

FOR SALE/LEASE

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



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

FOR SALE/LEASE

±55,250 SF OFFICE & INDUSTRIAL BLDG



Located in the CASP,
Adjacent to
the LA River



Divisible to 7 Units



Contains Well
Appointed Offices

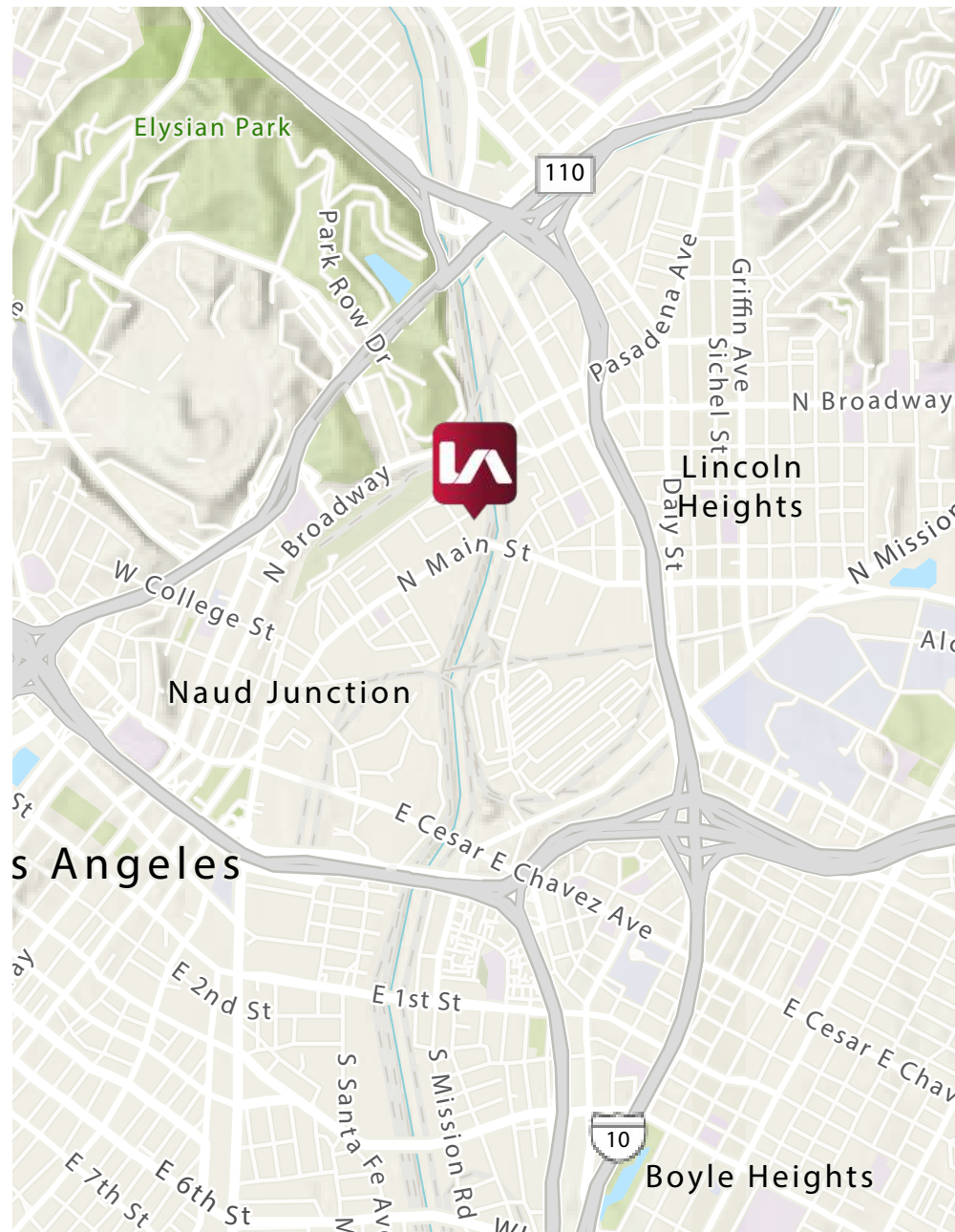


Minutes from
Majordomo, Apotheke
& LA Historic Park

Property Information

Available SF	±52,250 SF	For Sale	Yes
Clear Height	12' - 13'	Parking Spaces	12*
Sprinklered	No	GL Doors	6
Prop Lot Size	±60,709	Construction Type	Frame & Stucco
Term	Acceptable to Owner	Year Built	1911
Yard	Fenced / Paved	Specific Use	Flex / R&D
Office	TBD	Warehouse AC	No
Restrooms	14	Zoning	LAUI(CA)
Possession Date	TBD	APN	5409-002-025
Vacant	Yes	Power	A: 1200 V: 120/240 O: 3 W: 3

