

FOR LEASE  
**1240**

**PALMETTO ST**

LOS ANGELES • CA • 90013

**ARTS DISTRICT**  
**60,000 SF**

E 6<sup>TH</sup> ST

FACTORY ARTS  
COMPLEX

FACTORY PL

SUBJECT PROPERTY

AT MATEO  
RETAIL/OFFICE COMPLEX  
AND 540 CAR PARKING STRUCTURE

PALMETTO ST

BARKER  
LOFTS

MOLINO  
LOFTS

MATEO ST

STOP



# 1240

## PALMETTO ST

LOS ANGELES • CA • 90013

1240 PALMETTO ST.

### PROPERTY HIGHLIGHTS

- 22' to 28' Ceiling
- One of a Kind Building in the Heart of the Arts District
- Frontage on Palmetto Street and Factory Place
- Steps from Factory Kitchen, Urth Caffe, Zinc Cafe, Blue Bottle Coffee, LA Boulder
- Rare Beautiful Interior Roof Structure
- One Parcel West of New 130,000 SF At Mateo Creative/Retail Development: [www.AtMateo.com](http://www.AtMateo.com)
- State Enterprise Zone (Tenant Must Verify)
- Potential for Showroom, Creative Office, Gallery, Flex, Filming, Production Studio (Tenant Must Verify With City)

### PROPERTY INFORMATION

- 60,000 SF High Clear Building
- Zone: M3-1-Rio
- Council District: Jose Huizar

### PRICING SUMMARY

- Lease Rate: Unpriced. Call Broker for Pricing
- Shown by Appointment Only
- Long Term Lease will be Considered
- Net Fees Estimated at \$0.15 PSF/Mo
- Lessor Owns 10,569 SF Land Site at 463 E 4<sup>th</sup> St Which Could be Part of the Lease for Parking. Call Broker

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

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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.





