

558
ALAMEDA ST

LOS ANGELES • CALIFORNIA • 90013



Arts DISTRICT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

±12,787 SF INDUSTRIAL/MULTI-PURPOSE SPACE FOR LEASE
INCLUDES ±7,500 SF OUTSTANDING CREATIVE OFFICES
(±3,750 SF 1ST FLOOR OFFICE CAN BE CONVERTED TO WAREHOUSE)

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PROPERTY HIGHLIGHTS

- ±12,787 SF Space with Class A 25.5' Clear Warehouse which Includes ±7,500 SF of Spectacular Offices (±3,750 SF 1st Floor Office can be Converted to Warehouse)
- 21 Car Fenced Parking
- 1 Block from Factory Kitchen and At Mateo Development
- Heart of the Arts District in Downtown Los Angeles
- Polished Concrete Floors, Lots of Natural Light
- Potential for Studio, Gallery, Creative Uses (Subject to City Approvals)
- Fenced Yard with 2-Sided Access
- Quality Construction - 25.5' Clearance
- 1 Large Ground Level Door
- 4 Restrooms Total
- 400 Amps, 277/480 Volt, 3 Phase Power (Tenant to Verify)

FOR LEASE

**POTENTIAL TO EXPAND IN
ADJACENT ±11,500 SF FOR TOTAL
OF ±24,287 SF**

PRICING SUMMARY

Market Offers Will Be Responded to as Received
Net Fees Estimated at \$0.32 PSF/Mo

Available October 1, 2025

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.

