

FOR LEASE

# 2222 S FIGUEROA ST

LOS ANGELES, CA 90007

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

*Creative Flex Units  
With Figueroa Frontage*

UNITS RANGING FROM

±1,418 SF - ±3,491 SF

- CREATIVE FLEX SPACES WITH HVAC, PRIVATE RESTROOM & KITCHENETTE
- TWO (2) CAR PARKING COMES WITH EACH UNIT
- OPEN FLOOR PLAN
- IMMEDIATE OCCUPANCY

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE-ASSOCIATES.COM

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**2222  
S FIGUEROA ST**

**LOS ANGELES, CA 90007**

**PROPERTY HIGHLIGHTS**

- Potential for E-Commerce, Creative Design, Showroom
- Private Restroom & Kitchenette in Each Unit
- HVAC in Each Unit
- Exposed Ceilings and Concrete Floors in Most Units
- Numerous Unit Layouts & Sizes
- Two (2) Car Parking Comes with Each Unit
- Several Units have Direct Frontage on Figueroa Street and have Potential for Wholesale or Retail Uses  
(Tenant should verify if their use is acceptable with the City of LA)
- Adjacent to the 110 Freeway just South of Washington Blvd and North of Adams Blvd - Not far from the USC Campus

**PRICING SUMMARY**

- **Asking Rate:** \$2.50 PSF/Mo Gross - No CAM
- 4% Fee to Tenant's Agent for Years 1-5
- No CAM Charges. Tenant shall not be obligated to pay CAM charges. However, tenant is responsible for paying its Pro Rata share of the increase of property taxes and property insurance costs over the base year. Tenant Shall Pay for Electricity, Utilities, and Janitorial for Their Unit

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.

**RON S. YOUNG**

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

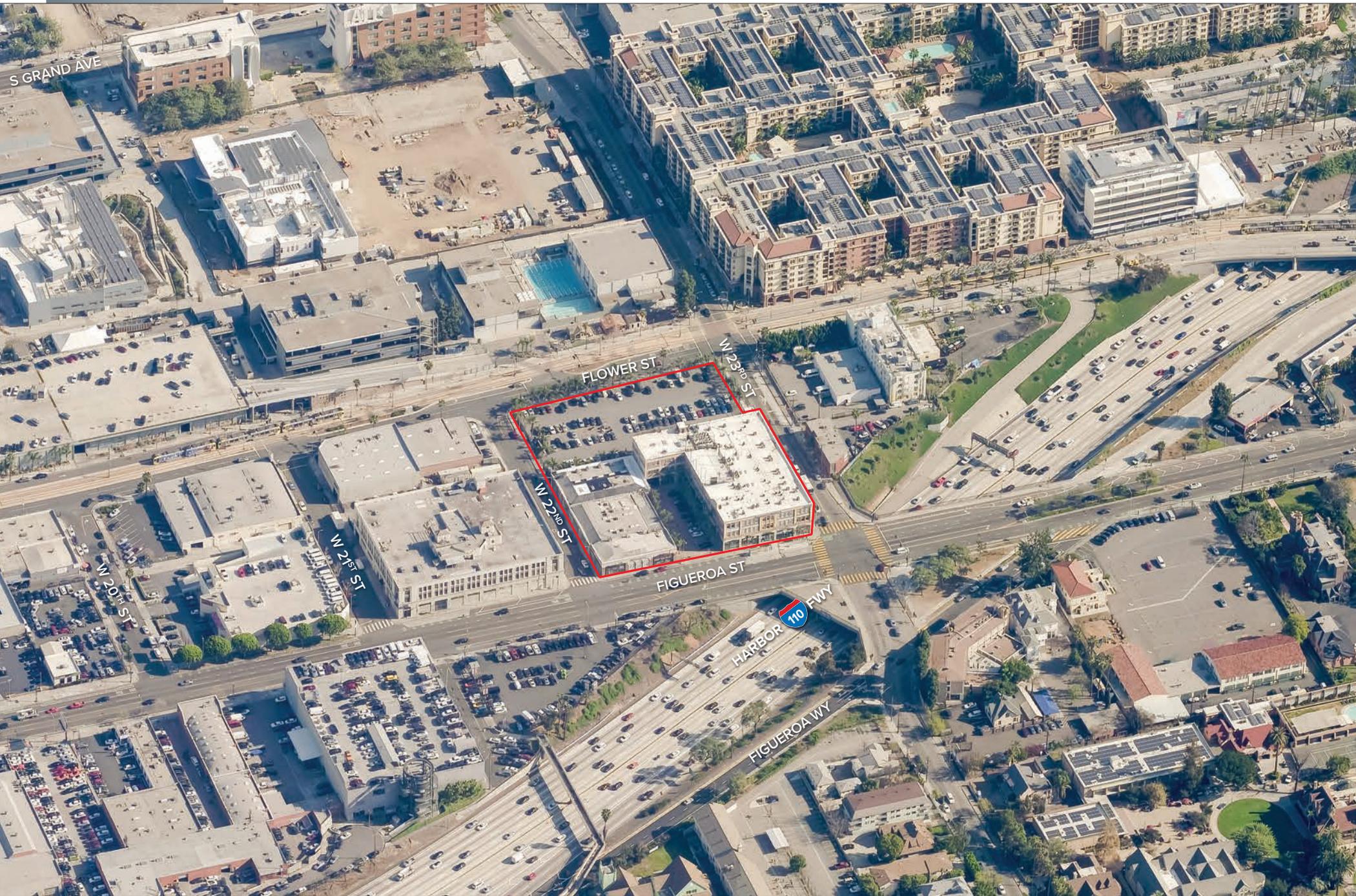
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

