

FOR SALE

±34,325 SF INDUSTRIAL MULTI-TENANT INVESTMENT

332-340 S AVENUE 17

Los Angeles, CA 90031

- **HEAVY POWER – 2,800 AMPS**
(Estimated, Buyer to Verify w/Electrician)
- **COOLING SYSTEM IN ALL UNITS**
- **38 CAR GATED PARKING**

POTENTIAL FOR:

1. User Buyer to Occupy ±20,190 SF and have ±14,135 SF as a Leased Investment
2. Keep as a 100% Leased Industrial Multi-Tenant Investment
- Ideal for a 1031 Exchange Buyer
3. Future Potential Multi-Family Development Site

PROPERTY HIGHLIGHTS

- **POTENTIAL FOR:**
 1. USER BUYER TO OCCUPY $\pm 20,190$ SF AND HAVE $\pm 14,135$ SF AS A LEASED INVESTMENT
 2. KEEP AS A 100% LEASED INDUSTRIAL MULTI-TENANT INVESTMENT
 - IDEAL FOR A 1031 EXCHANGE BUYER
 3. FUTURE POTENTIAL MULTI-FAMILY DEVELOPMENT SITE
- $\pm 41,250$ SQUARE FEET OF LAND
- FOUR (4) UNIT INDUSTRIAL INVESTMENT WITH $\pm \$600,000$ EXISTING GROSS INCOME
- PRIME LINCOLN HEIGHTS LOCATION, WITHIN CORNFIELD ARROYO SECO SPECIFIC PLAN - NEW ZONING DESIGNATION
- WALKING DISTANCE TO THE BREWERY, SAN ANTONIO WINERY, AND BIG ARTS LAB
- MINUTES FROM CHINATOWN, ARTS DISTRICT, FROGTOWN, LA STATE HISTORIC PARK (AKA: CORNFIELD)
- LOCATED IN OPPORTUNITY ZONE (BUYER SHOULD VERIFY WITH CITY)
- POTENTIAL FOR MULTI-FAMILY/MIXED-USE DEVELOPMENT (BUYER SHOULD VERIFY WITH CITY)
(SEE SPECIFIC PLAN FOR PERMITTED USES, USE LIMITATIONS & FAR)
- HEAVY POWER - 2,800 AMPS (ESTIMATED, BUYER TO VERIFY WITH ELECTRICIAN)

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, sprinkler capacity, 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, Sprinkler/Racking Consultant, 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 waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

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Property Description

FOR SALE

332-340 S AVENUE 17 | LOS ANGELES

PROPERTY HIGHLIGHTS

BUILDING AREA	±34,325 SF* (Includes ±2,600 SF of Covered & Sprinklered Area) (Buyer Should Verify)
LAND AREA	±41,250 SF
OFFICE AREA	N/A
APN	5447-029-020
TOC	Tier 2 (Buyer should Verify)
OPPORTUNITY ZONE	Yes (Buyer should Verify)
CLEARANCE	14' - 20'
LOADING	7 Ground Level
PARKING	38 Car Parking (Buyer should Verify, Tandem Spaces)
HVAC	Cooling Only / No Heat
ZONING	UV - Urban Village (Buyer should Verify)
YEAR BUILT	1928 / 1944 / 1949 / 1955
POWER	Multiple Panels** Estimated 2,800 Amps (Buyer should Verify with Electrician)
SPRINKLER	Yes
SPECIFIC PLAN	Yes - Cornfield Arroyo Seco (CASP) (Buyer should Verify)

PRICING SUMMARY

ASKING SALE PRICE \$10,800,000 or \$314.64 PSF

*Buyer should independently verify with a licensed architect and the City of Los Angeles the permitted square footage of the buildings prior to waiver of contingencies.

