

# 1701-1721 N MAIN ST

LOS ANGELES • CA 90012

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

**FOR SALE**  
±55,250 SF COMMERCIAL BUILDING  
ON ±60,709 SF OF LAND

**FOR LEASE**  
±12,900 SF INDUSTRIAL UNIT

**EVAN JURGENSEN**

Senior Vice President

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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CORP ID 02174865

Lee & Associates | Commerce

CORP ID 01125429

5675 Telegraph Rd Ste. 300, Commerce, CA 90040

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**FOR SALE**

**±55,250 SF COMMERCIAL BUILDING**

**ON ±60,709 SF OF LAND**



## PROPERTY HIGHLIGHTS



Located in the  
CASP, Adjacent to  
the LA River



Divisible to  
7 Units



Contains  
Well Appointed  
Offices



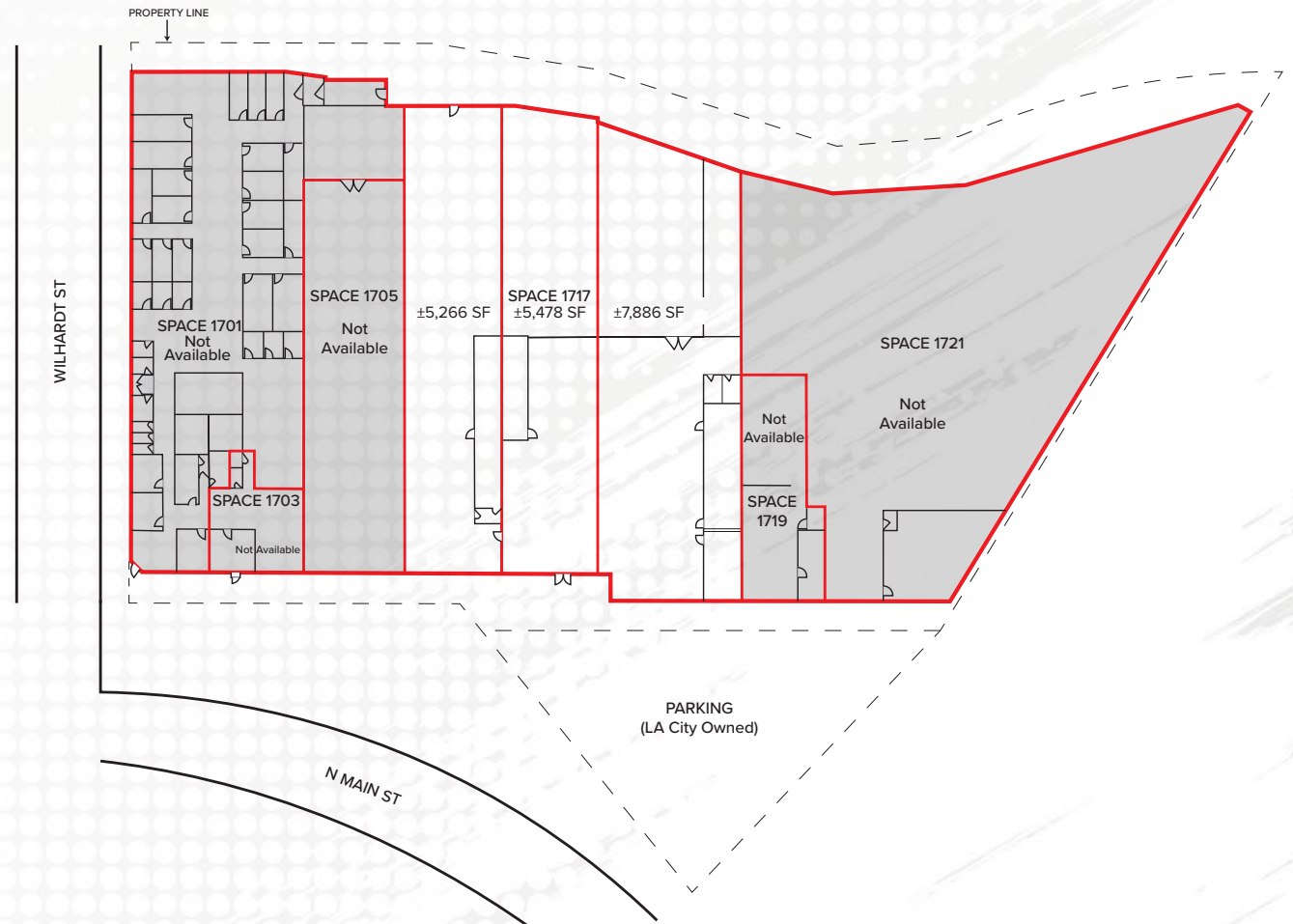
Minutes from  
Majordomo,  
Apotheke & LA  
Historic Park