LA KRETZ  
INCUBATOR

S HEWITT ST

BARKER  
LOFTS

E 4<sup>TH</sup> ST

MOLINO  
LOFTS

MOLINO ST

MATEO ST

PALMETTO ST

AT MATEO  
RETAIL/OFFICE COMPLEX  
AND 540 CAR PARKING STRUCTURE

SUBJECT PROPERTY



ARTS DISTRICT

DOWNTOWN LOS ANGELES

FACTORY PL

S ALAMEDA ST

SEATON ST

COLYTON ST

PALMETTO ST

BARKER LOFTS

SUBJECT PROPERTY

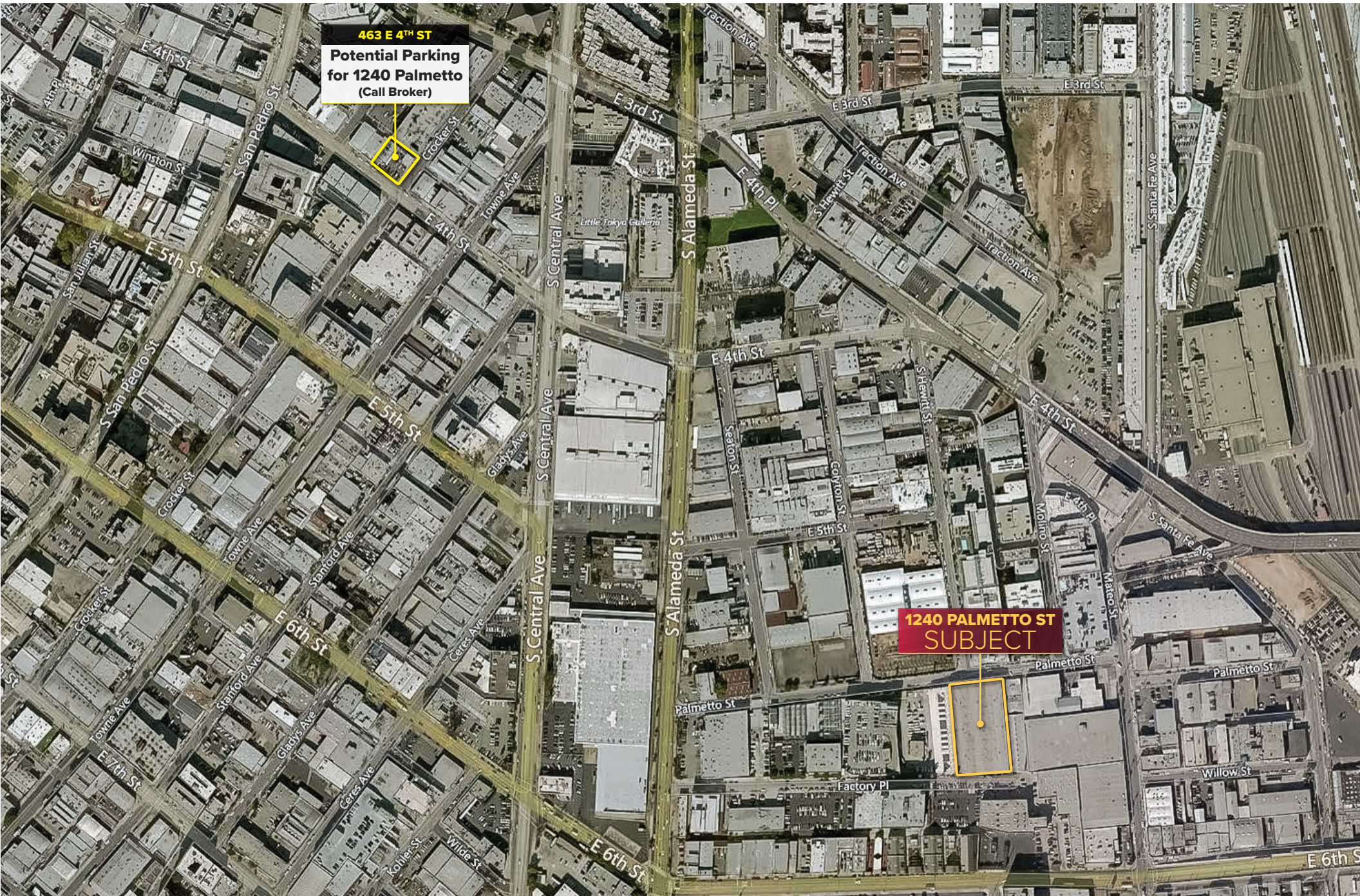
AT MATEO

MOLINO ST

MOLINO LOFTS







**463 E 4<sup>TH</sup> ST**  
**Potential Parking**  
**for 1240 Palmetto**  
**(Call Broker)**

**1240 PALMETTO ST**  
**SUBJECT**

1240 PALMETTO ST • LOS ANGELES

**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT

PROPERTY PHOTO



