

FOR SALE

E 31ST

939

STREET

LOS ANGELES • CA 90011

±8,000 SF INDUSTRIAL BUILDING ON ±11,186 SF OF LAND



 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

VISIT US AT LEE-ASSOCIATES.COM

CORP ID 01125429

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E 31ST 939 STREET
LOS ANGELES • CA 90011

±8,000 SQ FT INDUSTRIAL BUILDING
ON ±11,186 SQ FT OF LAND

PROPERTY HIGHLIGHTS

- Stand Alone Brick Building with Gated Parking / Yard
- Ideal for Warehouse Storage, Production, Studio Uses (Buyer to Verify with City)
- Minutes From Fashion Mart & Arts District
- Gated Rear Yard, Alley Access Possible
- 16'-18' Clearance / 400 Amps of Power
- 2 Large Ground Level Doors / Electrical Gates
- Between Central Ave & San Pedro St
- Leased Until February 14, 2026

BUILDING SIZE	±8,000 SF
LAND SF	±11,186 SF
OFFICE SF	TBD
CLEARANCE	16' - 18'
LOADING	2 Ground Level
PARKING	5 Spaces
POWER	400A / 240v / 3Ø / 3w (Buyer to Verify)
YEAR BUILT	1961
ZONING	CM-1VL
APN	5114-022-023

PRICING SUMMARY:
ASKING SALE PRICE ► \$2,200,000 OR \$275.00 PSF

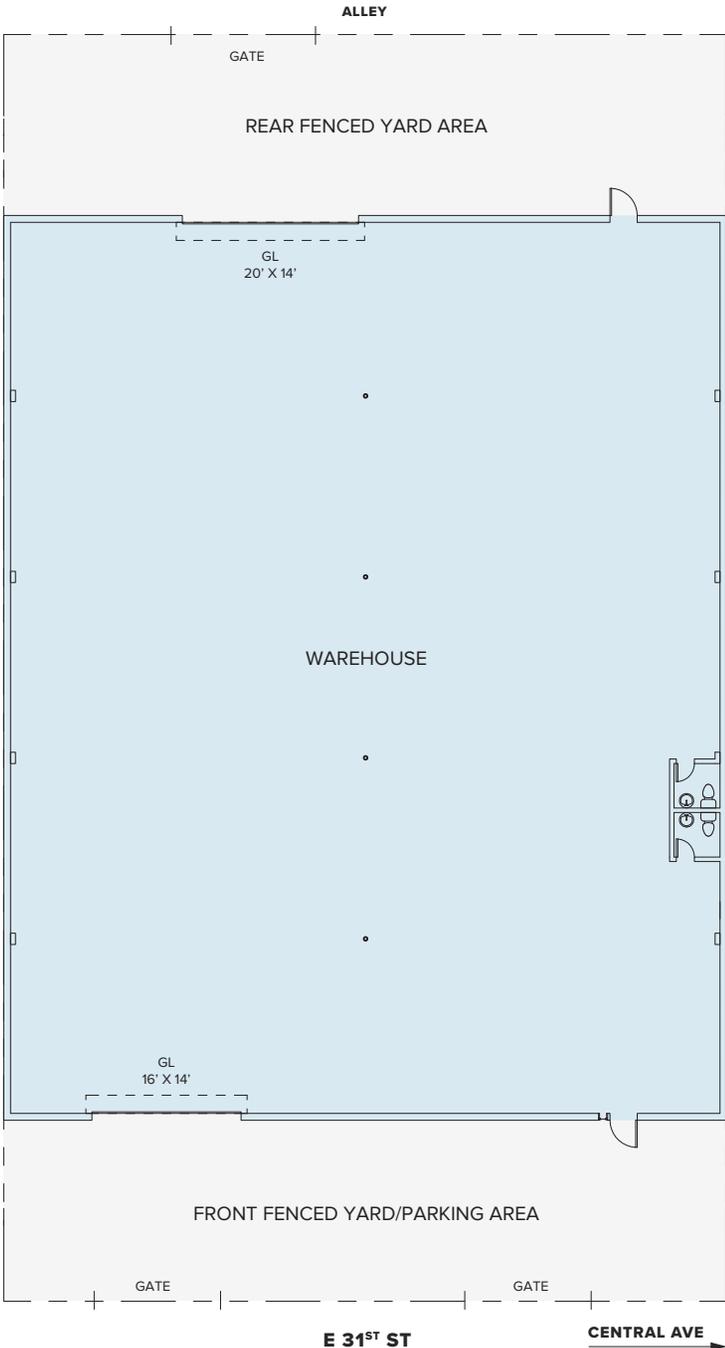
Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, 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, 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, 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 Lease execution or waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

