

FOR LEASE

1238-1240 PALMETTO ST

E 6TH ST
LOS ANGELES, CA 90013

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FACTORY ARTS
COMPLEX

SUBJECT PROPERTY

FACTORY PL

AT MATEO
RETAIL/OFFICE
COMPLEX
AND 540 CAR
PARKING STRUCTURE

BARKER
LOFTS

PALMETTO ST

±20,000 SQ. FT.

LOCATED IN THE DOWNTOWN
WHOLESALE DISTRICT

Major Price Reduction

New Rate: ~~\$0.99~~ **\$0.90** PSF/Mo Gross

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PROPERTY HIGHLIGHTS

- 26' Ceiling
- One of a Kind Creative 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
- State Enterprise Zone (Tenant Must Verify)
- Potential for Showroom, Creative Office, Gallery, Flex, Filming, Production Studio (Tenant Must Verify with City)
- Located in the Downtown Wholesale District

PROPERTY DETAILS

- ±20,000 SF High Clear Building
- Zone: M3-1-Rio
- Council District: Ysabel Jurado

PRICING SUMMARY

- Lease Rate: ~~\$0.99 PSF/Mo Gross~~ **\$0.90 PSF/Mo Gross**
- Shown by Appointment Only
- Long Term Lease will be Considered

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 execution of the Lease Agreement. Broker also advises Tenant to have their Attorney review the Lease Agreement and to obtain any required use permits and business licenses prior to Lease Execution.

PETER D. BACCI

SIOR Executive VP, Principal LIC ID 00946253

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Principal LIC ID 01212024

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jhalferty@lee-associates.com



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CORP ID 01125429
5675 Telegraph Rd, Ste 300
Los Angeles, CA 90040

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 should consult with their independent advisors to determine if the property is suitable for their needs.

LEE-ASSOCIATES.COM

FOR
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1238-1240 PALMETTO ST | LOS ANGELES
±20,000 SF BUILDING IN THE ARTS DISTRICT