**LEE-ASSOCIATES.COM**

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2222 S FIGUEROA ST | LOS ANGELES  
±1,418 SF - ±3,491 SF CREATIVE FLEX UNITS

PROPERTY AERIAL



# PROPERTY PHOTO

2222 S FIGUEROA ST | LOS ANGELES



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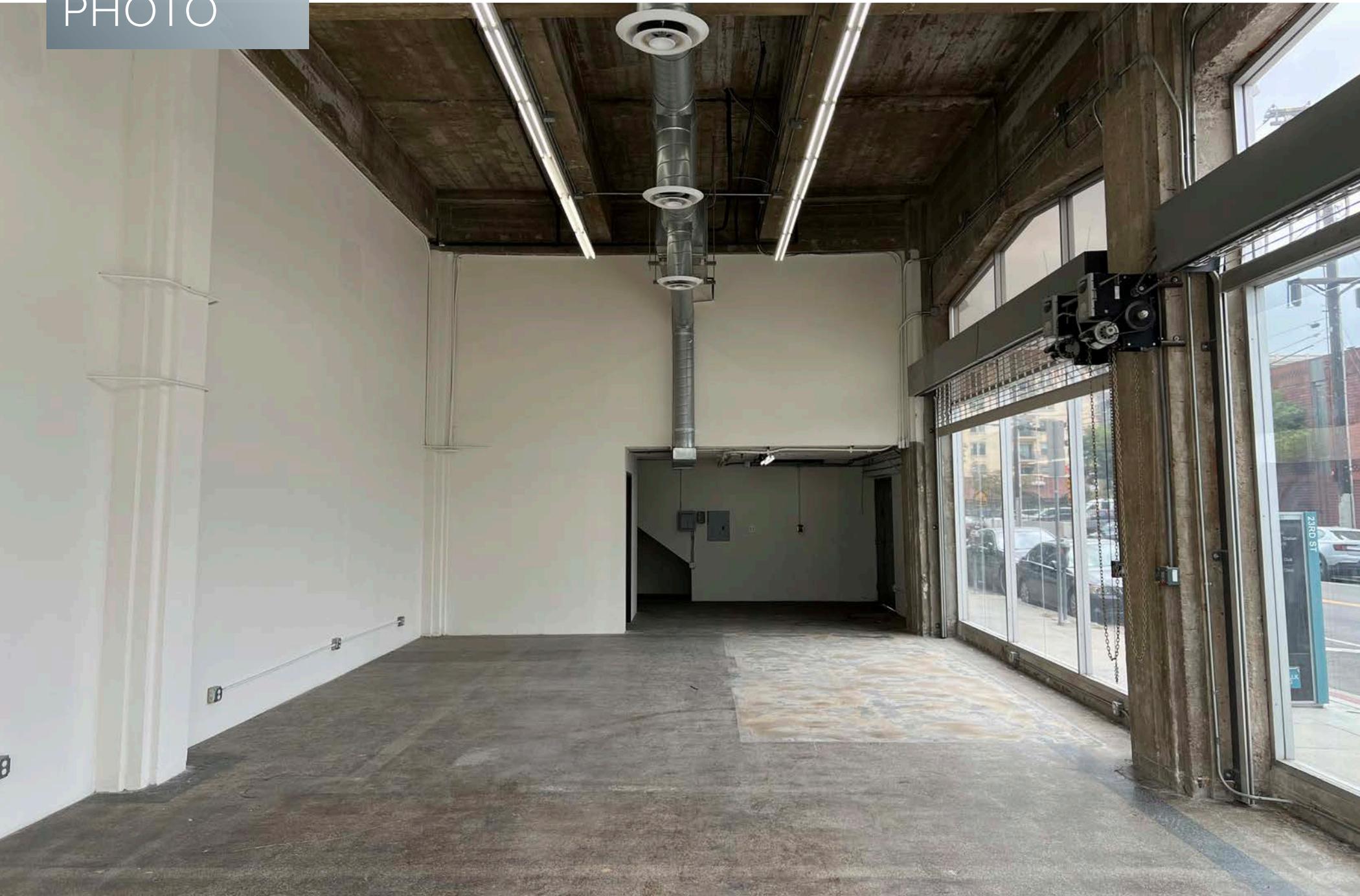
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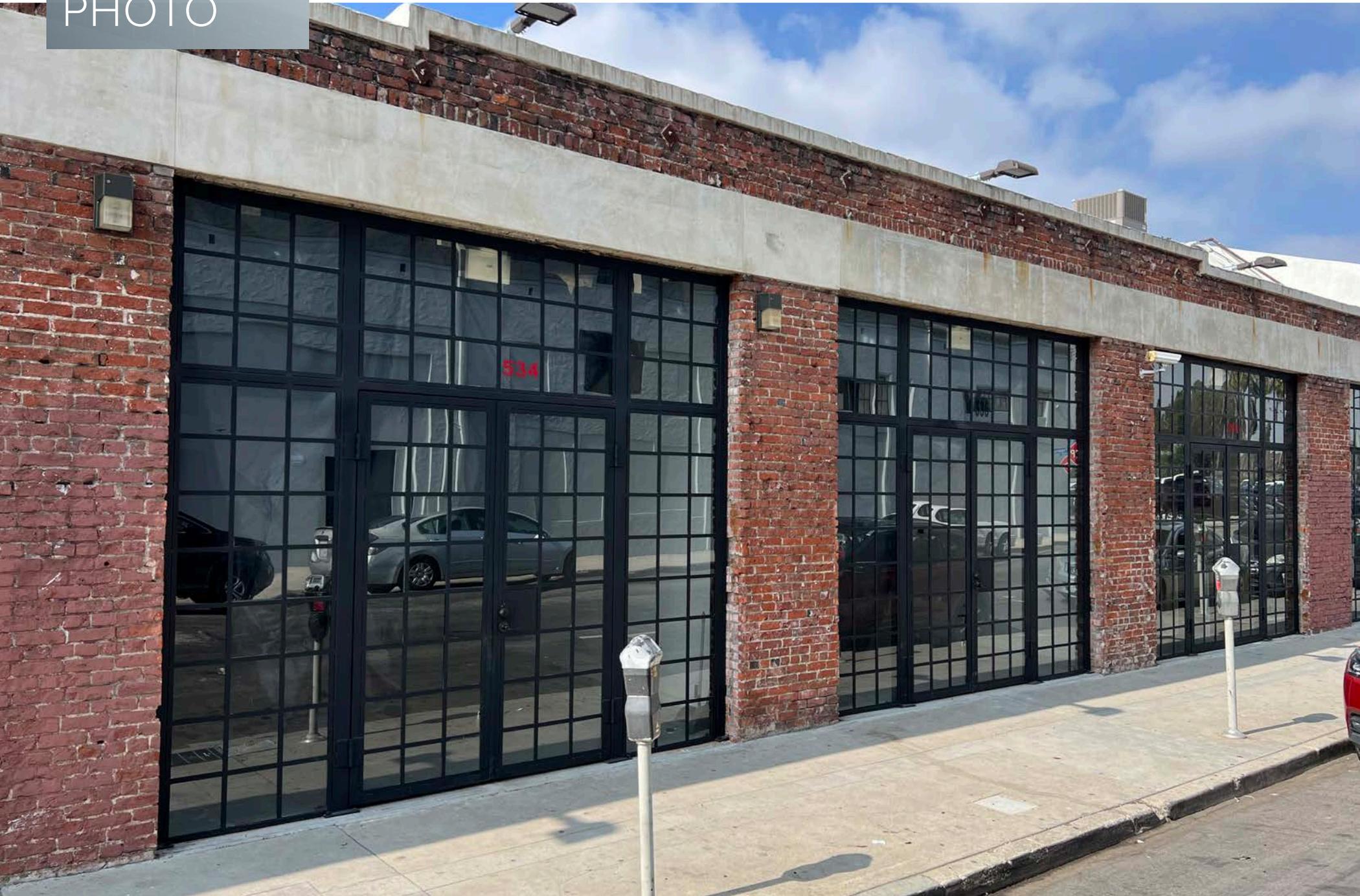
PROPERTY  
PHOTO

