

2250 S MAPLE AVE

LOS ANGELES • CA • 90011

PRICE REDUCED! SUBMIT OFFERS!

FOR

SALE/LEASE ±101,448 SF FLEX/CREATIVE
INDUSTRIAL BUILDING
WITH ±44,000 SF OFFICES [OPPORTUNITY ZONE]

2250 S MAPLE AVE

LOS ANGELES • CA • 90011

**±101,448 SF FLEX/CREATIVE INDUSTRIAL BUILDING ON ±78,410 SF OF LAND
±28,000 SF CREATIVE OFFICE ALSO AVAILABLE FOR LEASE ONLY**



**±44,000 SF OF
MODERN/CREATIVE OFFICES
WITH POLISHED CONCRETE FLOORS & OPEN LAYOUT**



IDEAL HEADQUARTERS BUILDING



OPPORTUNITY ZONE



**EXCELLENT DOWNTOWN LA LOCATION
WITHIN 0.5 MILES FROM 2 METRO BLUE LINE
STATIONS**



103 CAR ROOFTOP & FENCED PARKING



**POTENTIAL REDEVELOPMENT
OPPORTUNITY
CM ZONED**



**8 DOCK HIGH POSITIONS
& 1 GROUND LEVEL DOOR**



**GREAT FOR OWNER/USER TO OCCUPY
A PORTION OR ALL OF THE PROPERTY**



**QUICK ACCESS TO 10 & 110
FREEWAYS**

Buyer/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, 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, 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/Tenant's product weight and product types and use, etc. Buyer/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 Buyer/Tenant in order for Buyer/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 or waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

FOR MORE INFORMATION,
PLEASE CONTACT US

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



LEE & ASSOCIATES* - COMMERCE, INC. | CORP ID 01125429

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TEAMLACOMMERCIAL.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

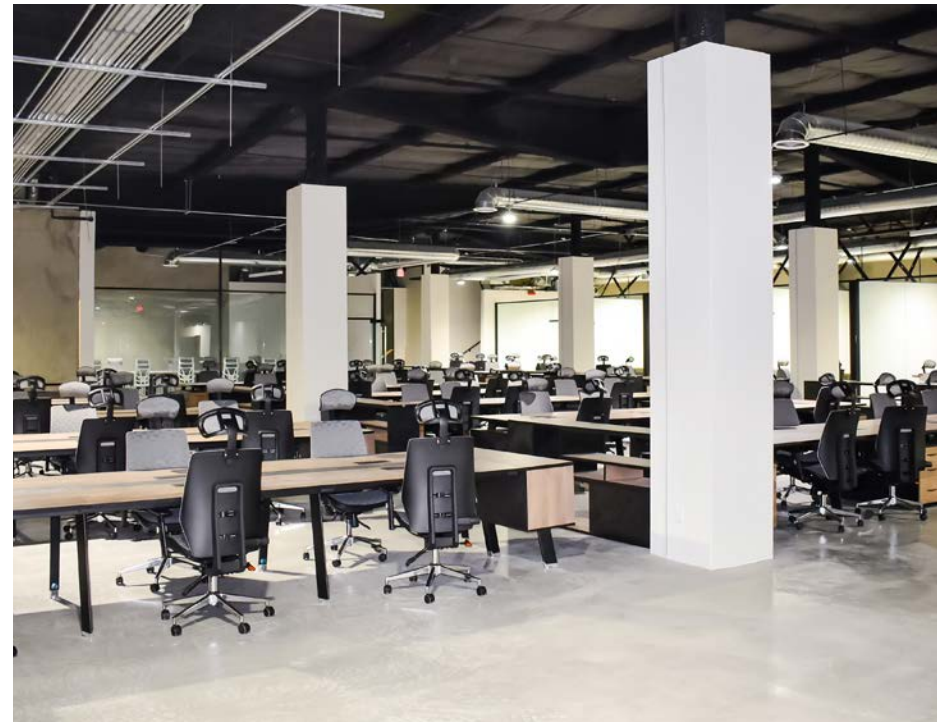
2250 S MAPLE AVE • LOS ANGELES PROPERTY INFORMATION

PROPERTY DESCRIPTION

BUILDING AREA	±101,448 SF Size is Summarized: 1 ST Floor: ±65,000 SF (Includes 8,000 SF Offices) 2 ND Floor: ±36,000 SF (Includes 8,000 SF Offices Plus ±28,000 SF Brand New Furnished Creative Offices)
LAND AREA	±78,410 SF (±1.8 Acres)
OFFICE AREA	±44,000 SF
CLEARANCE	±12' - ±26'
LOADING	- 8 Dock High - 1 Ground Level Door
ZONING	CM-LA
YEAR BUILT	1981 (Renovated: 2019)
PARKING	103 Spaces**
POWER	600a, 240v, 3ø, 4w
APN	5127-014-037

AVAILABILITY / PRICING

FOR SALE	\$28,500,000 (\$280.93 PSF)
FOR LEASE	\$1.35 PSF/MO. GRS
±28,000 SF OFFICE FOR LEASE	\$1.75 PSF/MO. GRS



* Total building and office square footage varies between the plans. Buyer/Tenant should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to lease execution or waiver of contingencies.

** Striped parking spaces vary from the plans. Buyer/Tenant should independently verify with City of Los Angeles the correct parking count.