1240 PALMETTO ST • LOS ANGELES

**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT

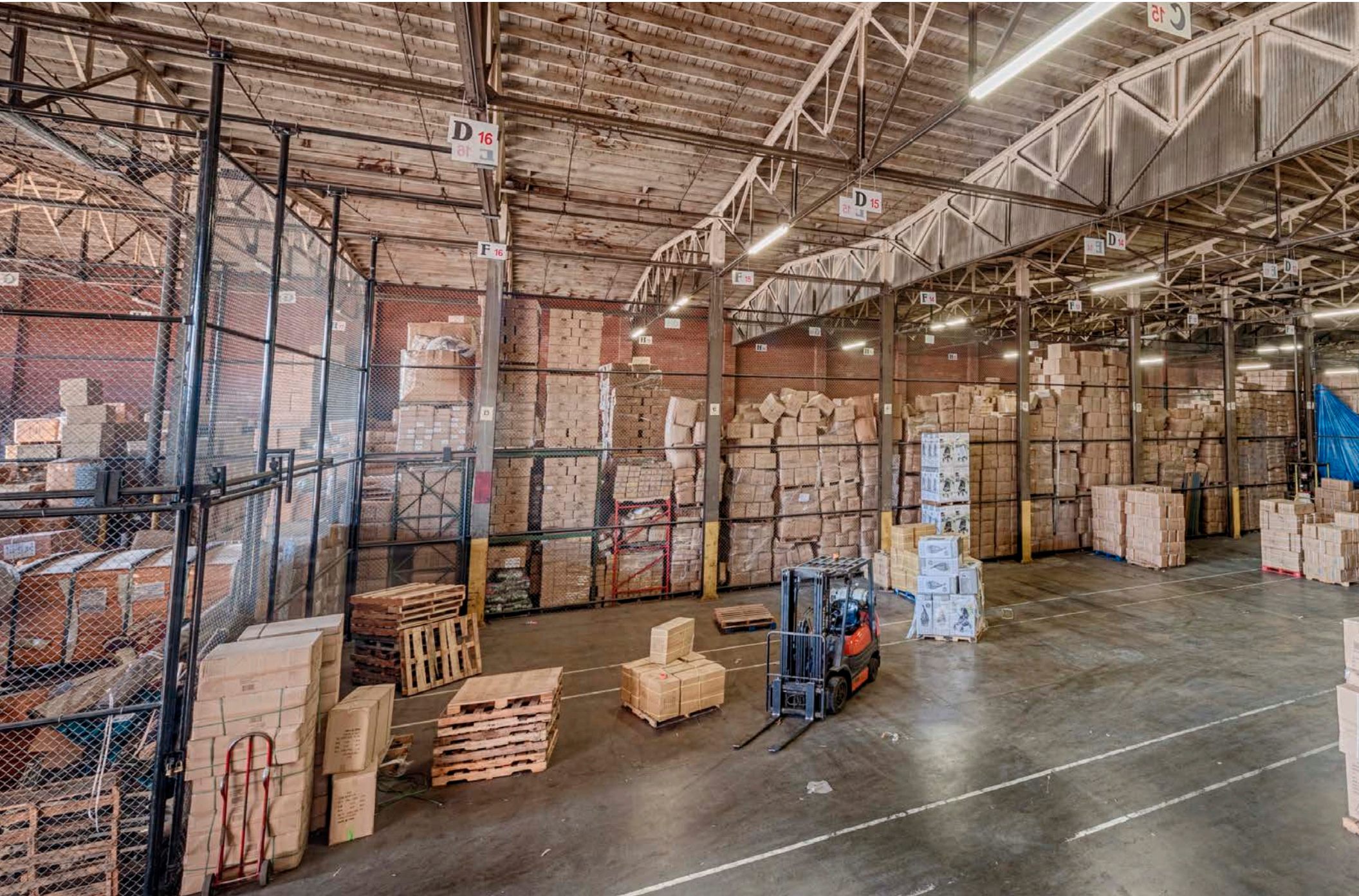
PROPERTY PHOTO



1240 PALMETTO ST • LOS ANGELES

**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT

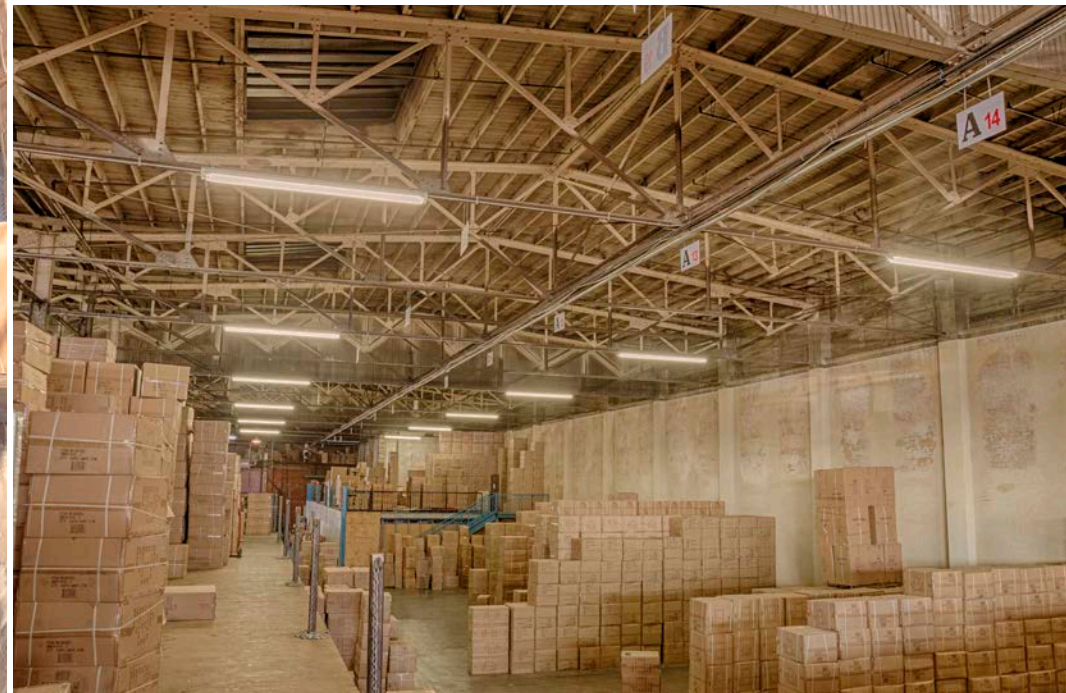
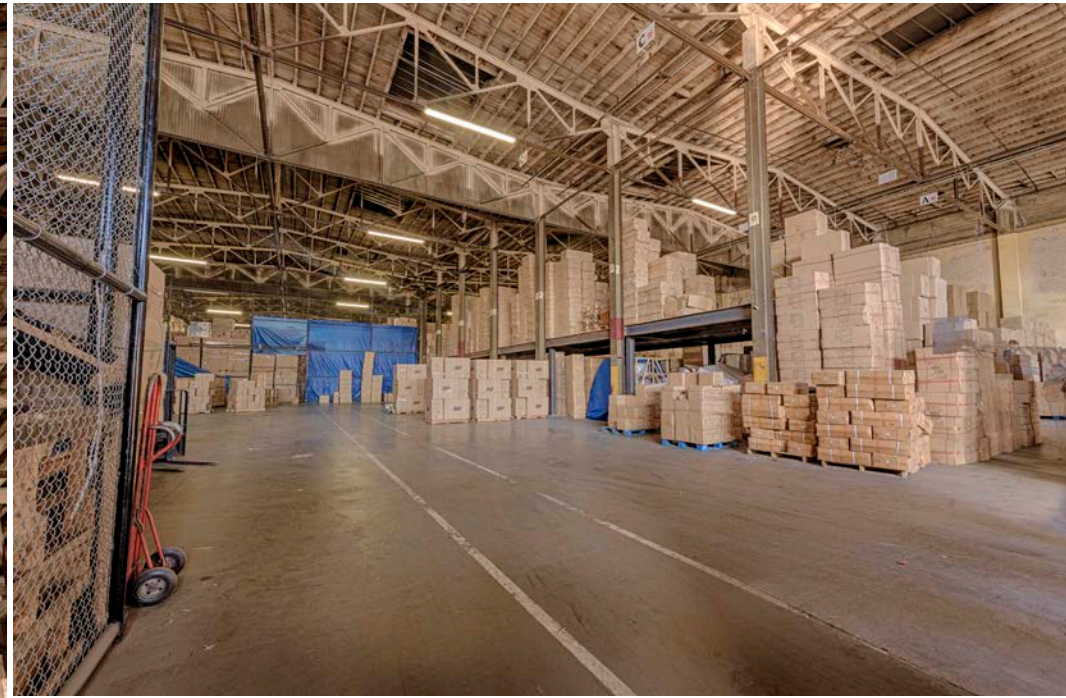
PROPERTY PHOTO