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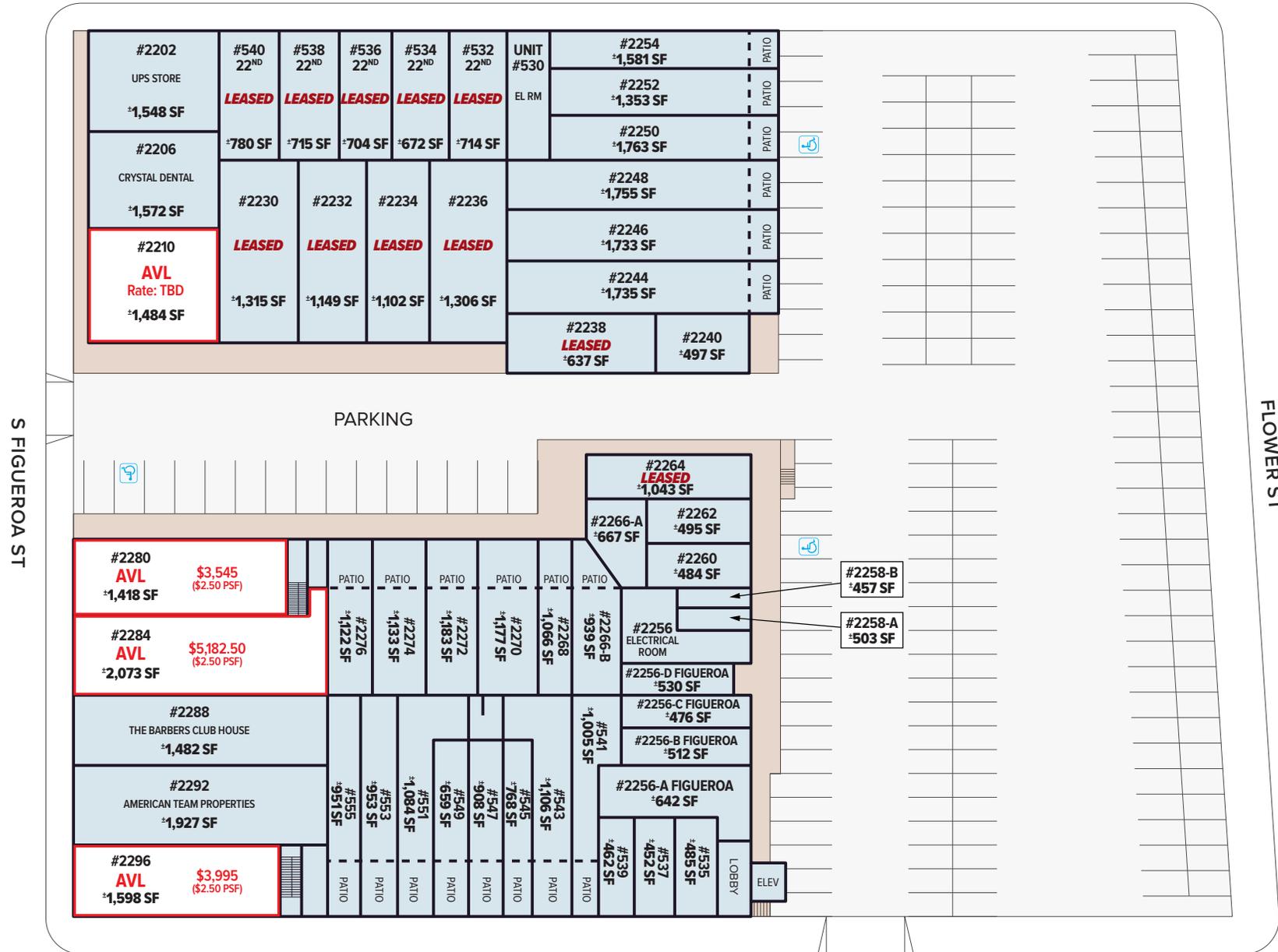


