



**634**

**S CROCKER ST**

**LOS ANGELES • CA • 90011**

**FOR SALE OR LEASE TURNKEY**  
**±72,000 SF**  
**COLD STORAGE/FOOD PROCESSING BUILDING**  
**OPPORTUNITY ZONE / 3000 AMPS POWER / USER OR DEVELOPMENT SITE**  
**INCLUDES ► 612, 618, 634 S CROCKER ST**

# 634

## S CROCKER ST

LOS ANGELES • CA • 90011



Oro-Cal Corp.  
634

#### PROPERTY HIGHLIGHTS

- ±72,000 SF Class A Cold Storage/Food Processing/Freezer Building on ±70,125 SF of Land
- Property Includes: 612, 618, 634 S Crocker St
- State of the Art 15,010 SF Racked Freezer (Built 2000) with 36' - 40' Clearance (Buyer/Tenant Should Verify)
- Freezer Area Provides for ±2,000 to ±3,000 Pallet Positions (Buyer/Tenant Should Verify)
- Two Smaller Freezers Renovated 2018
- 5,155 SF Quality Offices
- Heavy Power - Over 3,000 Amps
- ±16,422 SF of Cooking & Processing Areas with Washed Down Walls and Floor Drains
- Enclosed Parking of 45 Cars - Subterranean: 18 Cars \ Rooftop: 27 Cars
- Property has 5 Dock High Positions, 1 Ground Level Door and 1 Ramp

#### CITY INFORMATION

- CD14 - Jose Huizar
- M2-2D Zone (Buyer/Tenant Should Verify)
- Los Angeles State Enterprise Zone (Buyer/Tenant Should Verify)
- Opportunity Zone

#### PRICING SUMMARY

- Sale Price : \$23,000,000 (\$319.45 PSF)
- Lease Rate : \$1.35 PSF/Mo NNN

Tenant/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, 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/Buyer's product weight and product types and use, etc. Tenant/Buyer 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/Buyer in order for Tenant/Buyer 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 Tenant/Buyer 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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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.



**HEAVY POWER  
OVER 3,000 AMPS**

(TENANT MUST VERIFY)

