

FOR LEASE

1735

S SANTA FE AVE

LOS ANGELES • CA 90021

STAND-ALONE, GATED INDUSTRIAL
CAMPUS IN DOWNTOWN LOS ANGELES

±139,929 SQ. FT.



FOR LEASE
1735
S SANTA FE AVE
LOS ANGELES • CA 90021

PROPERTY HIGHLIGHTS

- ±139,929 SF FREE STANDING CORNER BUILDING WITH GATED PARKING
- POTENTIAL FOR E-COMMERCE, TECH, ENTERTAINMENT, STUDIO, FASHION, ARTS & INDUSTRIAL
- LOCATED BLOCKS FROM THE ARTS DISTRICT & NEW SOHO HOUSE
- 158 CAR PARKING
- 2 STREET ACCESS
- HVAC THROUGHOUT THE BUILDING
- OUTSTANDING FRONTAGE AND VISIBILITY ON SANTA FE AVE
- QUICK ACCESS TO 10, 110, 60 & 5 FREEWAYS
- 2,800 AMPS POWER (TENANT SHOULD VERIFY WITH ELECTRICIAN)
- OPPORTUNITY ZONE - TENANT SHOULD EVALUATE POTENTIAL BENEFITS

PRICING SUMMARY

ASKING LEASE RATE
\$85,000/MO MG
(\$0.61 PSF/MO MG)

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

Armen Kazaryan MRED

Principal | LIC NO 01291719

323.767.2041

akazaryan@lee-associates.com

Mike D. Smith

Principal | LIC NO 00978736

323.767.2109

mdsmith@lee-associates.com

1735 S SANTA FE AVE | LOS ANGELES

PROPERTY INFORMATION

BUILDING AREA	±139,929 SF <small>(Assessor has Size of 136,879 SF / ±3,050 SF Bridge Included in SF / Tenant Must Verify Size)</small>
LAND AREA	±121,532 SF
OFFICE AREA	±13,000 SF
NO OF STORIES	2
RESTROOMS	1 st Floor: 10 / 2 nd Floor: 10
CLEARANCE	1 st Floor: ±16' / 2 nd Floor: ±18'
ELEVATOR	(2) 7,000 lb & 6,000 lb
LOADING	6 Ground Level - (3) 21'x12' / (1) 12'x11' / (1) 18'x14'
PARKING	158 Car Parking
HVAC	100%
ZONING	M3-1-S-RIO
YEAR BUILT	1987
POWER	2800A, 480/277V, 3Ø, 4W (Multiple Panels)
SPRINKLER CALC	0.33/2,000 GPM

* Lessee should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to lease execution.

