

FOR SALE 1242
PALMETTO
ST

E 6TH ST
LOS ANGELES, CA 90013

ARTS DISTRICT

±21,331 SF
BUILDING

USER / INVESTOR
OPPORTUNITY

FACTORY ARTS
COMPLEX

AT MATEO
RETAIL/OFFICE COMPLEX
AND 540 CAR PARKING STRUCTURE

SUBJECT PROPERTY

BARKER
LOFTS

MOLINO
LOFTS

PALMETTO ST

MATEO ST

STOP



1242 PALMETTO STREET

LOS ANGELES, CA 90013

PROPERTY HIGHLIGHTS

- Sandblasted Brick with Bow Truss ceilings
- Heart Of The Arts District - Near Urth Caffè, Blue Bottle Coffee, Zinc Cafe, Factory Kitchen
- Adjacent to ±130,000 SF Retail/Office Development: At Mateo www.atmateo.com
- Directly Across From Barker Lofts and Factory Lofts Arts Complex
- Potential for Multiple Uses: Retail, Showroom, Creative Office, Gallery, Flex, Technology, Filming, Design (Buyer Must Verify Use with City)
- Two Street Frontage on Factory PL. and Palmetto St
- State Enterprise Zone (Buyer Must Verify)
- Shown By Appointment Only

PROPERTY INFORMATION

- Zone LAM3-1-RIO (Buyer Must Verify)
- Council District 14- Jose Huizar
- Building Size: ±21,331 SF
- Land Size: ±23,210 SF
- Power: 400 Amps/120-240 Volts/1 Phase 3 wire
- APN: 5164-002-011

PRICING SUMMARY

SALE PRICE

Unpriced - Submit Offer

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 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, 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-Commercial Real Estate Services, Inc. - City of Industry 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 lease execution or waiver of buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

FOR MORE INFORMATION, PLEASE CONTACT US

MIKE D. SMITH

Principal | LIC ID 00978736

323.767.2109

m-smith@lee-associates.com



LEE & ASSOCIATES® - COMMERCE, INC.
CORP ID 0125429

500 Citadel Dr, Ste 140, Los Angeles, CA 90040

P. 323.767.2041 | F. 323.767.2051 | LEE-ASSOCIATES.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. Tenants/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

TEAMLACOMMERCIAL.COM



1242 PALMETTO ST • LOS ANGELES

±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PROPERTY AERIAL



1242 PALMETTO ST • LOS ANGELES
±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PROPERTY AERIAL



ARTS DISTRICT

DOWNTOWN LOS ANGELES

S ALAMEDA ST

SEATON ST

PALMETTO ST

COLYTON ST

E 5TH ST

SUBJECT PROPERTY

BARKER LOFTS

AT MATEO

MATEO

MOLINO ST

MOLINO LOFTS

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PROPERTY AERIAL



1242 PALMETTO ST • LOS ANGELES

±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PROPERTY AERIAL



AT MATEO
RETAIL/OFFICE
UNDER CONSTRUCTION

1242 PALMETTO ST

1399 FACTORY PLACE



1242 PALMETTO ST • LOS ANGELES

±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

FACTORY PLACE FRONTAGE PHOTO



1242 PALMETTO ST • LOS ANGELES

±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PROPERTY PHOTOS



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±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PROPERTY PHOTOS



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±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PROPERTY PHOTOS

