

FOR LEASE

1065

S MAIN ST

LOS ANGELES • CA 90015



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

±11,200 SQ. FT. COMMERCIAL BUILDING

FOR LEASE

1065

S MAIN ST

LOS ANGELES • CA 90015

PRICING SUMMARY:

LEASE RATE ► \$1.50 PSF/MO MG

PROPERTY HIGHLIGHTS

- NWC OF S. MAIN ST. & W. 11TH ST.
- ADJACENT TO HOXTON HOTEL + BROADWAY PLACE APARTMENTS
- 1/2 BLOCK TO HERALD EXAMINER / ASU BUILDING
- POTENTIAL FOR MANY COMMERCIAL USES
- CURRENTLY DIVIDED INTO SMALL RETAIL UNITS, CAN BE COMBINED FOR LARGER SPACES

PROPERTY FEATURES

PROPERTY SF	±11,200 SF
LAND SF	±11,200 SF
CLEARANCE	12'
LOADING	1 Ground Level
POWER*	400 Amps (Tenant to verify)
ZONING	HM2-CHC1-5
YEAR BUILT	1917
APN	5139-014-004

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, sprinkler capacity, 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, Sprinkler/Racking Consultant, 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 waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

JIM HALFERTY

Principal | LIC NO 01212024

323.767.2113

jhalferty@lee-associates.com

ARMEN KAZARYAN MRED

Principal | LIC NO 01291719