** Multiple power panels at the property, lessee shall verify the power supply with licensed electrician and LADWP.



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO

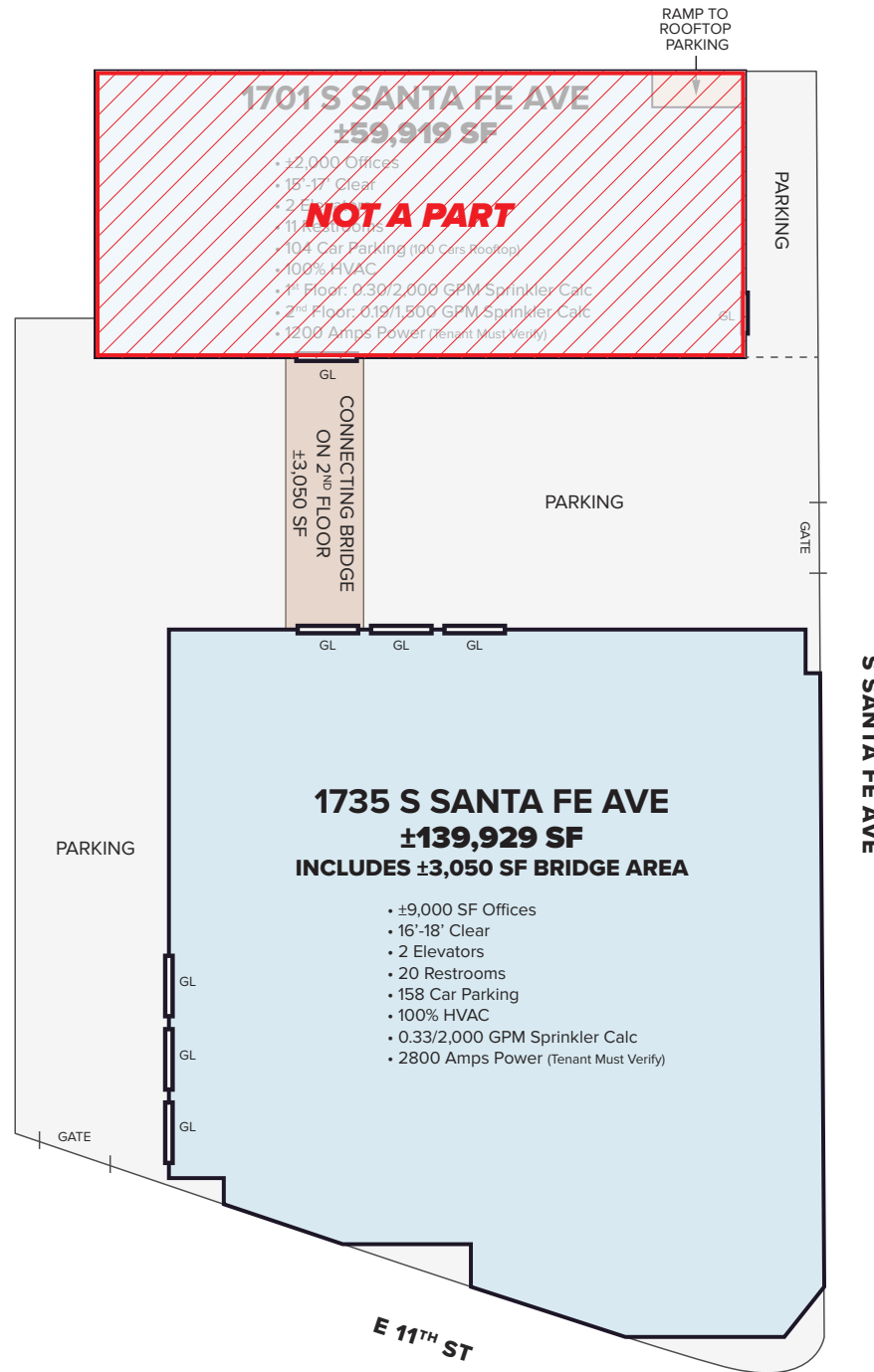


PROPERTY PHOTO



PROPERTY PHOTO

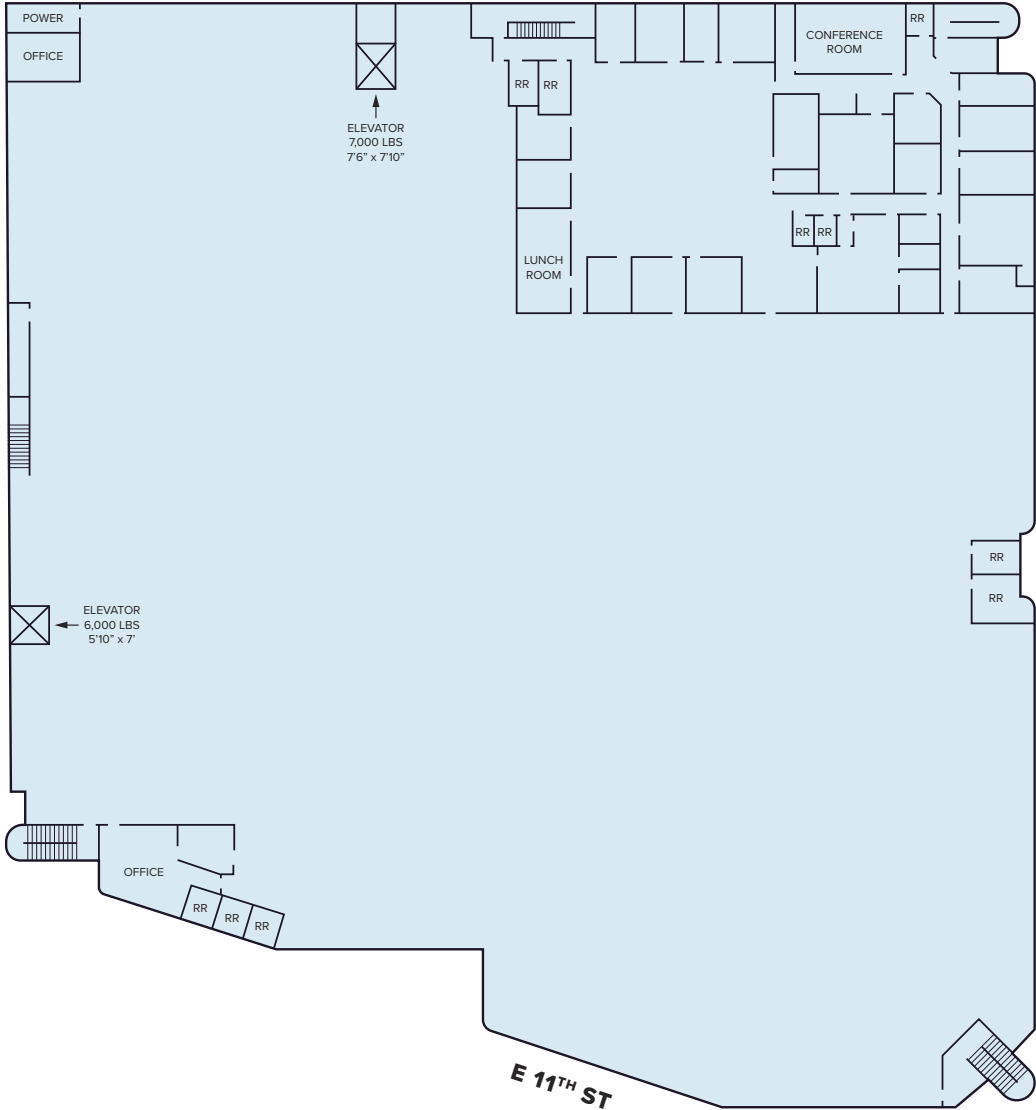
SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.



