



Glendale Blvd

W Temple St

Cortez St

FOR SALE ±33,646 OF LAND

410 GLENDALE BLVD, LOS ANGELES, CA 90026

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

DISCLAIMER

Buyer 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 Buyer'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 Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer 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 Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.

410
GLENDALE BLVD



CORTEZ ST

W TEMPLE ST

GLENDALE BLVD





PROPERTY HIGHLIGHTS



Located in Echo Park



Short Walk to Clark Street Bakery, Grá, & Lavetta Coffee



Prime Corner of Glendale Blvd & Temple St



Walk Score: 90



APN: 5160-002-008, 5160-002-036, 5160-002-009, 5160-002-011, 5160-002-012, 5160-002-013



92, 10/48 Metro Bus Lines & Pico Union/Echo Park DASH Within Walking Distance



Excellent Development Potential



TOC Tier 1

410
GLENDALE BLVD

DTLA



W Temple St

Glendale Blvd

Echo
Park
Lake

101

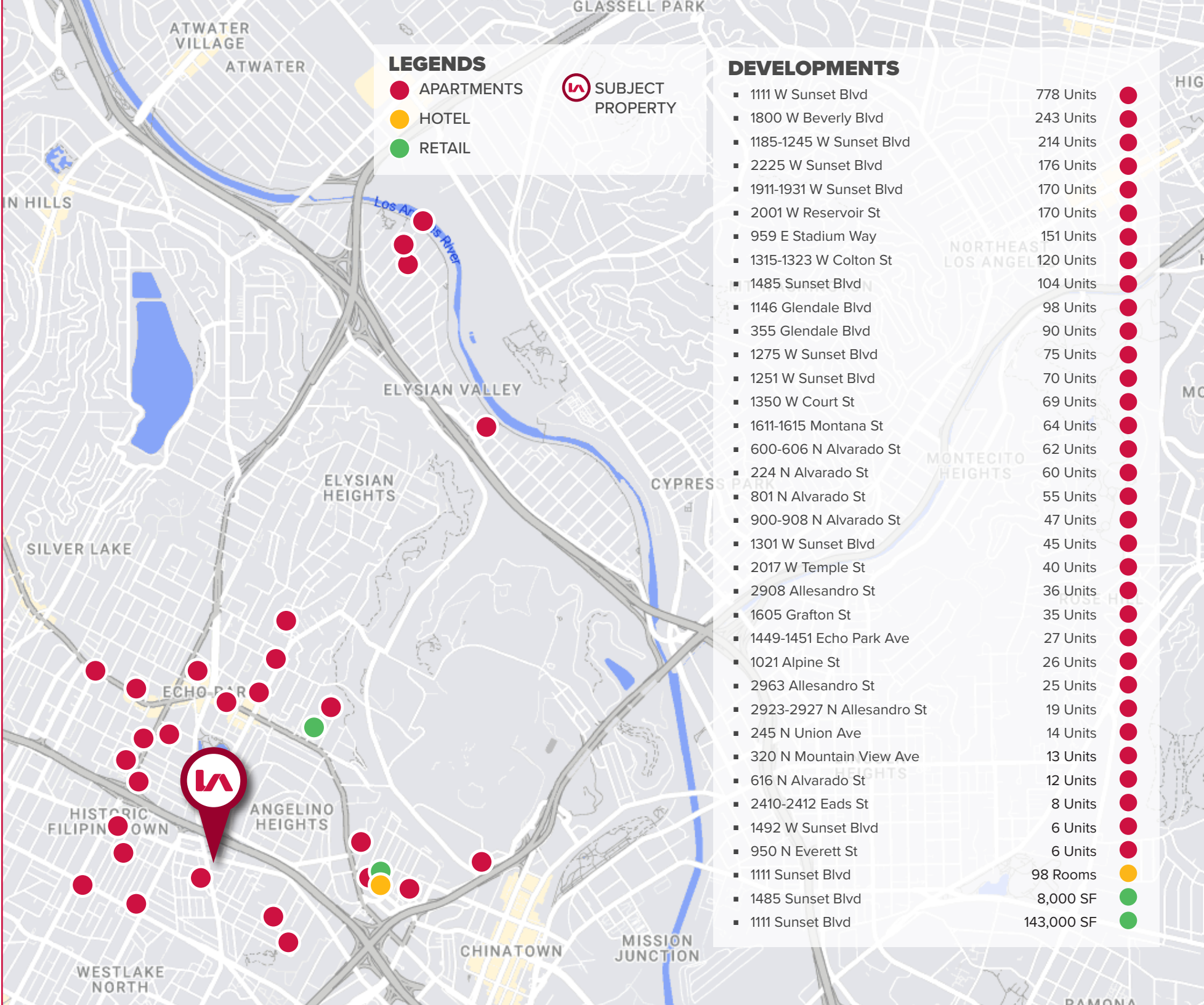
Glendale Blvd

W Temple St

CARPINTERIA



NEARBY DEVELOPMENTS



LEGENDS

- APARTMENTS
- HOTEL
- RETAIL

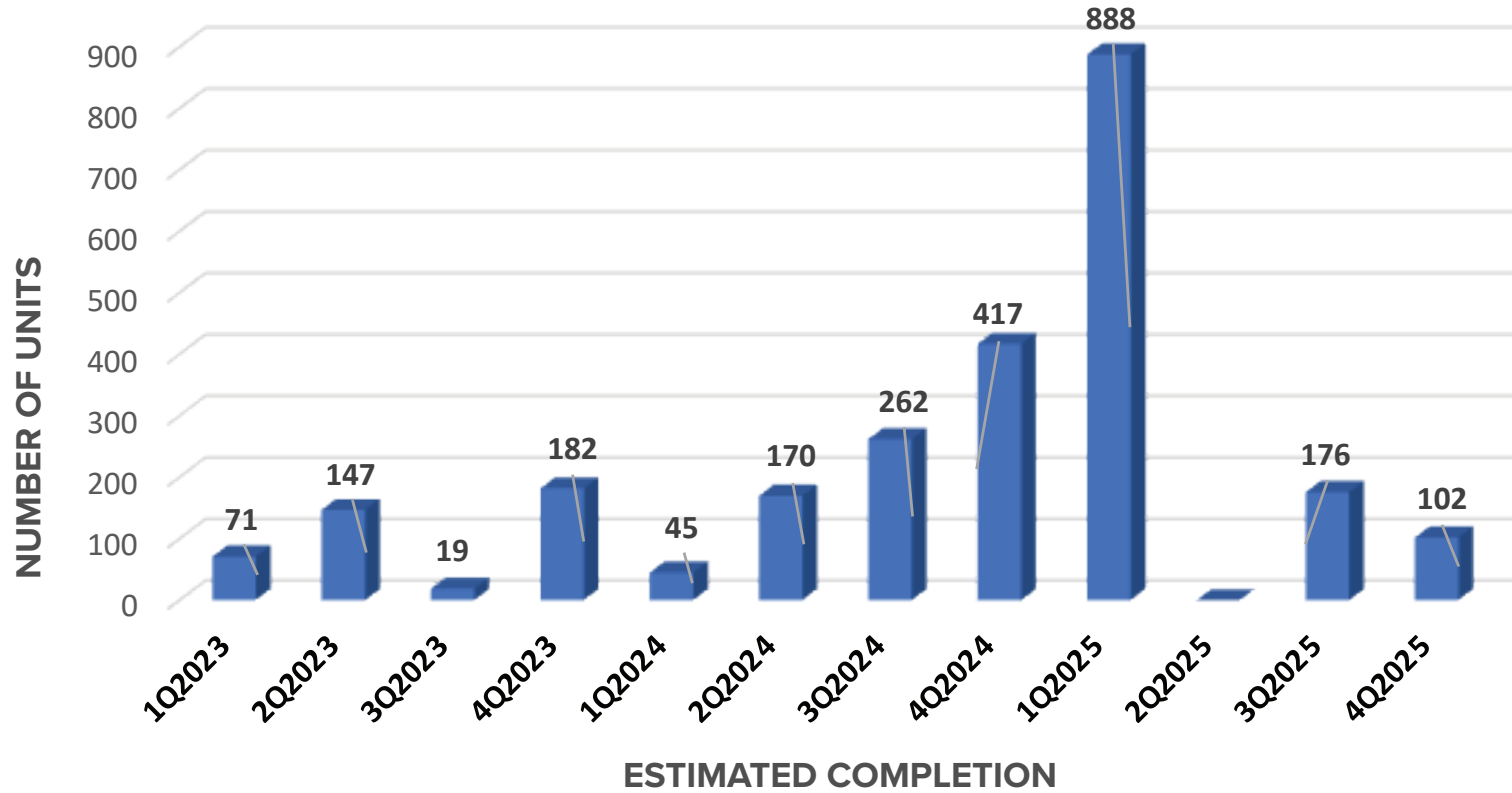
LW

SUBJECT PROPERTY

DEVELOPMENTS

▪ 1111 W Sunset Blvd	778 Units	●
▪ 1800 W Beverly Blvd	243 Units	●
▪ 1185-1245 W Sunset Blvd	214 Units	●
▪ 2225 W Sunset Blvd	176 Units	●