323.767.2041

akazaryan@lee-associates.com

JAKE POTTER

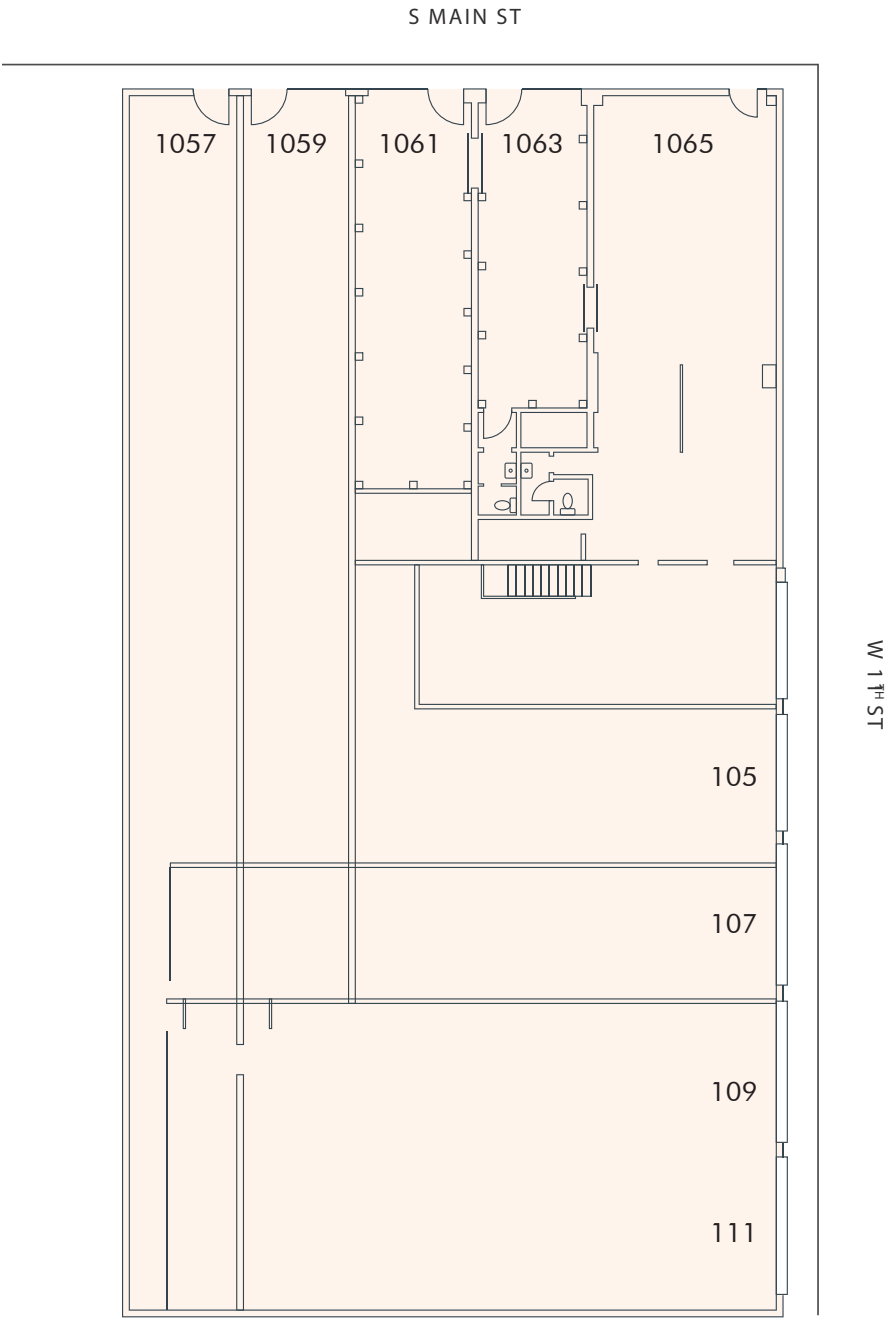
LIC NO 02225727

323.767.2058

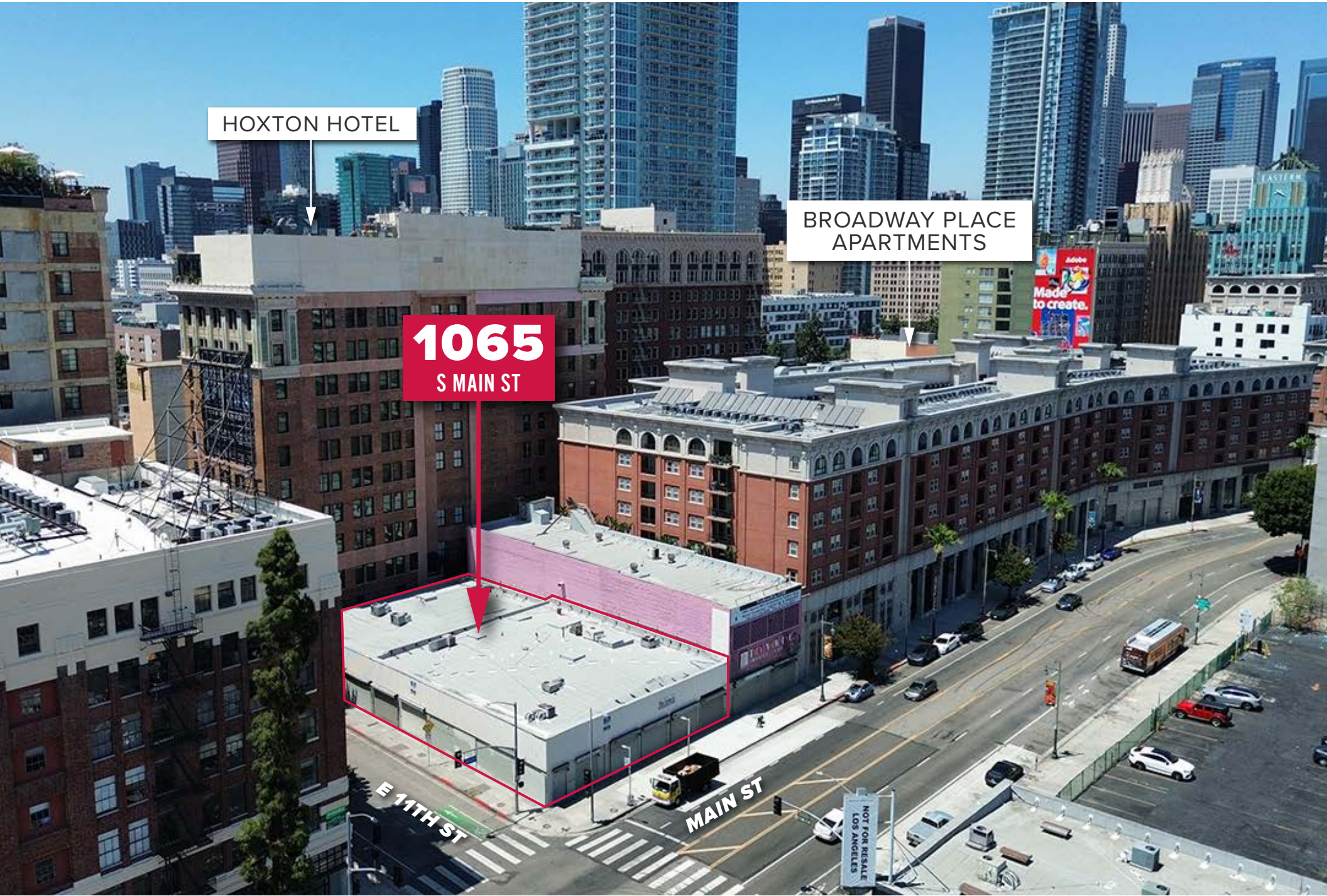
jpotter@lee-associates.com



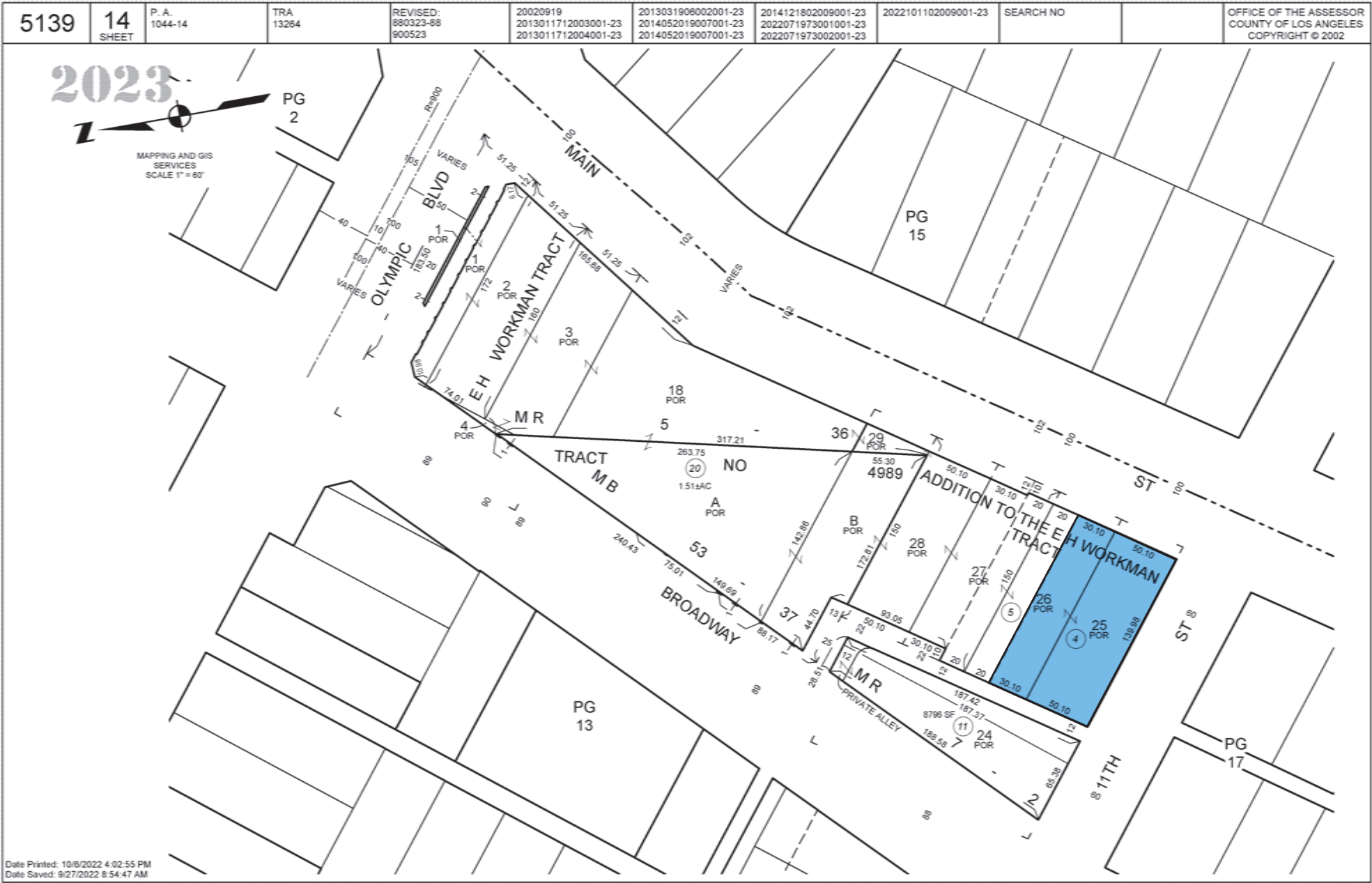
SITE PLAN



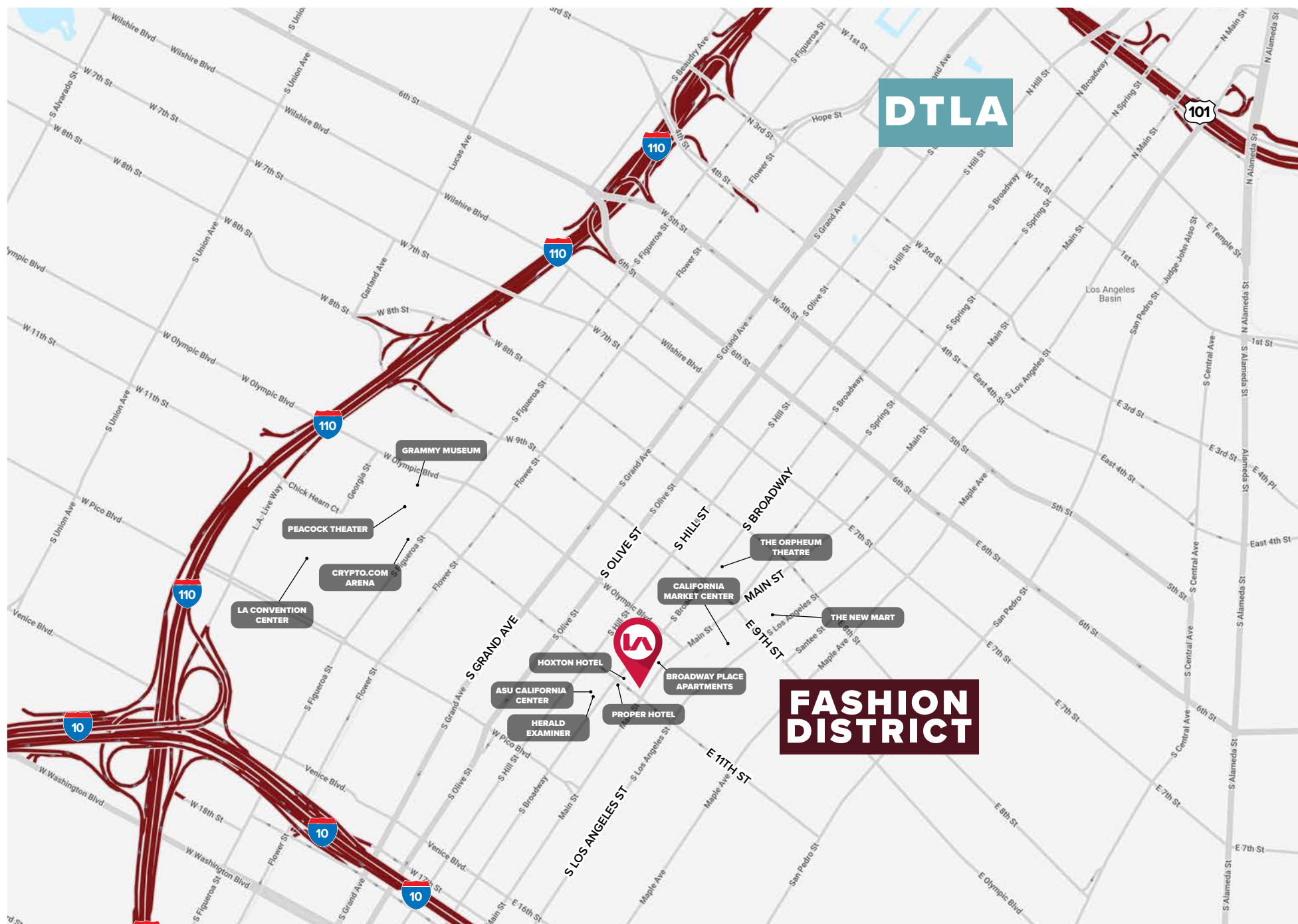
NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by Buyer.