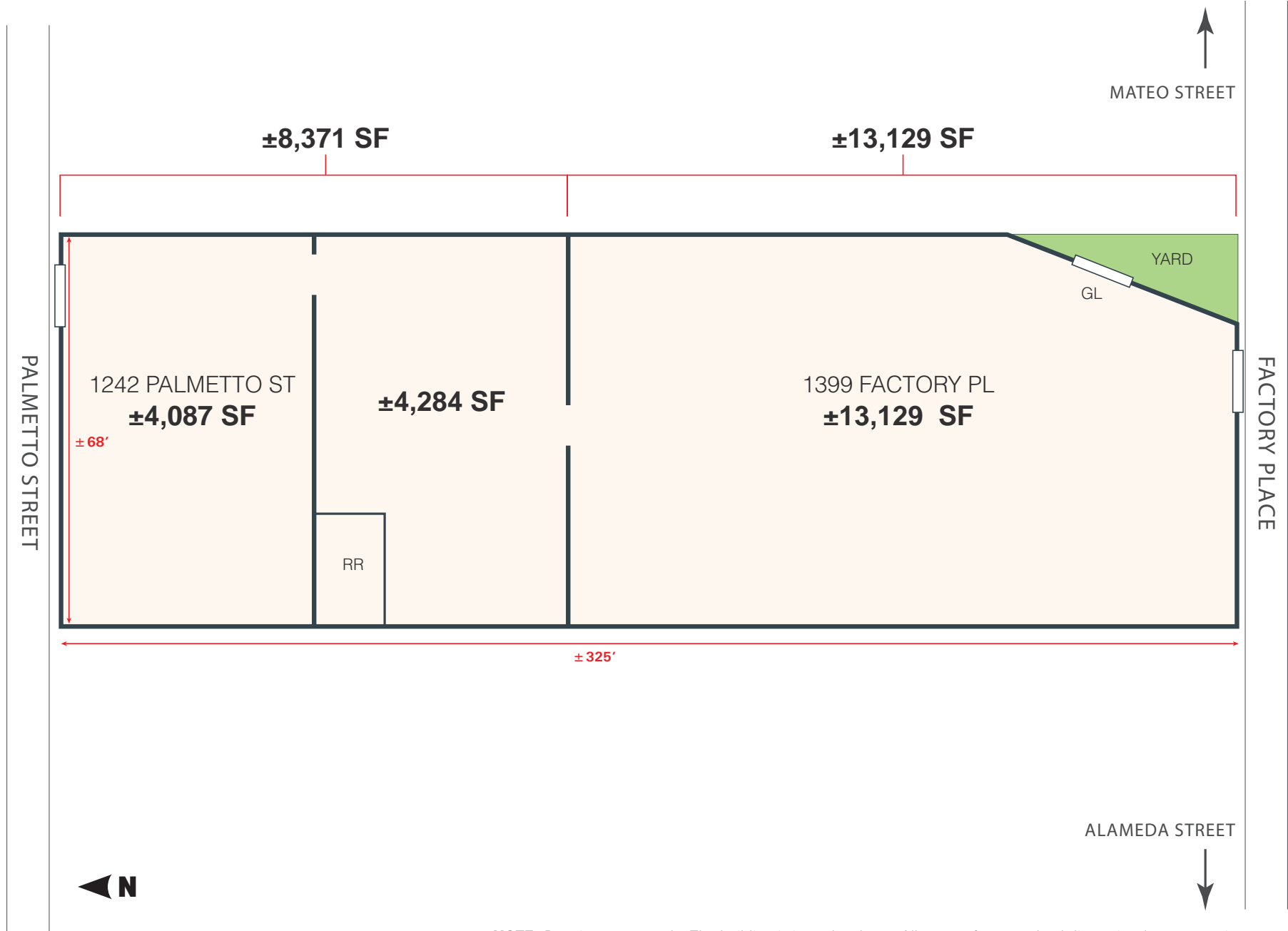


1242 PALMETTO ST • LOS ANGELES

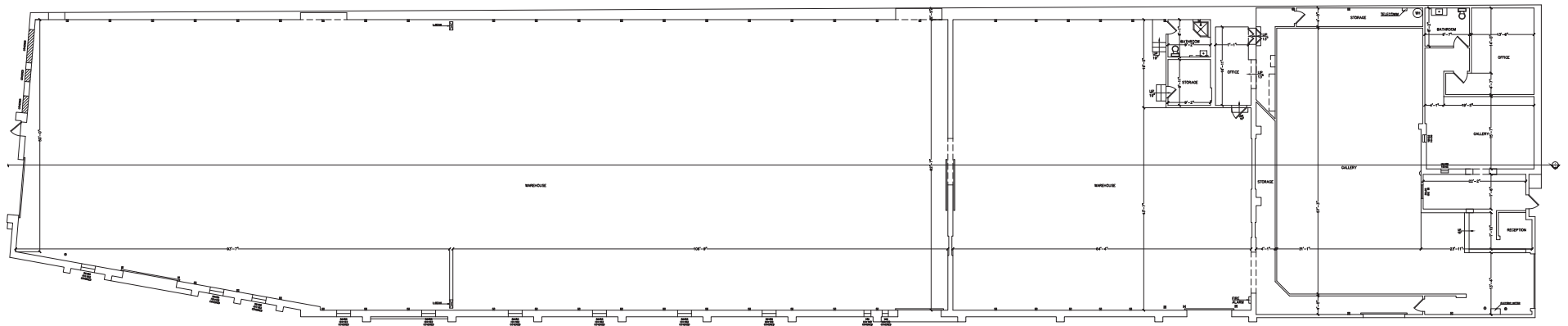
±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PROPERTY PHOTOS