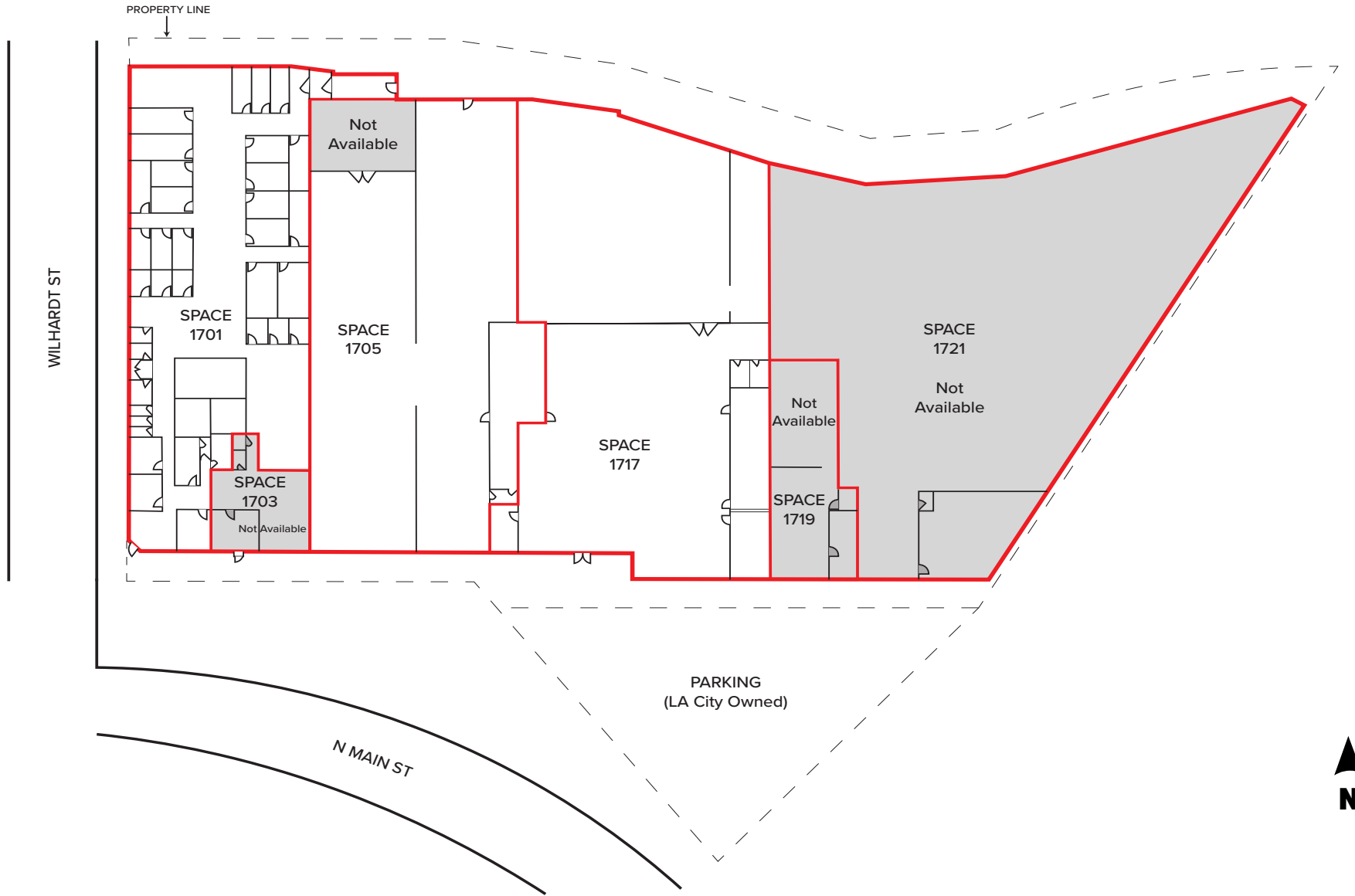
*Parking spaces are on City parking lot.



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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

FOR SALE/LEASE

UNIT 1701

±10,000 SF CREATIVE OFFICE UNIT



Beautiful Creative Office / Co-working Space



Adjacent to the LA River, LA Historic Park, and Majordomo



Can be Combined with Adjacent Warehouse Space



Divisible to Any Size

Property Information

Available SF	±10,000 SF	Vacant	Yes
Minimum SF	±100 SF	Parking Spaces	TBD
Clear Height	12' - 13'	Construction Type	Frame & Stucco
Prop Lot Size	POL	Specific Use	Flex / R&D
Term	Acceptable to Owner	Zoning	LAUI(CA)
Lease Type	TBD	Market/Submarket	Outlying Los Angeles
Restrooms	3	APN	5409-002-025
Possession Date	Immediate		