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600A, 480V, 3Ø, 3W

---

800A, 480V, 3Ø, 3W

---

400A, 240/120V

---

1,200A, 480/277V, 3Ø, 4W

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600A, 208/120V, 3Ø, 4W

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PROPERTY PHOTO



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PROPERTY PHOTO



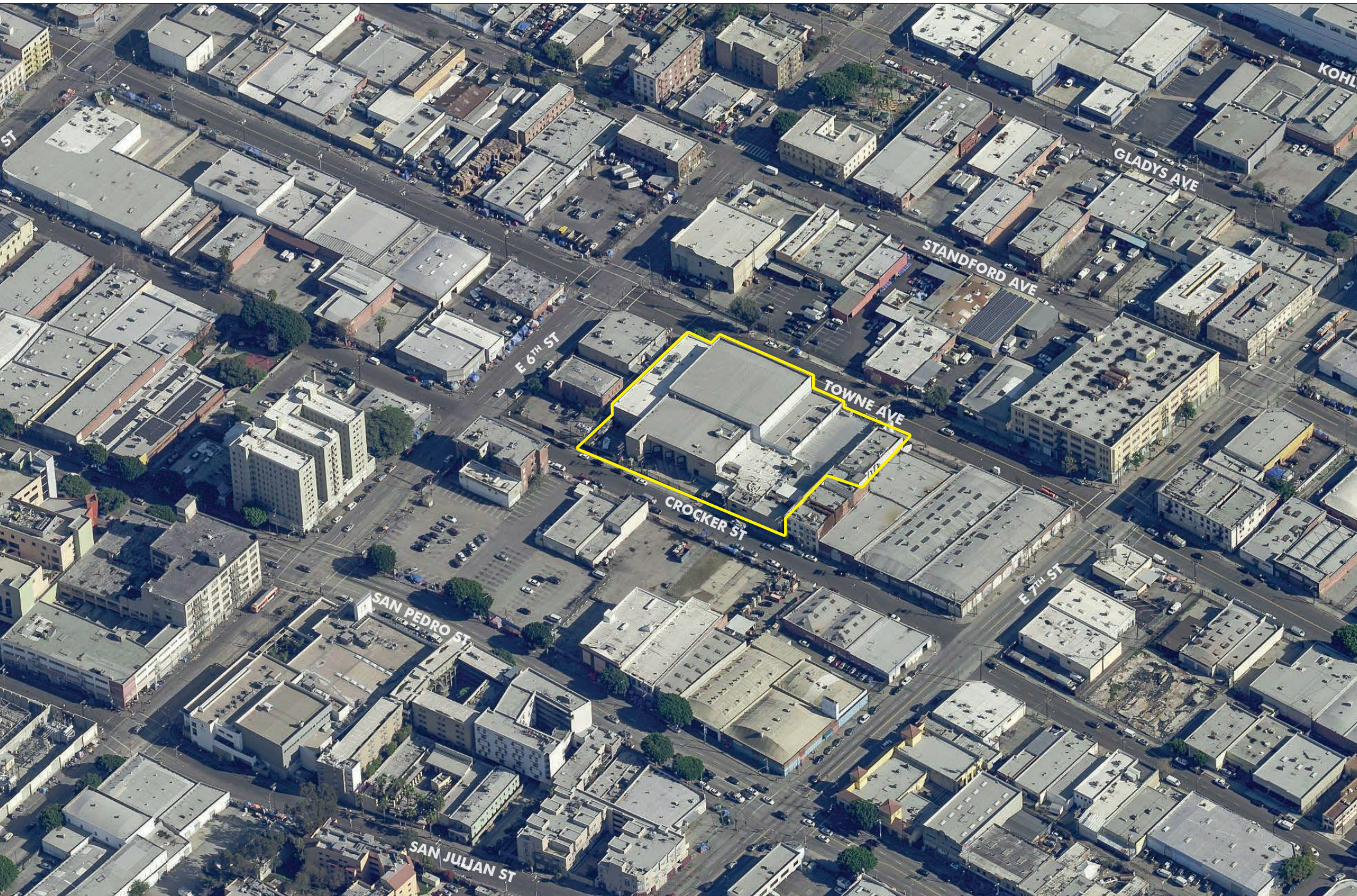