PROPERTY AERIAL



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PROPERTY AERIAL



SUBJECT PROPERTY



PROPERTY
PHOTO

1238-1240 PALMETTO ST | LOS ANGELES



PROPERTY PHOTO

1238-1240 PALMETTO ST | LOS ANGELES



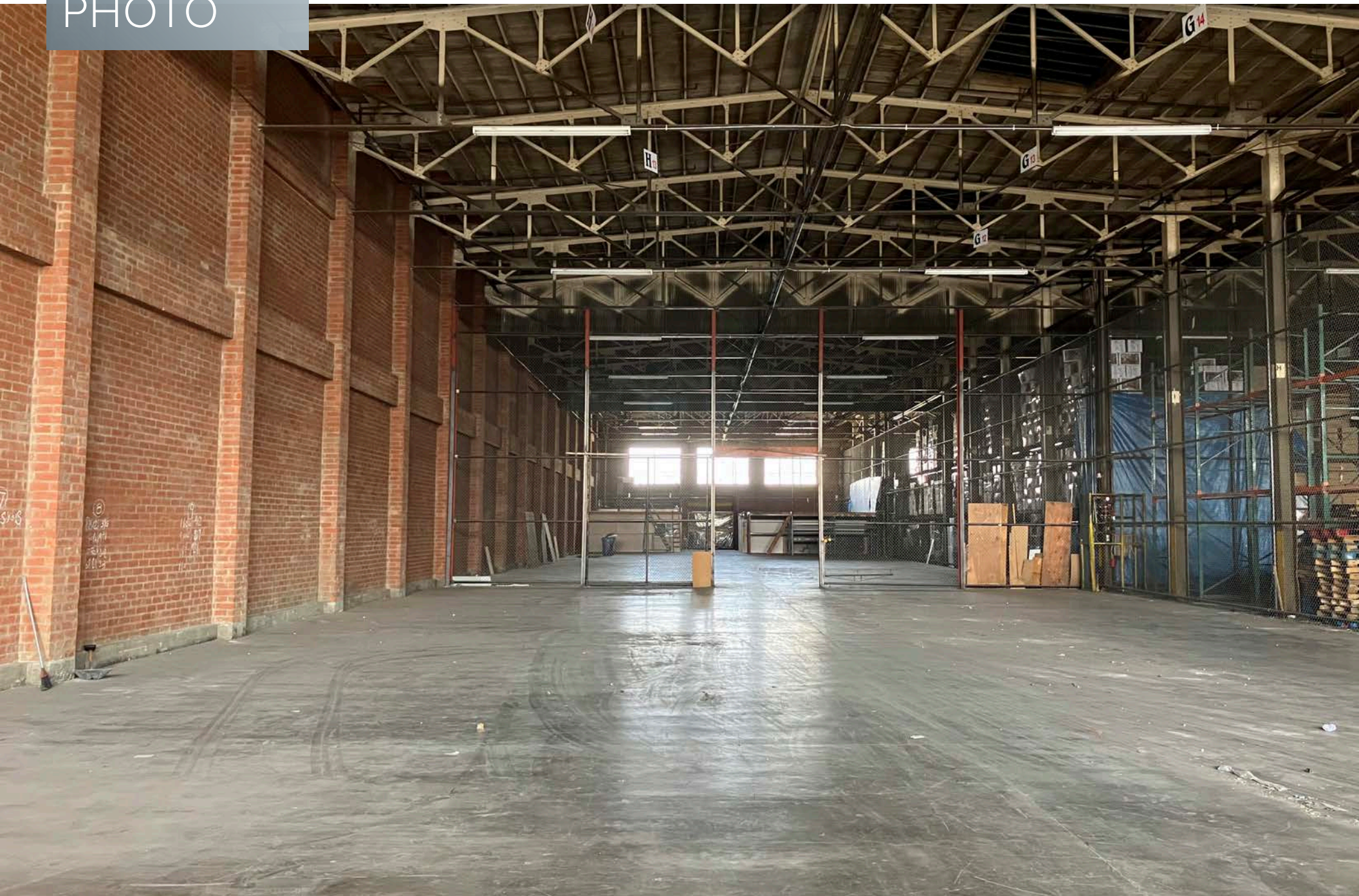
PROPERTY PHOTO

1238-1240 PALMETTO ST | LOS ANGELES



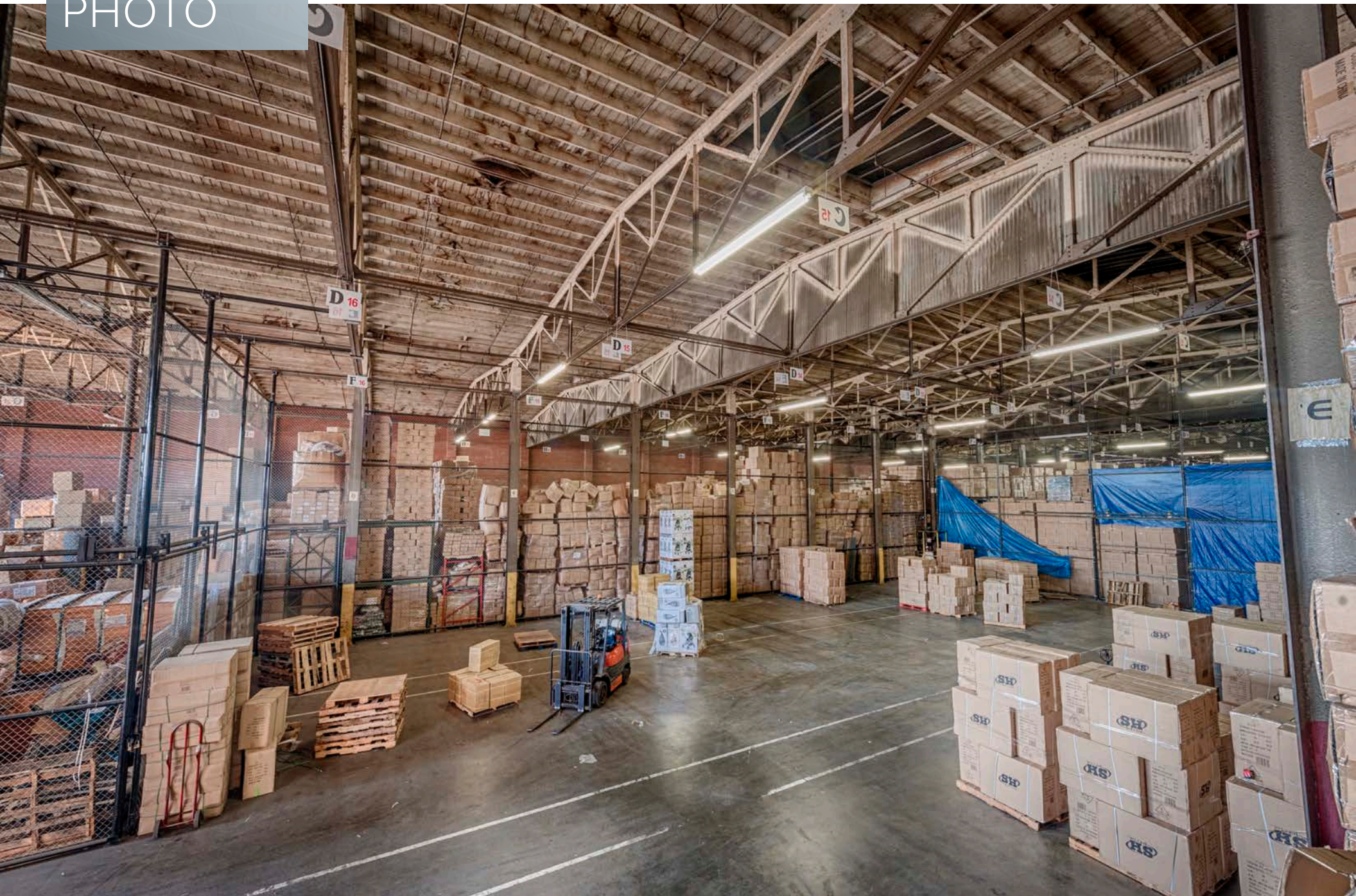
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1238-1240 PALMETTO ST | LOS ANGELES