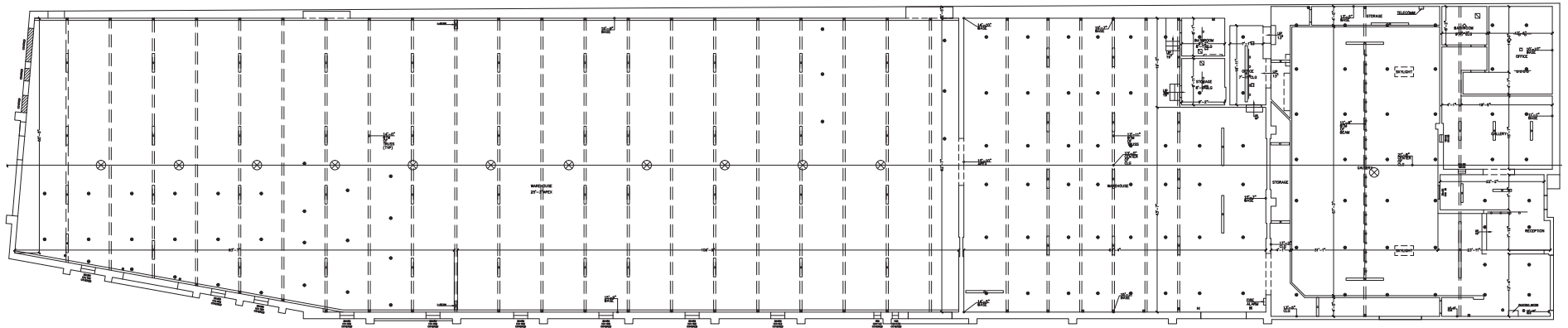


NOTE: Drawing not to scale. The building is irregular shape. All square footages (and dimensions) are approximate and must be verified by Tenant/Buyer via survey. Owner or Broker make no representations regarding the exact building size.

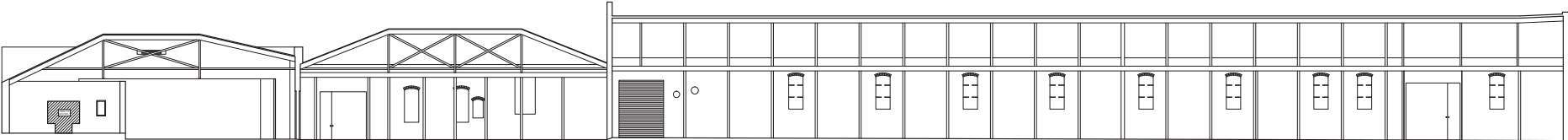


LEGEND
--- CENTER
--- WALL CENTER
--- FLOOR/CEILING CENTER
--- CLG - CEILING HEIGHT

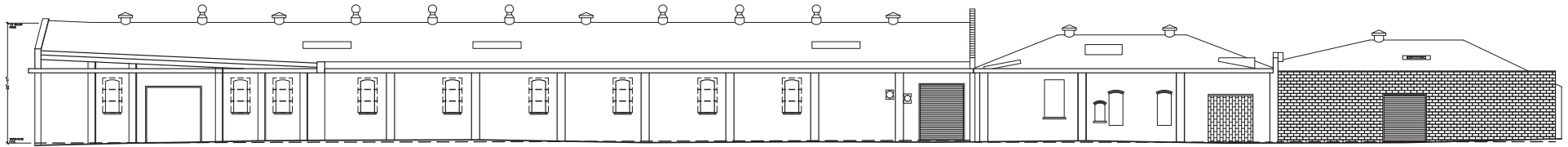
OFFICE AREA:	4,311 SF
SMALL WAREHOUSE:	4,178 SF
LARGE WAREHOUSE:	12,842 SF
EXTERIOR GROSS AREA:	21,331 SF