▪ 1911-1931 W Sunset Blvd	170 Units	●
▪ 2001 W Reservoir St	170 Units	●
▪ 959 E Stadium Way	151 Units	●
▪ 1315-1323 W Colton St	120 Units	●
▪ 1485 Sunset Blvd	104 Units	●
▪ 1146 Glendale Blvd	98 Units	●
▪ 355 Glendale Blvd	90 Units	●
▪ 1275 W Sunset Blvd	75 Units	●
▪ 1251 W Sunset Blvd	70 Units	●
▪ 1350 W Court St	69 Units	●
▪ 1611-1615 Montana St	64 Units	●
▪ 600-606 N Alvarado St	62 Units	●
▪ 224 N Alvarado St	60 Units	●
▪ 801 N Alvarado St	55 Units	●
▪ 900-908 N Alvarado St	47 Units	●
▪ 1301 W Sunset Blvd	45 Units	●
▪ 2017 W Temple St	40 Units	●
▪ 2908 Allesandro St	36 Units	●
▪ 1605 Grafton St	35 Units	●
▪ 1449-1451 Echo Park Ave	27 Units	●
▪ 1021 Alpine St	26 Units	●
▪ 2963 Allesandro St	25 Units	●
▪ 2923-2927 N Allesandro St	19 Units	●
▪ 245 N Union Ave	14 Units	●
▪ 320 N Mountain View Ave	13 Units	●
▪ 616 N Alvarado St	12 Units	●
▪ 2410-2412 Eads St	8 Units	●
▪ 1492 W Sunset Blvd	6 Units	●
▪ 950 N Everett St	6 Units	●
▪ 1111 Sunset Blvd	98 Rooms	●
▪ 1485 Sunset Blvd	8,000 SF	●
▪ 1111 Sunset Blvd	143,000 SF	●

ECHO PARK MULTI-FAMILY UNDER CONSTRUCTION & PROPOSED



419

ADDITIONAL UNITS ARE EXPECTED TO BE COMPLETED BY THE END OF 2023

ALMOST 2,500

ADDITIONAL UNITS ARE PROJECTED TO BE ADDED TO THE INVENTORY BEFORE 2026

Echo Park C1(CW) Lots, 128 Potential Units with TOC Tier 1 - Brick+Work

Brick+Work

Echo Park C1(CW) Lots, 128 Potential Units with TOC Tier 1