PROPERTY  
PHOTO

2222 S FIGUEROA ST | LOS ANGELES



W 22<sup>ND</sup> ST



W 23<sup>RD</sup> ST

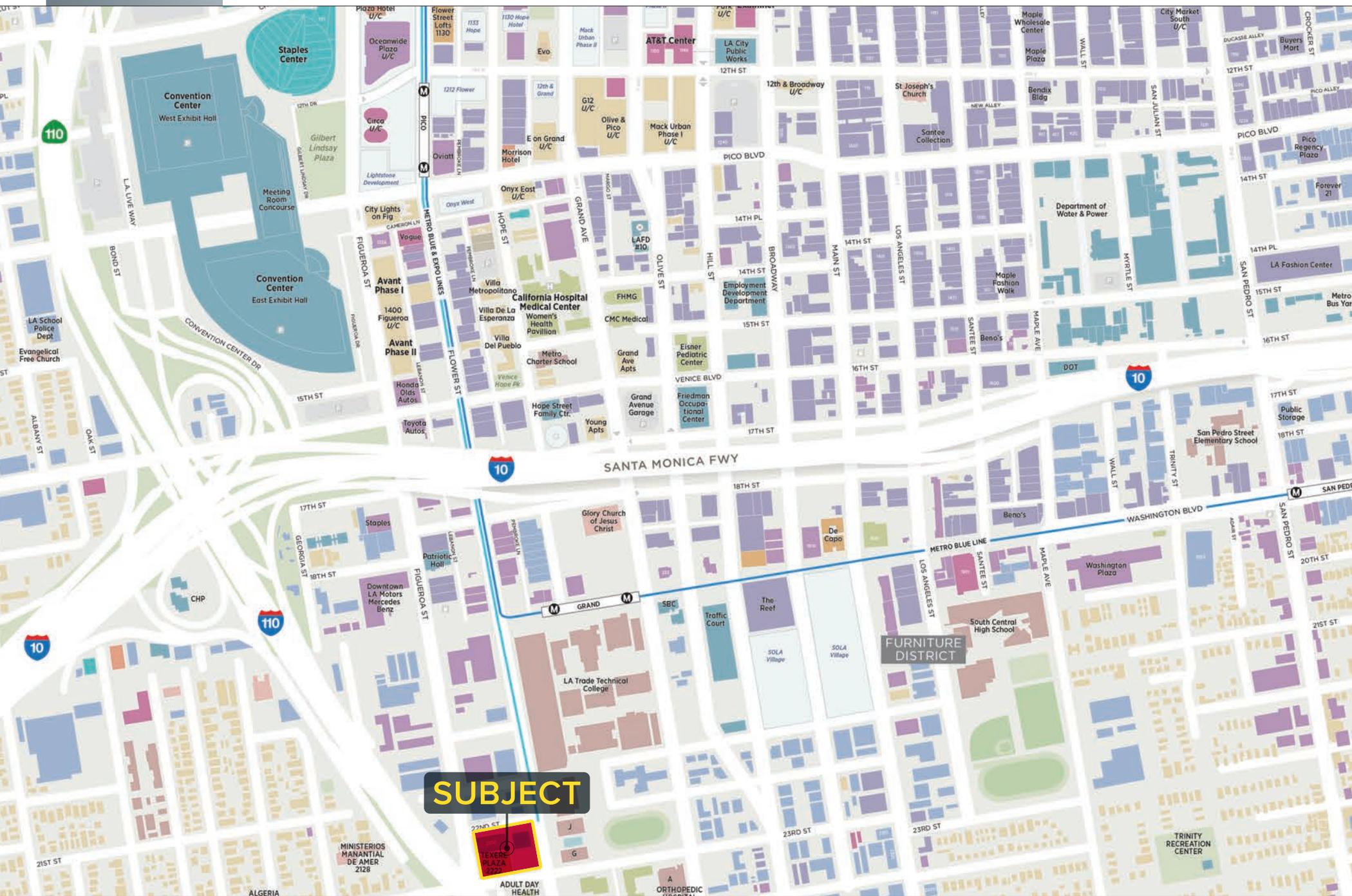
NOTE: Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer.

