

FOR SALE 1043 SGRANDAVE LOS ANGELES · CA 90015

[±]9,500 SF BUILDING WITH 9 LOFT UNITS ON [±]7,600 SF LOT 9 UNIT SOUTH PARK LOFT LIVE/WORK BUILDING FOR SALE

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS

LEE-ASSOCIATES.COM

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- Rare Opportunity to Purchase a Leased Investment in this Vibrant South Park Location
- Walking Distance to Staples Center, Microsoft Theater, Top Restaurants & Hotels
- 9 Single Room Live/Work Units Fully Leased
- Future Upside in Developing the Property up to 3 Stories Possible
- No Vacancies Due to Location, Ambiance & Security
- Great Leased Investment in South Park
- · Adjacent to AEG's New Headquarters in the Desmond Building Around the Corner
- ±9,500 SF Building on ±7,600 SF Lot
- Upside

UNIT NUMBER BASIC RENT WATER 1 \$2.000.00 \$50.00 \$2,400.00 \$50.00 2 3 \$2,700.00 \$50.00 4 \$2,500.00 \$50.00 5 \$2.887.50 \$50.00 6 \$3.045.00 \$50.00 7 Vacant 8 \$2,400.00 \$50.00 9 Vacant \$350.00 RENT INCOME \$17.927.50 ANNUAL INCOME \$219.330.00

> ASKING SALE PRICE \$5,000,000

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, 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's product weight and product types and use, etc. Buyer 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 Duyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items any enchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to waiver of buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

Jim Halferty

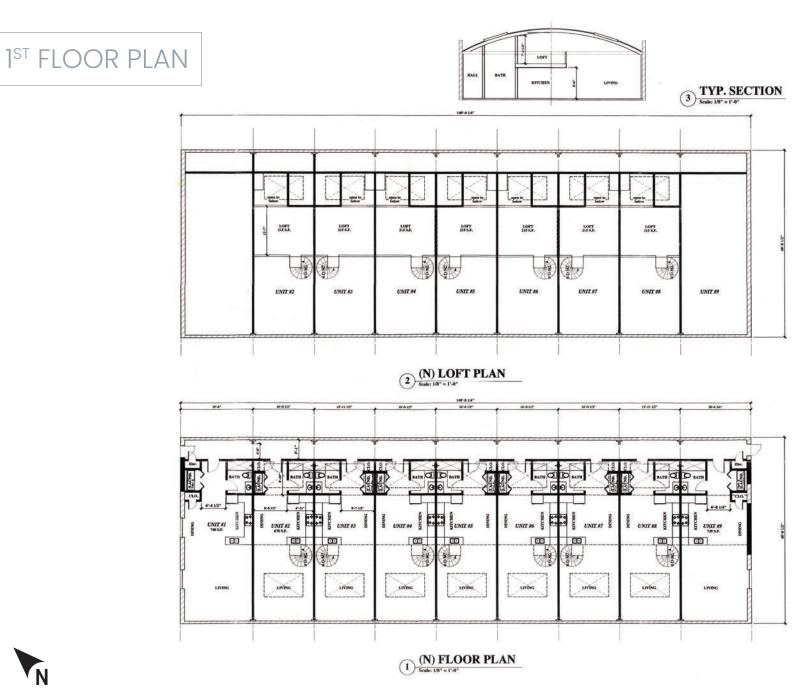
Principal | LIC NO 01212024

323.767.2113 jhalferty@lee-associates.com



Principal | LIC NO 00899320

323.767.2105 mdietsch@lee-associates.com



NOTE: Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer. **Buyer should obtain a survey to verify the exact land area and size**

1043 S GRAND AVE LOS ANGELES



Lee & Associates | Los Angeles Central 5675 Telegraph Rd, Ste 300, Commerce, CA 90040 LEE-ASSOCIATES.COM CORP ID 01125429

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1043 S GRAND AVE LOS ANGELES





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PROPERTY ADDRESSES

ZIP CODES

90015

RECENT ACTIVITY

NONE

CASE NUMBERS

CPC-2018-6005-CA CPC-2017-432-CPU CPC-2017-2107-MSC CPC-2013-3169 CPC-2010-213-CA CPC-2008-4504-MSC 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-175038 ORD-164307-SA2600 ORD-137036 ORD-135901 ORD-129944 ORD-128690 ENV-2019-4121-ND ENV-2018-6006-CE ENV-2017-433-EIR ENV-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-MND

City of Los Angeles Department of City Planning 9/11/2024

PARCEL PROFILE REPORT

AFF-35262

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CUGU: Clean Up-Green Up None HCR: Hillside Construction Regulation No NSO: Neighborhood Stabilization Overlay No	CPIO: Community Plan Imp. Overlay	None
HCR: Hillside Construction Regulation No NSO: Neighborhood Stabilization Overlay No	Subarea	None
NSO: Neighborhood Stabilization Overlay 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 General (RBPA)	RBP: Restaurant Beverage Program Eligible	General (RBPA)

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RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	City Center
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5139008003
APN Area (Co. Public Works)*	0.174 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$1,085,387
Assessed Improvement Val.	\$29,729
Last Owner Change	10/31/2019
Last Sale Amount	\$9
Tax Rate Area	13264
Deed Ref No. (City Clerk)	921527
	409795
	3349
	3283288
	1872835
	1002105
Building 1	
Year Built	1928
Building Class	CX
Number of Units	9
Number of Bedrooms	0
Number of Bathrooms	9
Building Square Footage	7,500.0 (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: 5139008003]
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	Yes
Flood Zone	500 Yr