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|--|--|
| <ul style="list-style-type: none"> ◇ = THERMOSTAT ◇ = VOLUME CONTROLS ◇ = ALARM CONTROLS ⊙ = ELECTRICAL OUTLET ⊙ = CABLE JACK ⊙ = CEILING FAN ⊙ = WALL MOUNTED FIXTURE ⊙ = CEILING-MOUNTED FIXTURE ⊙ = RECESSED FIXTURE ⊙ = EXHAUST FAN ⊙ = FLUORESCENT LIGHT | <ul style="list-style-type: none"> ⊙ = SPEAKER -K = KEY PAD ⊙ = ELECTRICAL PANEL ⊙ = SWITCH ⊙ = CO2 DETECTOR ⊙ = SMOKE DETECTOR ⊙ = MOTION SENSOR ⊙ = CEILING MOUNTED ELECTRICAL OUTLET ⊙ = TELEPHONE JACK ⊙ = HANGING FIXTURE ⊙ = LIGHT - EXTERIOR |
|--|--|



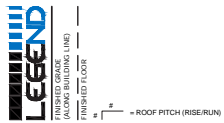
SECTION



EAST

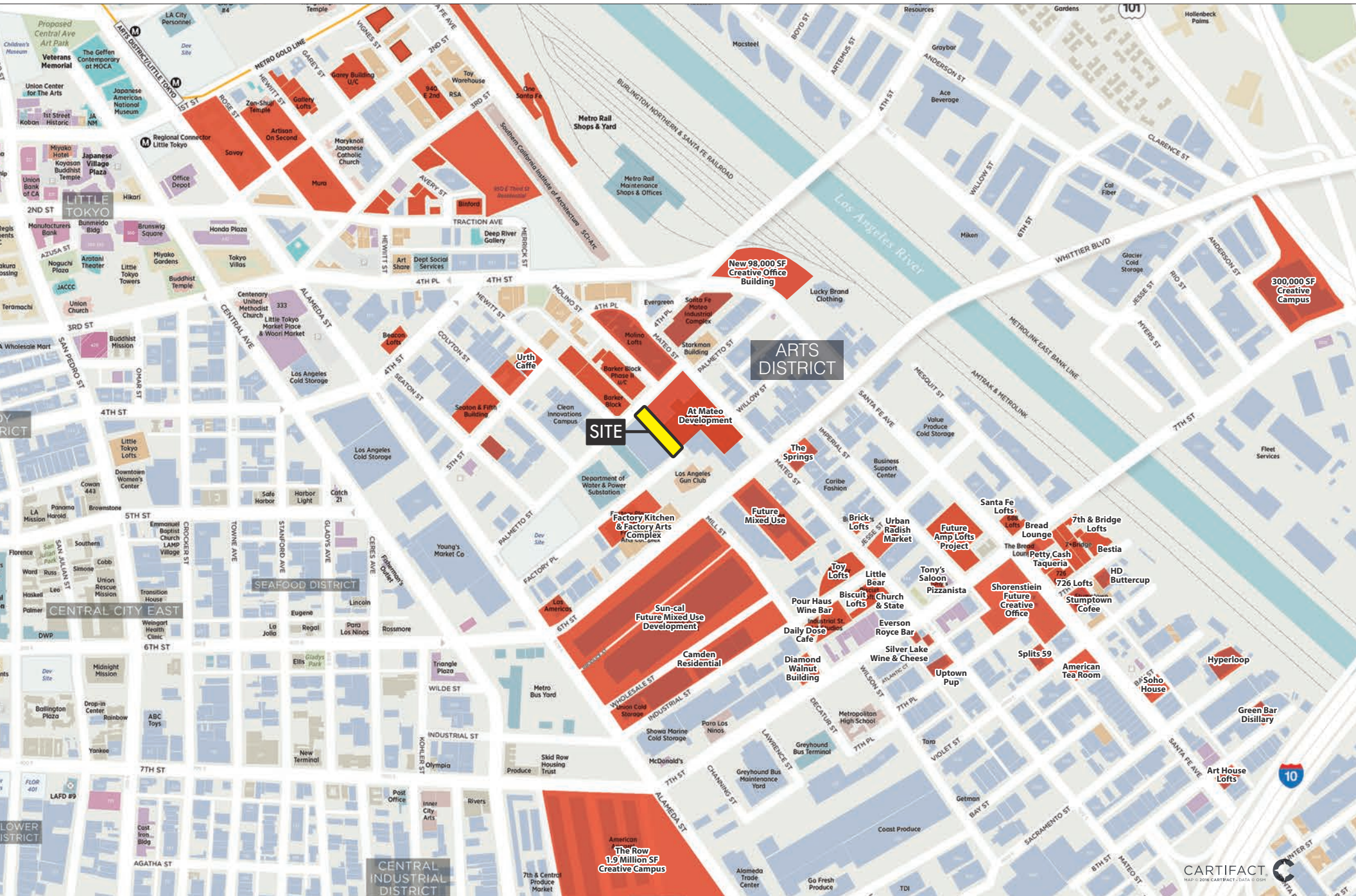


SOUTH





±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE



1242 PALMETTO ST • LOS ANGELES
±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

PHOTOS OF PROPERTIES ACROSS THE STREET
ON PALMETTO AND MATEO ST



1242 PALMETTO ST • LOS ANGELES

±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

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



1242 PALMETTO ST • LOS ANGELES

±21,331 SF BUILDING IN THE ARTS DISTRICT FOR SALE

AREA DEVELOPMENTS
6AM PROJECT BY SUNCAL



1242 PALMETTO ST &
1399 FACTORY PLACE

THE ARTS DISTRICT



WURSTKÜCHE
800 E 3rd St



URTH CAFFÈ
451 S Hewitt St



THE ESCONDITE
410 Boyd St



VILLAINS TAVERN
1356 Palmetto St



BLUE BOTTLE COFFEE
582 Mateo St



ANGEL CITY BREWERY
216 S Alameda St



CHURCH & STATE
1850 Industrial St



URBAN RADISH
661 Imperial St



DAILY DOSE
1820 Industrial St



BREAD LOUNGE
700 S Santa Fe Ave



STUMPTOWN COFFEE
806 S Santa Fe Ave



AMERICANO
923 E 3rd St



BESTIA
2121 E 7th Pl



THE FACTORY KITCHEN
1300 Factory Pl



LITTLE BEAR
1855 Industrial St





City of Los Angeles
Department of City Planning

6/13/2016
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1242 E PALMETTO ST

ZIP CODES

90013

RECENT ACTIVITY

None

CASE NUMBERS

- 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-2013-3392-CE
- ENV-2007-3037-ND
- ENV-1995-328-MND
- AFF-36380