1240 PALMETTO ST • LOS ANGELES

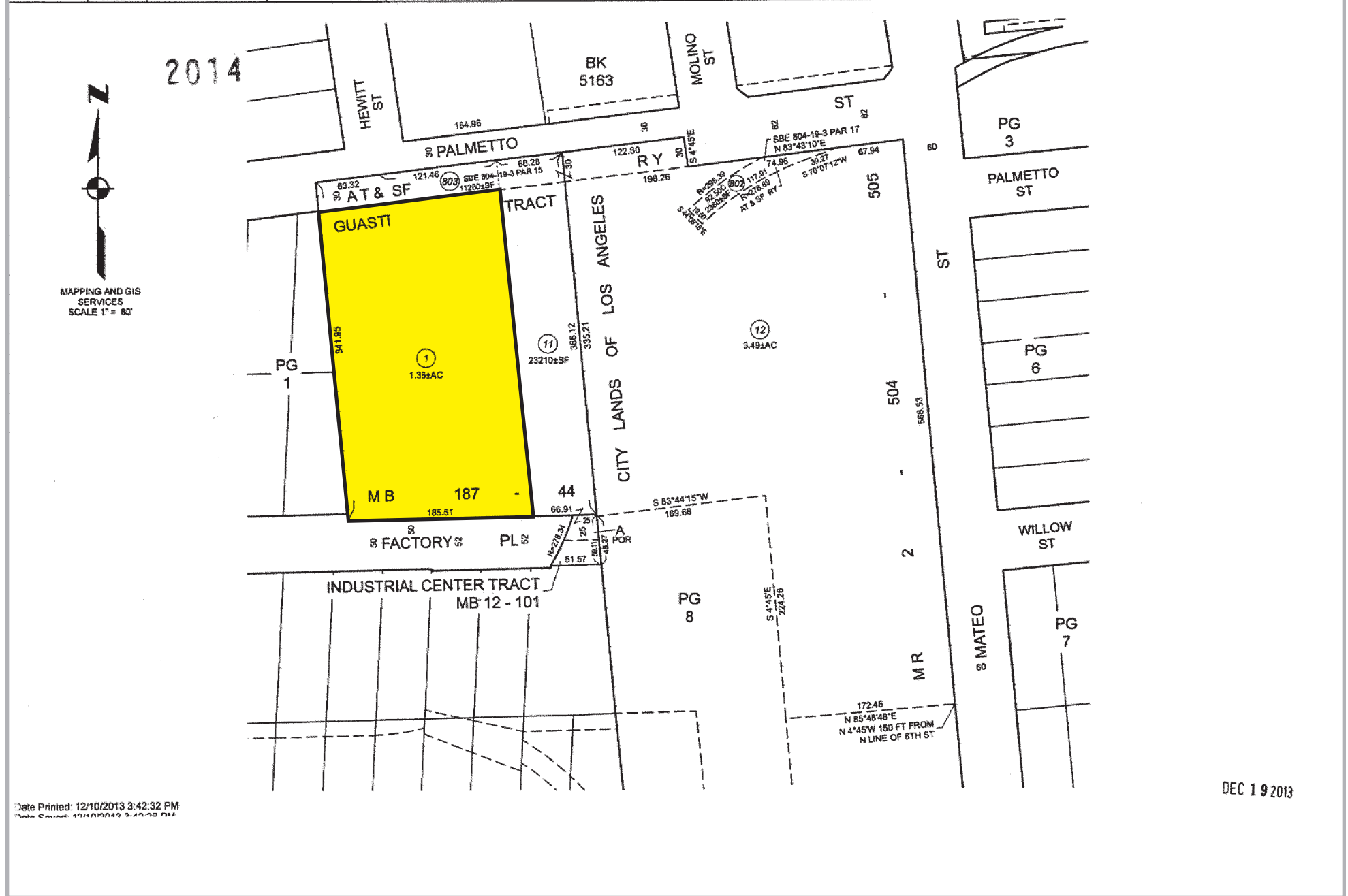
**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT