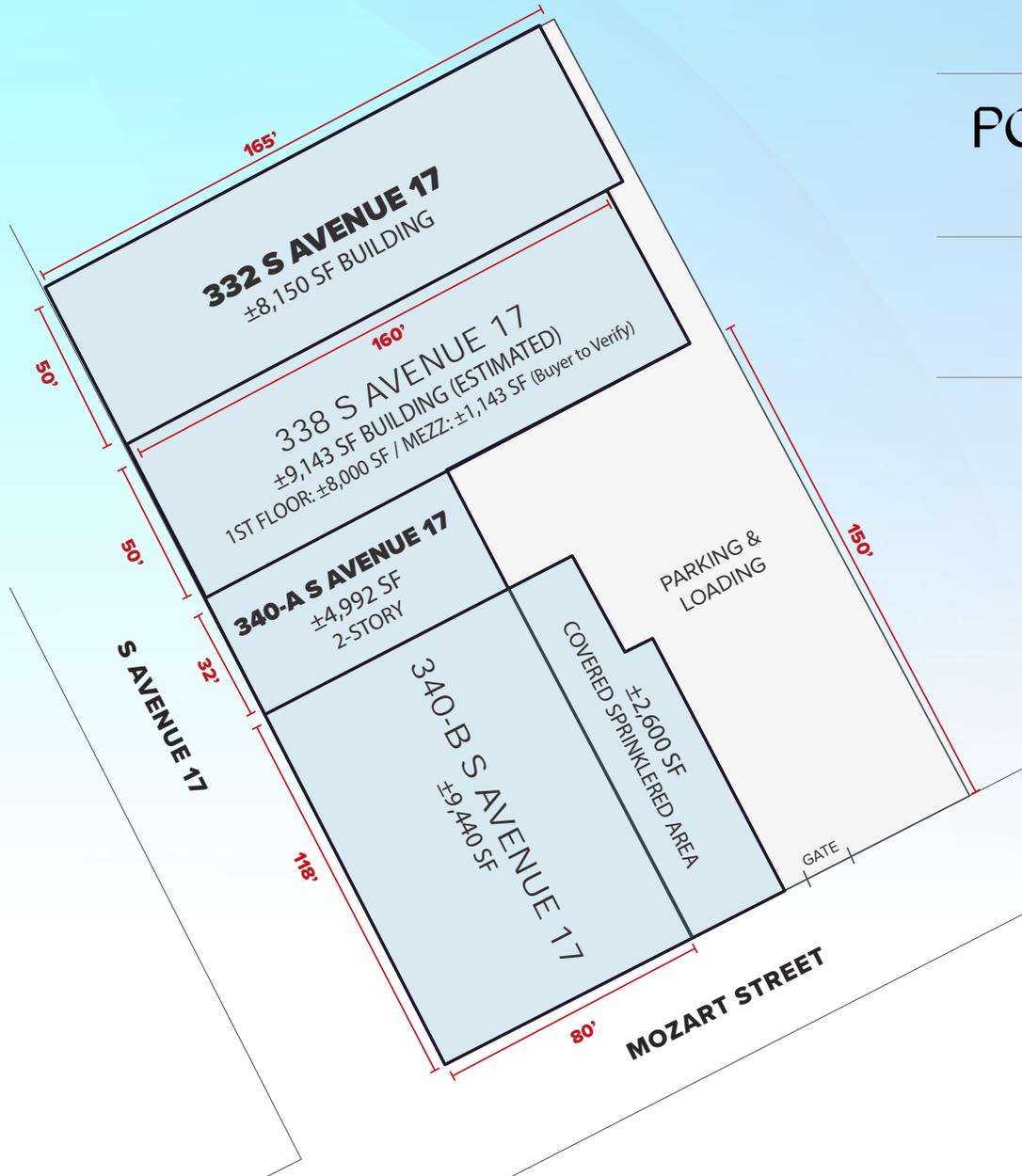
** Multiple power panels at the property, Buyer shall verify the power supply with licensed electrician and LADWP.

*** Buyer should verify zoning and TOC.

Site Plan & Tenant List

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POSSIBLE

Possible Inc.

psbl.co



LA Opera

laopera.org

DOLAN

Dolan Group, Inc.