JIM HALFERTY

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LEE-ASSOCIATES.COM

CORP ID 01125429







560 S ALAMEDA ST
UPSTAIRS OFFICE

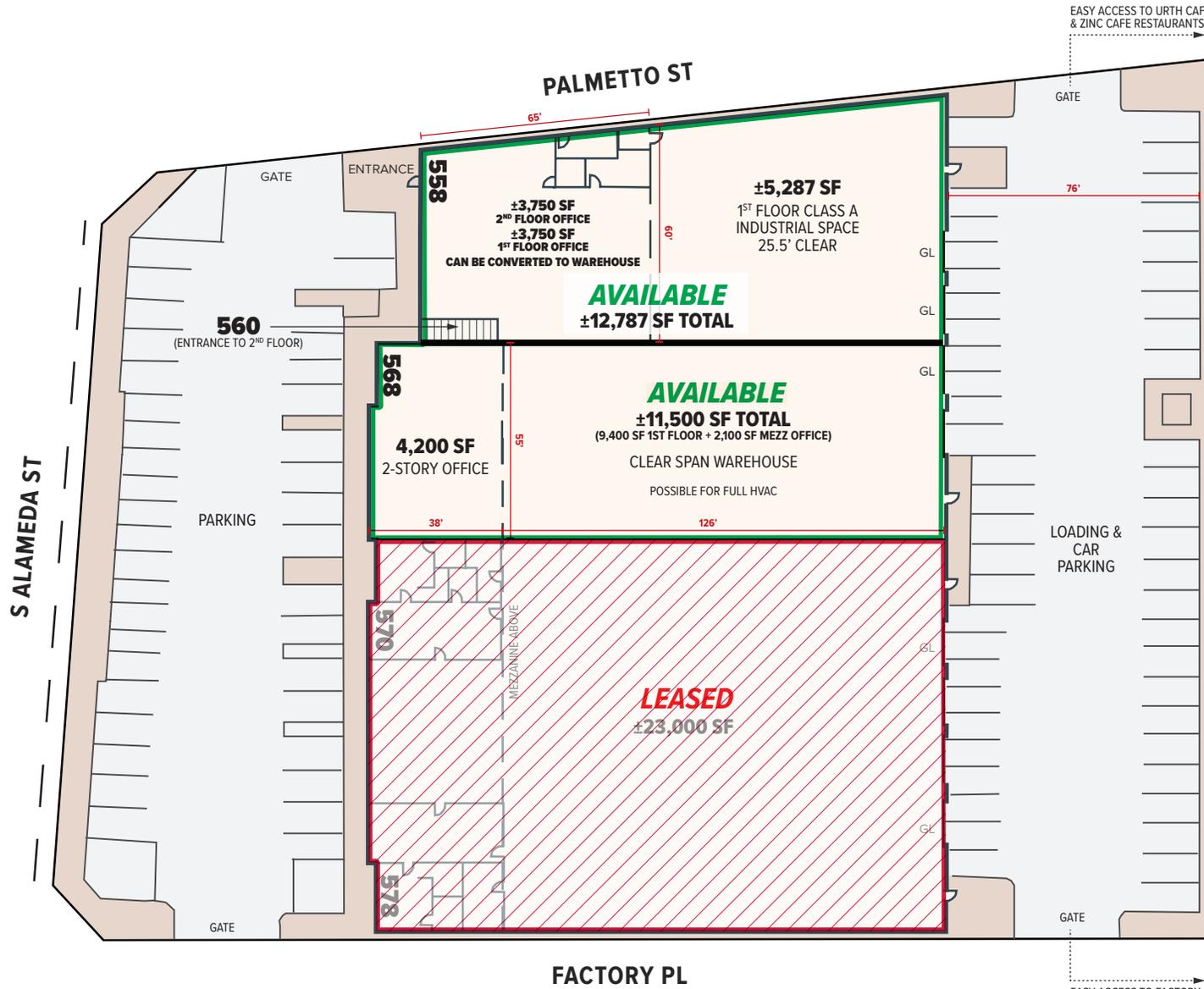


**560 S ALAMEDA ST
UPSTAIRS OFFICE**