Los Angeles

Echo Park C1(CW) Lots, 128 Potential Units with TOC Tier 1

APN: 5160002008, 5160002009, 5160002012, 5160002013, 5160002036



Existing Conditions

Floor Area	11,625 sq. ft. (combined)
Units	12 (combined)
Year Constructed	1896-1980
Assessed Improvement Value	\$554,236 (combined)
Assessed Land Value	\$643,365 (combined)

Development Potential (By-Right)

Maximum FAR	1.5:1
Maximum Height	
Feet	75 ft.
Stories	None
Minimum Setbacks	
Front	10 ft.
Side	3 ft.
Back	15 ft. 1ft. for each story over 3rd; 20 ft max.
Max Buildable Area, Footprint	26,347 sq. ft.
Max Buildable Area, Envelope	39,521
Max Dwelling Units	84
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)

Maximum FAR	2.1
Maximum Height	
Feet	86 ft. Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.
Stories	None
Minimum Setbacks	
Front	10 ft.
Side	0 ft. for ground floor commercial, 5 ft. for residential
Back	0 ft. for commercial uses; 5 ft. for residential uses
Max Buildable Area, Footprint	33,647 sq. ft.
Max Buildable Area, Envelope	70,659 sq. ft.
Max Dwelling Units	128
Affordable Units Required	At least 8% for Extremely Low Income, or 11% for Very Low Income, or 20% for Low Income
Parking Required	Shall not exceed 0.5 space per unit
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	Up to 20% decrease in required open space
Other Development Notes	