1ST FLOOR
FLOOR PLAN



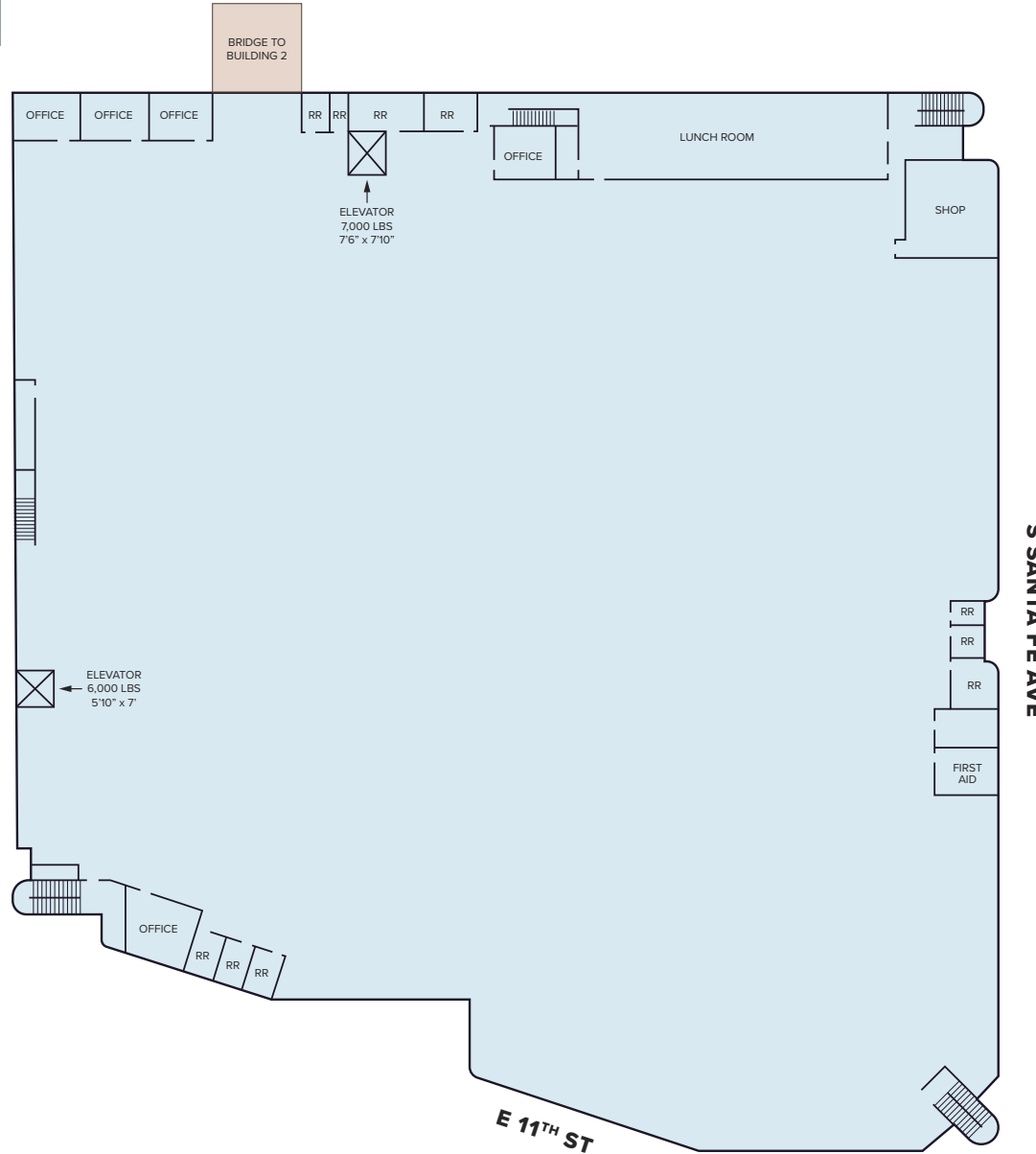
S SANTA FE AVE

E 11TH ST