±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

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UNIT 1701

±10,000 SF CREATIVE OFFICE UNIT

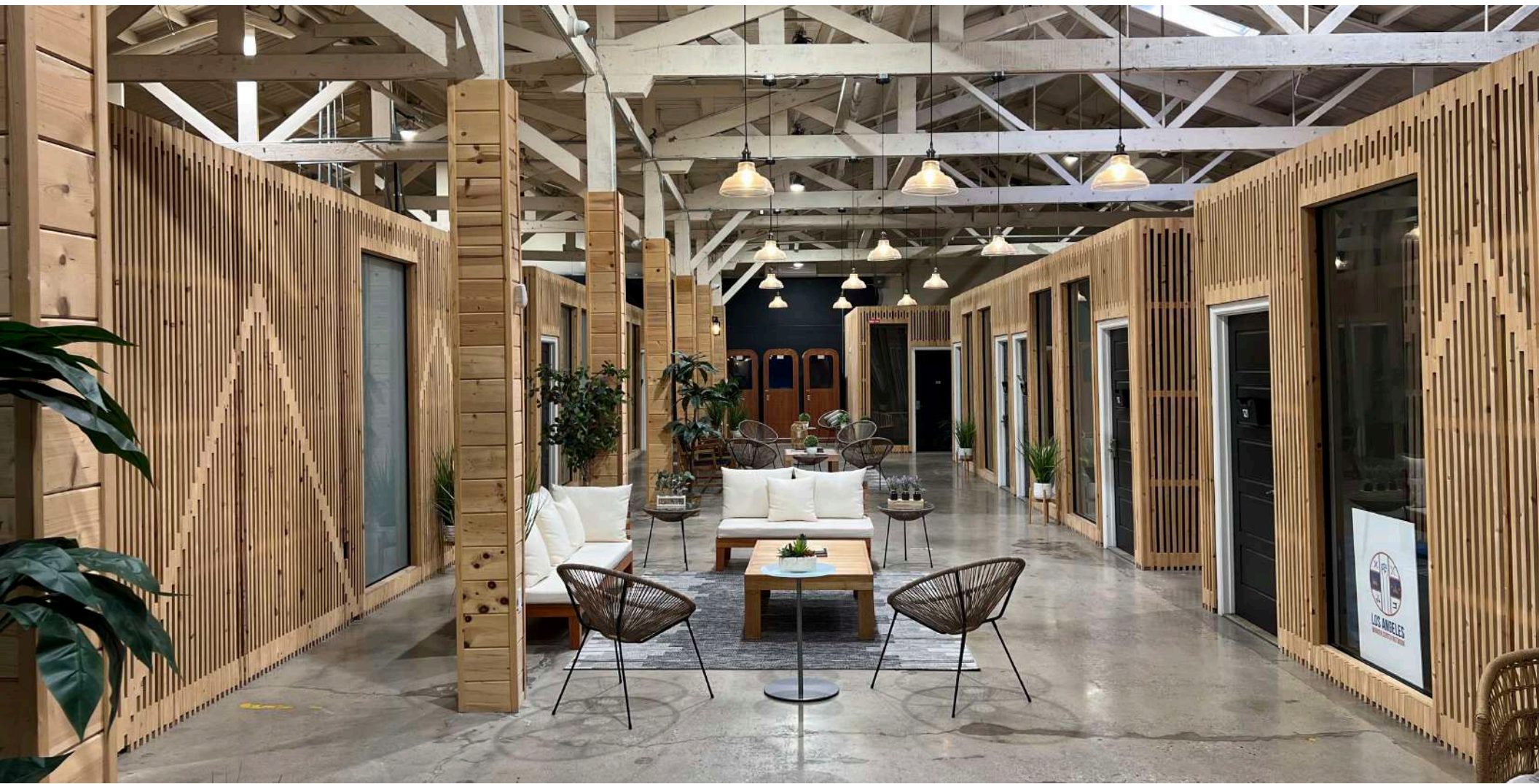


±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

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UNIT 1701

±10,000 SF CREATIVE OFFICE UNIT



±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

FOR SALE/LEASE

UNIT 1705

±10,690 SF INDUSTRIAL UNIT



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

Property Information

Available SF	±10,690 SF	Parking Spaces	TBD
Minimum SF	±10,690 SF	GL Doors	2
Clear Height	13'	Construction Type	Framed
Prop Lot Size	POL	Year Built	1911
Term	Acceptable to Owner	Specific Use	Warehouse / Office
Yard	Fenced / Paved	Warehouse AC	No
Lease Rate	\$1.50 Gross	Zoning	LAUI(CA)
Office	±960 SF	Market/Submarket	Outlying Los Angeles
Restrooms	2	APN	5409-002-025
Possession Date	Immediate	Power	TBD
Vacant	No		