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UPSTAIRS OFFICE**

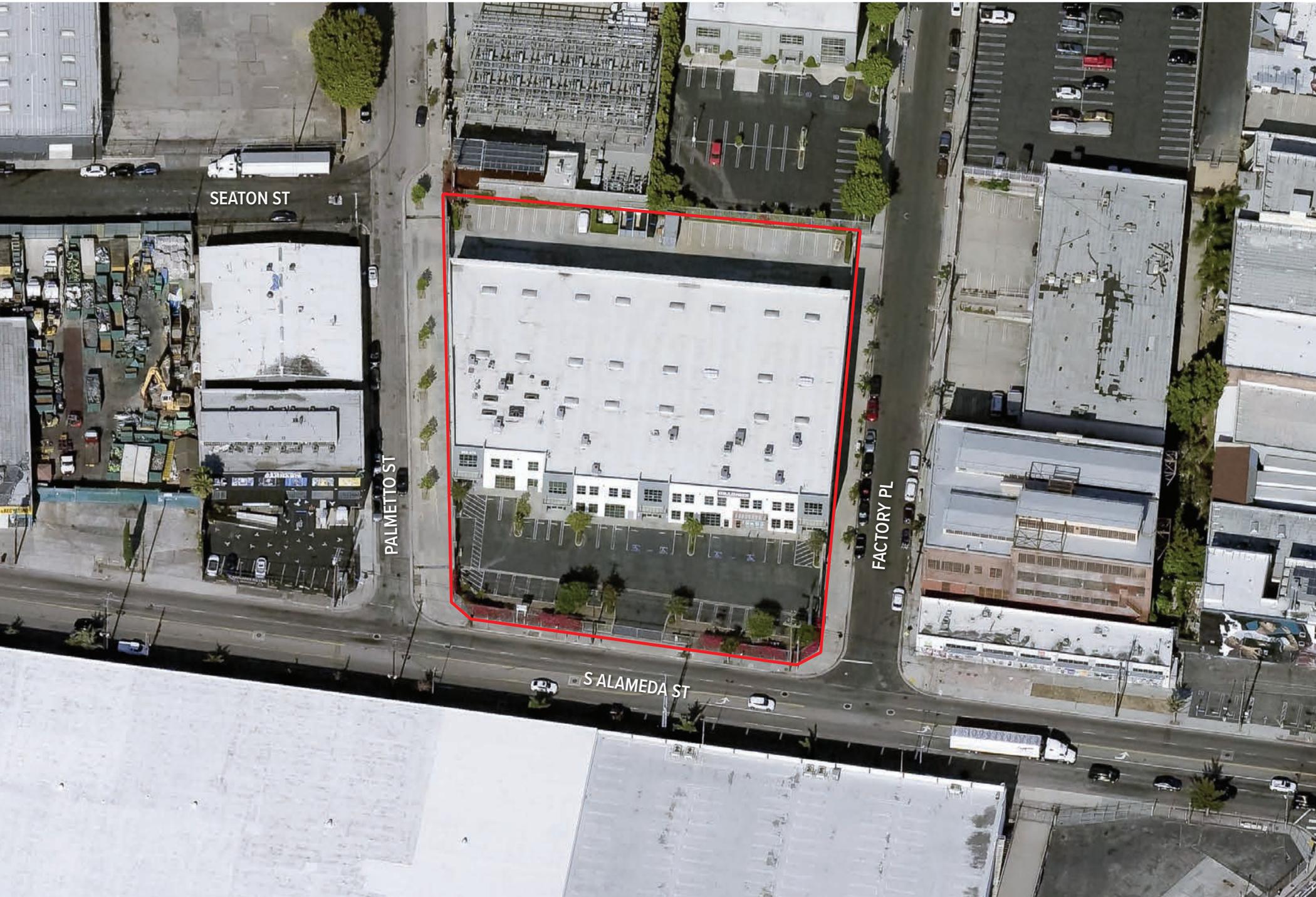
SITE PLAN



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







SEATON ST

PALMETTO ST

FACTORY PL