BRICK+WORK Analyzer

Particulars	By-Right	TOC or DB
Total Buildable	-	-
Net Buildable	-	-
Average Construction Cost	-	-
Total Construction Budget	-	-
Total Soft Costs	-	-
Total Development Budget	-	-
Gross Annual Rents	-	-
Expenses (25%)	-	-
NOI	-	-
Valuation	-	-
Equity After Completion	-	-
Equity Multiple	-	-
IRR	-	-

Property Report Disclaimer

All data are obtained from government sources. No attempt has been made to verify the data's accuracy.

This report is for informational purposes only. Do not rely on this report to support real estate or investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was obtained.

By publishing this property, you represent and warrant that you have obtained the authorization from the property owner to market this property AND to take actions on behalf of the property owner.



City of Los Angeles
Department of City Planning

3/20/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-5222-SP
CPC-2008-4247-GPA
CPC-2007-1233-GPA
CPC-1987-182-SP
CPC-1984-1-HD
CPC-1957-8230
ORD-73434
ORD-186370
ORD-180983
ORD-179420
ORD-176519
ORD-169110
ORD-167944
ORD-166705
ORD-166704
ORD-166703
ORD-161116-SA33A
ORD-129279
ORD-111135
ZA-12125
ENV-2018-5223-ND
ENV-2017-2467-SE
ENV-2013-3392-CE
ENV-2008-4248-ND
AFF-47538

Address/Legal Information

PIN Number 136-5A209 221
Lot/Parcel Area (Calculated) 1,775.8 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID E1
PAGE 634 - GRID E2
Assessor Parcel No. (APN) 5160002036
Tract GEO W KINGS SUBDIVISION OF PART OF LOTS 2 AND 3 BLOCK 39
HANCOCKS SURVEY
Map Reference M R 17-13
Block None
Lot FR 11
Arb (Lot Cut Reference) None
Map Sheet 136-5A209

Jurisdictional Information

Community Plan Area Westlake
Area Planning Commission Central
Neighborhood Council Echo Park
Council District CD 1 - Eunisses Hernandez
Census Tract # 2080.02
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning CW
Zoning Information (ZI) ZI-1441 Specific Plan: Central City West
ZI-2498 Local Emergency Temporary Regulations - Time Limits and
Parking Relief - LAMC 16.02.1
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2374 State Enterprise Zone: Los Angeles
Limited Commercial
General Plan Land Use Yes
General Plan Note(s) Yes
Hillside Area (Zoning Code) Yes
Specific Plan Area CENTRAL CITY WEST
Subarea North (Temple/Beaudry Neighborhood District)
Special Land Use / Zoning C1(CW)-75/1.5
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information 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

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
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	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Echo Park
Assessor Information	
Assessor Parcel No. (APN)	5160002036
APN Area (Co. Public Works)*	0.245 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	\$196,741
Assessed Improvement Val.	\$125,530
Last Owner Change	04/17/1991
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	549313
	4-279
	0058562
Building 1	
Year Built	1980
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,820.0 (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: 5160002036]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No

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Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.01861112
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	
Telephone	Los Angeles Housing Department (866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5160002036]
Ellis Act Property	No
AB 1482: Tenant Protection Act	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	Rampart
Reporting District	238
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	3
Red Flag Restricted Parking	No