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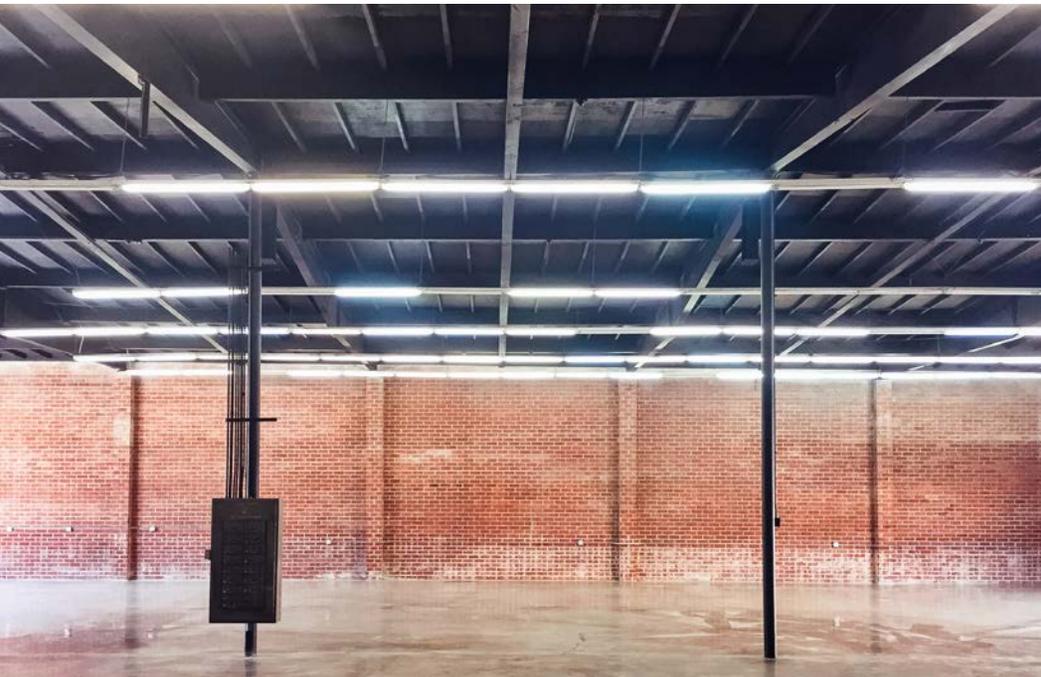
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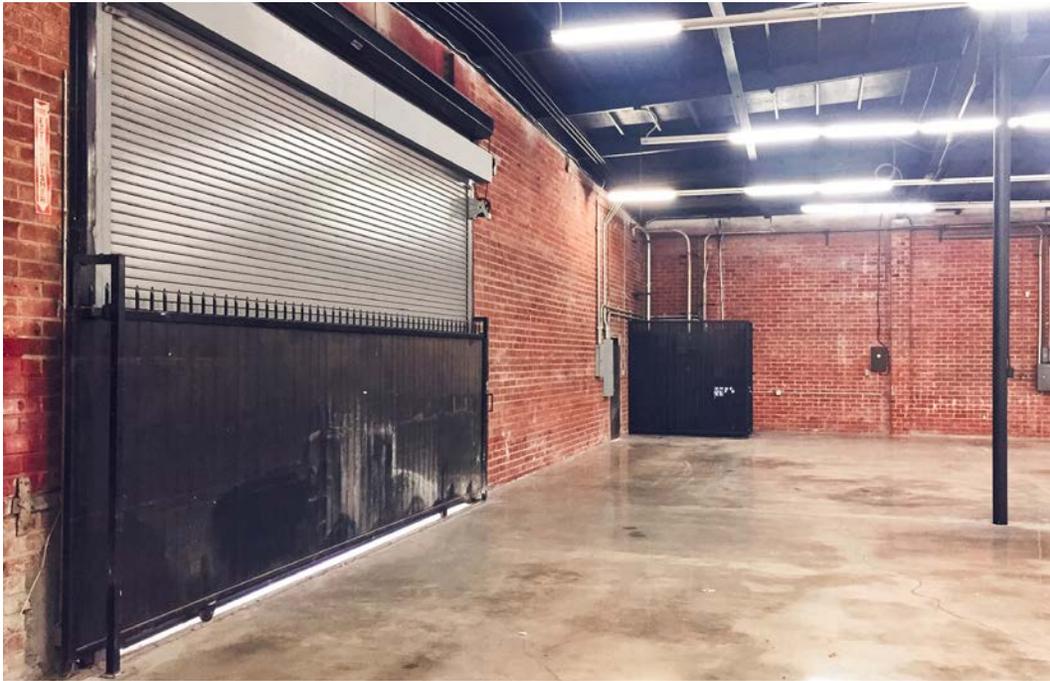
PROPERTY PHOTOS