ShopDolan.com

332 S Ave 17

338 S Ave 17
340-A S Ave 17

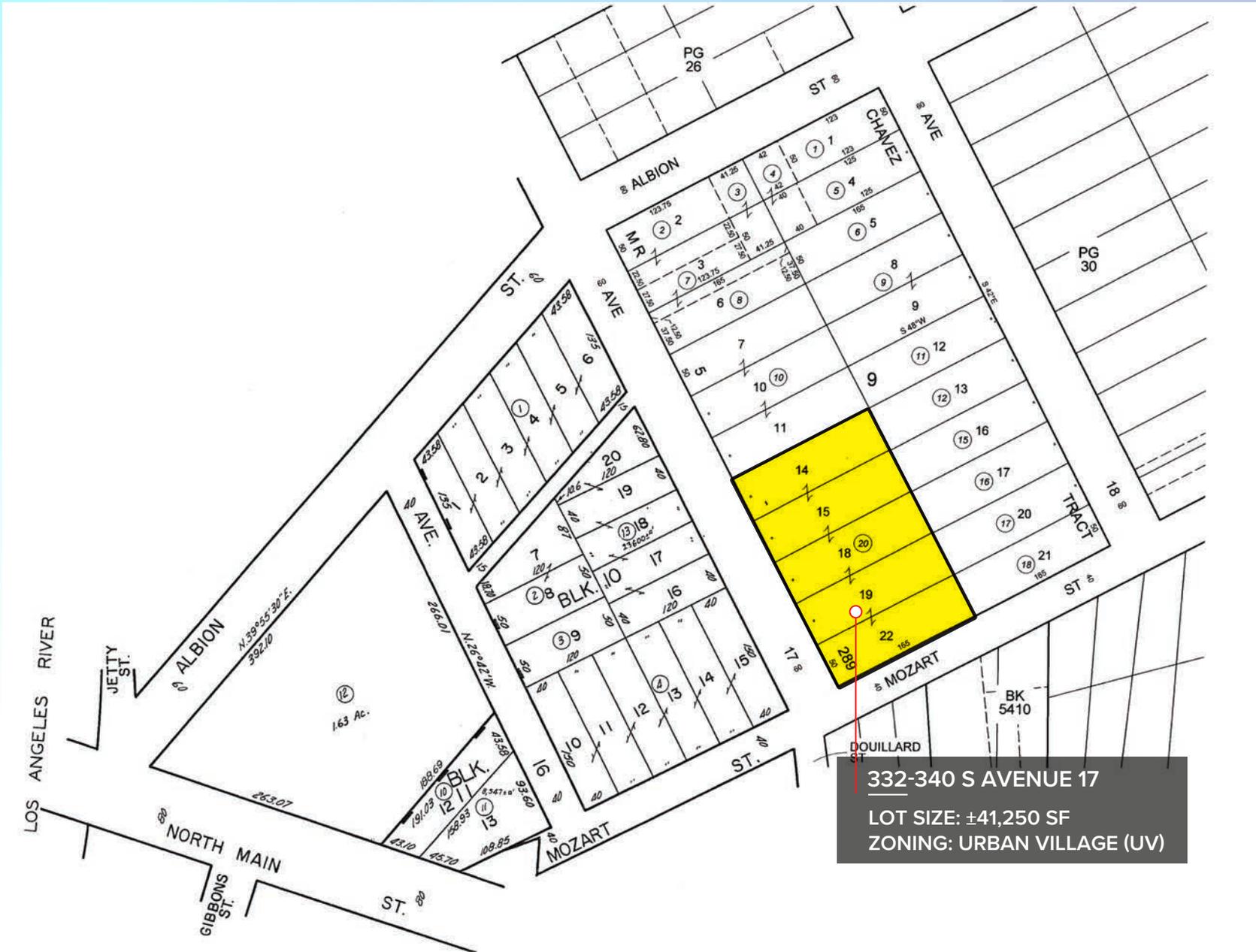
340-B S Ave 17

NOTE: Drawing not to scale. Buyer to verify/confirm all sizes.

Parcel Map

FOR SALE

332-340 S AVENUE 17 | LOS ANGELES



332-340 S AVENUE 17
LOT SIZE: ±41,250 SF
ZONING: URBAN VILLAGE (UV)