2250 S MAPLE AVE • LOS ANGELES

FOR SALE/LEASE

±101,448 SF FLEX/CREATIVE INDUSTRIAL BUILDING ON ±78,410 SF OF LAND

PROPERTY PHOTO



2250 S MAPLE AVE • LOS ANGELES

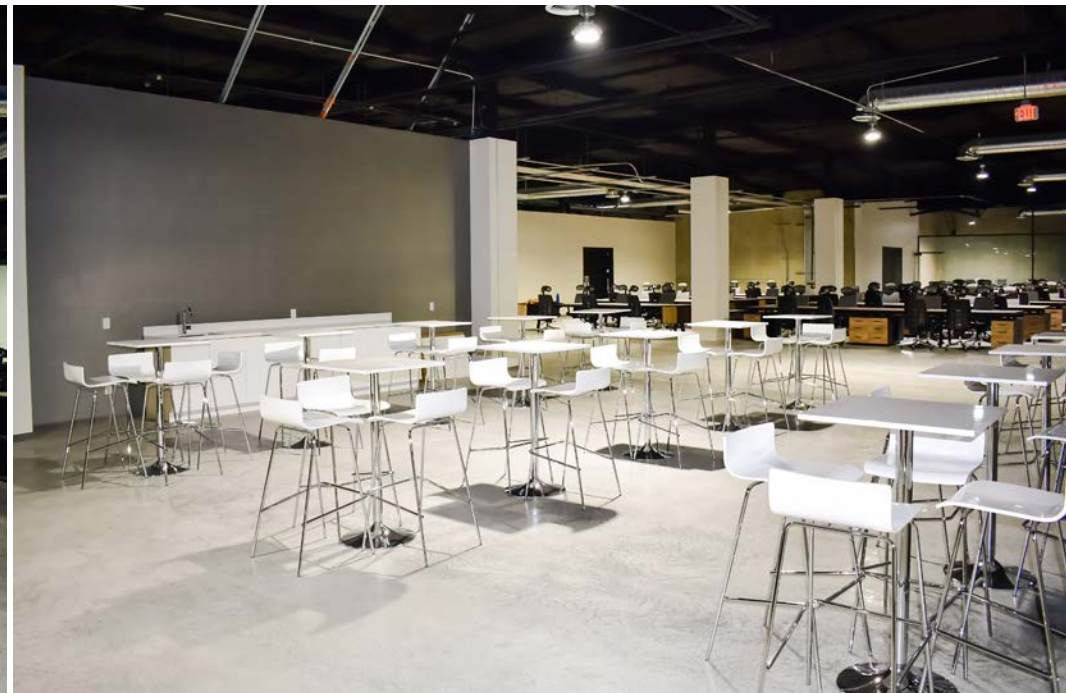
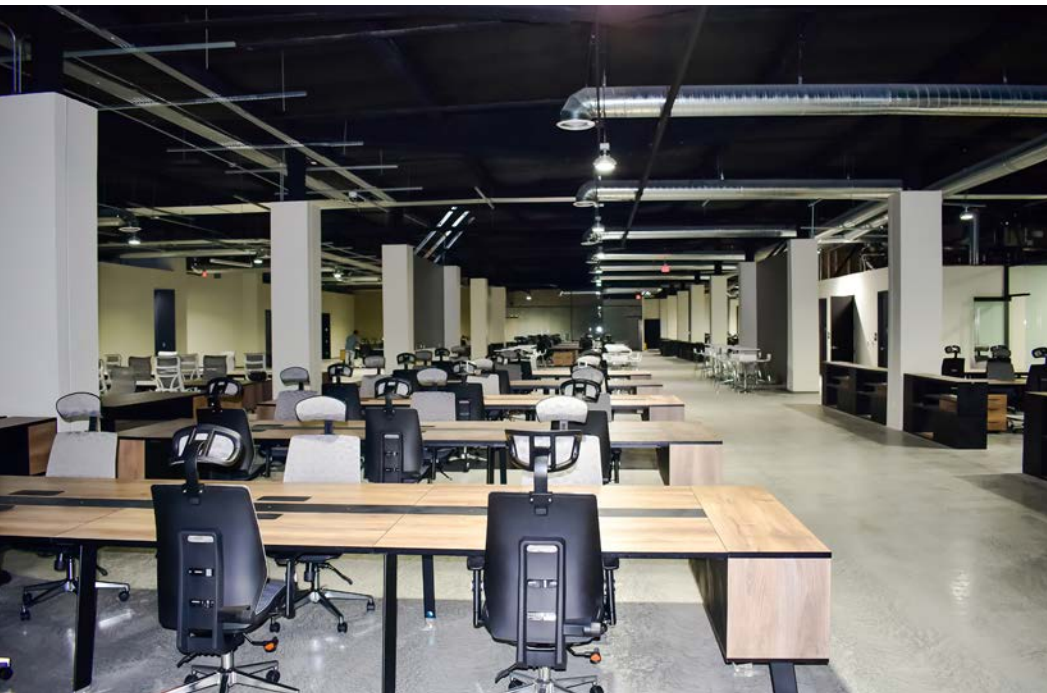
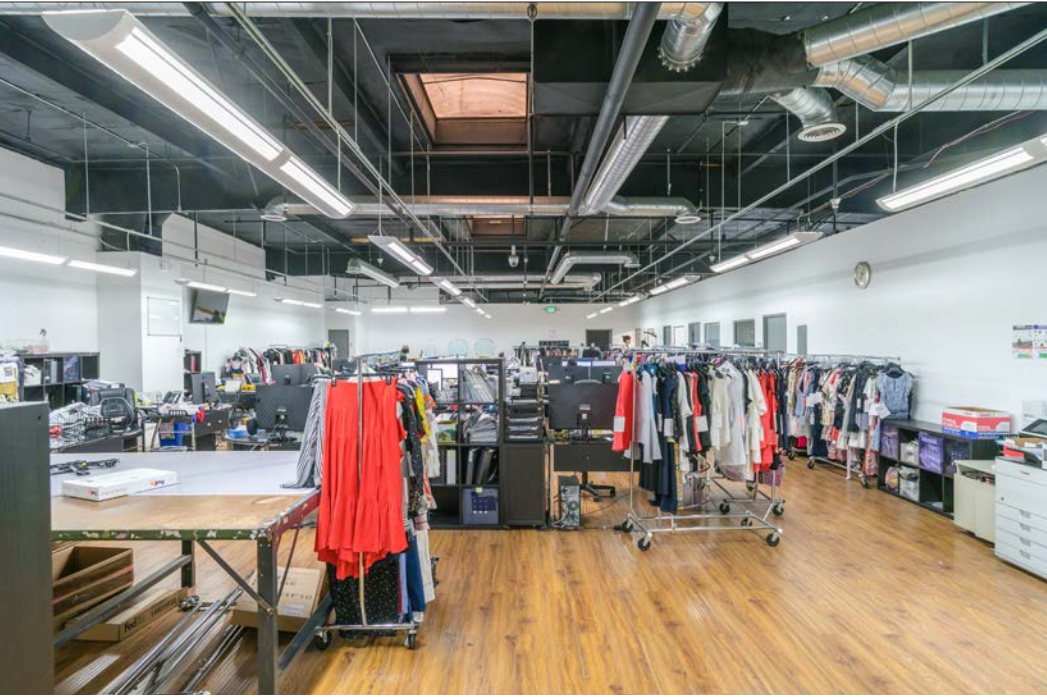
FOR SALE/LEASE