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UNIT 1705

±10,690 SF INDUSTRIAL UNIT

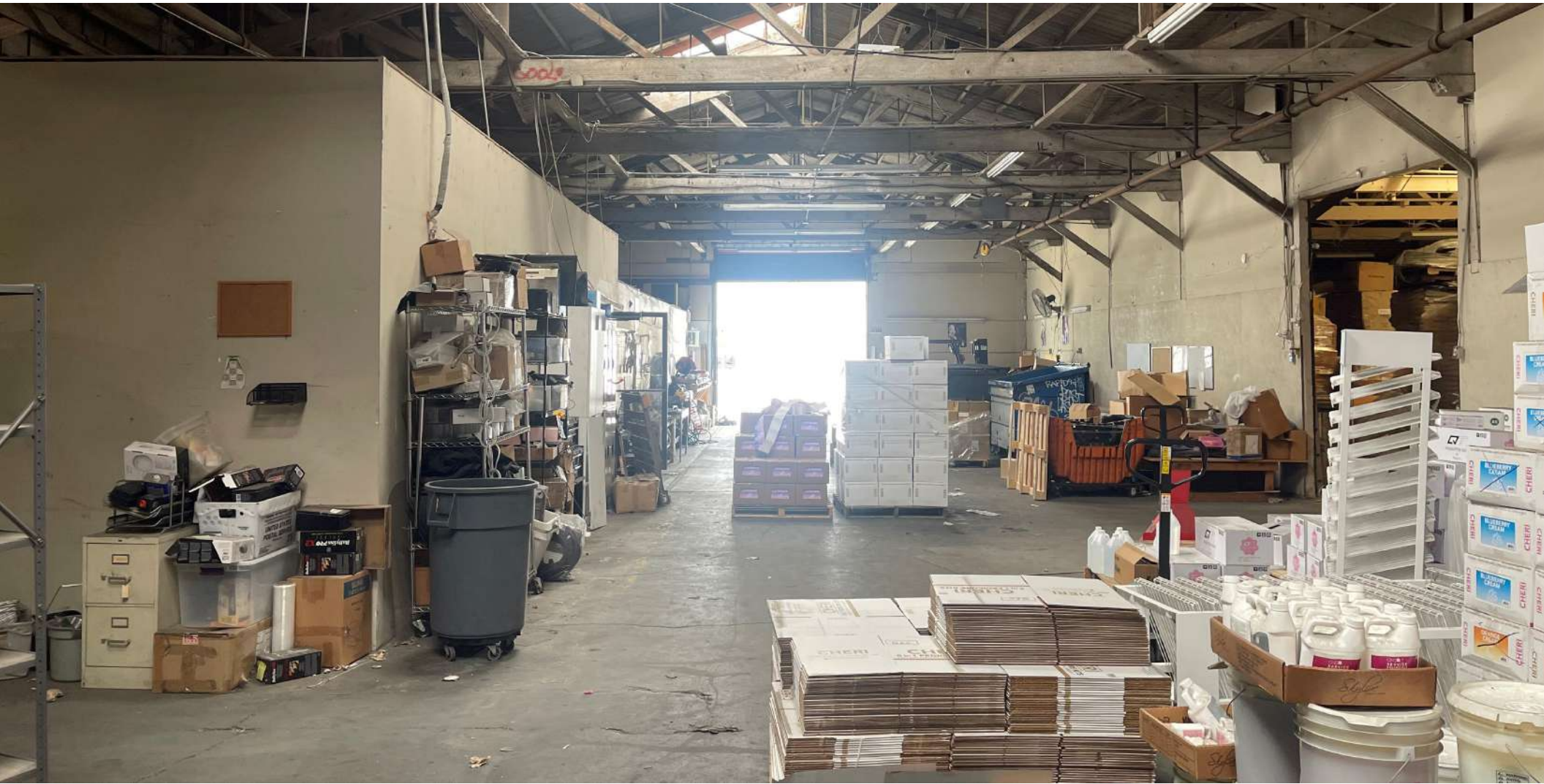


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UNIT 1705

±10,690 SF INDUSTRIAL UNIT



±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

FOR SALE/LEASE

UNIT 1717

±12,900 SF INDUSTRIAL UNIT



Located Next to the LA River & LA Historic Park



Potential to Expand Into Adjacent Units



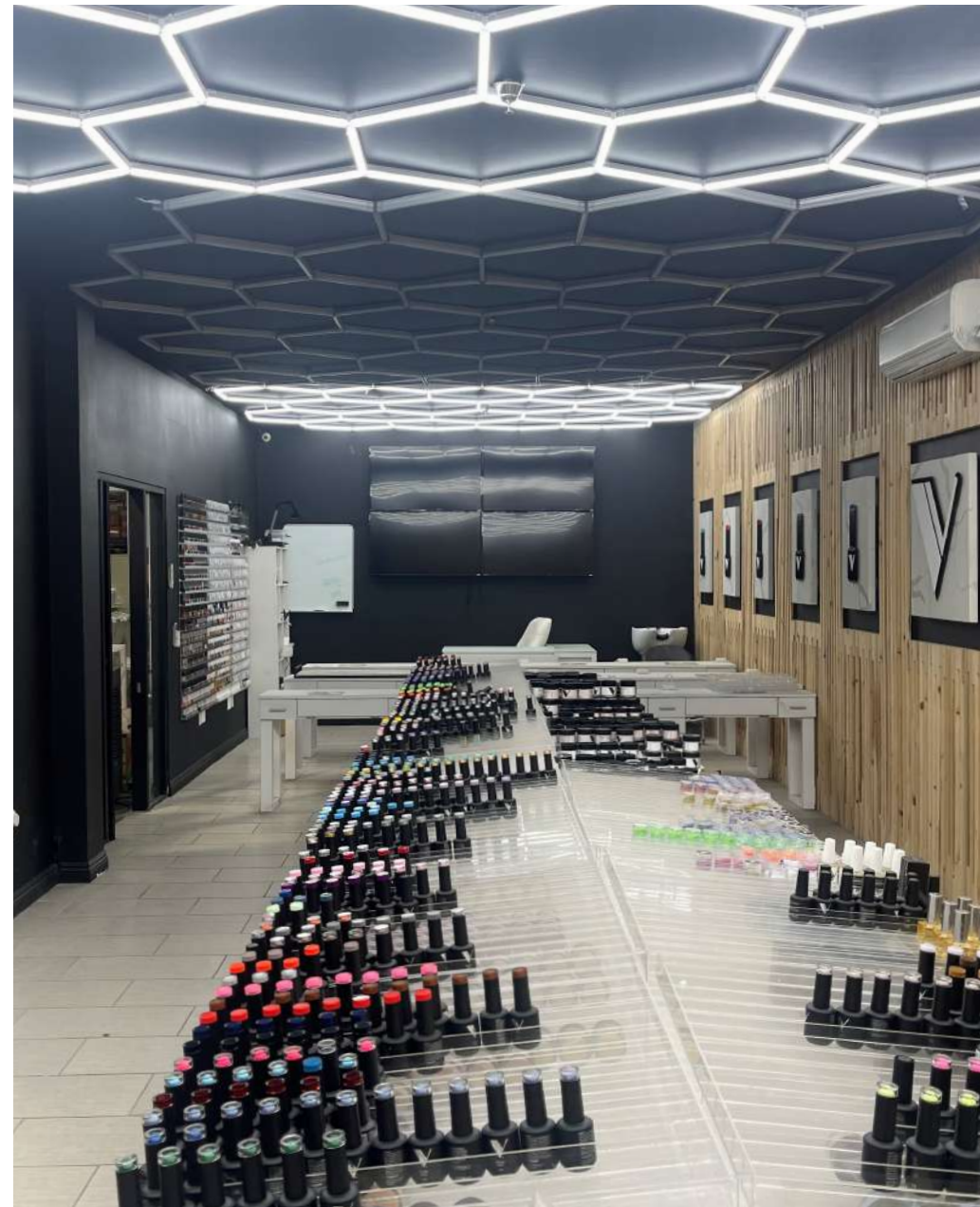
Excellent Frontage on Main Street



Paved Patio Space in the Back

Property Information

Available SF	±12,900 SF	Vacant	No
Minimum SF	±12,900 SF	Parking Spaces	TBD
Clear Height	13'	GL Doors	1
Prop Lot Size	POL	Construction Type	Framed
Term	Acceptable to Owner	Year Built	1911
Yard	Fenced / Paved	Specific Use	Warehouse / Office
Lease Rate	\$1.50 Gross	Warehouse AC	No
Office	±800 SF	Zoning	LAUI(CA)
Restrooms	2	APN	5409-002-025
Possession Date	9/1/2024	Power	TBD