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No

Watercourse

1043 S GRAND AVE LOS ANGELES

Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.16587216
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	В
Slip Rate (mm/year)	0.7000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.0000000
Rupture Top	5.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	25.0000000
Maximum Magnitude	7.1000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
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	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5139008003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	Yes
Assessor Parcel No. (APN)	5139008003
Address	1043 S GRAND AVE
Year Built	2004
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Notes	None
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.59 Units, Lower

Bureau	Central
Division / Station	Central
Reporting District	182
Fire Information	
Bureau	Central
Bureau Battallion	Central 1
	oonna

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CASE SUMMARIES

CASE SUMMARIES	8
Note: Information for case	e 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 Descriptions(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 AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(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 COMMUNTY 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-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4504-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4503-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-2648-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Onen Niverkan	CPC-2005-1122-CA
Case Number:	
Required Action(s):	CA-CODE AMENDMENT
	CA-CODE AMENDMENT INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Required Action(s):	
Required Action(s): Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Required Action(s): Project Descriptions(s): Case Number:	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA CPC-2002-1128-CA

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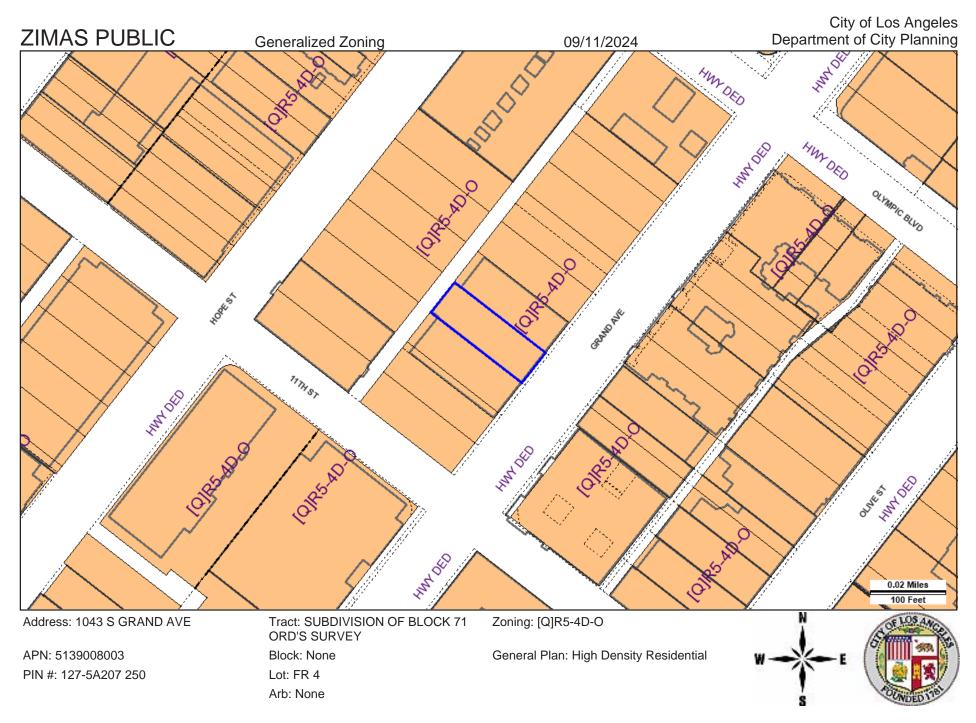
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY		
Project Descriptions(s):			
Case Number:	CPC-19XX-17168		
Required Action(s):	Data Not Available		
Project Descriptions(s):	Juli Nor Available		
Case Number:	CPC-1994-225-CPU		
Required Action(s):	CPU-COMMUNITY PLAN UPDATE		
Project Descriptions(s):	CENTRAL CITY COMMUNITY PLAN UPDATE (CPU) (DAN O'DONNELL)		
Case Number:	CPC-1986-606-GPC		
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)		
Project Descriptions(s):	GENERAL PLANZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED		
Case Number:	ENV-2019-4121-ND		
Required Action(s):	ND-NEGATIVE DECLARATION		
Project Descriptions(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 AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.		
Case Number:	ENV-2018-6006-CE		
Required Action(s):	CE-CATEGORICAL EXEMPTION		
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRAL-ADA) 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 AUTHROITY FROM THE CRAL-ADLA TO THE CITY OF LOS ANGELES.		
Case Number:	ENV-2017-433-EIR		
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT		
Project Descriptions(s):	COMMUNITY PLAN UPDATE		
Case Number:	ENV-2017-2108-CE		
Required Action(s):	CE-CATEGORICAL EXEMPTION		
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE		
Case Number:	ENV-2013-3392-CE		
Required Action(s):	CE-CATEGORICAL EXEMPTION		
Project Descriptions(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 Descriptions(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 REDVELOPMENT 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 CRAILA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING		
Case Number:	ENV-2010-214-ND		
Required Action(s):	ND-NEGATIVE DECLARATION		
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.		
Case Number:	ENV-2008-4505-ND		
Required Action(s):	ND-NEGATIVE DECLARATION		
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS		
Case Number:	ENV-2005-362-CE		
Required Action(s):	CE-CATEGORICAL EXEMPTION		
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.		
Case Number: ENV-2005-1125-CE			
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Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-1998-107-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY COMMUNITY PLAN UPDATE (CPU) (DAN O'DONNELL)

DATA NOT AVAILABLE

ORD-175038 ORD-164307-SA2600 ORD-137036 ORD-135901 ORD-129944 ORD-128690 AFF-35262

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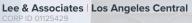
Jim Halferty Principal I LIC NO 01212024

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Mollie Shea Dietsch

Principal | LIC NO 00899320

323.767.2105 mdietsch@lee-associates.com





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