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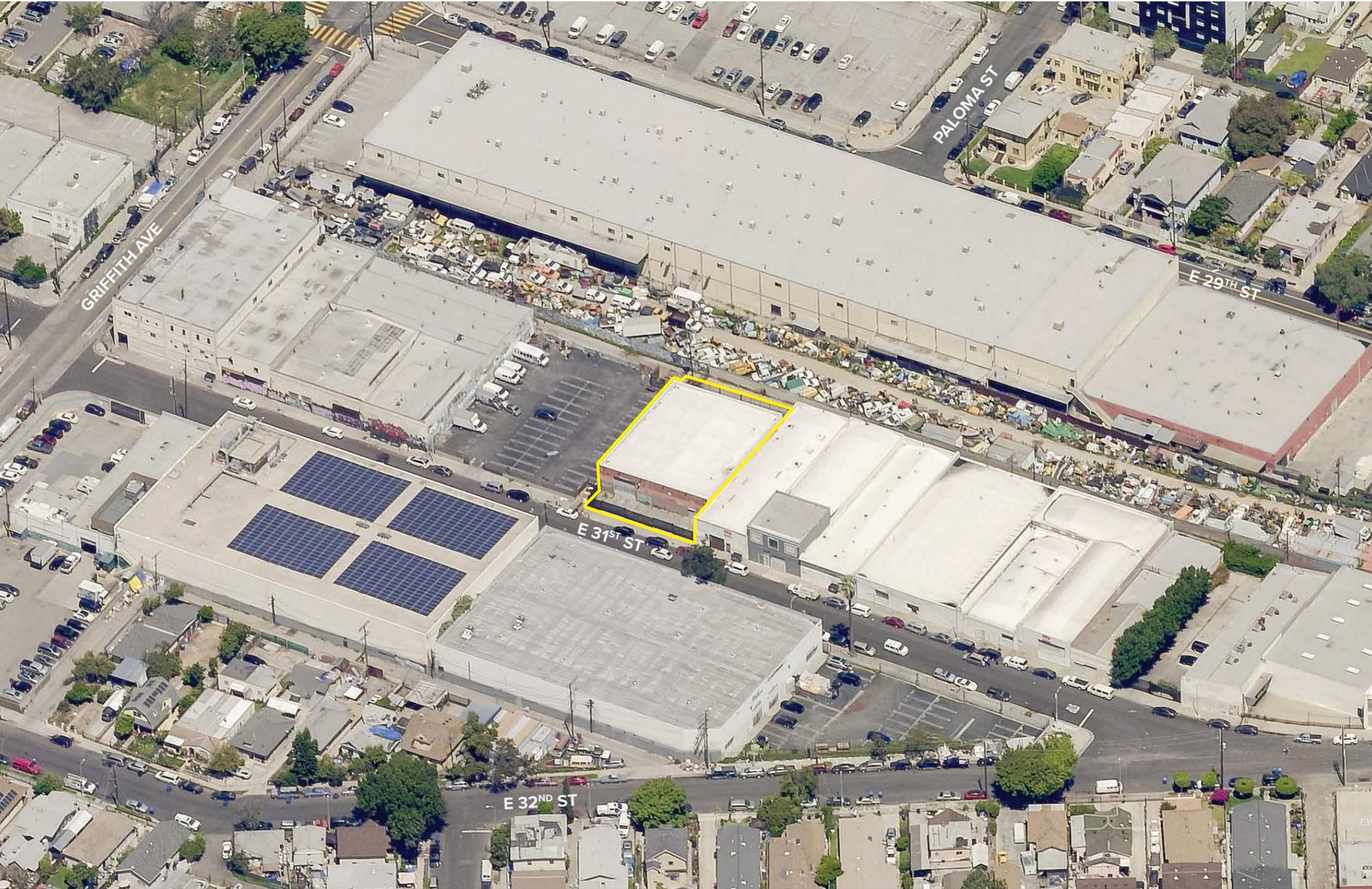