Property Photos

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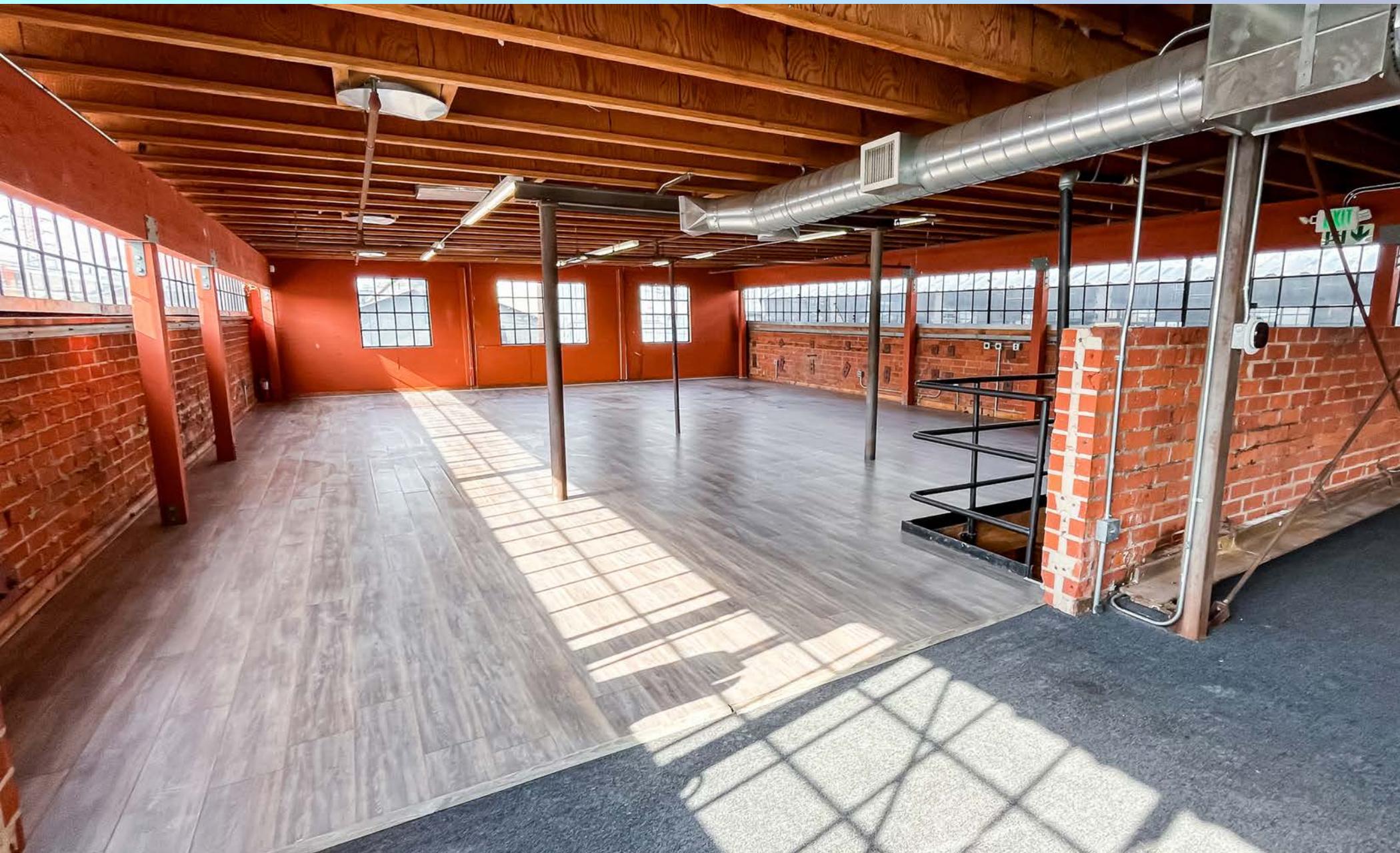
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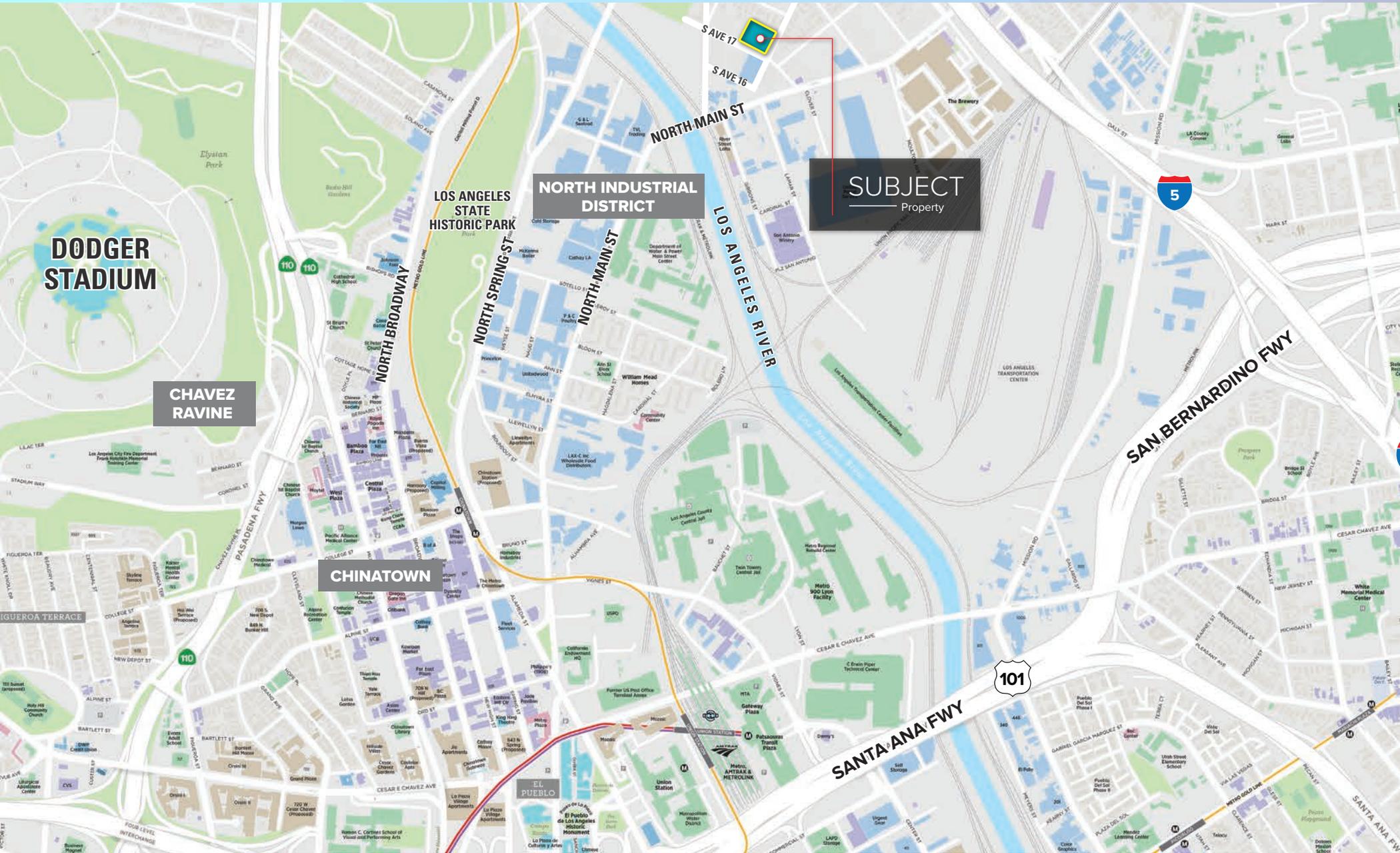




