

FOR SALE

1043

S GRAND AVE

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

FOR SALE
1043
S GRAND AVE
LOS ANGELES • CA 90015

PROPERTY HIGHLIGHTS

- 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	\$2,400.00	\$50.00
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	-

RENT INCOME **\$17,927.50** **\$350.00**
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 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 waiver of any contingencies for a purchase. 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

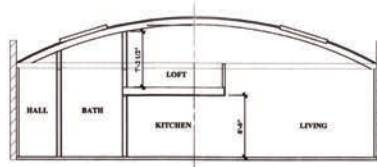
Mollie Shea Dietsch

Principal | LIC NO 00899320

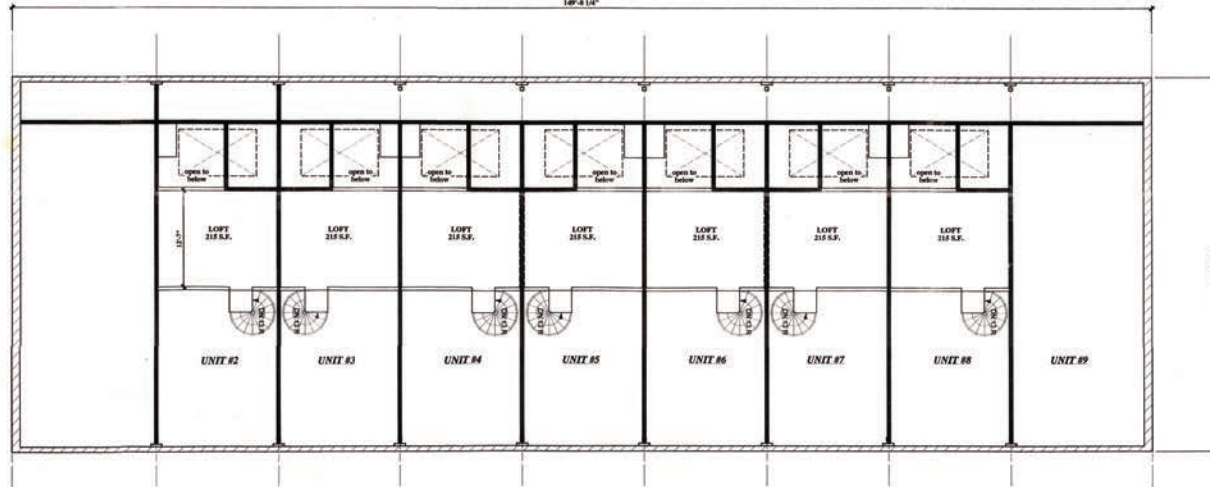
323.767.2105

mdietsch@lee-associates.com

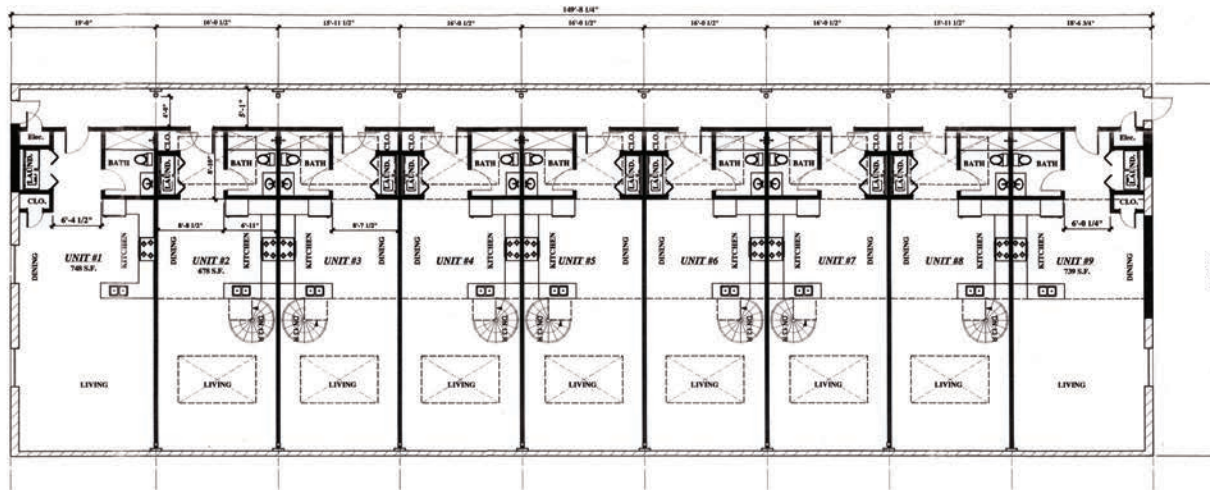
1ST FLOOR PLAN



3 TYP. SECTION
Scale: 1/8" = 1'-0"



2 (N) LOFT PLAN
Scale: 1/8" = 1'-0"



1 (N) FLOOR PLAN
Scale: 1/8" = 1'-0"



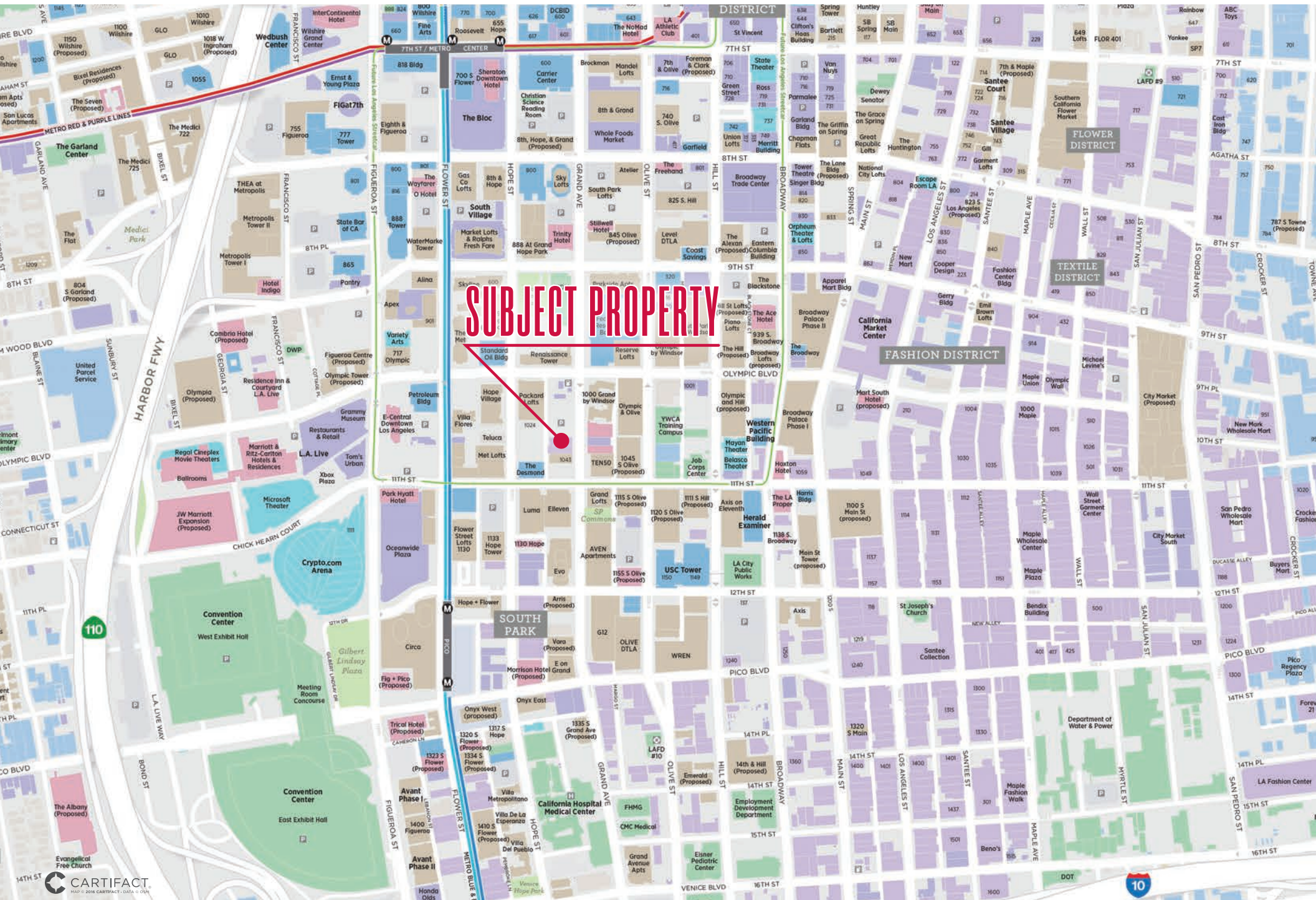
NOTE: Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer. Buyer should obtain a survey to verify the exact land area and size