634 S CROCKER ST • LOS ANGELES

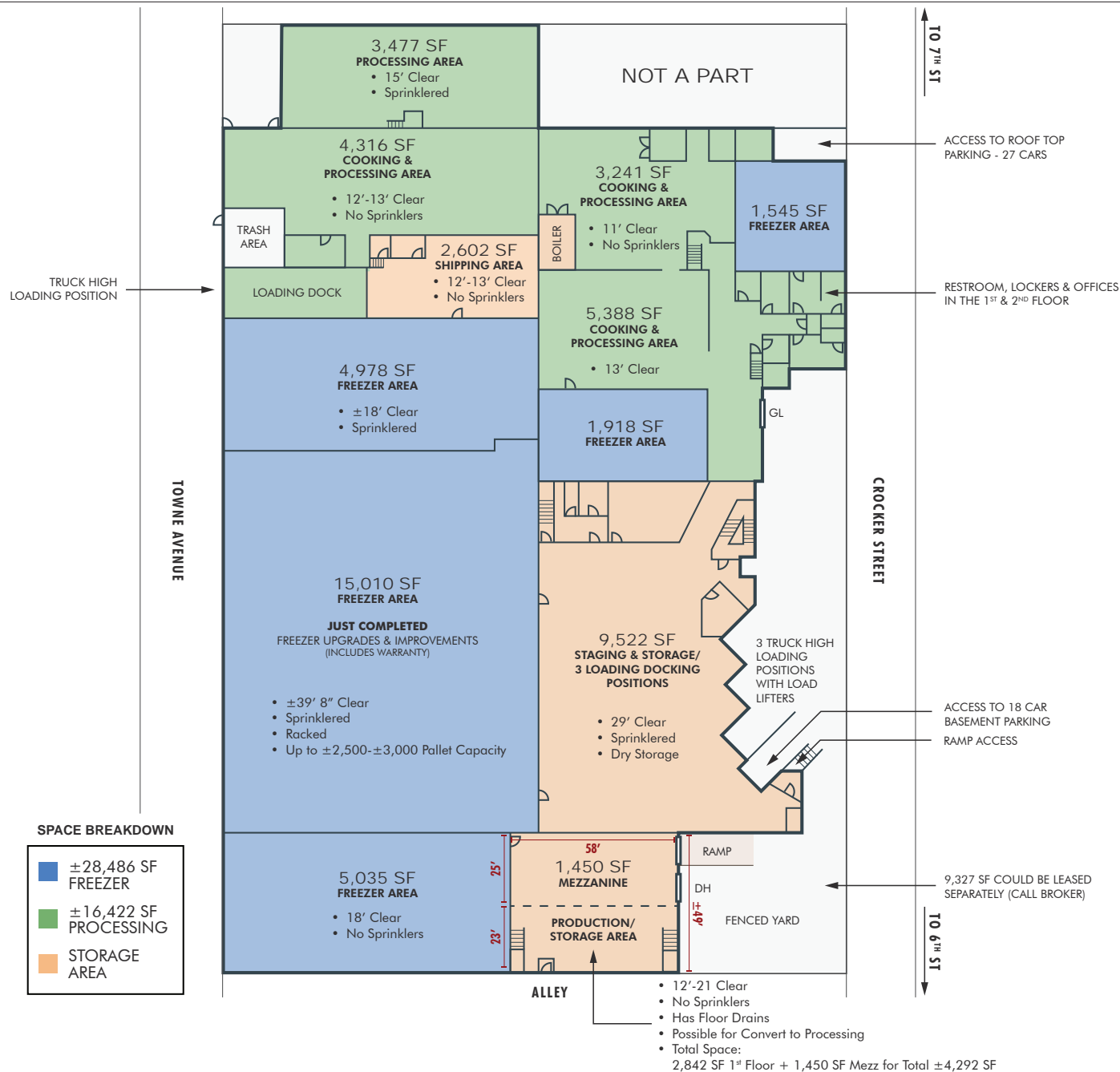
**FOR SALE / LEASE**

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PROPERTY PHOTO

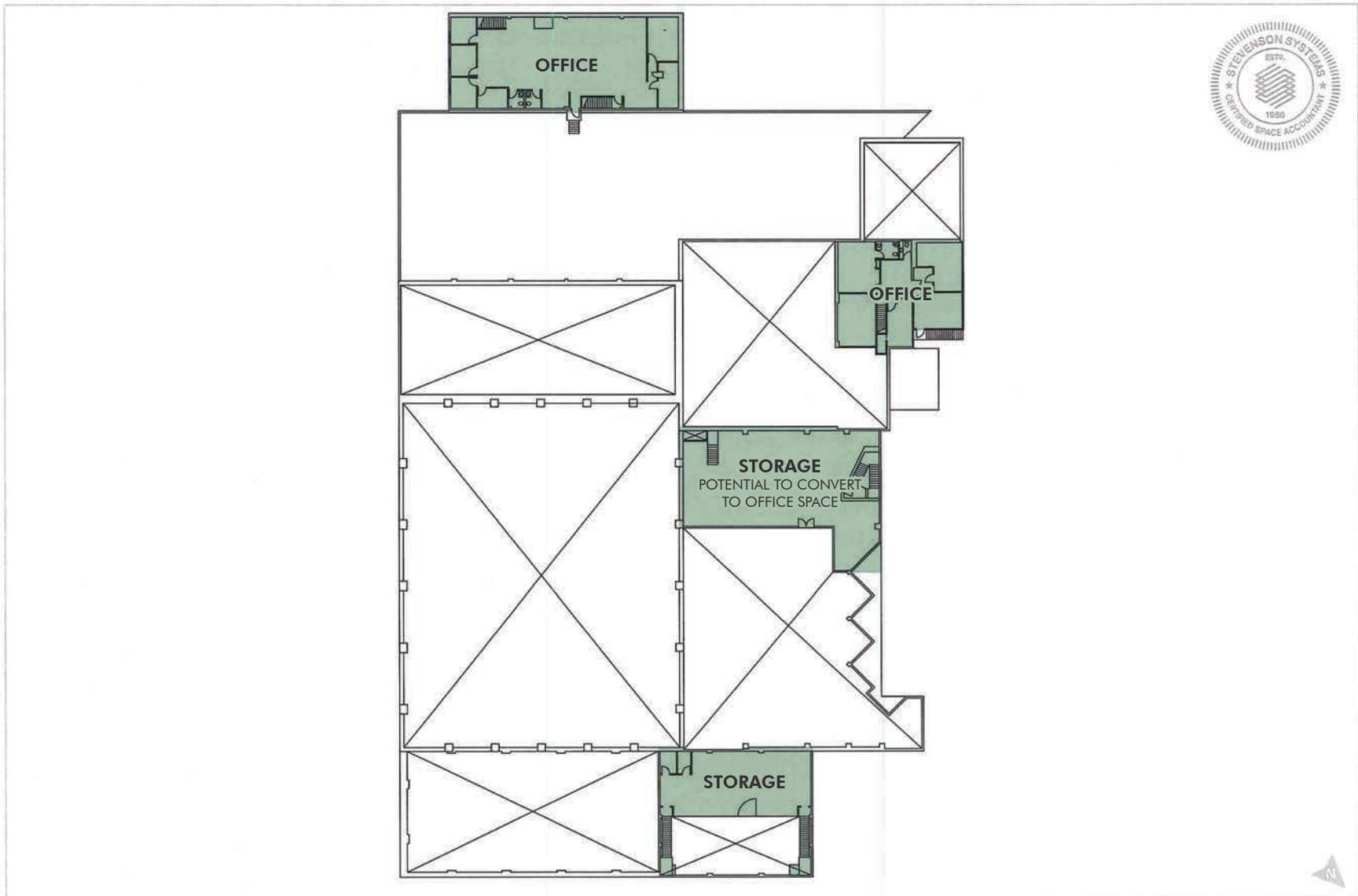