Location Map

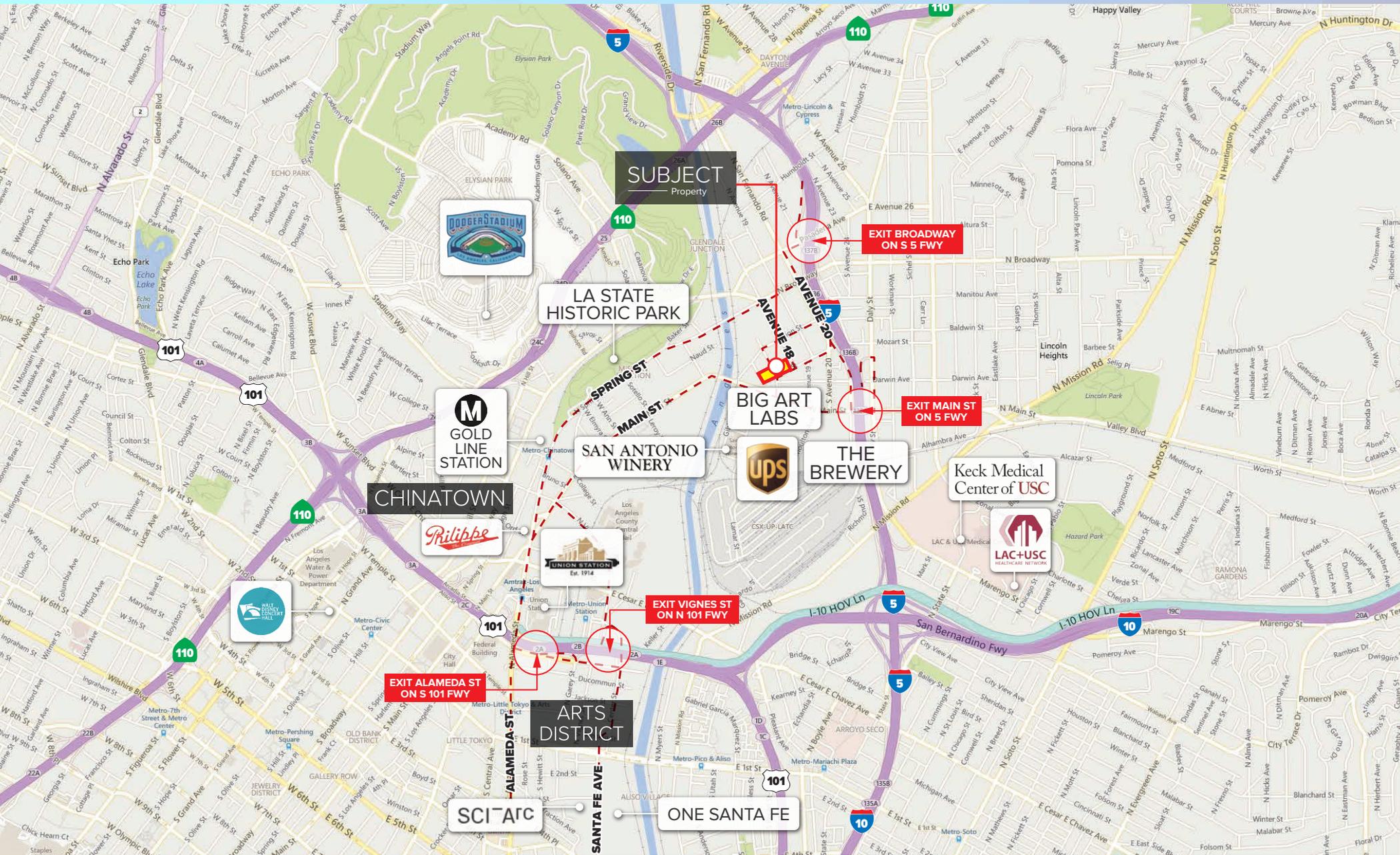
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Area Map