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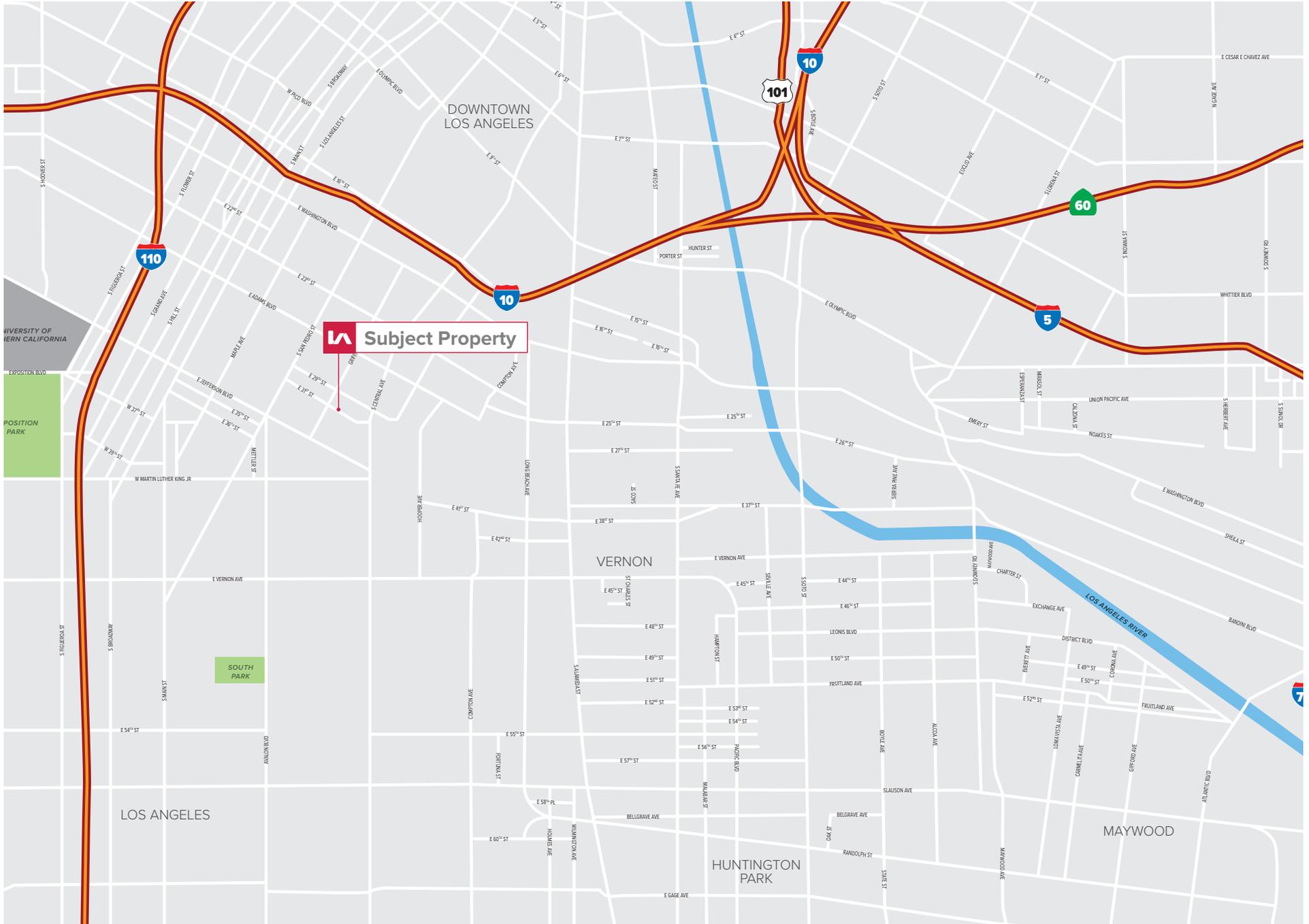