S ALAMEDA ST

5164

1 SHEET

P. A. 17 - 37

TRA 4

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SEARCH NO

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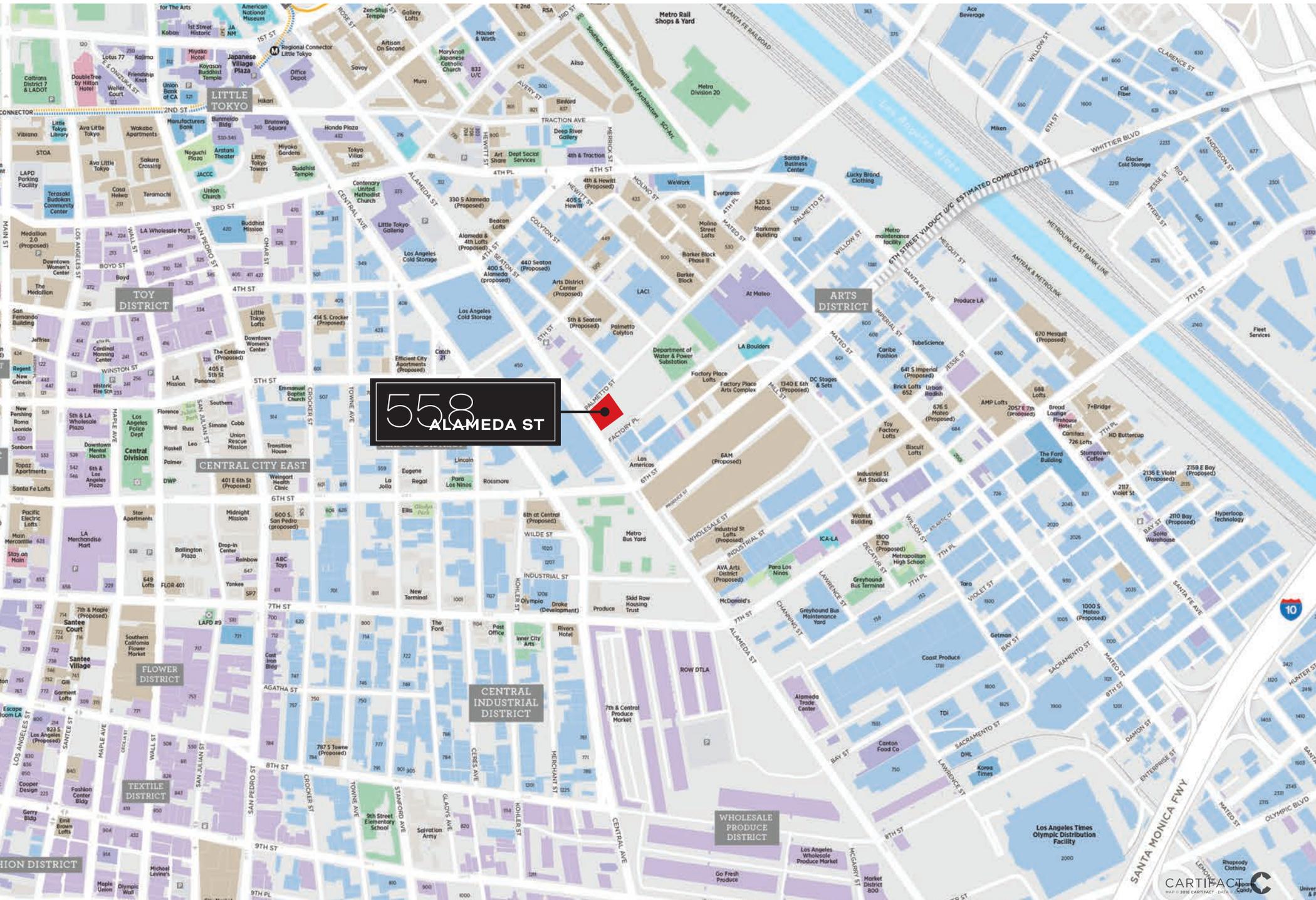
2011