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2222 S FIGUEROA ST | LOS ANGELES

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LOCATOR MAP



**SUBJECT**

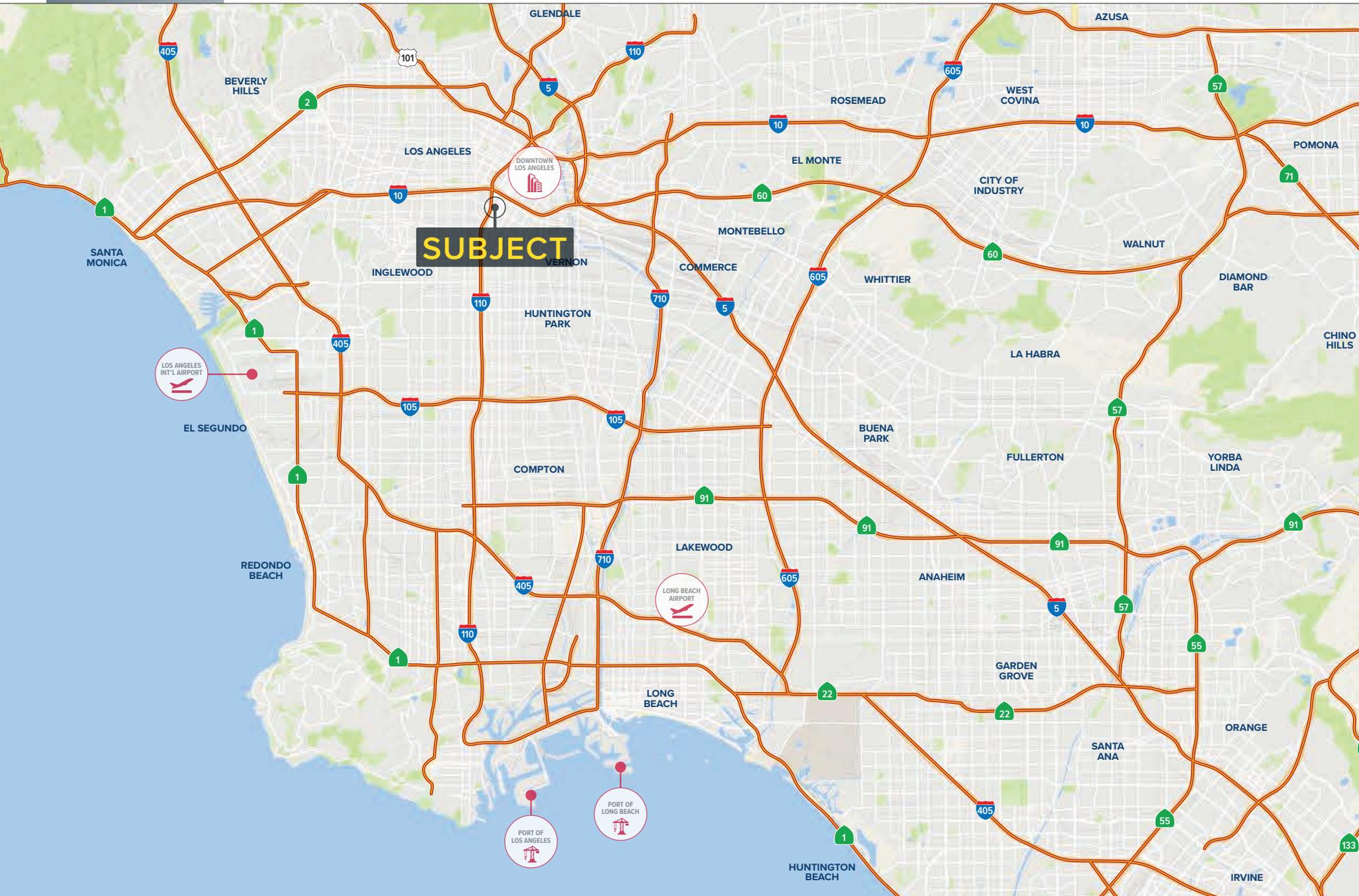


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REGIONAL MAP

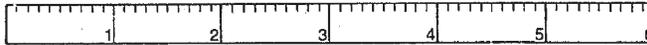


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PARCEL MAP

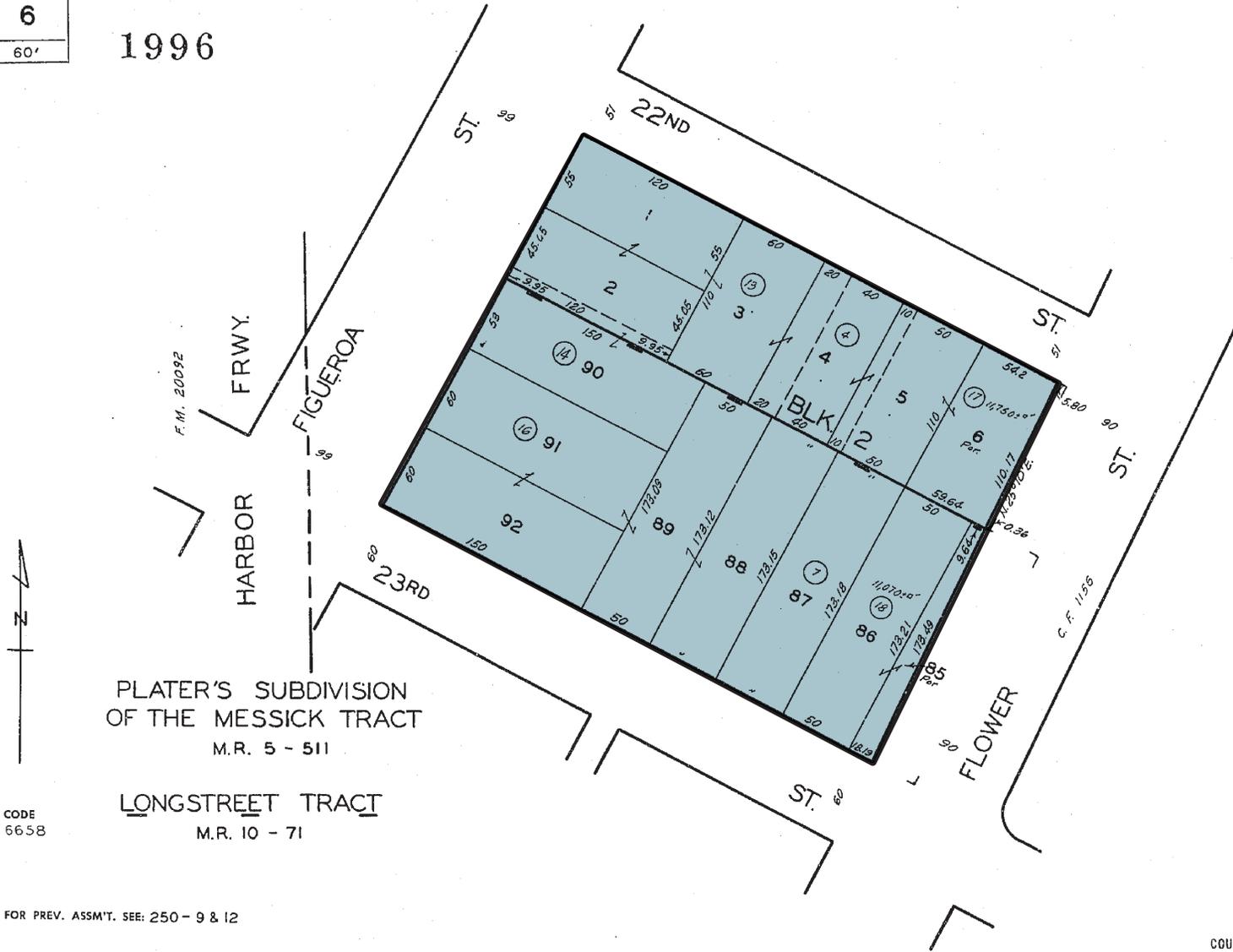


SCALE IN 1/10 OF AN INCH

5126 | 6  
SCALE 1" = 60'

1996

REVISED  
10-5-6  
3-1-6  
701002659  
790424214  
3004112001001  
360214



PLATER'S SUBDIVISION  
OF THE MESSICK TRACT  
M.R. 5 - 511

LONGSTREET TRACT  
M.R. 10 - 71

CODE  
6658

FOR PREV. ASSM'T. SEE: 250 - 9 & 12

MAR 12 1996  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles  
Department of City Planning

2/9/2026  
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2284 S FIGUEROA ST  
2280 S FIGUEROA ST  
2222 S FIGUEROA ST  
2278 S FIGUEROA ST  
2270 S FIGUEROA ST  
2268 S FIGUEROA ST  
2266 S FIGUEROA ST