PROPERTY PHOTOS



**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT

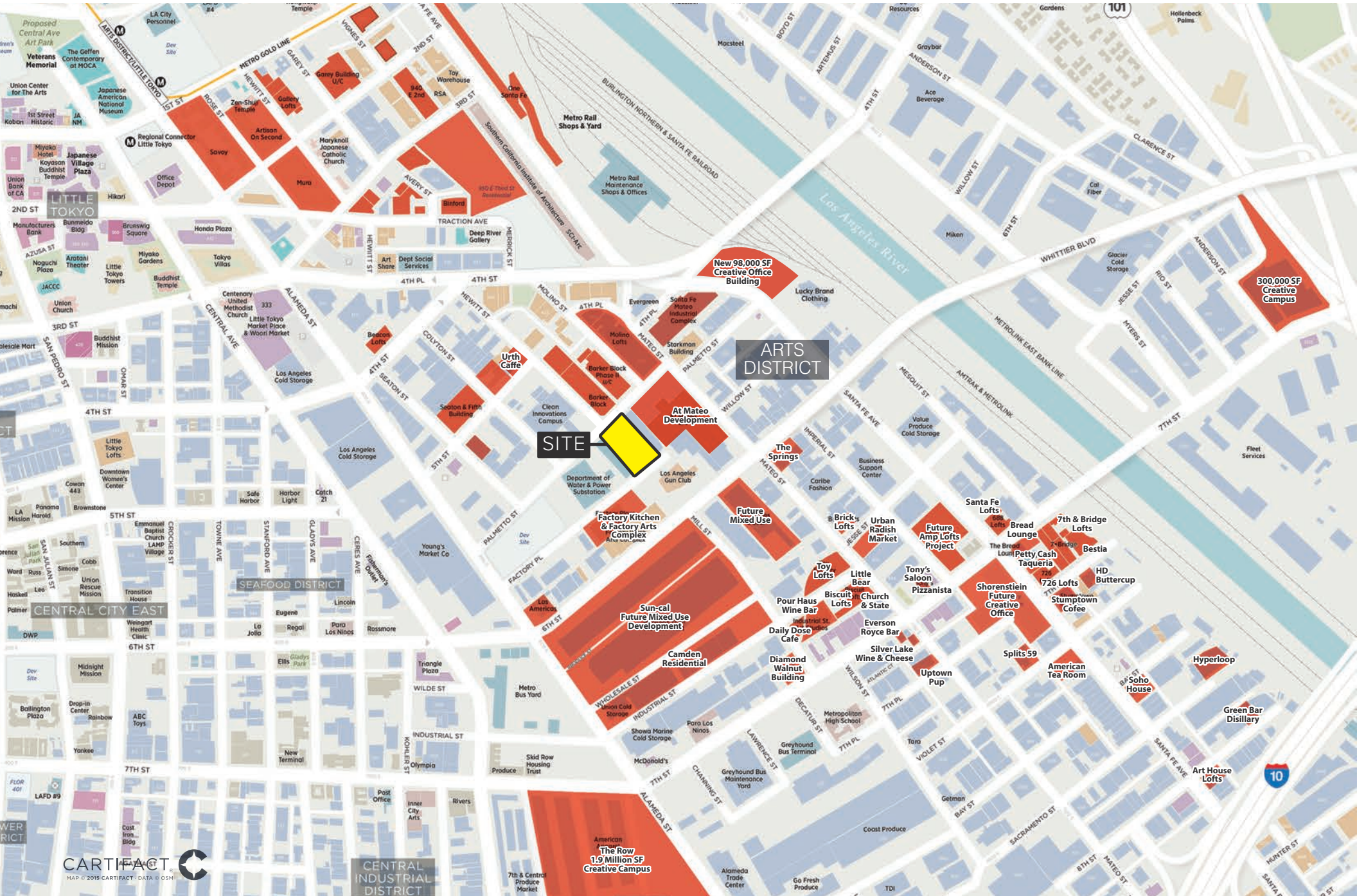
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**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT



1240 PALMETTO ST • LOS ANGELES

**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT

PHOTOS OF PROPERTIES ACROSS THE STREET ON PALMETTO AND MATEO ST



1240 PALMETTO ST • LOS ANGELES

**FOR LEASE** 60,000 SF SPACE AVAILABLE IN THE ARTS DISTRICT

ADJACENT PARKING STRUCTURE  
AT NEXT DOOR SITE: AT MATEO



The below renderings are for the At Mateo development next door to the subject property