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CASE SUMMARIES

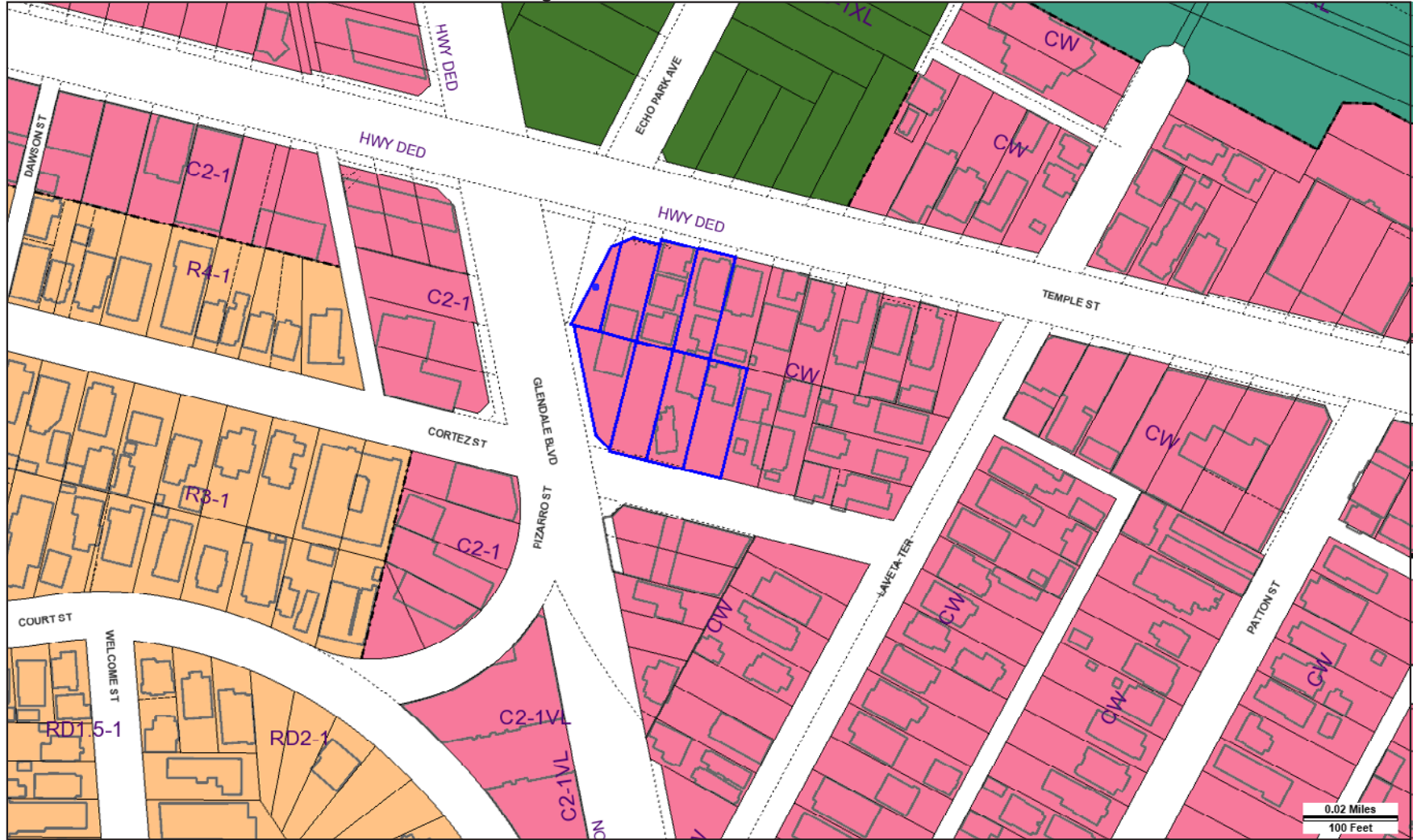
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-5222-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	CENTRAL CITY WEST SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2008-4247-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2007-1233-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	LUCAS AVENUE/5TH STREET RE-DESIGNATION AND DOWNGRADE
Case Number:	CPC-1987-182-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-1957-8230
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-5223-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY WEST SPECIFIC PLAN AMENDMENT
Case Number:	ENV-2017-2467-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	N/A: LADOT SIGNOFF
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-2008-4248-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

DATA NOT AVAILABLE

- ORD-73434
- ORD-186370
- ORD-180983
- ORD-179420
- ORD-176519
- ORD-169110
- ORD-167944
- ORD-166705
- ORD-166704
- ORD-166703
- ORD-161116-SA33A
- ORD-129279
- ORD-111135
- ZA-12125
- AFF-47538

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0.02 Miles
100 Feet

Address: undefined

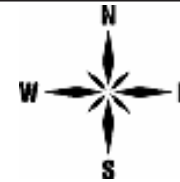
Tract: GEO W KINGS SUBDIVISION
OF PART OF LOTS 2 AND 3 BLOCK
39 HANCOCKS SURVEY