- PRIOR-07/29/1962

Address/Legal Information

PIN Number	126A215 137
Lot/Parcel Area (Calculated)	21,610.1 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID H5
Assessor Parcel No. (APN)	5164002011
Tract	GUASTI TRACT
Map Reference	M B 187-44
Block	None
Lot	"UNNUMBERED LT"
Arb (Lot Cut Reference)	2
Map Sheet	126A215 126A217

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-2358 River Improvement Overlay District ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE ZI-2317 Central Industrial Redevelopment Project
General Plan Land Use	Heavy Manufacturing
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	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
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No

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

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)	5164002011
APN Area (Co. Public Works)*	0.000 (ac)
Use Code	3100 - Light Manufacturing(Machine Shops/ Printing)
Assessed Land Val.	\$1,760,408
Assessed Improvement Val.	\$1,346,195
Last Owner Change	02/03/14
Last Sale Amount	\$1,700,017
Tax Rate Area	5117
Deed Ref No. (City Clerk)	783958
	570522
	5-391
	473
	3-583-87
	3-583
	116290

Building 1	
Year Built	1890
Building Class	C5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	22,265.0 (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
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)	1.52954736
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse

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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	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

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	159
Fire Information	
Bureau	Central
Batallion	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-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 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-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-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
 AFF-36380
 PRIOR-07/29/1962