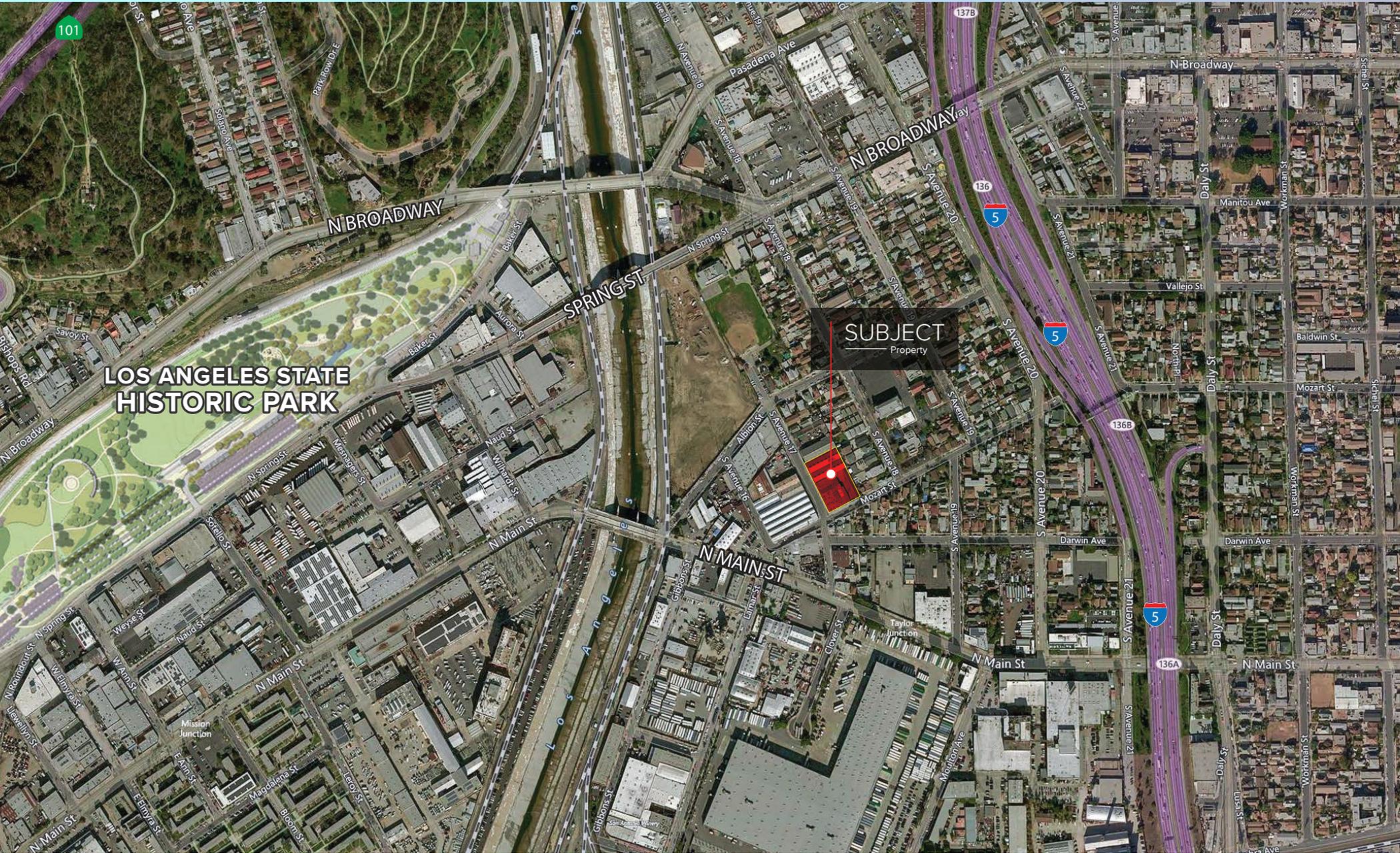
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Location Aerial