**NOTE:** Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.





9.12.17

634 Crocker

Space Classification Drawing

Floor

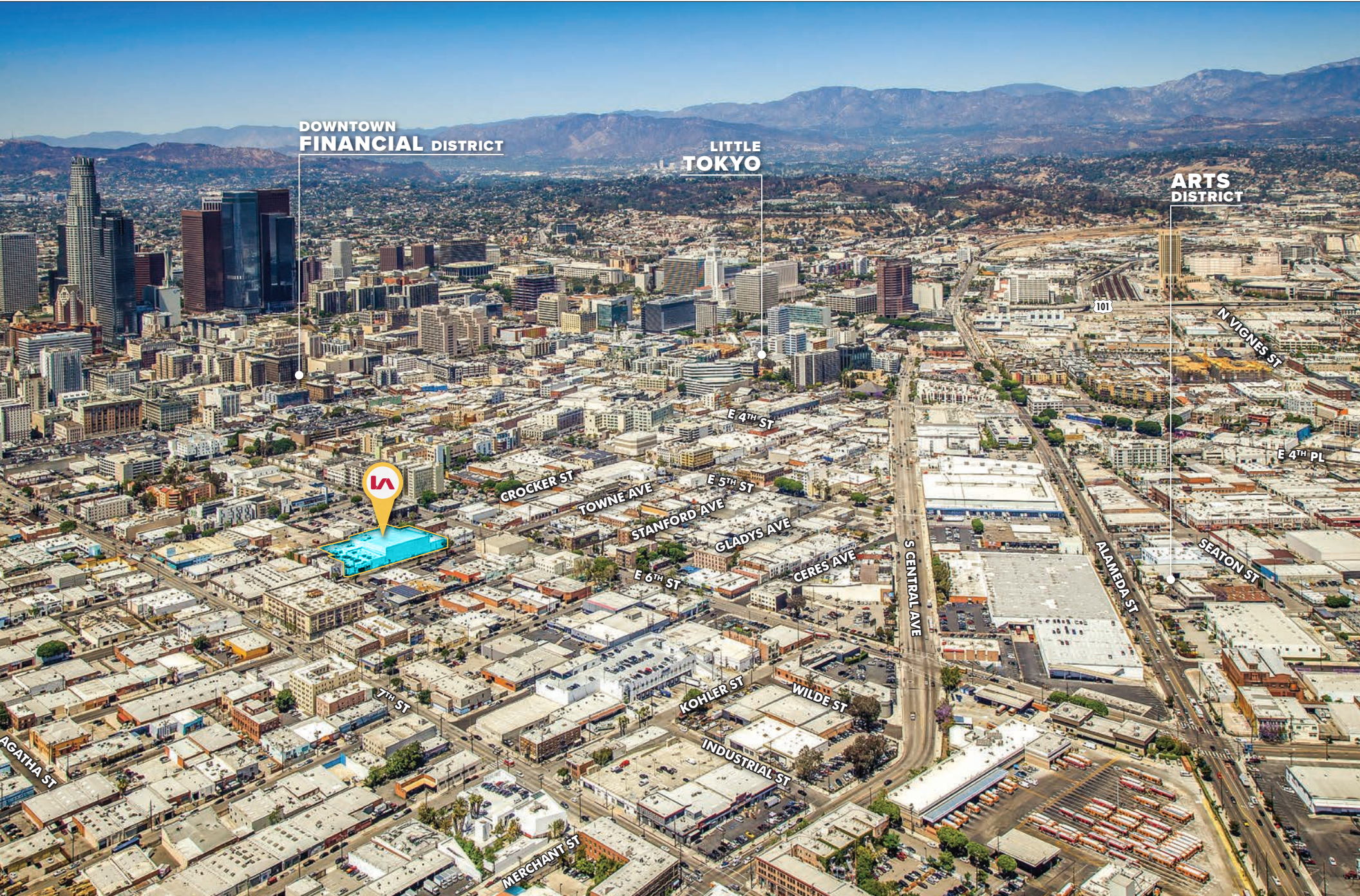
634 Crocker Street  
Los Angeles, CA 90021