±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

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UNIT 1717

±12,900 SF INDUSTRIAL UNIT



±55,250 SF COMMERCIAL BLDG ON ±60,709 SF OF LAND

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UNIT 1717

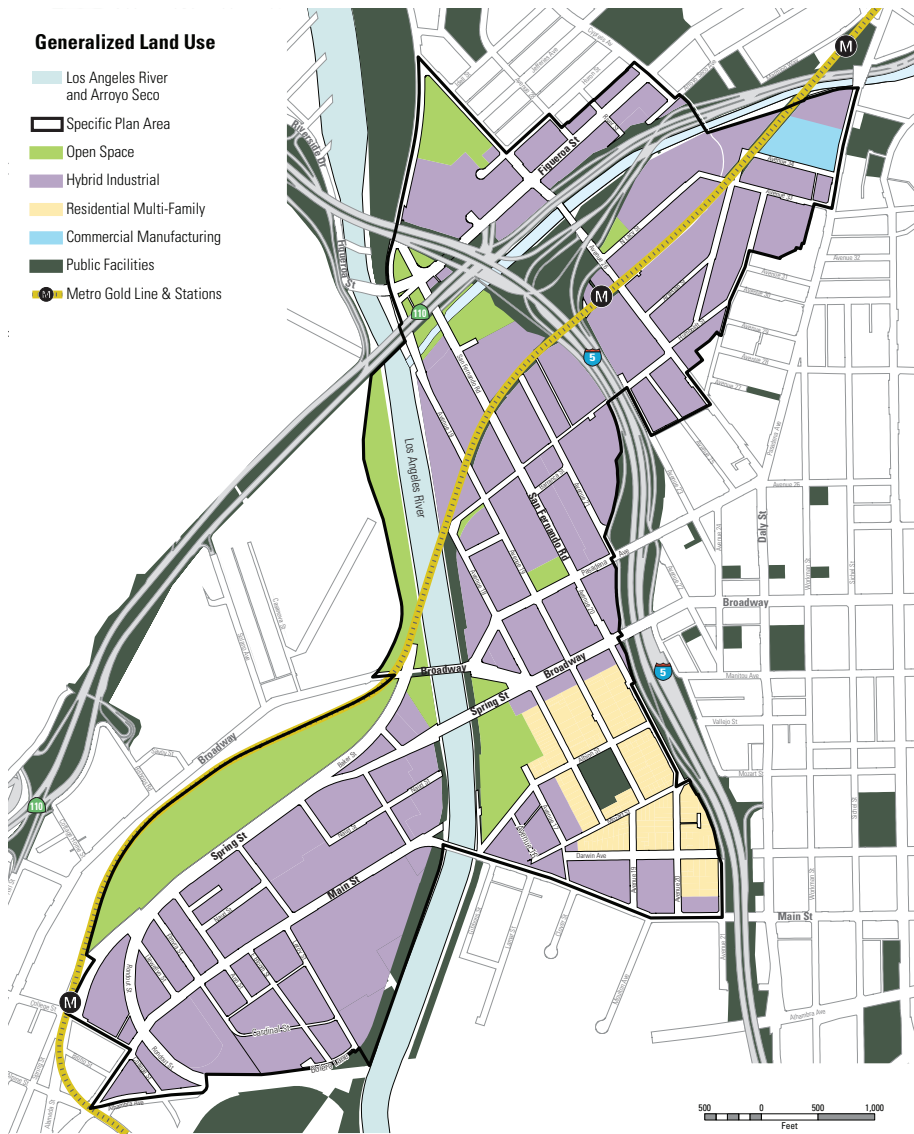
±12,900 SF INDUSTRIAL UNIT



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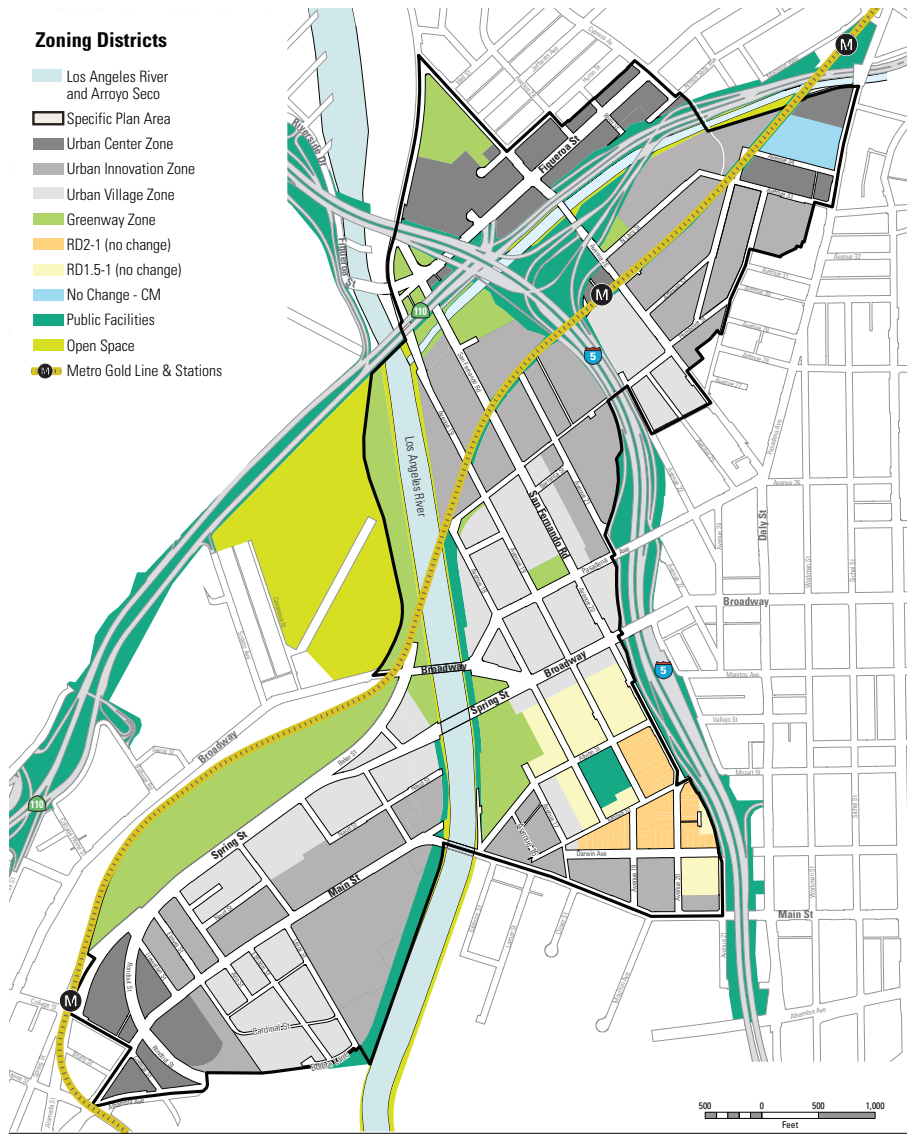
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CURRENT CASP ZONING