This ±55,250 SF industrial/flex property sits on a ±60,709 SF fenced and paved lot and features 12'–13' clear height, six ground-level doors, and sprinklered improvements. Built in 1911 with frame and stucco construction, the property includes 1,200 amps of power (120/240V, 3-phase) and 14 restrooms, offering flexibility for a variety of industrial or creative uses. Zoned LAU(CA) and delivered vacant, the site presents a strong opportunity in the Outlying Los Angeles market.

# PROPERTY INFORMATION

|                   |                                 |
|-------------------|---------------------------------|
| Available SF      | ±55,250 SF                      |
| Prop Lot Size     | ±60,709 SF                      |
| Office Size       | TBD                             |
| APN               | 5409-002-025                    |
| Zoning            | LAU(CA)                         |
| Year Built        | 1911                            |
| Construction Type | Frame & Stucco                  |
| Yard              | Fenced / Paved                  |
| Restrooms         | 14                              |
| Clear Height      | 12'-13'                         |
| DH/GL Doors       | 0 DH / 6 GL                     |
| Sprinklered       | No                              |
| Power             | A: 1200 V: 120/240<br>Ø: 3 W: 3 |
| Term              | Acceptable to Owner             |
| Possession Date   | Close of Escrow                 |
| Vacant            | Yes                             |
| Market/Submarket  | Outlying Los Angeles            |