FOR SALE ±9,500 SF BUILDING WITH 9 LOFT UNITS ±7,600 SF LOT

1043 S GRAND AVE LOS ANGELES



SUBJECT PROPERTY



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

LEE-ASSOCIATES.COM
CORP ID 01125429

5139	8 SHEET 1	P. A. 1044-8	TRA 13264	REVISED 20020919 200611140522001-23	2007111908001001-23		SEARCH NO
------	--------------	-----------------	--------------	---	---------------------	--	-----------

2008



MAPPING AND GIS SERVICES
SCALE 1" = 80'





**City of Los Angeles
Department of City Planning**

**9/11/2024
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

1043 S GRAND AVE

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

Address/Legal Information

PIN Number	127-5A207 250
Lot/Parcel Area (Calculated)	7,654.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID D5
	PAGE 634 - GRID E5
Assessor Parcel No. (APN)	5139008003
Tract	SUBDIVISION OF BLOCK 71 ORD'S SURVEY
Map Reference	M R 10-27
Block	None
Lot	FR 4
Arb (Lot Cut Reference)	None
Map Sheet	127-5A207

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Kevin de León
Census Tract #	2079.02
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R5-4D-O
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2385 Greater Downtown Housing Incentive Area
	ZI-2488 Redevelopment Project Area: City Center
General Plan Land Use	High Density Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	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
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)

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

zimas.lacity.org | planning.lacity.org

AFF-35262

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
Watercourse	No

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

zimas.lacity.org | planning.lacity.org

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	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	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
Housing Use within Prior 5 Years	Yes
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

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

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

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 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 AUTHORITY 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 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-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
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR THE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-2001-4640-CRA

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

zimas.lacity.org | planning.lacity.gov

Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-19XX-17168
Required Action(s):	Data Not Available
Project Descriptions(s):	
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 PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF 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 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 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 AUTHORITY FROM THE CRA/LA-DLA 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 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:	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

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

zimas.lacity.org | planning.lacity.gov

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

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

ZIMAS PUBLIC

Generalized Zoning

09/11/2024

City of Los Angeles
Department of City Planning



Address: 1043 S GRAND AVE

APN: 5139008003

PIN #: 127-5A207 250

Tract: SUBDIVISION OF BLOCK 71
ORD'S SURVEY

Block: None

Lot: FR 4

Arb: None

Zoning: [QJR5-4D-O

General Plan: High Density Residential



0.02 Miles
100 Feet

FOR SALE
1043
S GRAND AVE
LOS ANGELES • CA 90015

Jim Halferty

Principal | LIC NO 01212024

323.767.2113

jhalferty@lee-associates.com

Mollie Shea Dietsch

Principal | LIC NO 00899320

323.767.2105

mdietsch@lee-associates.com