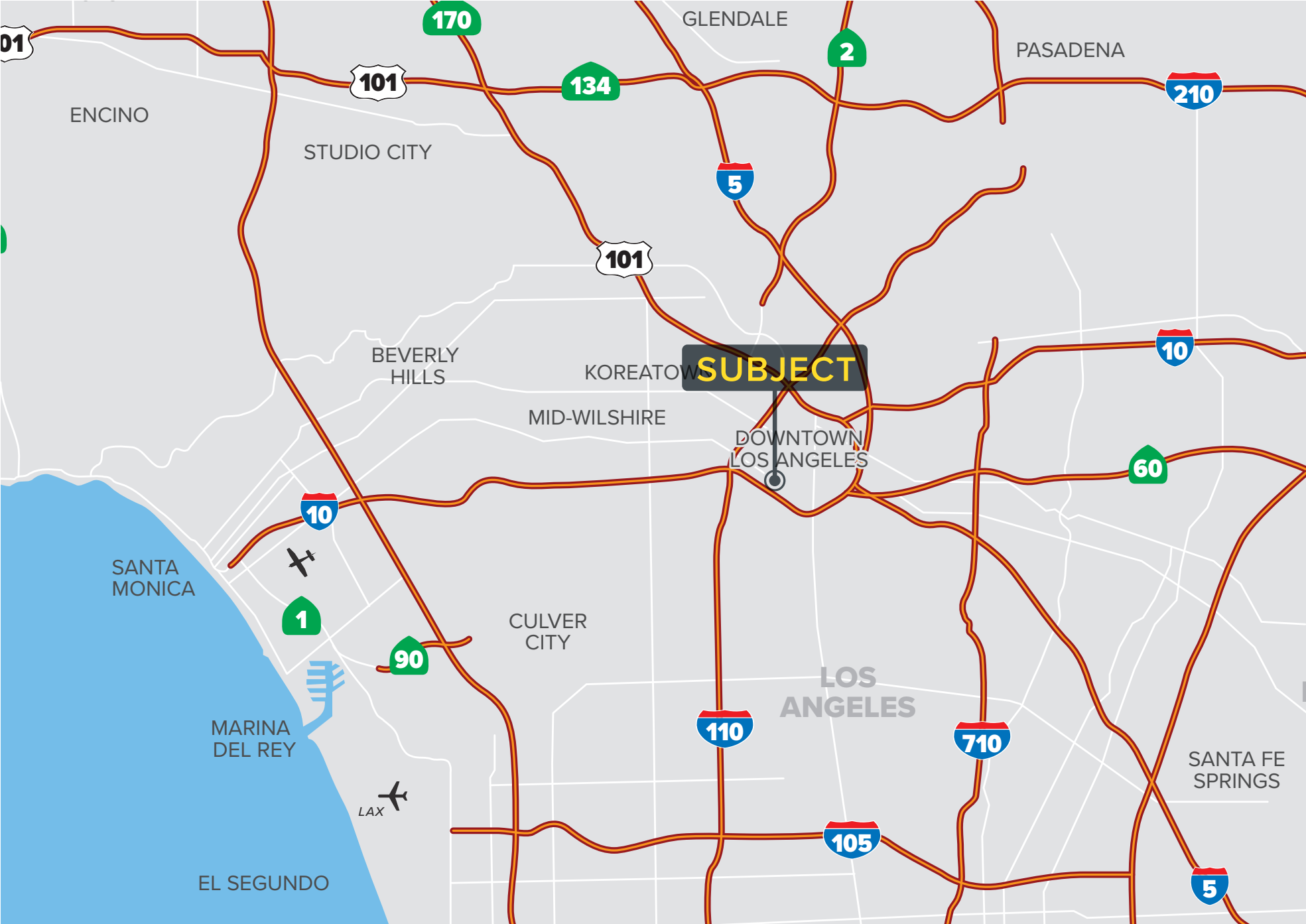














City of Los Angeles
Department of City Planning

6/18/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1057 S MAIN ST
1059 S MAIN ST

ZIP CODES

90015

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2024-150-GPA-CA
CPC-2023-5986-CA
CPC-2018-6005-CA
CPC-2017-432-CPU
CPC-2017-2107-MSC
CPC-2014-2711-CDO-SN-ZC
CPC-2014-1582-CA
CPC-2013-3169
CPC-2010-213-CA
CPC-2008-4504-MSC
CPC-2008-4503-CA
CPC-2008-4502-GPA
CPC-2008-2648-CPU
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-2002-1128-CA
CPC-2001-4640-CRA
CPC-19XX-17168
CPC-1986-606-GPC
ORD-188792
ORD-188474-SA1410-A
ORD-188425
ORD-188418
ORD-187822-SA1410-A
ORD-184056
ORD-175038
ORD-164307-SA2665
ORD-137036
ORD-135901
ORD-129944
ORD-128690
ENV-2020-6762-EIR
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-433-EIR

Address/Legal Information		
PIN Number	126A209	154
Lot/Parcel Area (Calculated)	4,144.9	(sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E5	
Assessor Parcel No. (APN)	5139014004	
Tract	ADDITION TO THE E. H. WORKMAN TRACT	
Map Reference	M R 7-2	
Block	None	
Lot	FR 26	
Arb (Lot Cut Reference)	1	
Map Sheet	126A209	
Jurisdictional Information		
Community Plan Area	Downtown	
Area Planning Commission	Central APC	
Neighborhood Council	DOWNTOWN LOS ANGELES	
Council District	CD 14 - Ysabel Jurado	
Census Tract #	2079.02000000	
LADBS District Office	Los Angeles Metro	
Permitting and Zoning Compliance Information		
Administrative Review	None	
Planning and Zoning Information		
Special Notes	None	
Zoning	[HM2-CHC1-5][CX4-FA][CPIO-SN-O]	
Site Specific Condition	No	
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles	
	ZI-2524 Community Plan Implementation Overlay: Downtown	
	ZI-2536 Environmental Protection Measures for Residential Projects with Five or More Units (Oil Wells)	
	ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval, and Minimum Density	
	ZI-2535 Prior Housing Element Sites - Ministerial Approval	
	ZI-2512 Housing Element Sites	
	ZI-2374 State Enterprise Zone: Los Angeles	
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)	
	ZI-2450 Downtown Streetcar	
	Traditional Core	
General Plan Land Use	None	
General Plan Note(s)	None	
Minimum Density Requirement	Yes (Rezoning Site)	
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	