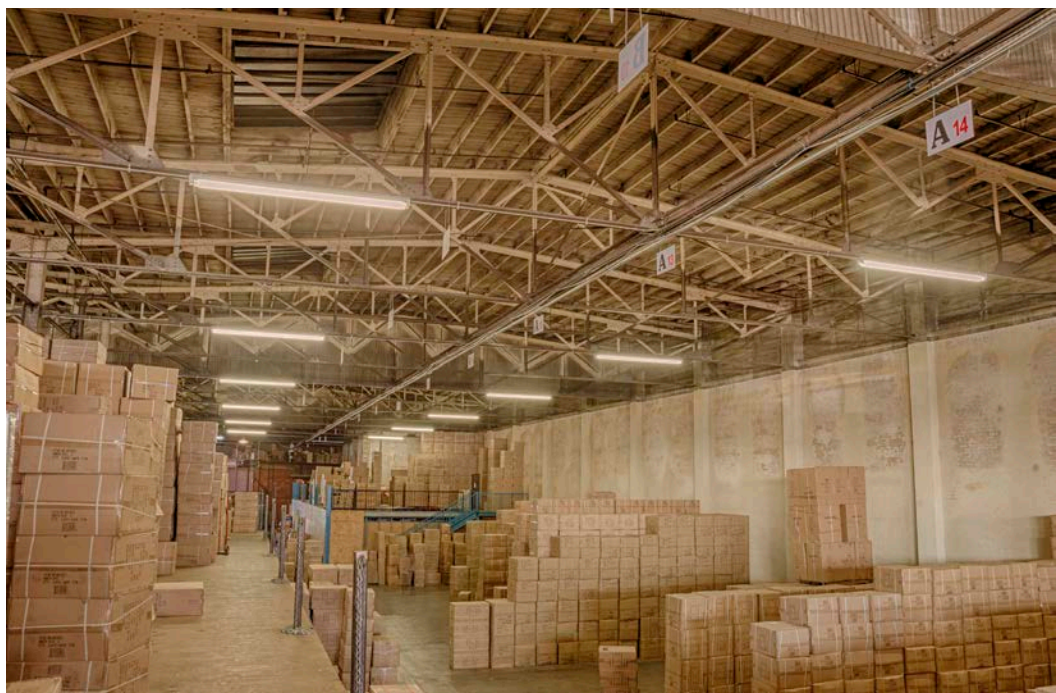
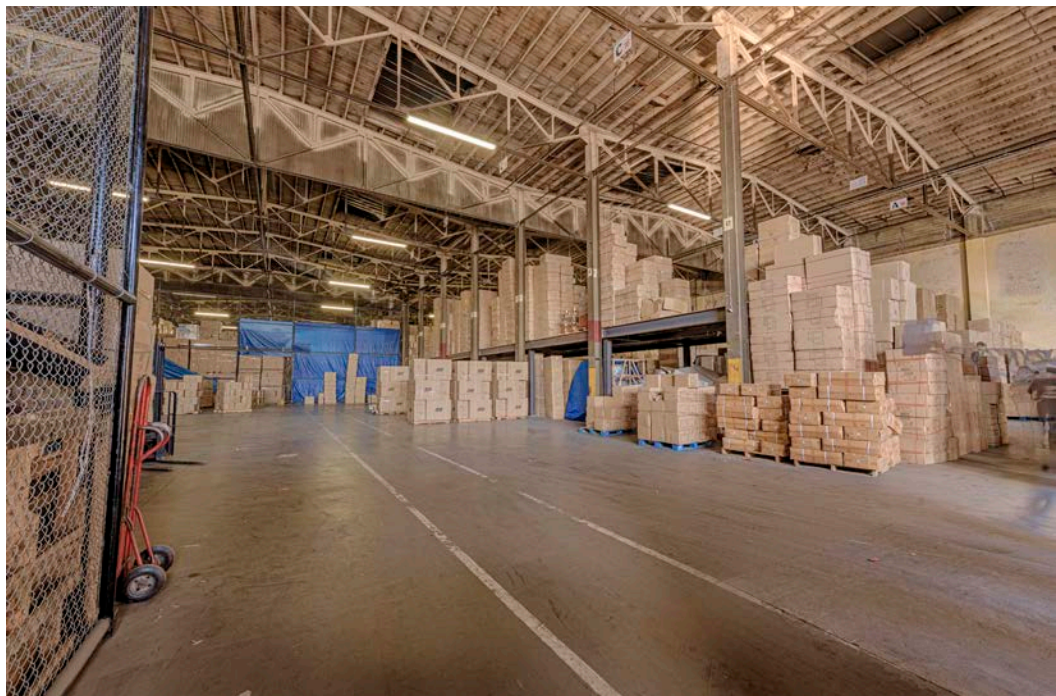