Los Angeles Department of City Planning

2-5



Los Angeles Department of City Planning

2-7

FOR SALE/LEASE

D. Permitted Uses

The permitted uses for each zone are set forth in the following Use Classification Table. All other uses are prohibited, except as follows:

1. Accessory Uses that are customarily incidental to the main building or use of land and that are located on the same lot are permitted, even if not listed in the Use Classification Table. There is no maximum lot area that may be occupied by an Accessory Use.
2. Outdoor Eating Areas. Outdoor eating areas are permitted on all building floors, sidewalk easements and public sidewalk areas, when in compliance with all other applicable local, state and federal requirements. Outdoor eating areas shall be designed in accordance with the applicable urban design standards.

USE CLASSIFICATION TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Heavy Manufacturing	No	No	No	No
Corporate Headquarters	No	Yes	Yes	Yes
Light Manufacturing and Assembly	No	Yes	Yes	Yes
Repair and Maintenance Facilities	No	Yes ²	Yes	Yes
Research and Development	No	Yes	Yes	Yes
Publishing, Motion Picture, Broadcasting	No	Yes	Yes	Yes
Trucking and Transportation Terminals	No	No	No	CUP
Urban Agriculture	No	Yes	Yes	Yes
Utilities	Yes	Yes	Yes	Yes
Warehousing, Distribution, and Storage	No	Ancillary ⁴	Yes ⁴	Yes ⁴
Waste Management and Remediation Services	No	CUP	CUP	CUP
Wholesale (including showrooms)	No	Yes	Yes	Yes
Automobile Fueling Stations	No	CUP	CUP	CUP
Commercial Office	No	Yes ¹	Ancillary	Yes ¹

USE CLASSIFICATION TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Commercial Hotels	No	Yes ¹	Yes ¹	Yes ¹
Public Parking	Yes ⁶	Yes ⁶	Yes ⁶	Yes ⁶
Restaurants and Bars	Yes ^{1,3}	Ancillary ^{3,9}	Ancillary ^{3,9}	Ancillary ^{3,9}
Retail and Personal Services	Ancillary	Ancillary ¹	Ancillary ¹	Ancillary ¹
Server Farms	No	Ancillary	No	Ancillary
Residential-Multi-Family, Small Lot Subdivisions and Senior Independent Housing	No	Yes ¹	Yes ¹	Yes ¹
Residential-Single Family	No	No	No	No
Hospitals, Nursing and Residential Care Facilities	No	CUP	No	No
Entertainment, Exhibit & Cultural Facilities	Yes	Yes	Ancillary ⁸	Yes
Recreation Facilities and Spectator Sports	Yes	Yes	Ancillary	Yes
Conservation, Environmental and Social Service Organizations, Religious Institutions, and Public Facilities	Yes ⁷	Yes	Yes	Yes
Schools, Colleges, Tutoring, and Vocational Technical Training Programs	No	Yes	Yes ⁵	Yes

Footnotes for Use Classification Table

1. See Limits Table for area, FAR, and square footage limits.
2. Truck repair uses are not permitted in the Urban Village zone.
3. Free Standing Fast Food establishments are permitted with a Conditional Use Permit pursuant to Section 12.24.W.17, except that the finding set forth in Section 12.24.W.17 (a) shall not apply.
4. Self storage uses are limited to 50% of the Base FAR.
5. Schools, Colleges, Tutoring, and Technical Training Programs in the Urban Innovation zone are limited to Vocational Technical Training Schools or Programs.