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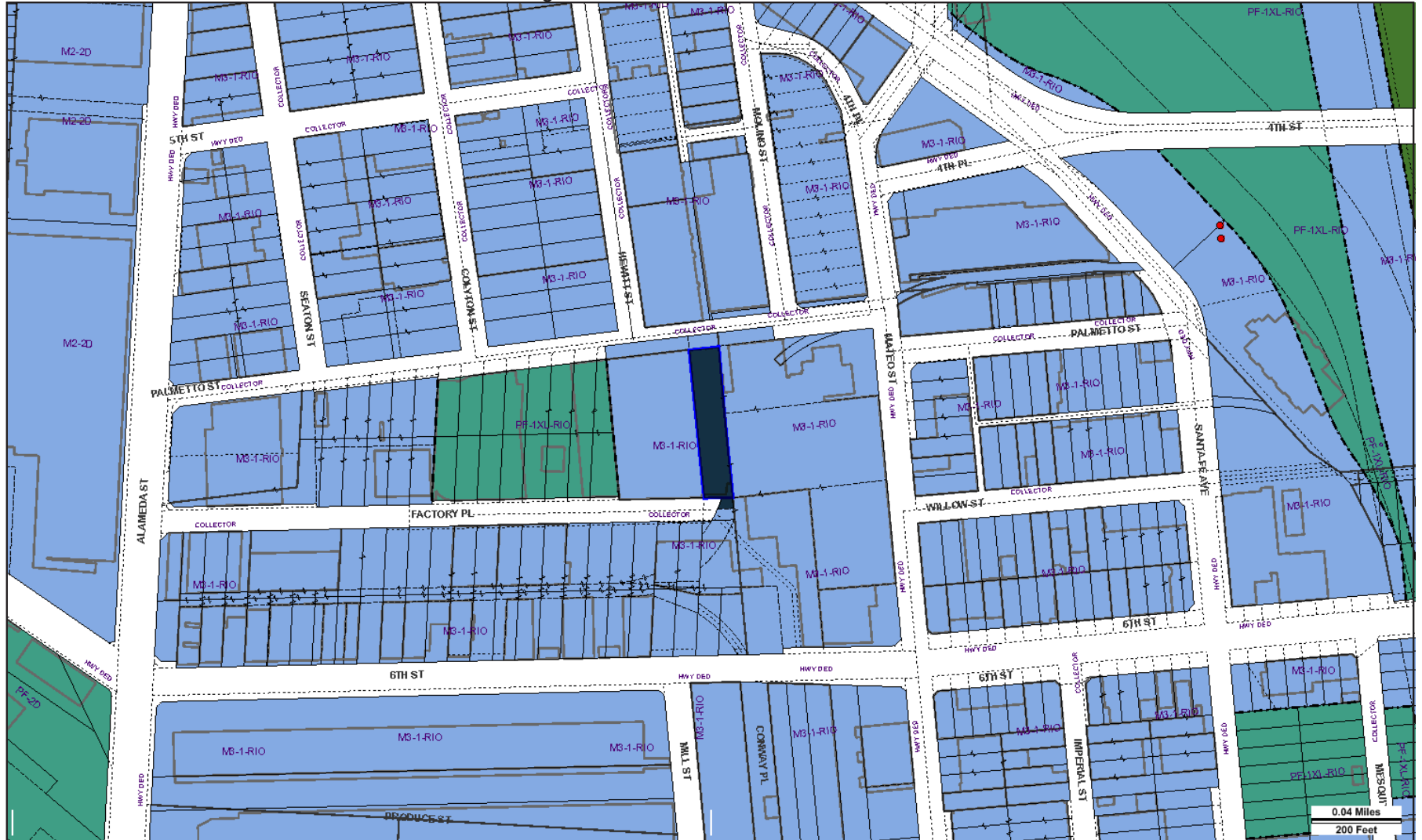
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ZIMAS PUBLIC

Generalized Zoning

06/13/2016

City of Los Angeles
Department of City Planning



Address: 1242 E PALMETTO ST
APN: 5164002011
PIN #: 126A215 137

Tract: GUASTI TRACT
Block: None
Lot: "UNNUMBERED LT"
Arb: 2

Zoning: M3-1-RIO
General Plan: Heavy Manufacturing



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STREET
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