Zoning: CW

APN: 5160002036
PIN #: 136-5A209 221

Block: None
Lot: FR 11
Arb: None

General Plan: Limited Commercial



5160

002
SHEET

80'

994

O. W. KING'S
SUBDIVISION
PART OF LOTS
39
COCK'S SURVEY
M.R. 17 - 13

ROBBINS TRACT
M.B. 10 - 81



CODE
67

FOR PREV. ASSMT. SEE: 967-15



PARCEL MAP

410
GLENDALE BLVD



ECHO PARK

Echo Park is a trendy, culturally diverse neighborhood located to the northwest of Downtown Los Angeles. Spanning 2.5 square miles, this walk-friendly community is bordered by SilverLake, Westlake, Chinatown, Downtown Los Angeles and Historic Filipintown. Its popularity has echoed among artists, musicians, and creative professionals, drawing them to establish residency in the area. Along Sunset Blvd, there are numerous local restaurants and coffee shops that have become popular destinations in Echo Park. These include Tierra Mia Coffee, Guisado, Masa of Echo Park and Taix, LA's oldest French restaurant.

Echo Park is a densely populated neighborhood in the city of Los Angeles, with an estimated population of more than 50,000 people. The majority of Echo Park Residents, around 75%, are renters rather than homeowners. As the area becomes increasingly crowded, developers are submitting proposals to address the housing needs of Echo Park residents. Nearly 2,500 multi-family units are projected to be added to the housing inventory by the end of 2025. According to Zillow, the median rent for a one-bedroom, two bedroom, and three-bedroom apartment in Echo Park for the first quarter of 2023 is \$2,700, \$3,750 and \$4,950, respectively.

25%
OWNER
OCCUPIED

75%
RENTER
OCCUPIED

ECHO PARK LAKE

Echo Park Lake is a picturesque body of water spanning approximately 13 acres and surrounded by a 16-acre park, featuring walking paths, picnic areas and recreational facilities. Visitors and locals alike enjoy riding Echo Park Swan Pedal Boats during the day and the new Swan Boat Night Rides have become a popular attraction after sunset. Every July, Echo Park Lake celebrates the Lotus Festival as lotus flowers fill the water with stunning blossoms, The festival features dance, music and illuminated water lanterns.