● Occupant Area (10,835.94)

2



Stevenson  
Systems



**DOWNTOWN  
FINANCIAL DISTRICT**

**LITTLE  
TOKYO**

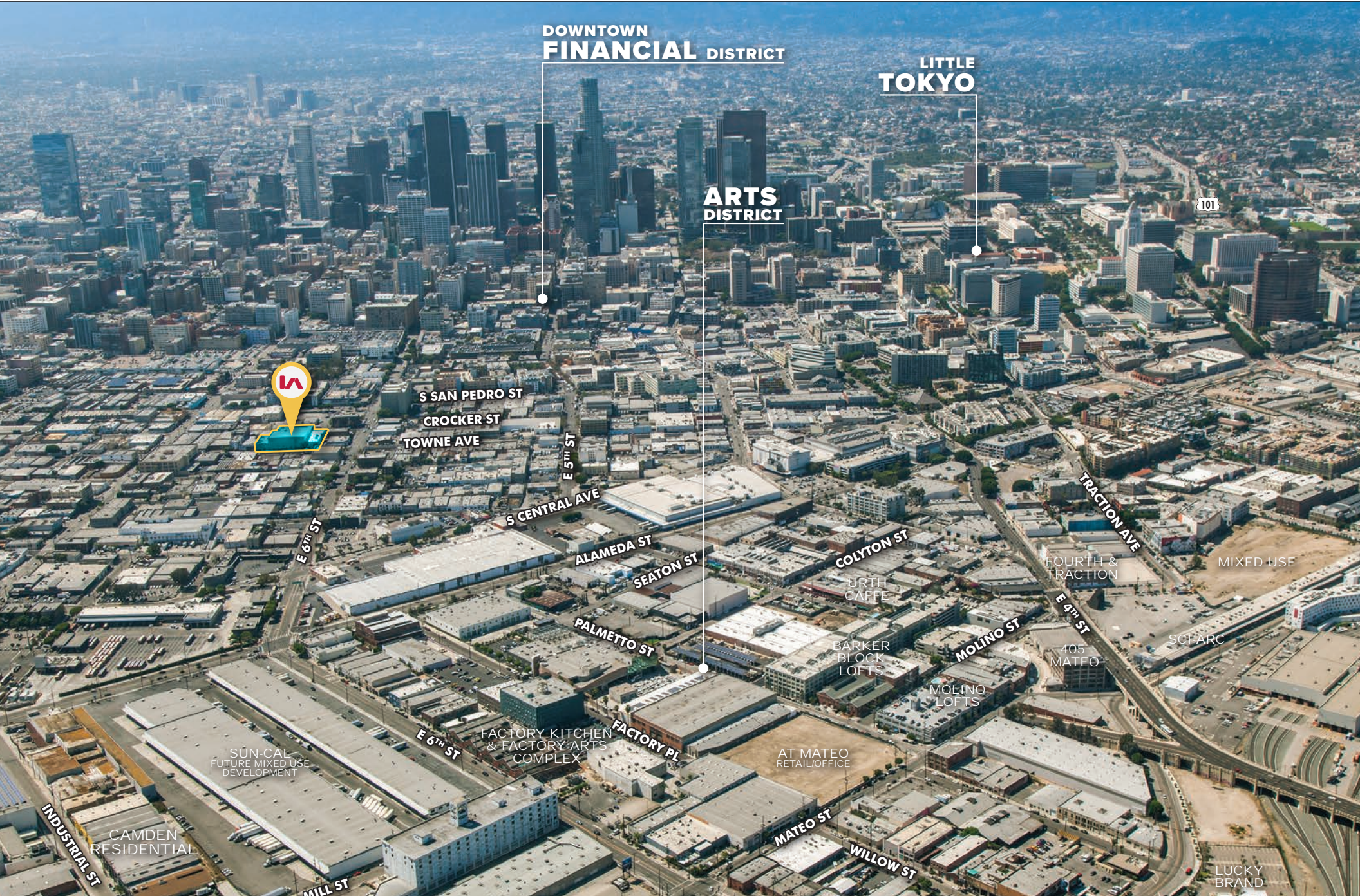
**ARTS  
DISTRICT**



**DOWNTOWN  
FINANCIAL DISTRICT**

**LITTLE  
TOKYO**

**ARTS  
DISTRICT**



**DOWNTOWN FINANCIAL DISTRICT**

**LITTLE TOKYO**

**ARTS DISTRICT**



S SAN PEDRO ST  
CROCKER ST  
TOWNE AVE

E 5<sup>TH</sup> ST

S CENTRAL AVE

ALAMEDA ST

SEATON ST

PALMETTO ST

FACTORY PL

MATEO ST

WILLOW ST

COLYTON ST

MOLINO ST

TRACTION AVE

FOURTH & TRACTION

405 MATEO

SUN-CAL  
FUTURE MIXED USE  
DEVELOPMENT

CAMDEN  
RESIDENTIAL

FACTORY KITCHEN  
& FACTORY ARTS  
COMPLEX

AT MATEO  
RETAIL/OFFICE

MIXED USE

SCI ARC

LUCKY  
BRAND

**PARCELS INCLUDE**

5147-027-004

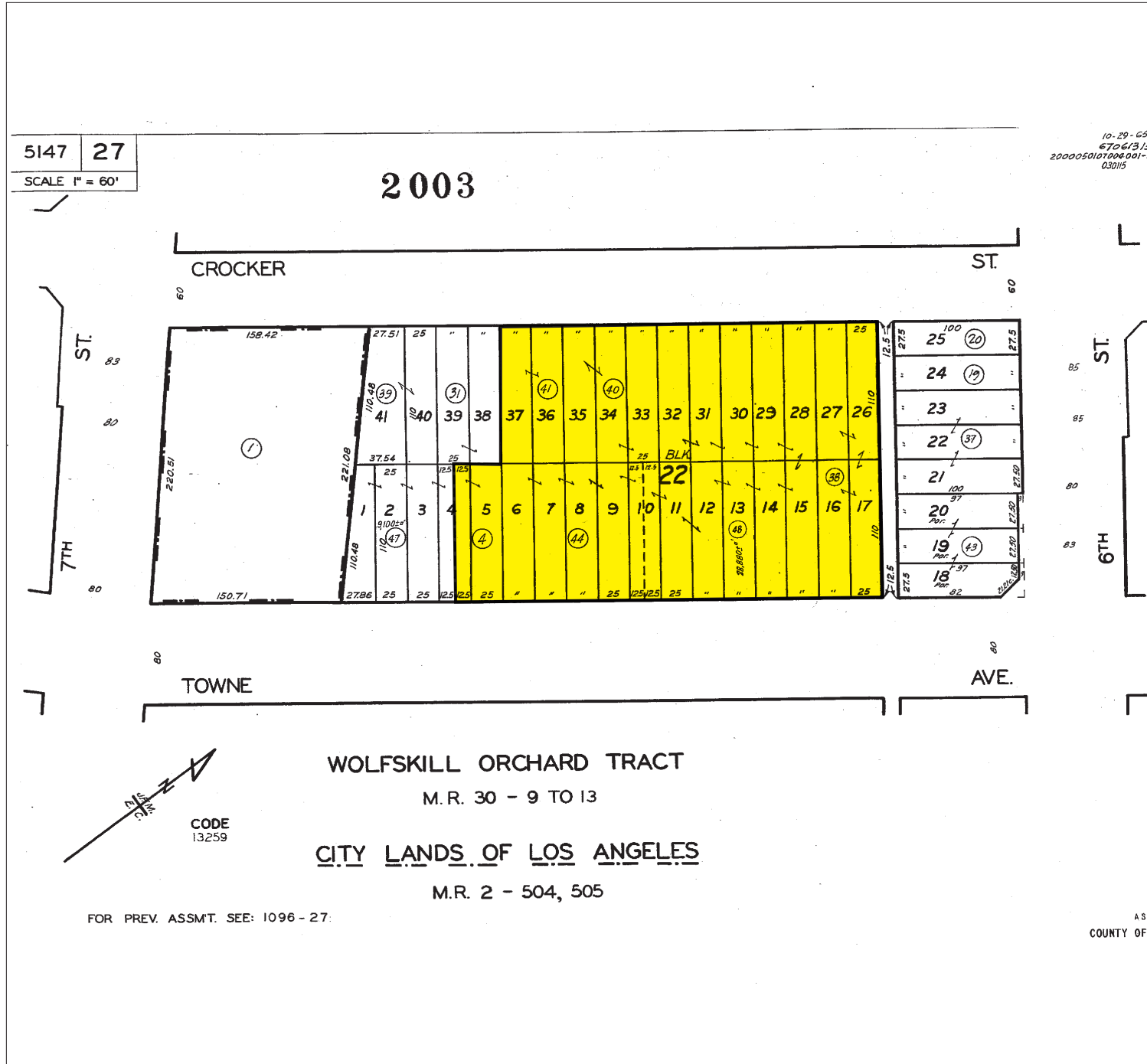
5147-027-038

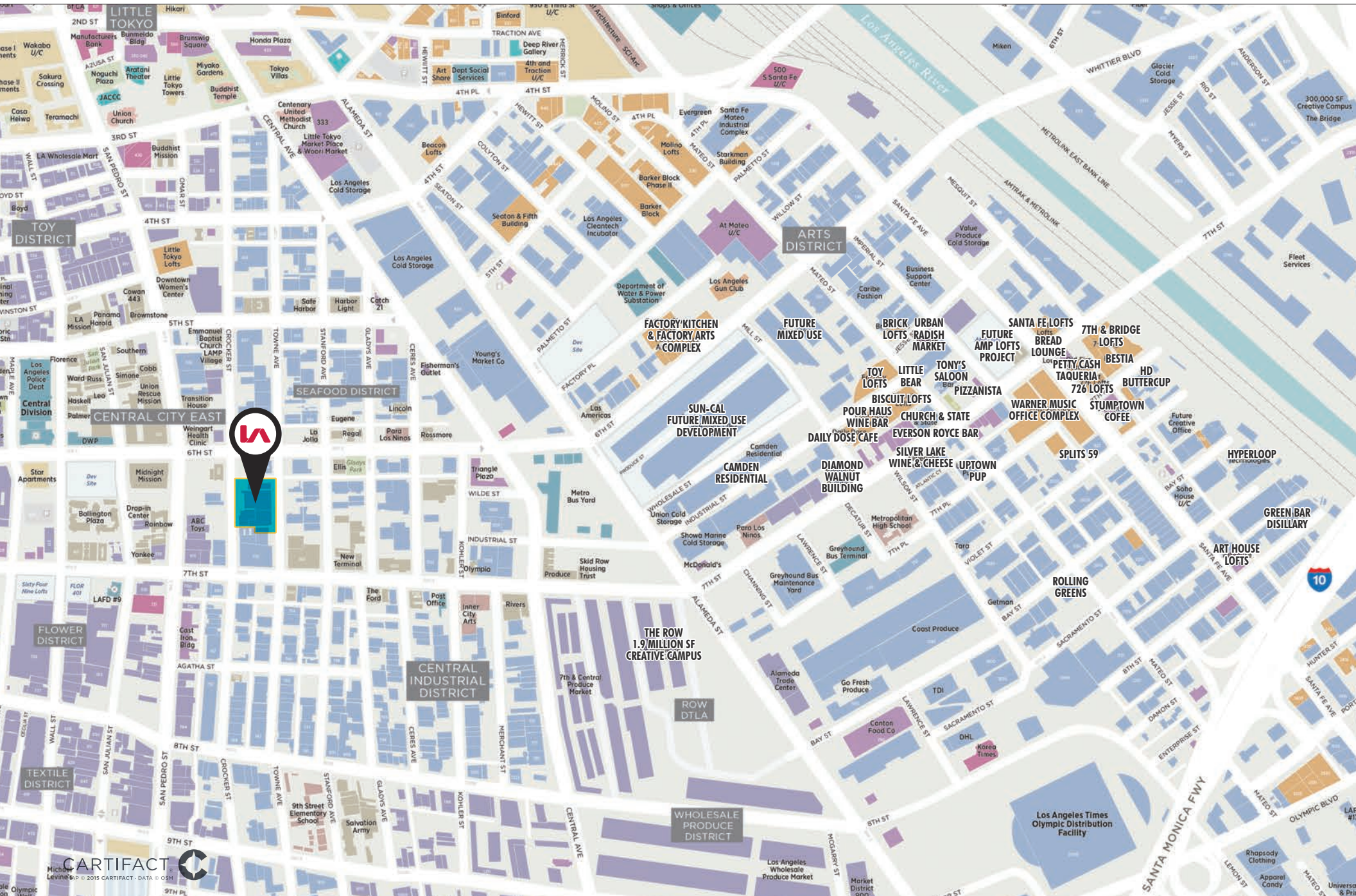
5147-027-040

5147-027-041

5147-027-044

5147-027-048







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

**6/18/2018  
PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

634 S CROCKER ST  
634 1/2 S CROCKER ST

**ZIP CODES**

90021

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2017-432-CPU-CA  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-2001-4642-CRA  
CPC-1986-606-GPC  
ORD-164307-SA1585  
ORD-137036  
ORD-135901  
ORD-129944  
ENV-2017-433-EIR  
ENV-2013-3392-CE  
ENV-2005-362-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE

**Address/Legal Information**

PIN Number 126A213 121  