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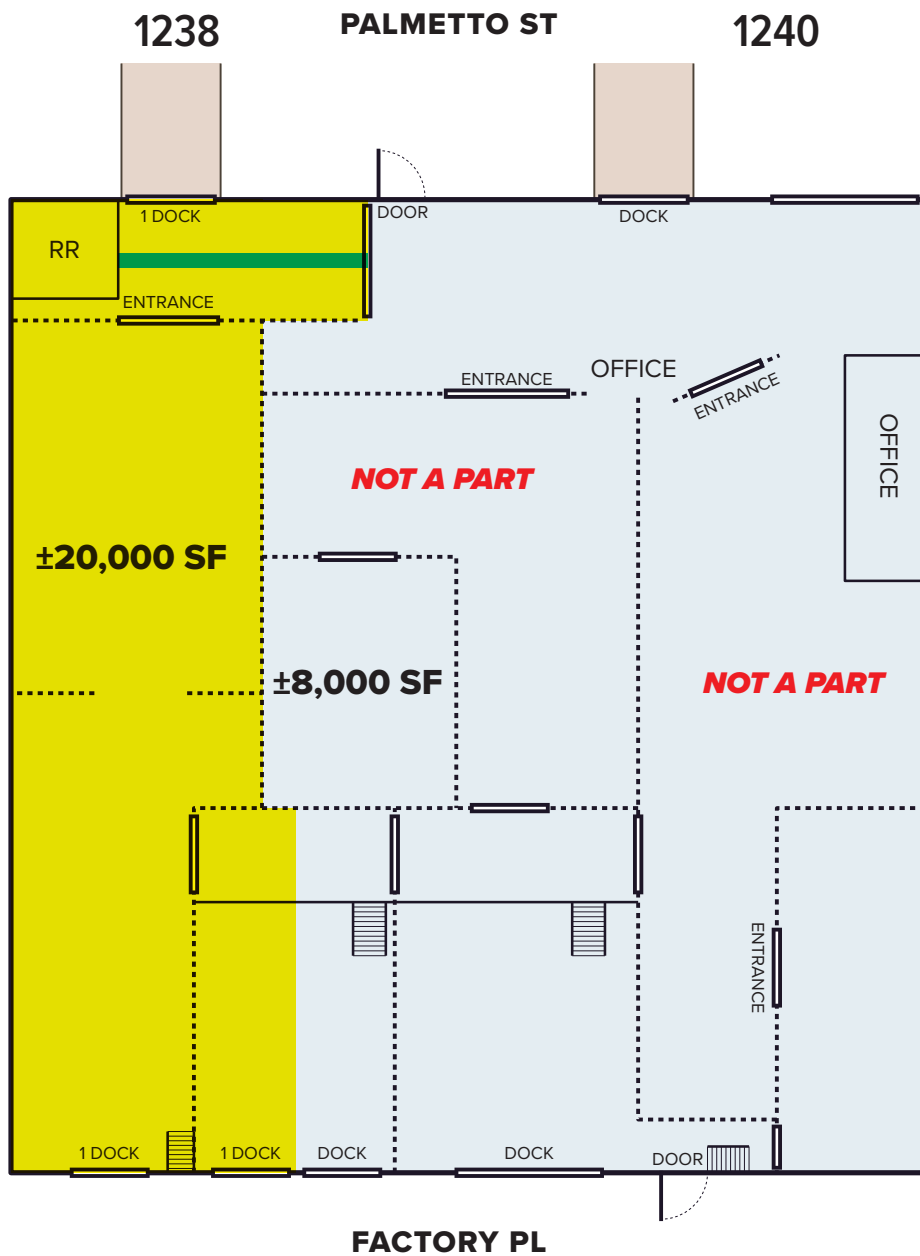
1238-1240 PALMETTO ST | LOS ANGELES