±101,448 SF FLEX/CREATIVE INDUSTRIAL BUILDING ON ±78,410 SF OF LAND

PROPERTY PHOTO





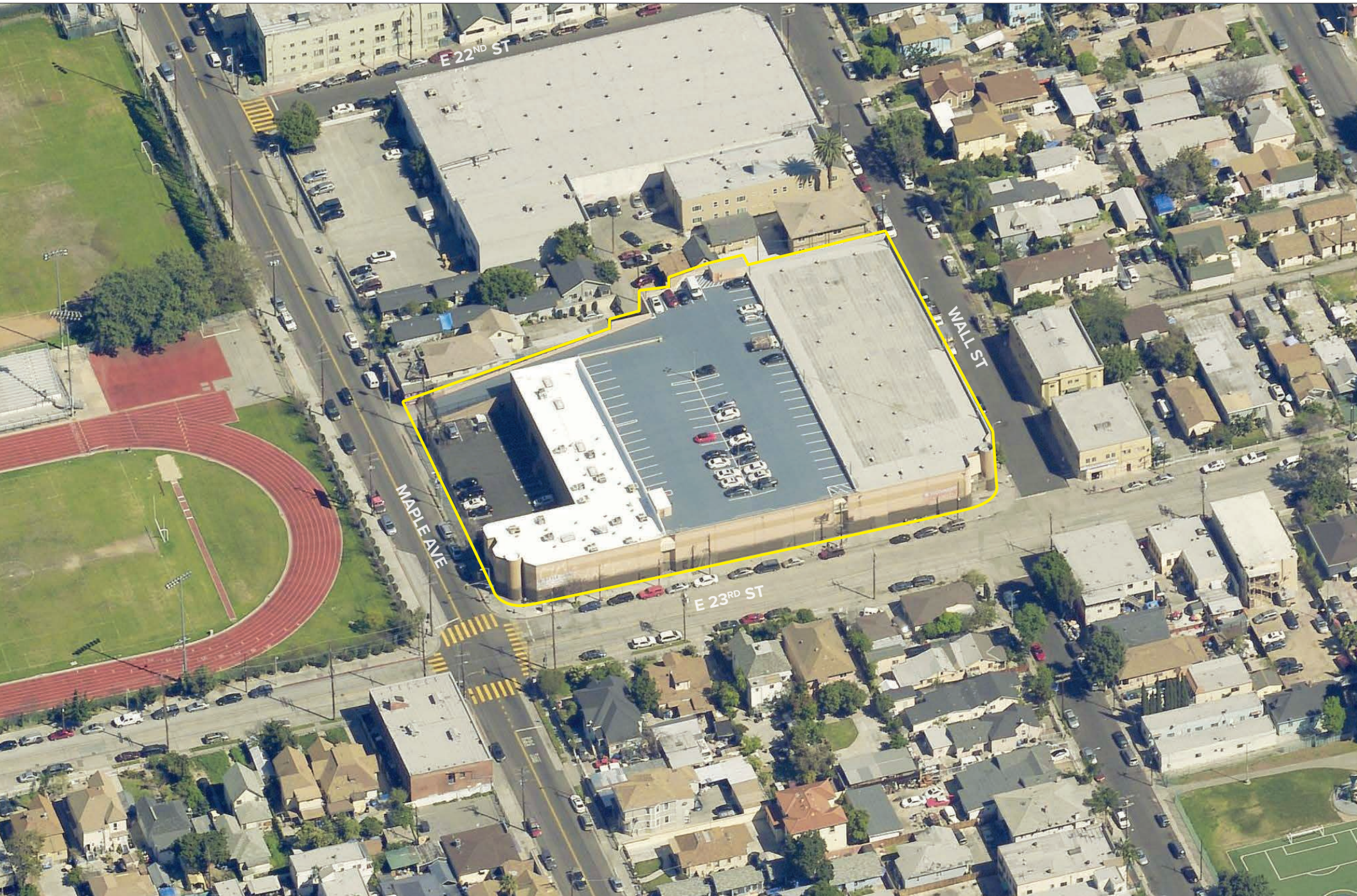


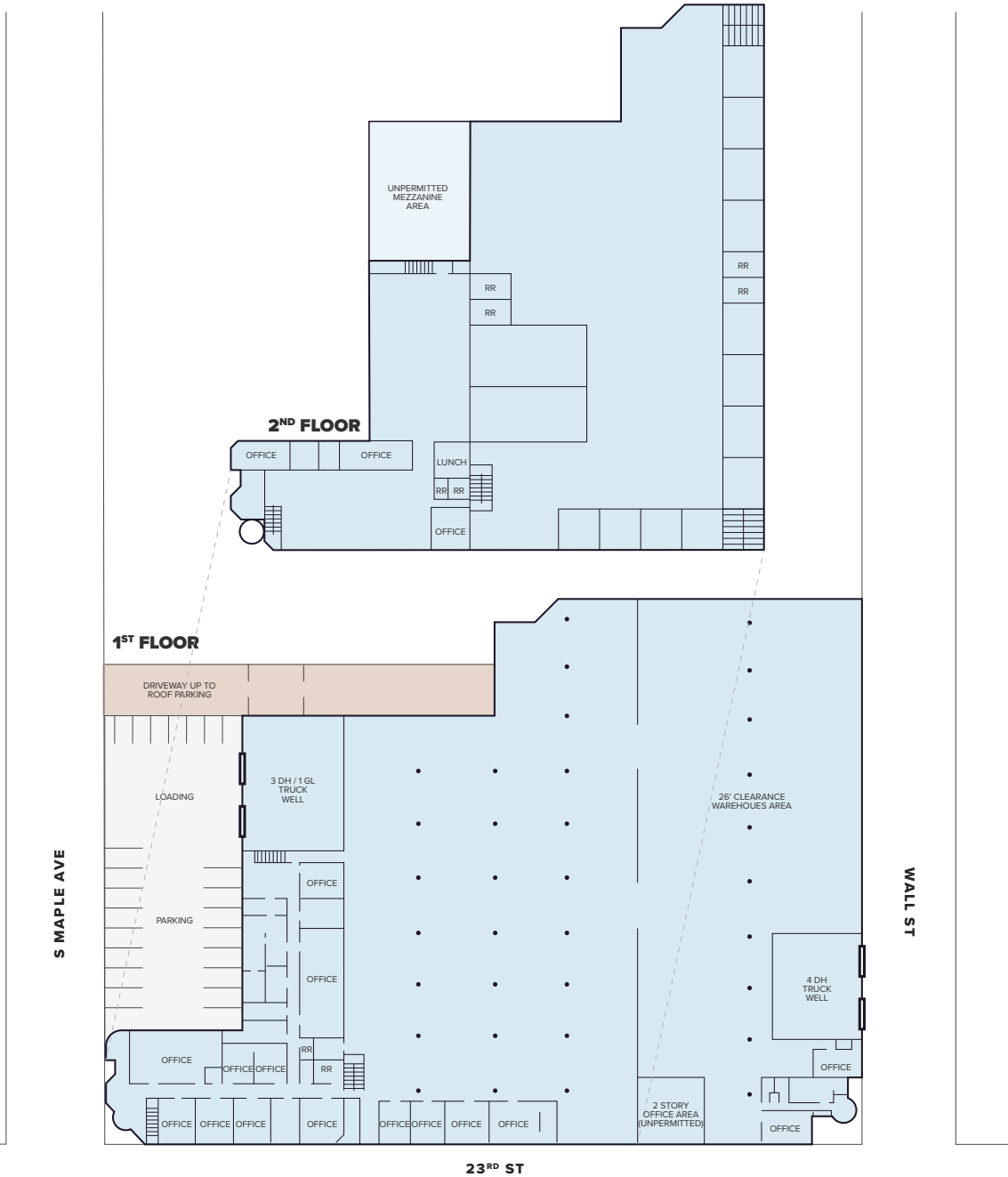
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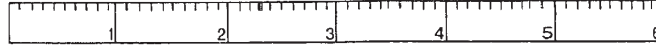
PROPERTY AERIAL





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

1-800-345-7334



SCALE IN 1/10 OF AN INCH

5127 14

2000

SCALE 1" = 80'