Lot/Parcel Area (Calculated) 2,750.2 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID F5  
PAGE 634 - GRID G5  
Assessor Parcel No. (APN) 5147027040  
Tract WOLFSKILL ORCHARD TRACT  
Map Reference M R 30-9/13  
Block 22  
Lot 34  
Arb (Lot Cut Reference) None  
Map Sheet 126A213

**Jurisdictional Information**

Community Plan Area Central City  
Area Planning Commission Central  
Neighborhood Council Downtown Los Angeles  
Council District CD 14 - José Huizar  
Census Tract # 2063.00  
LADBS District Office Los Angeles Metro

**Planning and Zoning Information**

Special Notes None  
Zoning M2-2D  
Zoning Information (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE  
ZI-2317 Central Industrial Redevelopment Project  
ZI-2385 Greater Downtown Housing Incentive Area  
ZI-2452 Transit Priority Area in the City of Los Angeles  
General Plan Land Use Light Manufacturing  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
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 None  
Subarea None  
CUGU: Clean Up-Green Up None  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
SN: Sign District No  
Streetscape No  
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Areas

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

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Central Industrial Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

**Assessor Information**

Assessor Parcel No. (APN)	5147027040
APN Area (Co. Public Works)*	0.189 (ac)
Use Code	3400 - Industrial - Food Processing Plant - Meat - One Story
Assessed Land Val.	\$82,165
Assessed Improvement Val.	\$349,962
Last Owner Change	06/12/1995
Last Sale Amount	\$9
Tax Rate Area	13259
Deed Ref No. (City Clerk)	932803-04
	6-89
	587716
	3-45

**Building 1**

Year Built	1970
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,430.0 (sq ft)

**Building 2**

Year Built	1985
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,360.0 (sq ft)

**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	Yes
Flood Zone	None
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
Oil Wells	None

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**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.03714296
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	LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
Promise Zone	None
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	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

**Public Safety**

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	157
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
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-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2001-4642-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
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-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

**DATA NOT AVAILABLE**

ORD-164307-SA1585  
 ORD-137036  
 ORD-135901  
 ORD-129944

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