MAPPING AND GIS SERVICES SCALE 1" = 80'

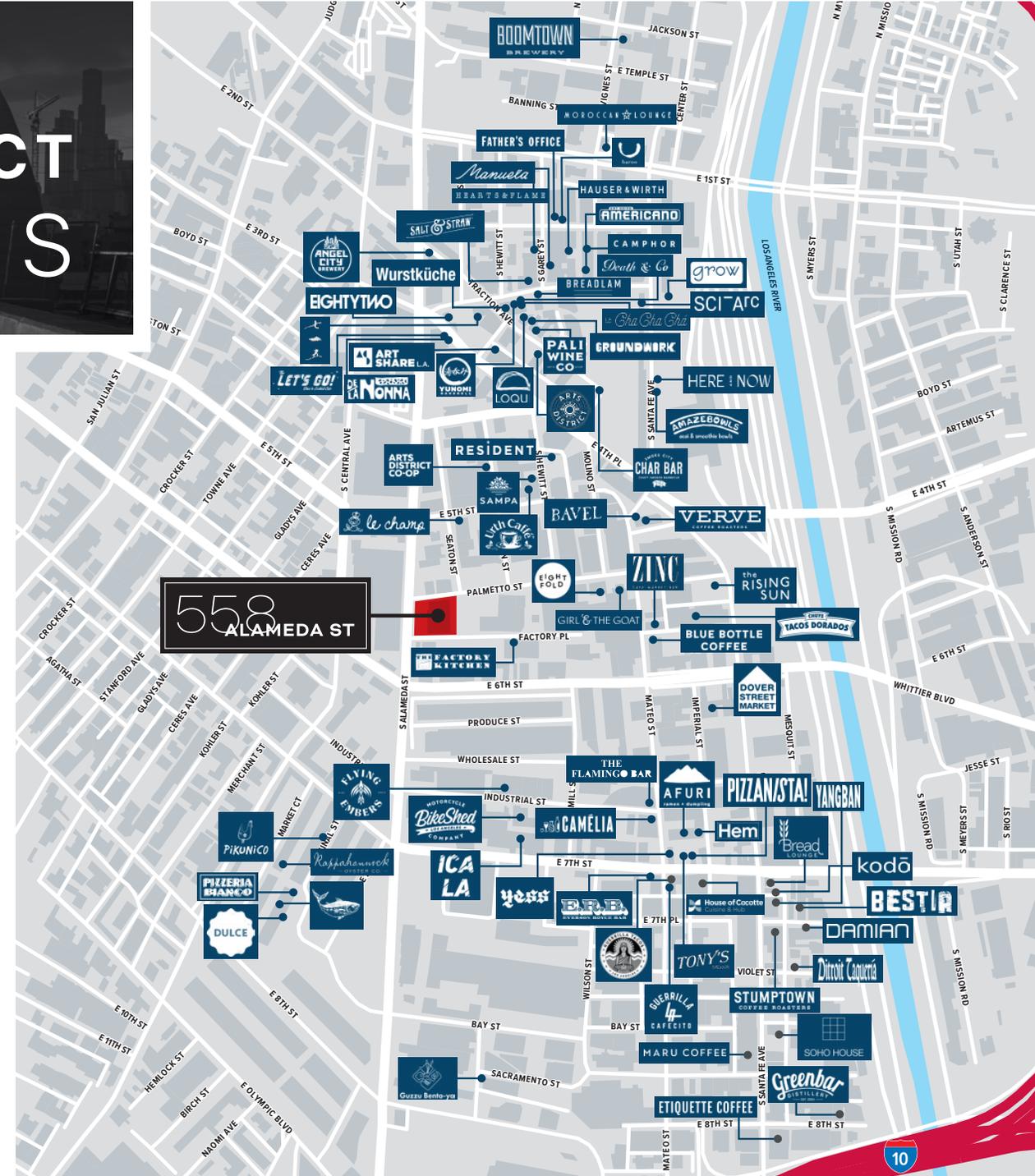


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558
ALAMEDA ST





ZIMAS REPORT



City of Los Angeles
Department of City Planning

3/11/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1215 E FACTORY PL
570 S ALAMEDA ST
578 S ALAMEDA ST
568 S ALAMEDA ST
558 S ALAMEDA ST
1114 E PALMETTO ST
560 S ALAMEDA ST

ZIP CODES

90013

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2014-1582-CA
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-1997-423
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-188474-SA1540-B
ORD-188425
ORD-188422
ORD-188418
ORD-187822-SA1540-B
ORD-183145
ORD-183144
ORD-164855-SA2040
PMEX-3827
AA-2001-2755-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
AFF-46857
AFF-46798
AF-01-1352988

Address/Legal Information

PIN Number 126A215 174
Lot/Parcel Area (Calculated) 60,256.1 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID G5
Assessor Parcel No. (APN) 5164001009
Tract CITY LANDS OF LOS ANGELES
Map Reference M R 2-504/505 PAT 3-64/65
Block None
Lot PT *UNNUMBERED LT*
Arb (Lot Cut Reference) 157
Map Sheet 126A215

Jurisdictional Information

Community Plan Area Downtown
Area Planning Commission Central APC
Neighborhood Council Arts District Little Tokyo
Council District CD 14 - Ysabel Jurado
Census Tract # 2060.51000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning [MB1-CDF1-5] [IX4-FA] [CPIO]
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2524 Community Plan Implementation Overlay: Downtown
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2129 State Enterprise Zone: East Los Angeles
Hybrid Industrial
General Plan Land Use None
General Plan Note(s) None
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) No
Specific Plan Area None
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 Downtown
Subarea Subarea A
Subarea A.2
Subarea A.4
Subarea D
CPIO Historic Preservation Review No
CUGU: Clean Up-Green Up None

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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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 Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee
Residential Market Area Medium-High
Non-Residential Market Area Medium or High
Transit Oriented Communities (TOC) Tier 3
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 Eligible Site
RPA: Redevelopment Project Area None
Central City Parking Yes
Downtown Parking No
Building Line None
500 Ft School Zone None
500 Ft Park Zone None

Assessor Information

Assessor Parcel No. (APN) 5164001009
APN Area (Co. Public Works)* 1.740 (ac)
Use Code 3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story
Assessed Land Val. \$2,017,243
Assessed Improvement Val. \$1,853,866
Last Owner Change 02/13/2014
Last Sale Amount \$9
Tax Rate Area 4
Deed Ref No. (City Clerk) 3843
306603
158442
153068
#3843
Building 1
Year Built 2003
Building Class C65
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 37,595.0 (sq ft)
Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4

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ZIMAS REPORT

Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5164001009]
Additional Information	
Airport Hazard	None
Coastal Zone	None
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	Methane Zone
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	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.29902712
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	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	ARTS DISTRICT LOS ANGELES
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: 5164001009]

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	Central
Reporting District	159
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	4
Red Flag Restricted Parking	No

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