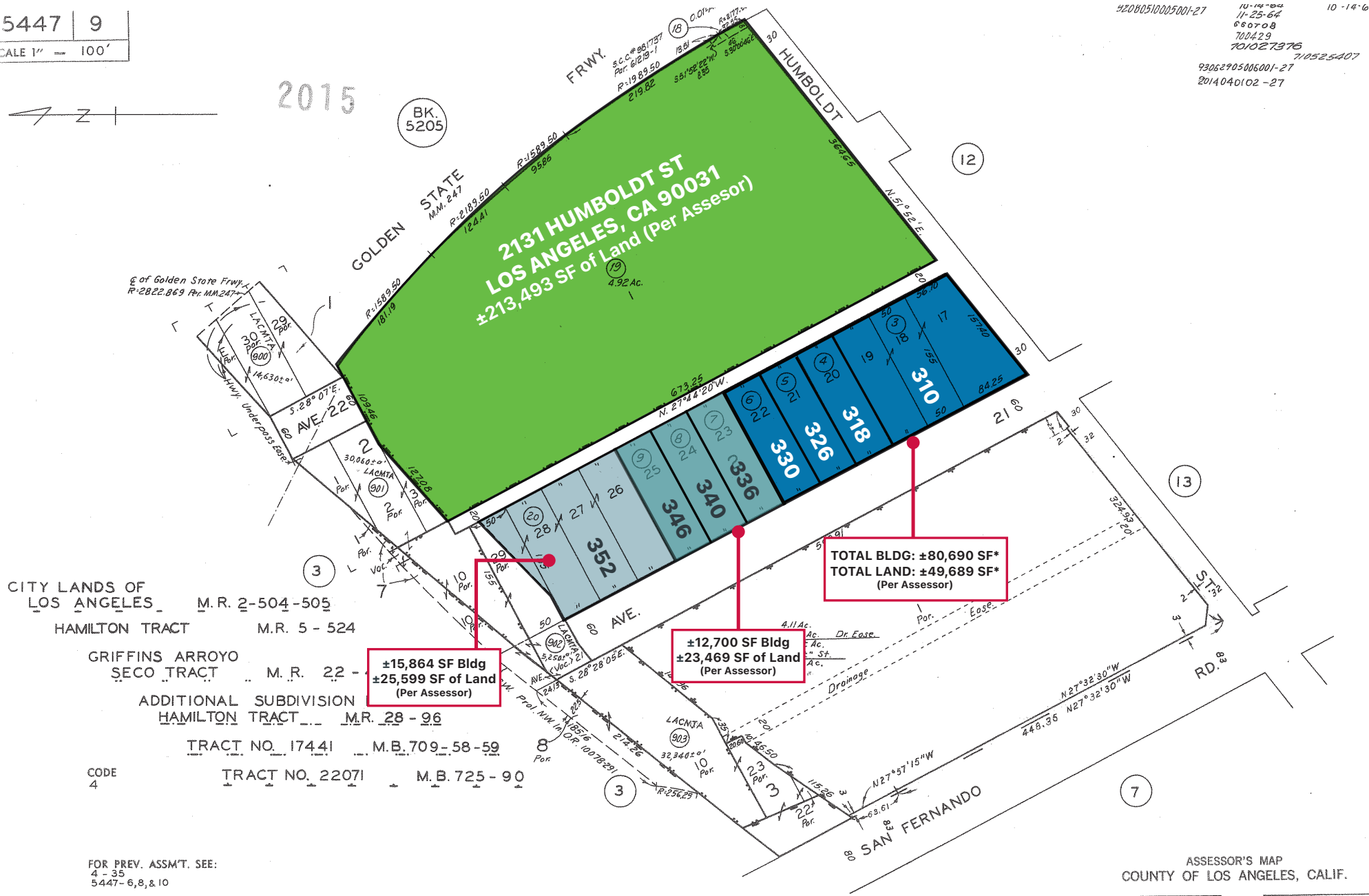
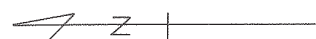
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City of Los Angeles
Department of City Planning5/22/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2131 N HUMBOLDT ST
328 N AVE 23
326 N AVE 23
322 N AVE 23
320 N AVE 23
318 N AVE 23
312 N AVE 23
306 N AVE 23
312 N AVENUE 23
306 N AVENUE 23
328 N AVENUE 23
326 N AVENUE 23
322 N AVENUE 23
320 N AVENUE 23
318 N AVENUE 23

ZIP CODES

90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2021-2642-SP
CPC-2018-5580-SP
CPC-2010-2753-CRA
CPC-2009-598-CA-SP
CPC-2008-3125-CA
CPC-2002-1128-CA
CPC-1989-22490
CPC-1989-177
CPC-1986-826-GPC
ORD-182617
ORD-182498
ORD-175038
ORD-173070-SA4739
ORD-172316
ORD-166216-SA3712
ZA-2012-483-CU-ZV
ENV-2021-2643-EIR
ENV-2013-3392-CE
ENV-2012-484-MND
ENV-2009-599-EIR
ENV-2002-1131-ND
ENV-2002-1130-ND
PKG-223

Address/Legal Information	
PIN Number	141A219 218
Lot/Parcel Area (Calculated)	213,920.6 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID J7
Assessor Parcel No. (APN)	5447009019
Tract	TR 17441
Map Reference	M B 709-58/59
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	139-5A219
	139-5A221
	141A219
	141A221
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1990.02000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	UI(CA)
Zoning Information (ZI)	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2129 State Enterprise Zone: East Los Angeles
	ZI-2526 Specific Plan: Cornfield Arroyo Seco Specific Plan (CASP) Area Interim Control Ordinance
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2512 Housing Element Sites
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Specific Plan Area	CORNFIELD / ARROYO SECO
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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OB-11854-A
AFF-29333

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	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 4
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	Review Eligibility
RPA: Redevelopment Project Area	None
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)	5447009019
APN Area (Co. Public Works)*	4.920 (ac)
Use Code	300V - Industrial - Industrial - Vacant Land
Assessed Land Val.	\$9,027,381
Assessed Improvement Val.	\$0
Last Owner Change	11/01/2010
Last Sale Amount	\$7,408,360
Tax Rate Area	4
Deed Ref No. (City Clerk)	810308-09
	8-535

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	3-599
	2048385
	1560520
	125002
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: 5447009019]

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
Methane Hazard Site	Methane Buffer 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	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.7435596
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	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5447009019]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act 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	411
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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FOR MORE INFORMATION, PLEASE CONTACT US

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