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

2ND FLOOR
FLOOR PLAN

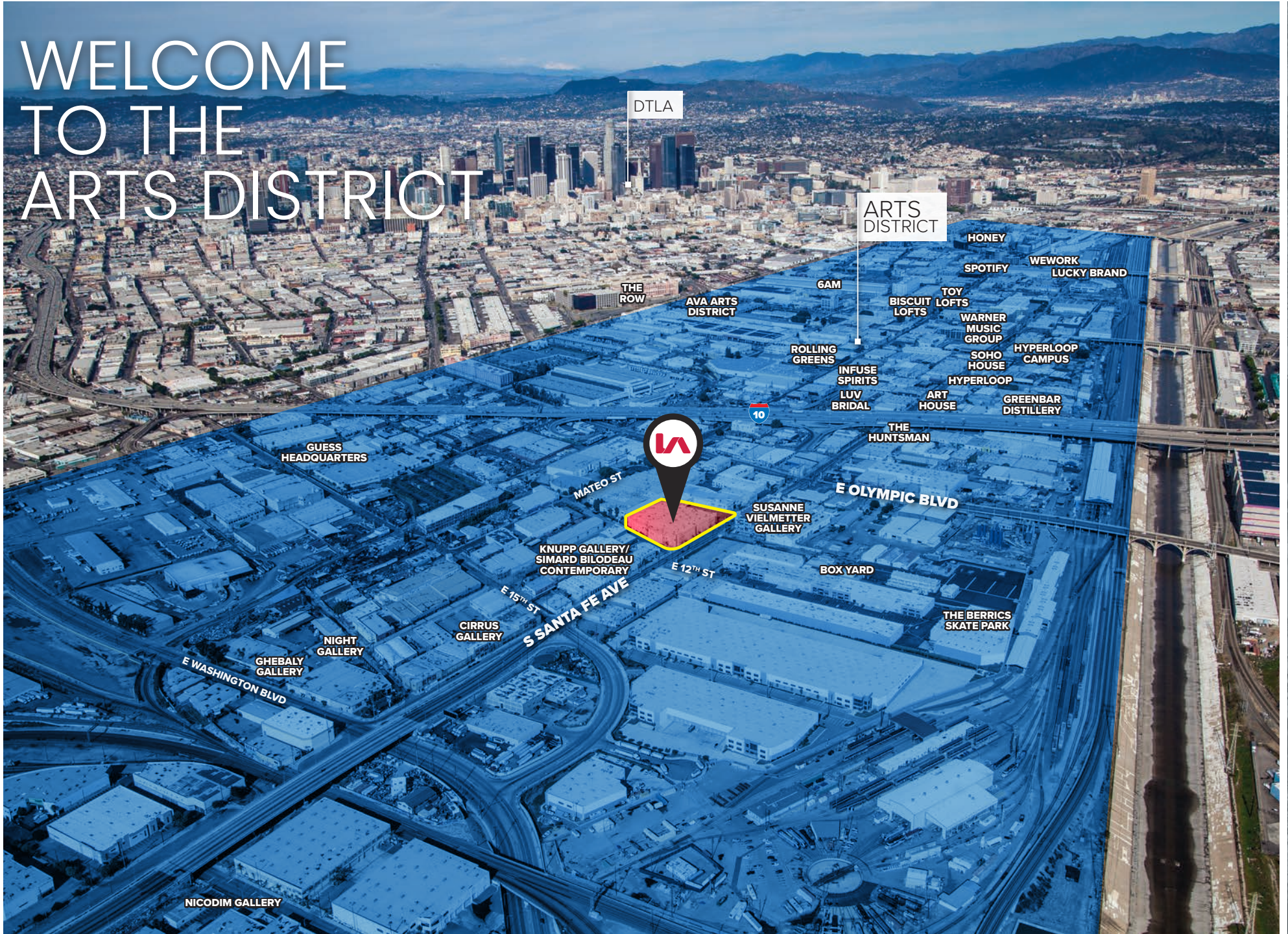