DODGER STADIUM

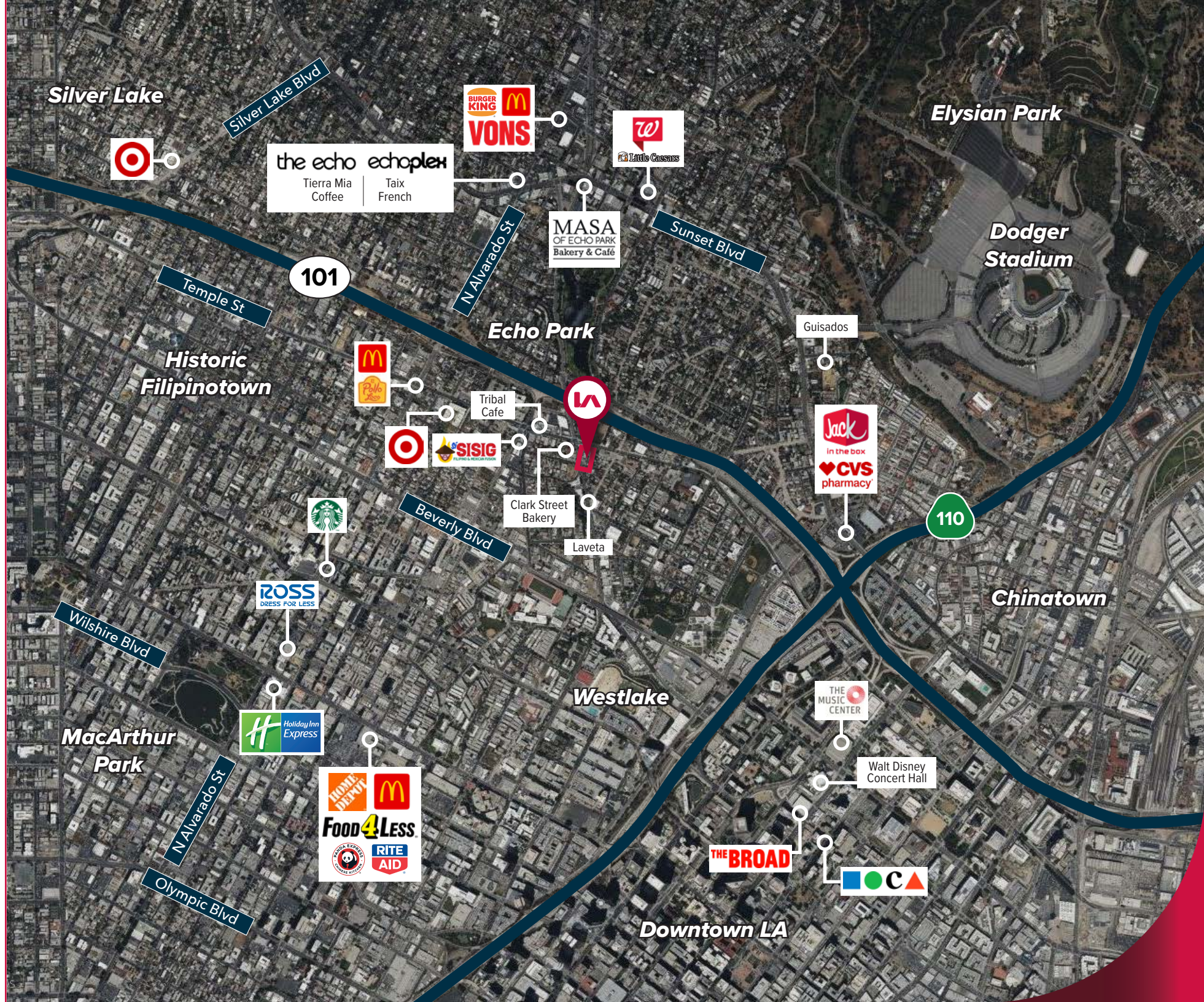
Home to the Los Angeles Dodgers baseball team, Dodger Stadium is an iconic stadium and a source of pride for Angelenos baseball fans. The stadium was opened in 1962 and is the third oldest baseball park in the United States. With a seating capacity of over 56,000, it is also the largest baseball stadium in the world. In addition to baseball games, Dodger Stadium has hosted a wide range of other sporting events over the years, including soccer, hockey, boxing, cricket and the 1984 Baseball Summer Olympics. The opening ceremony of the 1991 US Olympics Festival was also held at the stadium, and it is slated to host baseball and softball for the 2028 Summer Olympics. Many famous musicians have also performed at Dodger Stadium, including The Beatles, The Rolling Stones, Elton John, Michael Jackson and Lady Gaga, a perfect location for concerts and other live events.

ECHO + ECHOPLEX

The Echo + Echoplex has been voted one of the top five music venues in Los Angeles by Filter Magazine and is a popular destination for both local and international talents. The venue has earned a reputation as one of the hottest nightclubs in the city, attracting major music acts across a range of genres. The Echo is known for showcasing indie rock, punk and experimental music, while The Echoplex, located downstairs from The Echo, hosts electronic, dance and hip-hop music shows. Together, these two venues offer a diverse array of music experiences for music lovers of all tastes.