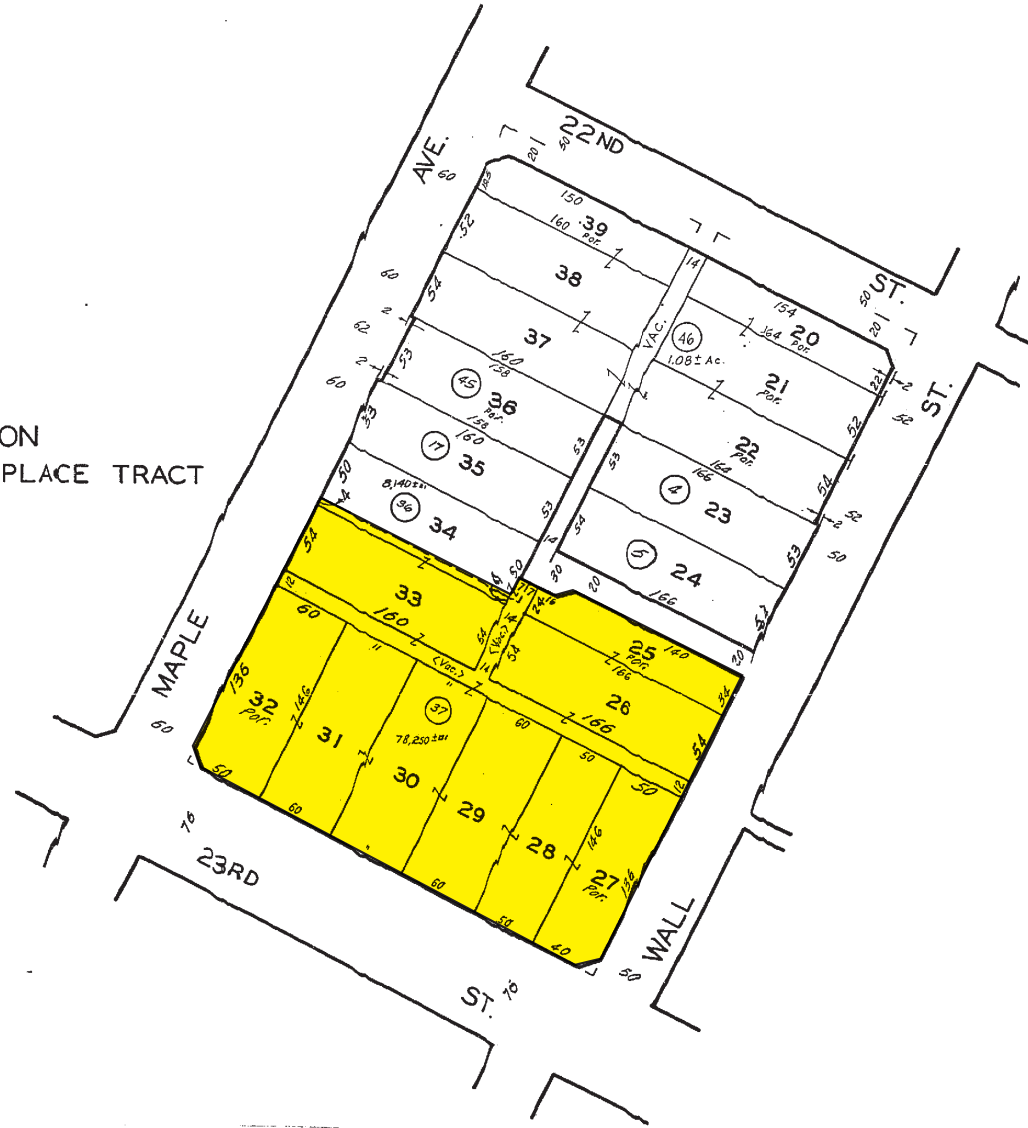
REVISED
19041225E
81012603 8010244E
82042350
84106002-B5
9510730702001-27
199912005003001-27