ZIP CODES

90007

RECENT ACTIVITY

None

CASE NUMBERS

CPC-5386  
CPC-2023-5986-CA  
CPC-2018-6005-CA  
CPC-2016-3773-DA  
CPC-2016-3772-GPA-VZC-ZV-MCUP-  
MSC-SPR  
CPC-2013-3169  
CPC-2010-2772-CRA  
CPC-2010-2278-GPA  
CPC-2008-1553-CPU  
CPC-2007-3827-ICO  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-2002-1128-CA  
CPC-19XX-18932  
CPC-1990-346-CA  
CPC-1983-506  
ORD-188792  
ORD-188310  
ORD-185925  
ORD-185924-SA15  
ORD-180103  
ORD-175038  
ORD-171682  
ORD-171681  
ORD-162128  
ORD-131456  
ORD-103563  
ZA-2011-1765-ZAD  
ZA-2010-1797-ZAD  
ZA-2006-7791-ZV

Address/Legal Information

PIN Number 123A203 161  
Lot/Parcel Area (Calculated) 8,893.7 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID C7  
Assessor Parcel No. (APN) 5126006016  
Tract LONGSTREET TRACT  
Map Reference M R 10-71  
Block None  
Lot 91  
Arb (Lot Cut Reference) None  
Map Sheet 123A205  
123A203

Jurisdictional Information

Community Plan Area Southeast Los Angeles  
Area Planning Commission South Los Angeles APC  
Neighborhood Council Downtown Los Angeles  
Council District CD 9 - Curren D. Price Jr.  
Census Tract # 2240.20000000  
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None  
Zoning C2-2D-O-CPIO  
Zoning Information (ZI) ZI-2543 Transfer of Authority for Zoning Review  
ZI-2385 Greater Downtown Housing Incentive Area  
ZI-2512 Housing Element Sites  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-1117 MTA Right-of-Way (ROW) Project Area  
ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles  
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)  
ZI-2351 Exposition Light-Rail Alignment  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales  
ZI-2488 Redevelopment Project Area: Council District 9  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2374 State Enterprise Zone: Los Angeles  
Community Commercial  
Yes  
Yes (Citywide)  
No  
SOUTH LOS ANGELES ALCOHOL SALES  
None  
None  
No

General Plan Land Use  
General Plan Note(s)  
Minimum Density Requirement  
Hillside Area (Zoning Code)  
Specific Plan Area  
Subarea  
Special Land Use / Zoning  
Historic Preservation Review

ZA-2005-1557-ZV  
ZA-2003-2333-ZAD  
ZA-2002-3659-ZAD  
VTT-74595  
ENV-2020-6762-EIR  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-3774-EAF  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2011-1766-MND  
ENV-2010-2279-CE  
ENV-2010-1798-MND  
ENV-2008-1780-EIR  
ENV-2007-3828-CE  
ENV-2005-362-CE  
ENV-2005-1558-MND  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
ENV-2003-2334-CE  
ENV-2002-6141-CE  
ENV-2002-3660-CE  
ENV-2002-1131-ND  
ENV-2002-1130-ND

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 Southeast Los Angeles  
Subarea TOD Regional  
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 Yes  
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 Low  
Non-Residential Market Area Low if plans submitted after 2/17/2021, otherwise exempt  
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) 3  
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 Council District 9  
Central City Parking Yes  
Downtown Parking No  
Building Line None  
500 Ft School Zone Active: Early College Academy-Los Angeles Trade Tech College  
Active: New Designs Charter  
Active: New Designs Charter School  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 5126006016  
APN Area (Co. Public Works)\* 0.811 (ac)  
Use Code 1200 - Commercial - Store Combination - Store and Office Combination - One Story  
Assessed Land Val. \$759,738  
Assessed Improvement Val. \$8,128,574  
Last Owner Change 09/09/1998  
Last Sale Amount \$2,146,000

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](http://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Tax Rate Area	6658
Deed Ref No. (City Clerk)	5-507
	438595
	3-24
	1609325
<b>Building 1</b>	
Year Built	1924
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	86,633.0 (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: 5126006016]

**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	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
Universal Planning Review Service Applicability	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)	0.4812792
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

**Economic Development Areas**

Business Improvement District	FIGUEROA CORRIDOR
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Rent Stabilization Ordinance (RSO)	No [APN: 5126006016]
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	Yes
SB 166 Units	Appendix 4.1 0.05
Housing Use within Prior 5 Years	No

**Public Safety**

Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1321
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	10
Red Flag Restricted Parking	No

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