AMENITIES MAP



Silver Lake

Silver Lake Blvd



the echo echoplex
Tierra Mia Coffee | Taix French



Elysian Park

MASA OF ECHO PARK
Bakery & Café

Sunset Blvd

Dodger Stadium

101

Temple St

N Alvarado St

Echo Park

Historic Filipinotown



Tribal Cafe



Guisados



Clark Street Bakery



Beverly Blvd

Laveta

110

Chinatown

ROSS
DRESS FOR LESS

Wilshire Blvd

Westlake

MacArthur Park



THE MUSIC CENTER

Walt Disney Concert Hall

N Alvarado St



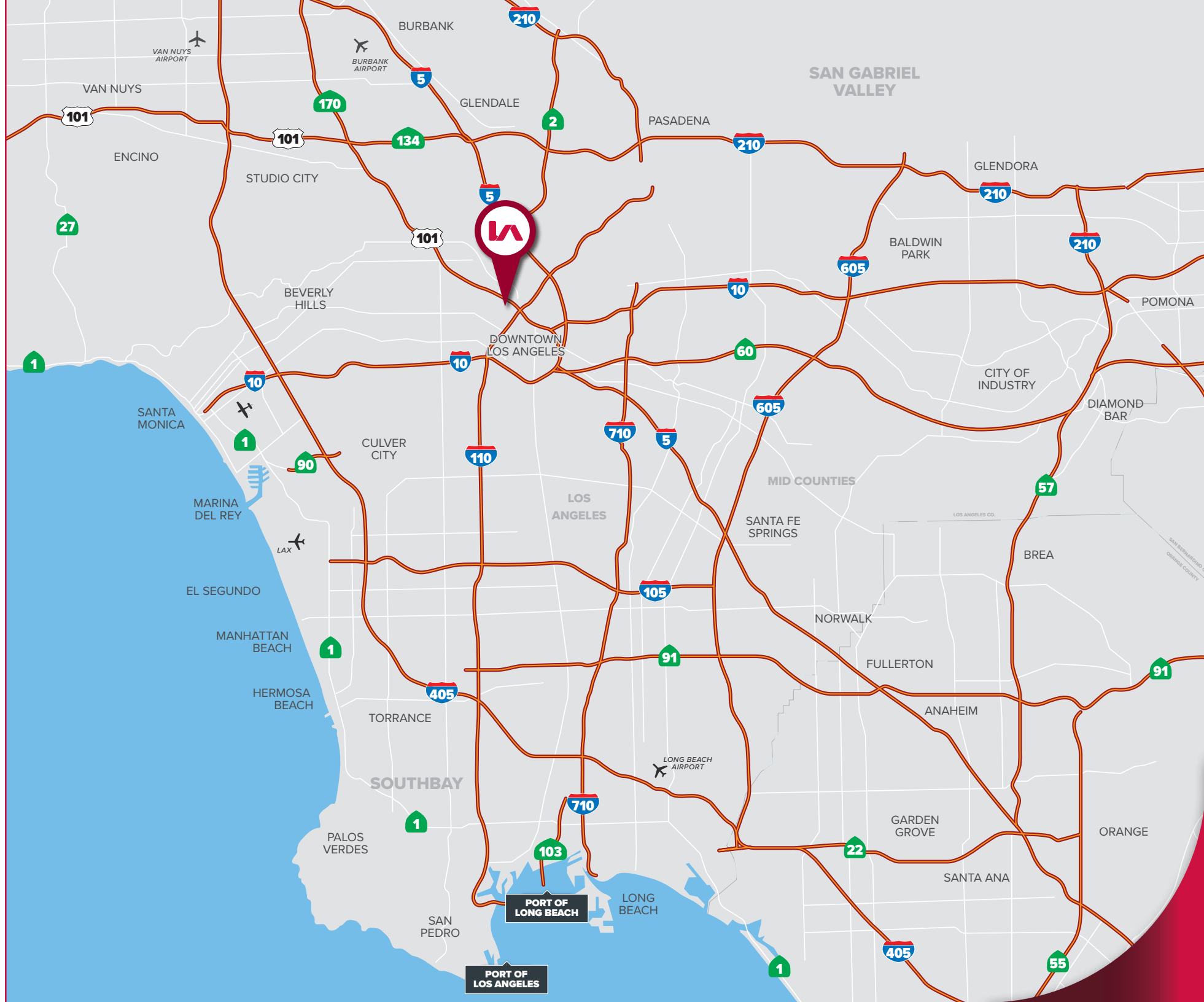
THE BROAD



Olympic Blvd

Downtown LA

REGIONAL MAP





Population 2022

1 Mile	3 Miles	5 Miles
87,497	555,709	1,240,055

Population 2027

1 Mile	3 Miles	5 Miles
87,334	556,458	1,233,049



Households 2022

1 Mile	3 Miles	5 Miles
29,504	204,914	422,495

Households 2027

1 Mile	3 Miles	5 Miles
29,395	205,579	420,661



Avg Household Income 2022

1 Mile	3 Miles	5 Miles
\$69,691	\$73,884	\$76,538

Median Household Income 2022

1 Mile	3 Miles	5 Miles
\$48,928	\$49,860	\$52,494



FOR SALE

±33,646 SF OF LAND

410 GLENDALE BLVD | LOS ANGELES, CA 90026



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TEAM-CLINE.COM | LEE-ASSOCIATES.COM

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