# MATEO



# ARTS DISTRICT



**WURSTKÜCHE**  
800 E 3<sup>rd</sup> Street



**URTH CAFFÈ**  
451 S Hewitt Street



**THE ESCONDITE**  
410 Boyd Street



**VILLAINS TAVERN**  
1356 Palmetto Street



**BLUE BOTTLE COFFEE**  
582 Mateo Street



**ANGEL CITY BREWERY**  
216 S Alameda Street



**CHURCH & STATE**  
1850 Industrial State



**URBAN RADISH**  
661 Imperial Street



**DAILY DOSE**  
1820 Industrial Street



**BREAD LOUNGE**  
700 S Santa Fe Avenue



**STUMPTOWN COFFEE**  
806 S Santa Fe Avenue



**AMERICANO**  
923 E 3<sup>rd</sup> Street



**BESTIA**  
2121 E 7<sup>th</sup> Place



**THE FACTORY KITCHEN**  
1300 Factory Place



**LITTLE BEAR**  
1855 Industrial Street



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

**4/17/2017  
PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

1240 E PALMETTO ST  
1238 E PALMETTO ST  
1236 E PALMETTO ST  
1234 E PALMETTO ST  
1226 E PALMETTO ST

**ZIP CODES**

90013

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2017-432-CPU  
CPC-2014-5000-CA-GPA  
CPC-2014-2415-GPA-CA  
CPC-2008-3125-CA  
CPC-2007-3036-RIO  
CPC-2001-4642-CRA  
CPC-1997-423  
CPC-1995-352-CPU  
CPC-1986-607-GPC  
ORD-183145  
ORD-183144  
ORD-164855-SA2040  
ENV-2017-433-EIR  
ENV-2014-4000-MND  
ENV-2014-2416-MND  
ENV-2013-3392-CE  
ENV-2007-3037-ND  
ENV-1995-328-MND

**Address/Legal Information**

PIN Number 126A215 143  
Lot/Parcel Area (Calculated) 59,705.6 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID H5  
Assessor Parcel No. (APN) 5164002001  
Tract GUASTI TRACT  
Map Reference M B 187-44  
Block None  
Lot "UNNUMBERED LT"  
Arb (Lot Cut Reference) 1  
Map Sheet 126A215

**Jurisdictional Information**

Community Plan Area Central City North  
Area Planning Commission Central  
Neighborhood Council Historic Cultural  
Council District CD 14 - Jose Huizar  
Census Tract # 2060.31  
LADBS District Office Los Angeles Metro

**Planning and Zoning Information**

Special Notes None  
Zoning M3-1-RIO  
Zoning Information (ZI) ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE  
ZI-2358 River Improvement Overlay District  
ZI-2317 Central Industrial Redevelopment Project  
ZI-2452 Transit Priority Area in the City of Los Angeles  
Heavy Manufacturing  
General Plan Land Use Yes  
General Plan Footnote(s) No  
Hillside Area (Zoning Code) No  
Specific Plan Area 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  
District 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 None  
Ellis Act Property No

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

Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	Central Industrial Redevelopment Project
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

**Assessor Information**

Assessor Parcel No. (APN)	5164002001
APN Area (Co. Public Works)*	1.452 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,512,198
Assessed Improvement Val.	\$2,815,647
Last Owner Change	05/21/2004
Last Sale Amount	\$0
Tax Rate Area	15117
Deed Ref No. (City Clerk)	899103
	656685
	54
	153069
	1360537
	1273735-6

**Building 1**

Year Built	1926
Building Class	C55A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,385.0 (sq ft)

**Building 2**

Year Built	1953
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,452.0 (sq ft)

**Building 3**

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
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 Zone
High Wind Velocity Areas	No
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)	1.49236176

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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
<b>Economic Development Areas</b>	
Business Improvement District	ARTS DISTRICT
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
<b>Public Safety</b>	
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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**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
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-5000-CA-GPA
Required Action(s):	CA-CODE AMENDMENT GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	CPC-2014-2415-GPA-CA
Required Action(s):	CA-CODE AMENDMENT GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2001-4642-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-1997-423
Required Action(s):	Data Not Available
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED DOWNTOWN RIVERFRONT INDUSTRIAL PROJECT IN COOPERATION WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES.
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-4000-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	ENV-2014-2416-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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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-2007-3037-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.

Case Number: ENV-1995-328-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)

**DATA NOT AVAILABLE**

ORD-183145

ORD-183144

ORD-164855-SA2040

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