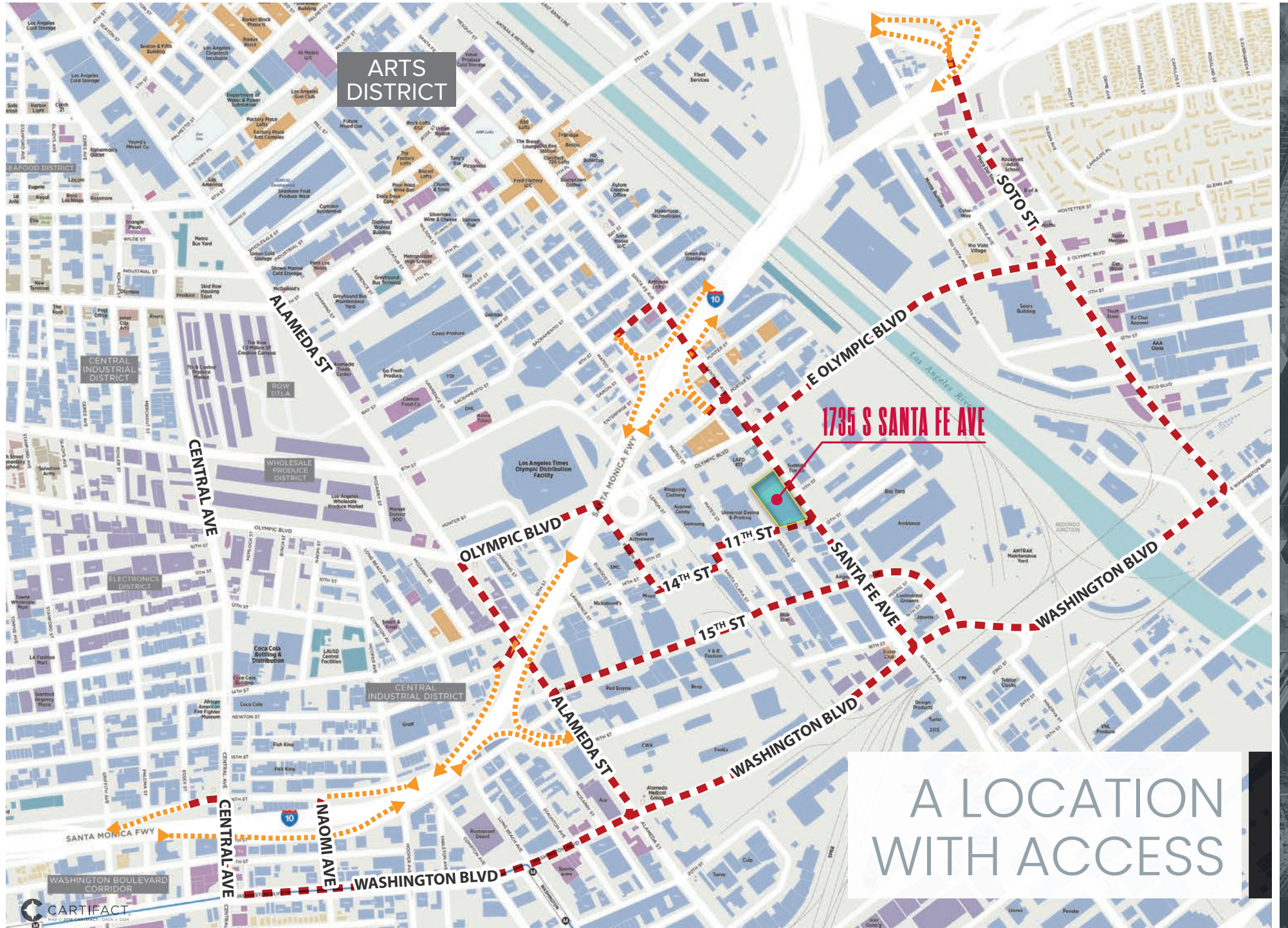
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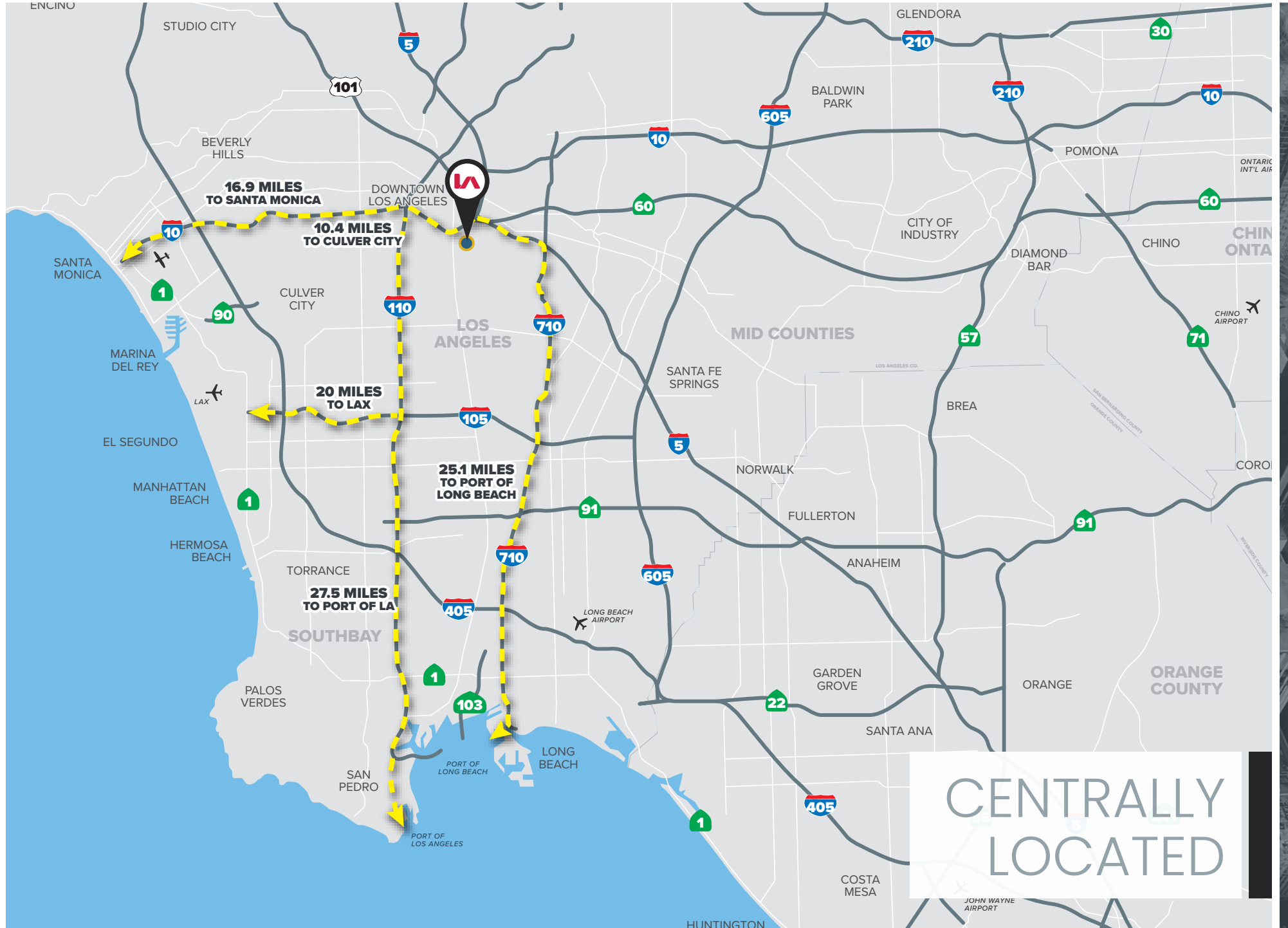