PROPERTY PHOTO

1238-1240 PALMETTO ST | LOS ANGELES





- Subject Space
- Common Area Access to RR

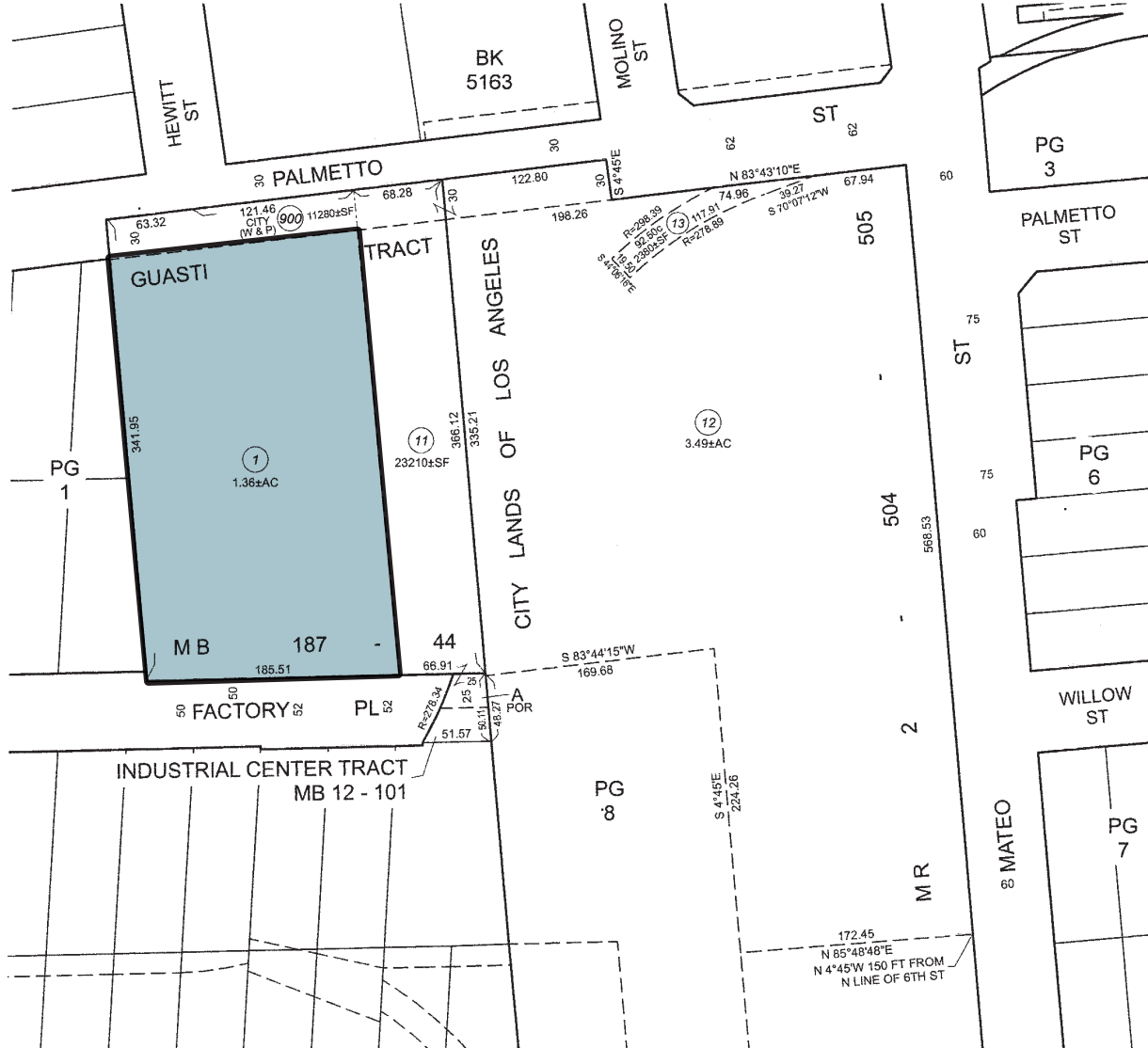


NOTE: Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer.