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PROPERTY AERIAL







City of Los Angeles
Department of City Planning

9/8/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

939 E 31ST ST

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

- CPC-2018-6005-CA
- CPC-2013-3169
- CPC-2010-2772-CRA
- CPC-2008-1553-CPU
- CPC-2005-361-CA
- CPC-2005-1124-CA
- CPC-2005-1122-CA
- CPC-1990-346-CA
- CPC-1983-506
- ORD-188310
- ORD-185925
- ORD-185924-SA730
- ORD-171682
- ORD-171681
- ORD-162128
- ENV-2019-4121-ND
- ENV-2018-6006-CE
- ENV-2013-3392-CE
- ENV-2013-3170-CE
- ENV-2008-1780-EIR
- ENV-2005-362-CE
- ENV-2005-1125-CE
- ENV-2005-1123-CE
- PKG-4882
- AFF-65797-LT

Address/Legal Information

PIN Number	117A209 93
Lot/Parcel Area (Calculated)	5,593.0 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID E2
Assessor Parcel No. (APN)	5114022023
Tract	GRIDER AND DOW'S CENTRAL AVE TRACT
Map Reference	M R 54-82
Block	None
Lot	17
Arb (Lot Cut Reference)	None
Map Sheet	117A209

Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles APC
Neighborhood Council	South Central
Council District	CD 9 - Curren D. Price Jr.
Census Tract #	2267.02000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	CM-1VL-CPIO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2488 Redevelopment Project Area: Council District 9
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2512 Housing Element Sites
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
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 Subarea	Southeast Los Angeles
CPIO Historic Preservation Review	Hybrid
CUGU: Clean Up-Green Up	No
HCR: Hillside Construction Regulation	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	No
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	None
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 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	1
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	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	5114022023
APN Area (Co. Public Works)*	0.257 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$1,456,560
Assessed Improvement Val.	\$649,924
Last Owner Change	11/21/2017
Last Sale Amount	\$1,960,000
Tax Rate Area	6658
Deed Ref No. (City Clerk)	6-733
	59798
	543493
	1587387
	1587386
	1340319

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.

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	1340318
	1208395
	1148432
	1148431
	1111517
	1028395
	0794812
Building 1	
Year Built	1961
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,000.0 (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: 5114022023]

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	None
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)	0.8866632
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	None
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: 5114022023]
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	Newton
Reporting District	1333
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	14
Red Flag Restricted Parking	No

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ZIMAS PUBLIC

Generalized Zoning

09/08/2025

City of Los Angeles
Department of City Planning



Address: 939 E 31ST ST

Tract: GRIDER AND DOW'S
CENTRAL AVE TRACT

Zoning: CM-1VL-CPIO

APN: 5114022023

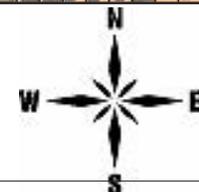
Block: None

General Plan: Hybrid Industrial

PIN #: 117A209 93

Lot: 17

Arb: None



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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FOR MORE INFORMATION, PLEASE CONTACT US

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