## PROPERTY SITE PLAN

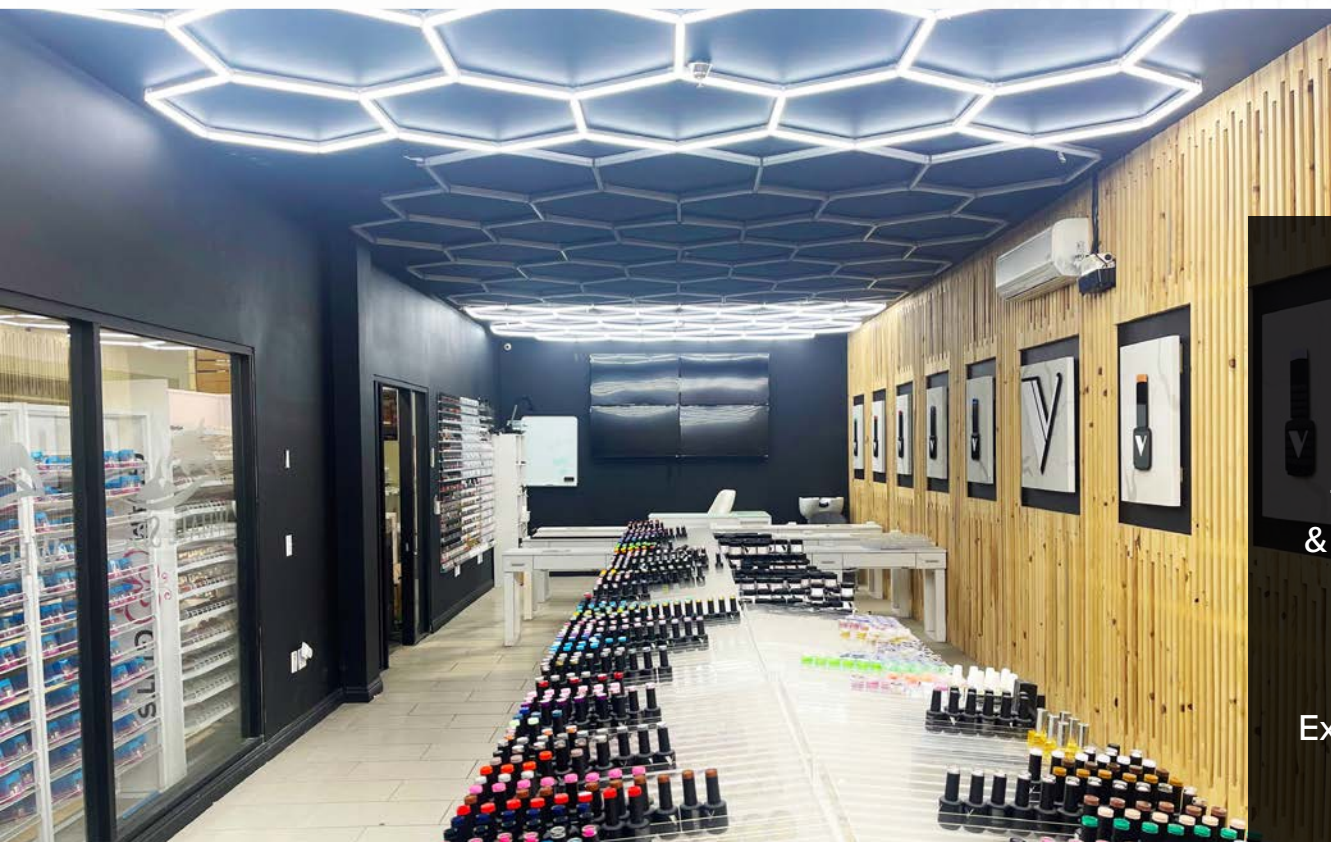


# 1717 N MAIN ST

LOS ANGELES • CA 90012

**FOR LEASE**  
**±12,900 SF INDUSTRIAL UNIT**

## UNIT HIGHLIGHTS



Located Next  
to the LA River  
& LA Historic Park



Potential to  
Expand Into  
Adjacent Units



Excellent Frontage  
on Main Street

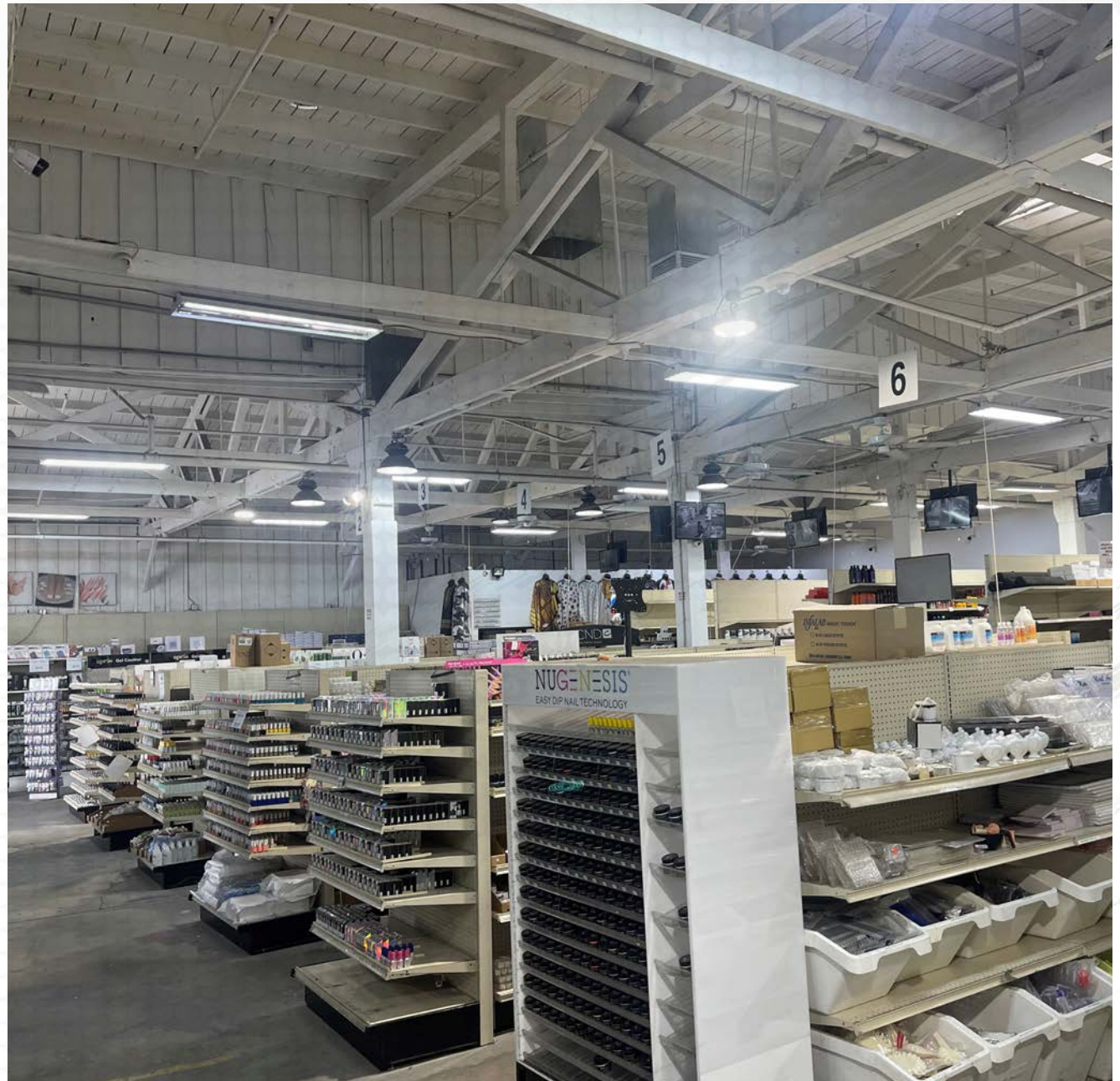


Paved Patio Space  
in the Back

Unit 1717 offers ±12,900 SF of industrial space with excellent Main Street frontage and a paved rear patio, located next to the LA River and LA Historic Park. The unit features 13' clear height, one ground-level door, approximately 800 SF of office, and fenced yard space, making it ideal for warehouse or office use. Built in 1911, the property also provides the potential to expand into adjacent units and is offered at \$1.50/SF gross under LAUI zoning.

# PROPERTY INFORMATION

|                   |                                |
|-------------------|--------------------------------|
| Available SF      | ±12,900 SF                     |
| Prop Lot Size     | POL                            |
| Office Size       | 800                            |
| APN               | 5409-002-025                   |
| Zoning            | UI(CA)                         |
| Year Built        | 1911                           |
| Construction Type | Framed                         |
| Yard              | Fenced / Paved                 |
| Restrooms         | 2                              |
| Clear Height      | 13'                            |
| DH/GL Doors       | 0 DH / 1 GL                    |
| Sprinklered       | No                             |
| Power             | A: TBD V: TBD<br>Ø: TBD W: TBD |
| Term              | Acceptable to Owner            |
| Possession Date   | Now                            |
| Vacant            | Yes                            |
| Market/Submarket  | Outlying Los Angeles           |



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## AMENITIES MAP



For More Information,  
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.