WELCOME TO THE ARTS DISTRICT





A LOCATION WITH ACCESS



CENTRALLY
LOCATED



City of Los Angeles
Department of City Planning

6/10/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1737 S SANTA FE AVE
1751 S SANTA FE AVE
1741 S SANTA FE AVE
1735 S SANTA FE AVE

ZIP CODES

90021

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-1997-423
CPC-1995-352-CPU
CPC-1990-346-CA
CPC-1986-607-GPC
CPC-1983-506
ORD-183145
ORD-183144
ORD-171682
ORD-171681
ORD-164855-SA2970
ORD-162128
AA-1995-30-PMEX
ENV-2017-433-EIR
ENV-2014-4000-MND
ENV-2014-2416-MND
ENV-2013-3392-CE
ENV-2008-3103-CE
ENV-2007-3037-ND
ENV-1995-328-MND
MND-85-578-SUB
AF-96-185738-OB
AF-96-185737-TCA
AF-95-1841228-LT
AF-95-1841226-PA

Address/Legal Information

PIN Number 120A217 40
Lot/Parcel Area (Calculated) 128,452.4 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID H7
PAGE 674 - GRID H1
Assessor Parcel No. (APN) 5167010013
Tract TR 43988
Map Reference M B 1071-5/7
Block None
Lot 1
Arb (Lot Cut Reference) None
Map Sheet 120A217

Jurisdictional Information

Community Plan Area Central City North
Area Planning Commission Central
Neighborhood Council Downtown Los Angeles
Council District CD 14 - Kevin de León
Census Tract # 2060.51
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning M3-1-S-RIO
Zoning Information (ZI) ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2358 River Implementation Overlay District (RIO)
ZI-2129 State Enterprise Zone: East Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ZI-2488 Redevelopment Project Area: Central Industrial
General Plan Land Use Heavy Manufacturing
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
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)
RFA: Residential Floor Area District None
RIO: River Implementation Overlay Yes
SN: Sign District No
AB 2334: Very Low VMT No
AB 2097: Reduced Parking Areas Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Medium-High
Non-Residential Market Area Medium
Transit Oriented Communities (TOC) Tier 3
ED 1 Eligibility Not Eligible
RPA: Redevelopment Project Area Central Industrial
Central City Parking Yes
Downtown Parking No
Building Line None
500 Ft School Zone No
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5167010013
APN Area (Co. Public Works)* 2,790 (ac)
Use Code 3332 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Over 50,000 SF - Two Stories
Assessed Land Val. \$2,366,849
Assessed Improvement Val. \$8,480,802
Last Owner Change 09/24/2020
Last Sale Amount \$0
Tax Rate Area 7
Deed Ref No. (City Clerk) None
Building 1
Year Built 1987
Building Class C75A
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 133,660.0 (sq ft)
Building 2
Year Built 1996
Building Class CX
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 3,219.0 (sq ft)
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: 5167010013]

Additional Information

Airport Hazard None
Coastal Zone None
Farmland Area Not Mapped

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Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
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)	0.33963864
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	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST 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: 5167010013]
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	Newton
Reporting District	1309
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	17
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-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-5000-CA-GPA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	GPA-GENERAL PLAN AMENDMENT CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	CPC-2014-2415-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1997-423
Required Action(s):	Data Not Available
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED DOWNTOWN RIVERFRONT INDUSTRIAL PROJECT IN COOPERATION WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES.
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY/NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY
Case Number:	AA-1995-30-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-4000-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	ENV-2014-2416-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
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-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	MND-85-578-SUB
Required Action(s):	SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- ORD-183145
- ORD-183144
- ORD-171682
- ORD-171681
- ORD-164855-SA2970
- ORD-162128
- AF-96-185738-OB
- AF-96-185737-TCA
- AF-95-1841228-LT
- AF-95-1841226-PA