MILLAR'S SUBDIVISION
OF A PORTION OF THE GAREY PLACE TRACT
M. R. 6-77



CODE
4

FOR PREV. ASSM'T. SEE: 250-44

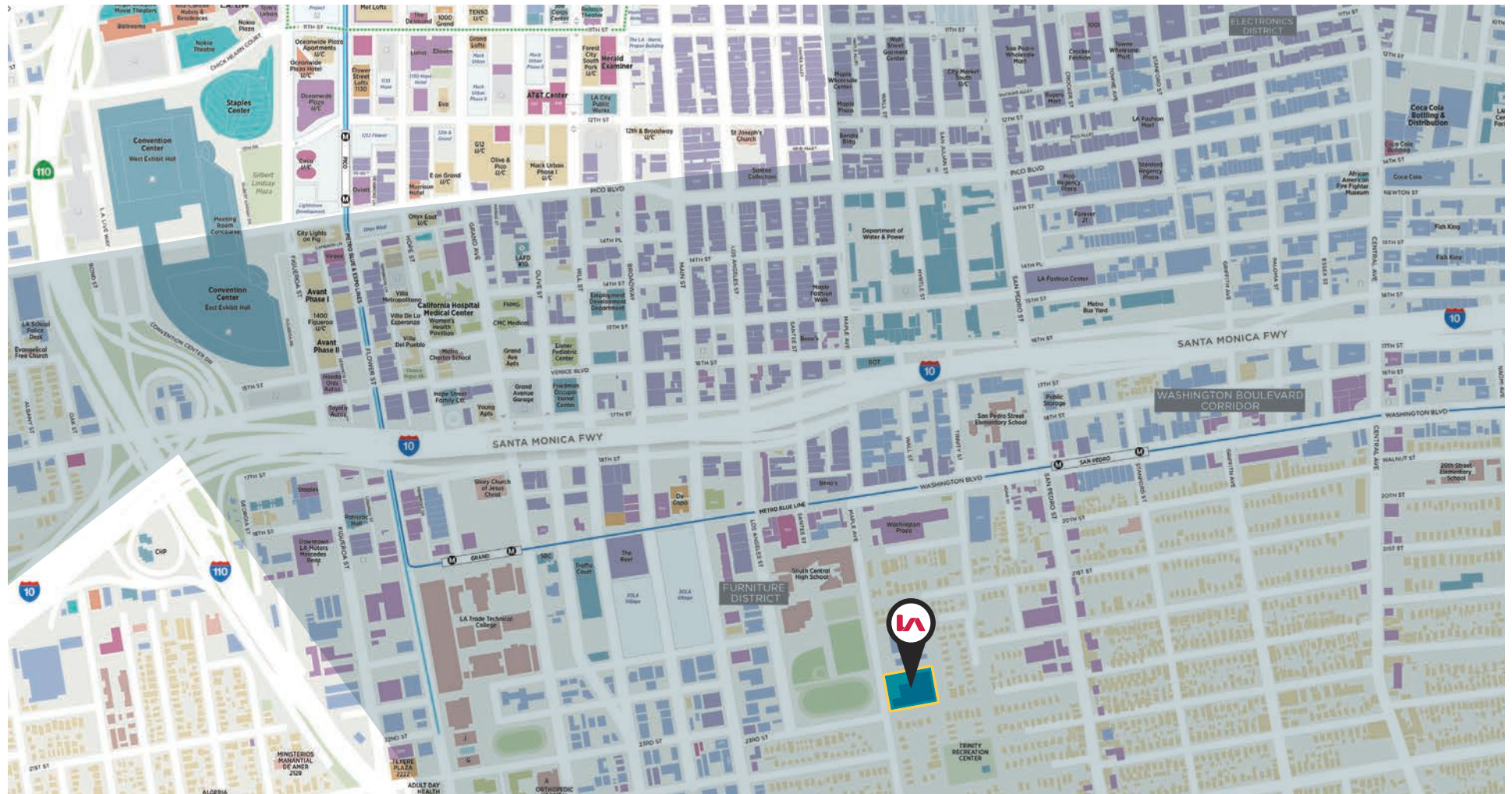


ST. 2 - 1999

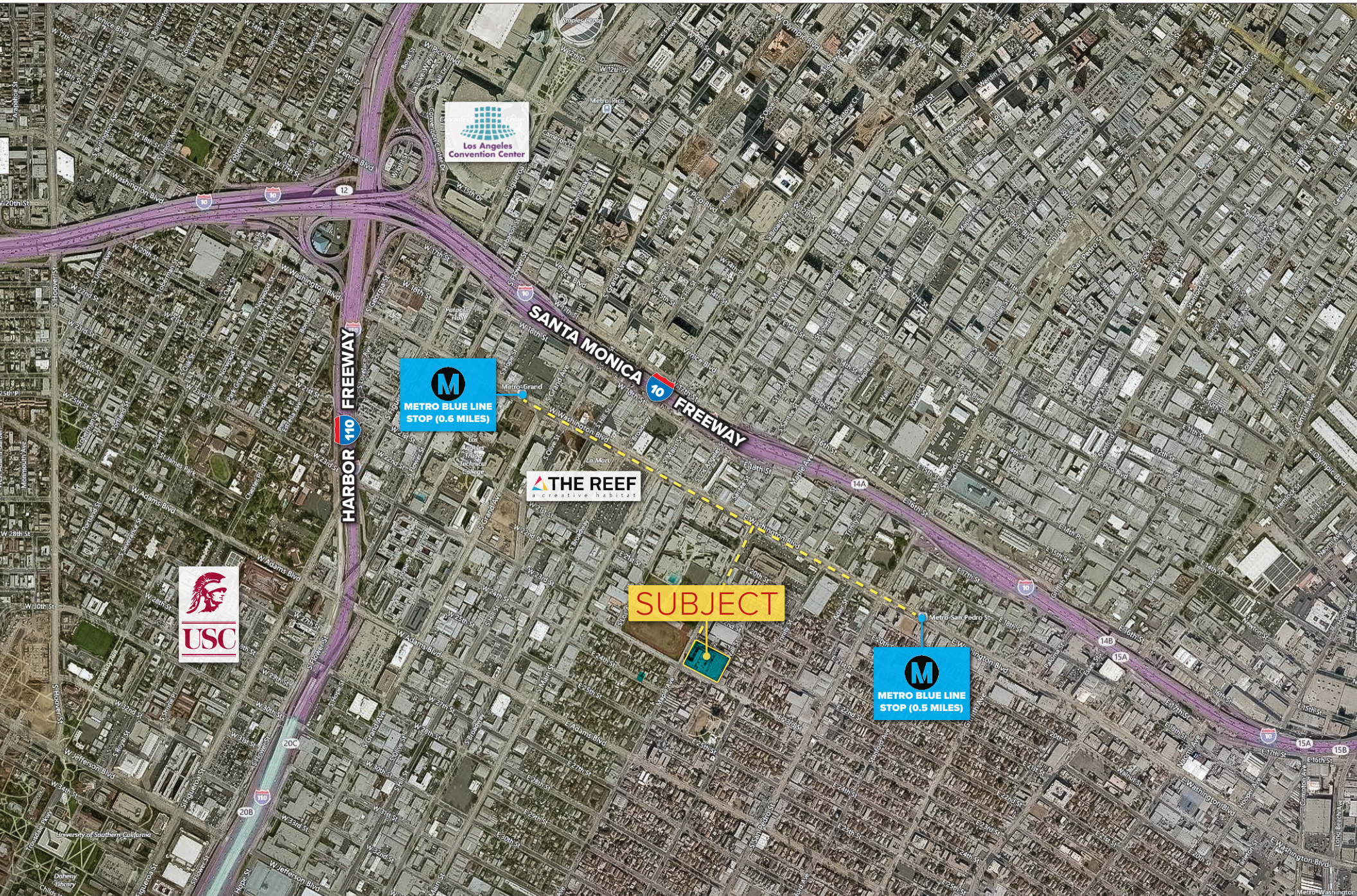
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

BENEFITS

- Capital Gains Deferral Through a Qualified Opportunity Fund
- Step-Up in Basis of the Original up to 15% after 7 years
- Capital Gains Exclusions on Qualified Opportunity Fund Investments held for at least 10 years



* Please contact your own tax professional for details and advice.