6. Parking uses must be combined with the development of other uses, and such other uses must equal no less than a 1:1 FAR for the project site.
7. Conservation, Environmental, and Social Services uses are limited to Block 70 in the Block Numbers Map on page 3-23.
8. These uses are limited to Block 52 in the Block Numbers Map on page 3-23.
9. If the parcel is 30,000 square feet in area or less, then the Ancillary Use is permitted up to a 1:1 FAR.

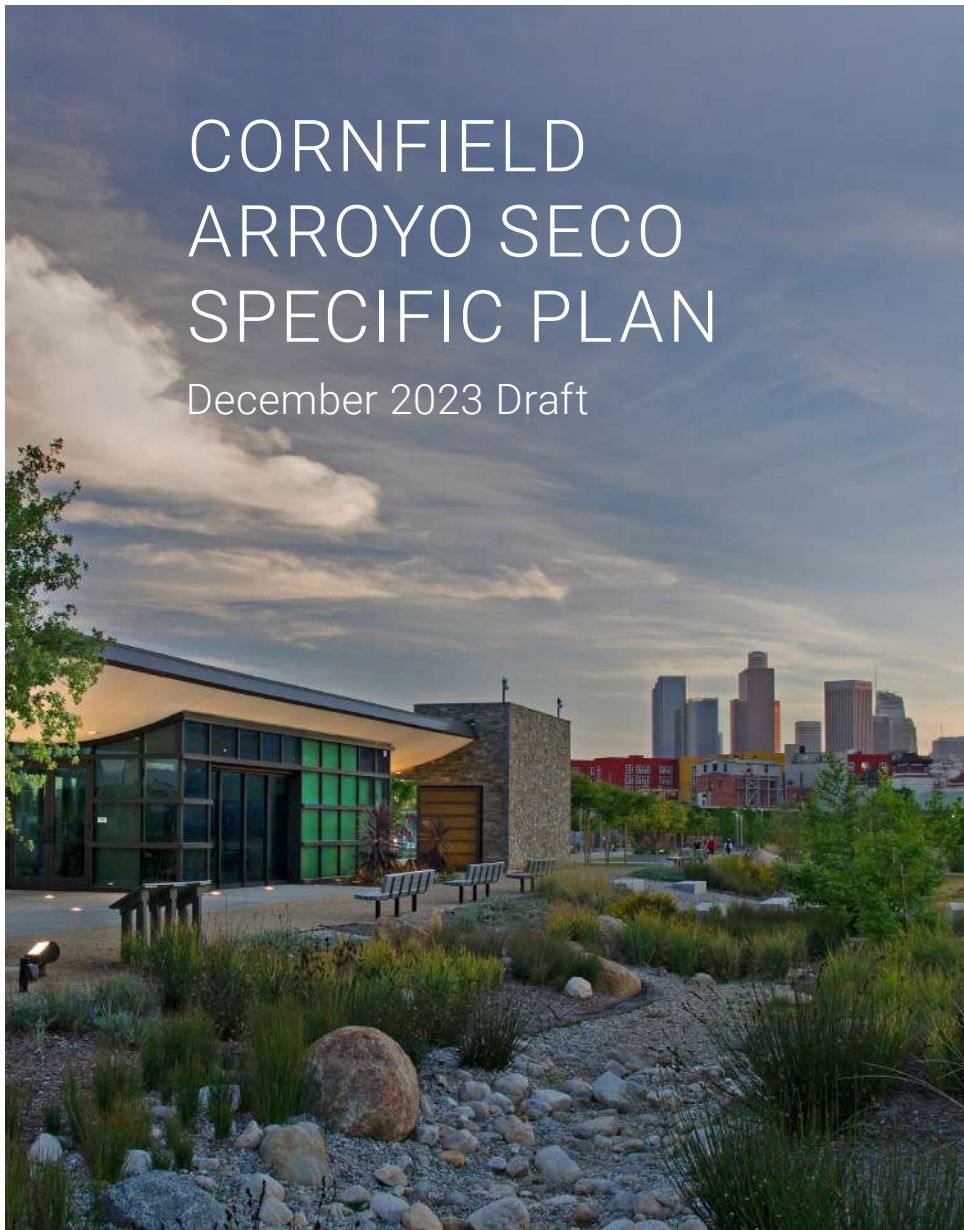
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PENDING FUTURE CASP ZONING

CORNFIELD ARROYO SECO SPECIFIC PLAN

December 2023 Draft



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