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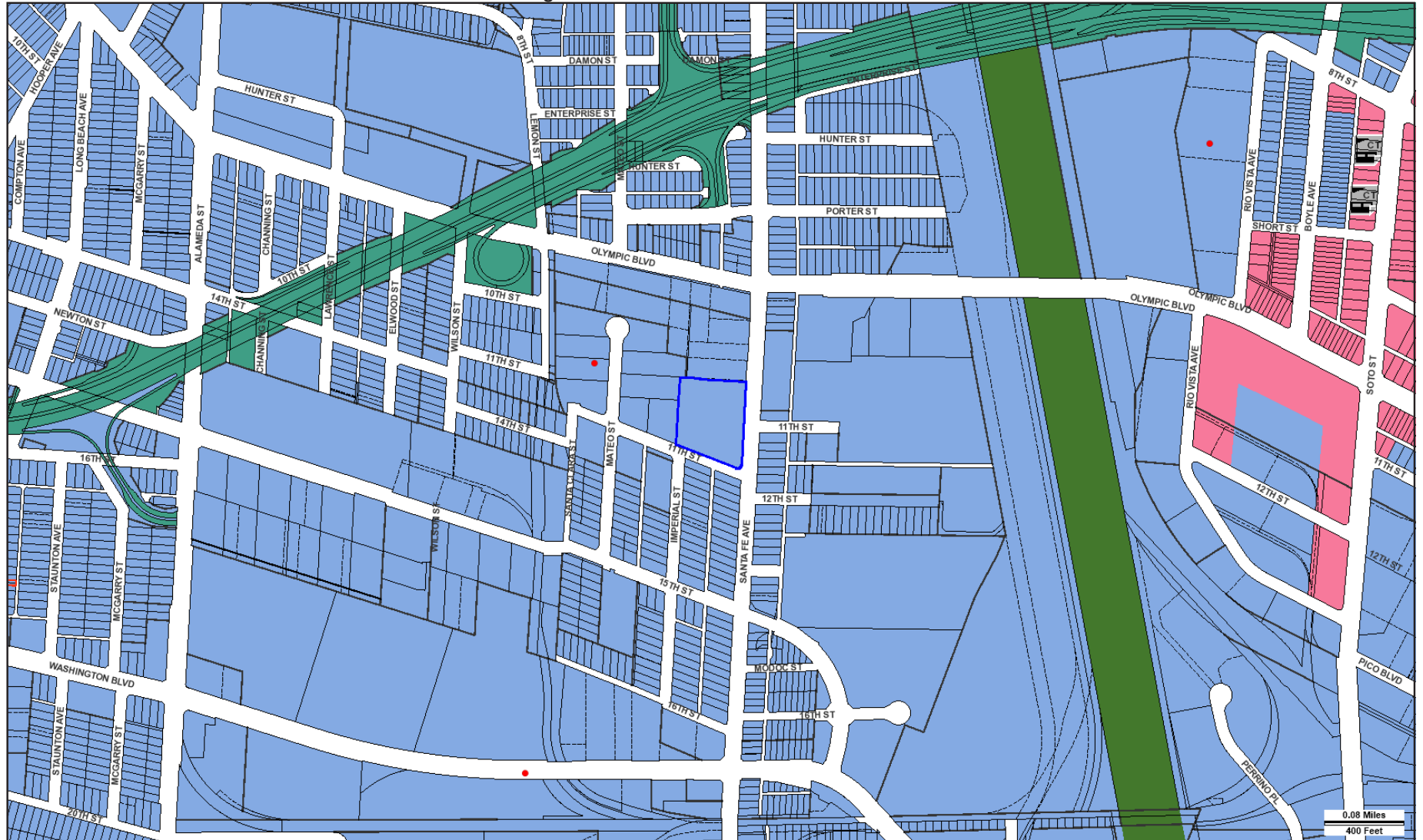
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ZIMAS PUBLIC

Generalized Zoning

06/10/2024

City of Los Angeles
Department of City Planning



Address: 1735 S SANTA FE AVE
 APN: 5167010013
 PIN #: 120A217 40

Tract: TR 43988
 Block: None
 Lot: 1
 Arb: None

Zoning: M3-1-S-RIO
 General Plan: Heavy Manufacturing



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