Due to the Subject Properties Immediate Proximity to the Metro Blue Line, this Location Makes it Highly Accessible to Many Areas throughout the LA Basin



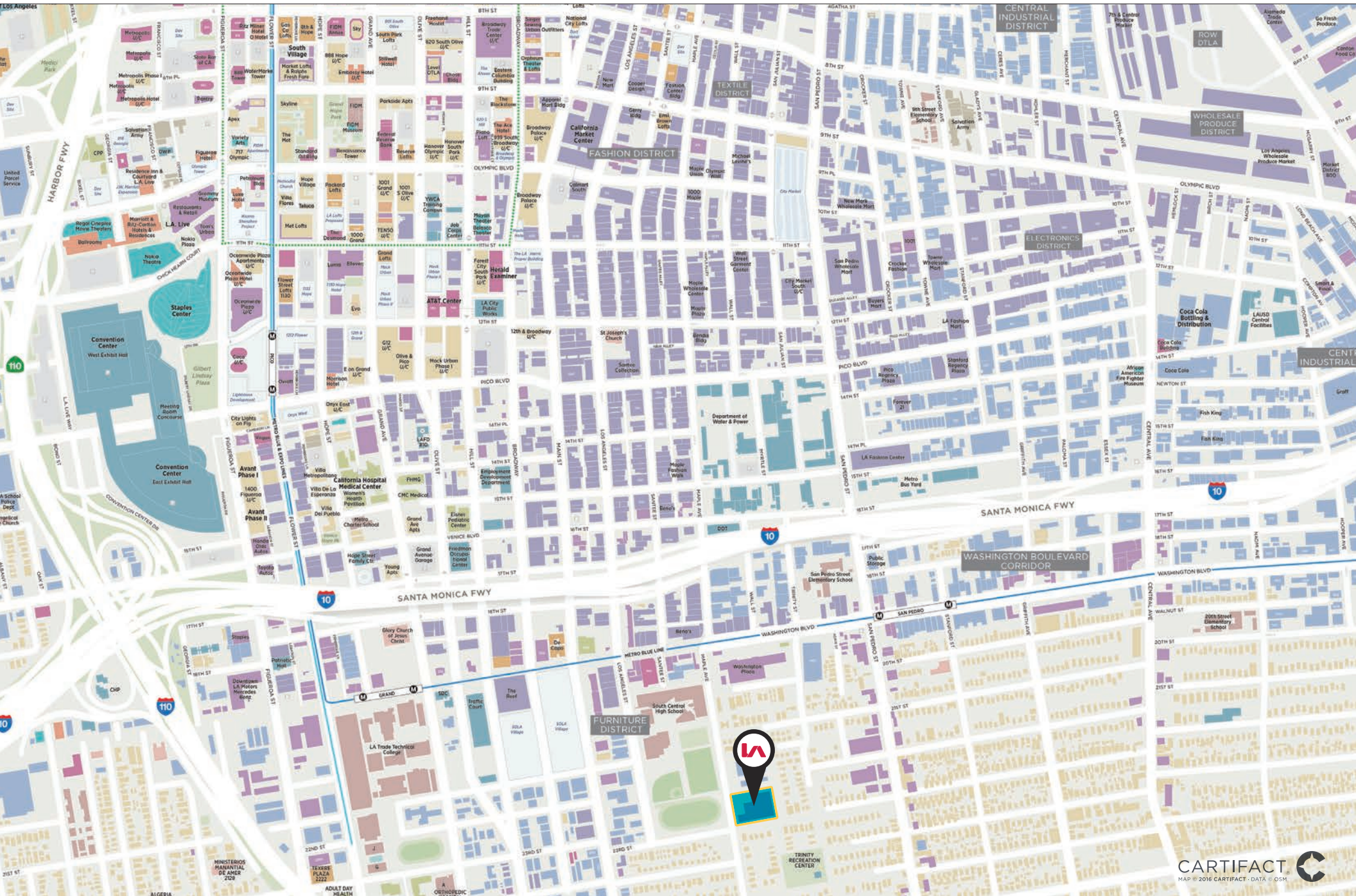
CRENSHAW/LAX LINE

- Approved by voters in 2008, work on this line is funded by Measure R
- The 8.8 Mile line with 8 new stations is set for completion by the end of 2019

PURPLE LINE

- Section 1 to Wilshire/La Cienega is set for completion by 2023
- Section 2 will extend the subway to Century City by 2025







**City of Los Angeles
Department of City Planning**

**4/12/2019
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

2250 S MAPLE AVE
401 E 23RD ST
403 E 23RD ST
405 E 23RD ST
2240 S MAPLE AVE

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2008-1553-CPU
CPC-19XX-27890
CPC-1996-398
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
CPC-14034
ORD-185924-SA120
ORD-174172-SA125
ORD-171682
ORD-171681
ORD-167449-SA70
ORD-162128
ORD-152139
ORD-124318
ENV-2013-3392-CE
ENV-2008-1780-EIR
ED-77-67-CUZ
ED-77-67-CUZ-ZV
ND-78-545-ZC
CFG-2000

Address/Legal Information

PIN Number	121-5A207 217
Lot/Parcel Area (Calculated)	8,348.4 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID D7
Assessor Parcel No. (APN)	5127014037
Tract	MILLAR'S SUBDIVISION OF A PORTION OF THE GAREY PLACE TRACT
Map Reference	M R 6-77
Block	None
Lot	FR 32
Arb (Lot Cut Reference)	None
Map Sheet	121-5A207

Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	South Central
Council District	CD 9 - Curren D. Price, Jr.
Census Tract #	2264.10
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	ZI-2476 Southeast Los Angeles Community Plan Adoption
Zoning	CM-2D-CPIO
Zoning Information (ZI)	ZI-2476 Southeast Los Angeles Community Plan Adoption ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-1231 South Los Angeles Alcohol Sales
General Plan Land Use	Open Space
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
Design Review Board	No
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	Southeast Los Angeles
Subarea	Hybrid
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Exempt
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Santee Education Complex
500 Ft Park Zone	Active: Trinity Recreation Center