ENV-2017-2108-CE
ENV-2014-2712-MND
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2011-1487-EIR
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-1131-ND
ENV-2002-1130-ND

CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Downtown
Subarea	Subarea A Subarea D
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
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	Yes
Alcohol Permission Set	Restaurant & Bar Nightlife Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Historic Broadway
AB 2334: Very Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Downtown
Residential Market Area	Medium / High
Commercial Market Area	Medium
Inclusionary Housing	Yes
Inclusionary Set	IR-A
Local Affordable Housing Incentive	Downtown - CPIO
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
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	Moderate
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	Yes
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	Yes
Assessor Information	
Assessor Parcel No. (APN)	5139014004
APN Area (Co. Public Works)*	0.257 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$756,446
Assessed Improvement Val.	\$934,238
Last Owner Change	03/07/2016
Last Sale Amount	\$1,180,000
Tax Rate Area	13264

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.

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.

Deed Ref No. (City Clerk)	816438
	775743
	515
	245263
	2016672
	1208985
Building 1	
Year Built	1917
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	11,200.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 5139014004]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	500 Yr
Watercourse	No
Streams	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	Yes
Universal Planning Review Service Applicability	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.14564868
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	FASHION DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5139014004]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.15
	Rezoning Sites 23
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	185
Fire Information	
Bureau	Central
Battallion	1
District / Fire Station	10
Red Flag Restricted Parking	No

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.

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.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2024-150-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Description(s):	General Plan Amendment
Case Number:	CPC-2023-5986-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	Adaptive Reuse Ordinance
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Description(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT SN-SIGN DISTRICT ZC-ZONE CHANGE
Project Description(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2014-1582-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4504-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Description(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4503-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Description(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-2648-CPU

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.

[zimas.lacity.org](#) | [planning.lacity.gov](#)

Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(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 Description(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 Description(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	
Case Number:	CPC-2001-4640-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	
Case Number:	CPC-19XX-17168
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ORD-188474-SA1410-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Description(s):	Data Not Available
Case Number:	ORD-187822-SA1410-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Description(s):	Data Not Available
Case Number:	ENV-2020-6762-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	GENERAL PLAN AMENDMENTS.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2014-2712-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION

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.

[zimas.lacity.org](#) | [planning.lacity.gov](#)

Project Description(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(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-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2011-1487-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	PROPOSED FASHION DISTRICT SPECIFIC PLAN
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(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 Description(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 Description(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	

DATA NOT AVAILABLE

- ORD-188792
- ORD-188425
- ORD-188418
- ORD-184056
- ORD-175038
- ORD-164307-SA2665
- ORD-137036
- ORD-135901
- ORD-129944
- ORD-128690

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.

ZIMAS PUBLIC

Generalized Zoning

06/18/2026

City of Los Angeles
Department of City Planning



Address: 1057 S MAIN ST

APN: 5139014004
PIN #: 126A209 154

Tract: ADDITION TO THE E. H.
WORKMAN TRACT
Block: None
Lot: FR 26
Arb: 1

Zoning: [HM2-CHC1-5][CX4-FA][CPIO-SN-O]
General Plan: Traditional Core



FOR LEASE

1065

S MAIN ST

LOS ANGELES • CA 90015

FOR MORE INFORMATION PLEASE CONTACT:

JIM HALFERTY

Principal | LIC NO 01212024

323.767.2113

jhalferty@lee-associates.com

ARMEN KAZARYAN MRED

Principal | LIC NO 01291719

323.767.2041

akazaryan@lee-associates.com

JAKE POTTER

LIC NO 02225727

323.767.2058

jpotter@lee-associates.com