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LOS ANGELES STATE HISTORIC PARK

SUBJECT
Property



City of Los Angeles
Department of City Planning

11/19/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

340 S AVE 17
344 S AVENUE 17
340 S AVENUE 17
344 S AVE 17

ZIP CODES

90031

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2021-2642-SP
CPC-2018-5580-SP
CPC-2010-2753-CRA
CPC-2009-598-CA-SP
CPC-2008-3125-CA
CPC-2006-48-ICO
CPC-2002-1128-CA
CPC-1989-22490
CPC-1989-177
ORD-182617
ORD-182498
ORD-175038
ORD-173070-SA8070
ORD-172316
ENV-2021-2643-EIR
ENV-2013-3392-CE
ENV-2009-599-EIR
ENV-2006-49-CE
ENV-2002-1131-ND
ENV-2002-1130-ND
AFF-60946

Address/Legal Information	
PIN Number	136-5A219 156
Lot/Parcel Area (Calculated)	8,252.2 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID J1
Assessor Parcel No. (APN)	5447029020
Tract	CHAVEZ TRACT
Map Reference	M R 5-289
Block	9
Lot	18
Arb (Lot Cut Reference)	None
Map Sheet	136-5A219
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eurissas Hernandez
Census Tract #	1997.00000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	UV(CA)
Zoning Information (ZI)	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) 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-2526 Specific Plan: Cornfield Arroyo Seco Specific Plan (CASP) Area Interim Control Ordinance ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Specific Plan Area	CORNFIELD / ARROYO SECO
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	None
Subarea	None

CPIO Historic Preservation Review	No
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	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	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 2
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Albion Street Early Education Center Active: Albion Street Elementary Active: PUC Excel Charter Academy Active: PUC Milagro Charter Active: PUC Milagro Charter School Active: Albion Riverside Park
500 Ft Park Zone	
Zanja System 1 Mile Buffer	No

Assessor Information	
Assessor Parcel No. (APN)	5447029020
APN Area (Co. Public Works)*	0.947 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$1,361,581
Assessed Improvement Val.	\$1,437,957
Last Owner Change	10/16/2014
Last Sale Amount	\$5,900,059
Tax Rate Area	4
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1944
Building Class	D55B

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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340 S Avenue 16 | Zimas Report

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,150.0 (sq ft)
Building 2	
Year Built	1949
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,250.0 (sq ft)
Building 3	
Year Built	1955
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	10,688.0 (sq ft)
Building 4	
Year Built	1928
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5447029020]

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	Outside Flood Zone
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	Low
Mountain Lion Potential	Low
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)	Within Fault Zone
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	None
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

Rent Stabilization Ordinance (RSO)	No [APN: 5447029020]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance 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	Hollenbeck
Reporting District	421
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	1
Red Flag Restricted Parking	No

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