Assessor Information

Assessor Parcel No. (APN)	5127014037
APN Area (Co. Public Works)*	1.796 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$2,039,293
Assessed Improvement Val.	\$6,245,350
Last Owner Change	03/01/2004
Last Sale Amount	\$6,500,065
Tax Rate Area	4
Deed Ref No. (City Clerk)	985812
	985804,09
	877943
	810444
	512789
	464960
	458911-12
	44169
	1990298
	148565,67

Building 1	
Year Built	1981
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	69,328.0 (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

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	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No

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Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.291285168
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 Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Opportunity Zone	Yes
Promise Zone	South Los Angeles Transit Empowerment Zone
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1322
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	10
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-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-27890
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1996-398
Required Action(s):	Data Not Available
Project Descriptions(s):	
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-1986-827-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'S GENERAL PLAN/ZONING CONSISTENCY PROGRAM 1B283
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY
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-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	ED-77-67-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	ED-77-67-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	ND-78-545-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-14034
 ORD-185924-SA120
 ORD-174172-SA125
 ORD-171682
 ORD-171681
 ORD-167449-SA70
 ORD-162128
 ORD-152139
 ORD-124318
 CFG-2000

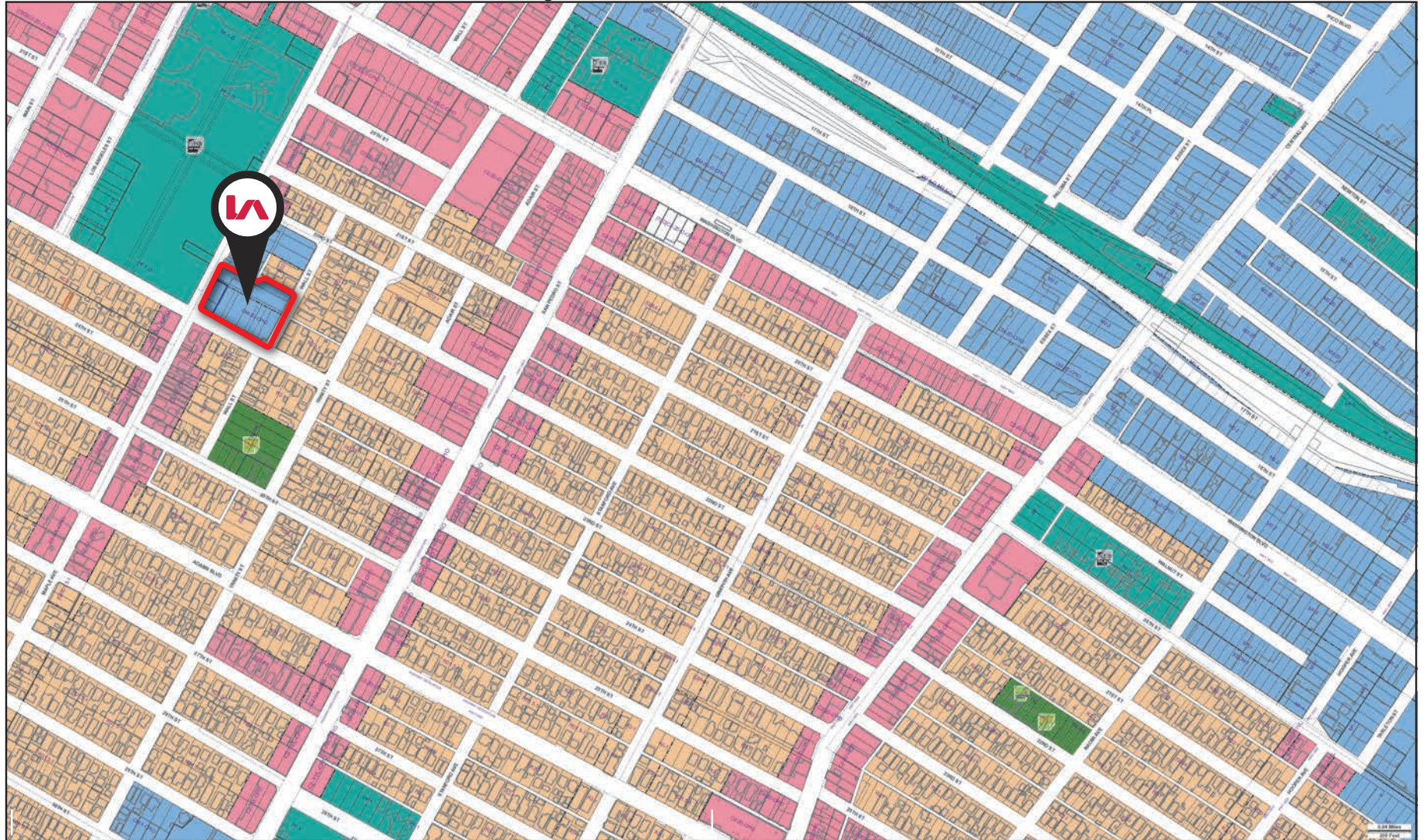
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ZIMAS PUBLIC

Generalized Zoning

04/12/2019

City of Los Angeles
Department of City Planning



Address: 2250 S MAPLE AVE

Tract: MILLAR'S SUBDIVISION OF A
PORTION OF THE GAREY PLACE
TRACT

Zoning: CM-2D-CPIO

APN: 5127014037

Block: None

General Plan: Open Space

PIN #: 121-5A207 217

Lot: FR 32

Arb: None



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LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

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