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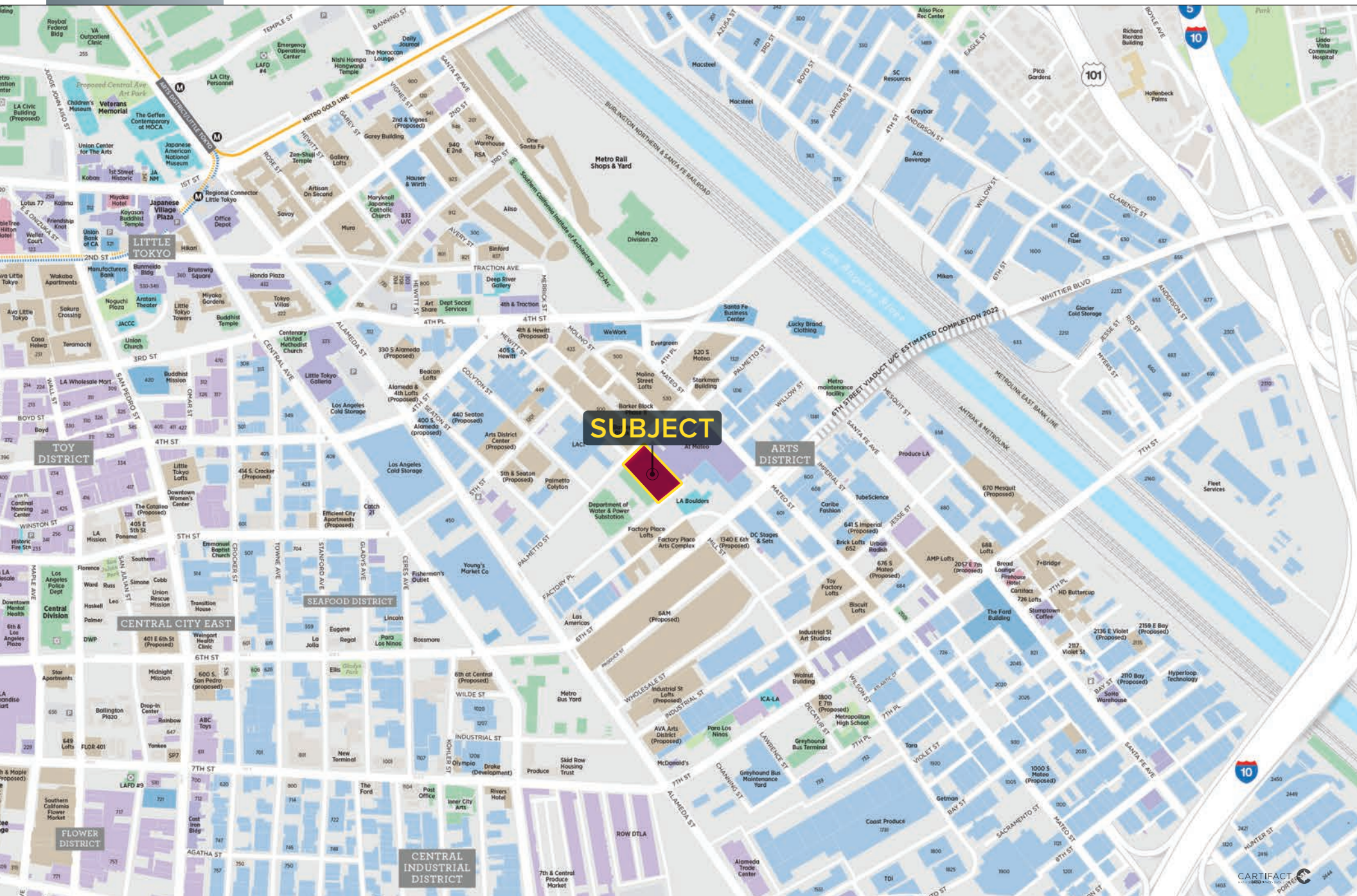


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FOR
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1238-1240 PALMETTO ST | LOS ANGELES
±20,000 SF BUILDING IN THE ARTS DISTRICT

LOCATOR MAP



SUBJECT

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

7/28/2023
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-2018-6005-CA
CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2013-3169
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2001-4642-CRIA
CPC-1997-423
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-183145
ORD-183144
ORD-164855-SA2040
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-433-EIR
ENV-2014-4000-MND
ENV-2014-2416-MND
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2008-3103-CE
ENV-2007-3037-ND
ENV-1995-328-MND

Address/Legal Information

PIN Number 126A215 143
Lot/Parcel Area (Calculated) 59,705.5 (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 Arts District Little Tokyo
Council District CD 14 - Kevin de León
Census Tract # 2060.51
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning M3-1-RIO
Zoning Information (ZI) ZI-2488 Redevelopment Project Area: Central Industrial
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2358 River Implementation Overlay District (RIO)
ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use Heavy Manufacturing
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
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
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None
RIO: River Implementation Overlay Yes
SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Medium-High
Non-Residential Market Area Medium
Transit Oriented Communities (TOC) Tier 3
ED 1 Eligibility Not Eligible
RPA: Redevelopment Project Area Central Industrial
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. \$1,604,754
Assessed Improvement Val. \$3,140,904
Last Owner Change 05/21/2004
Last Sale Amount \$0
Tax Rate Area 15117
Deed Ref No. (City Clerk) 899103
656685
54
153069
1360537
1304876
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 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: 5164002001]

Additional Information

Airport Hazard None

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.

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Public Safety

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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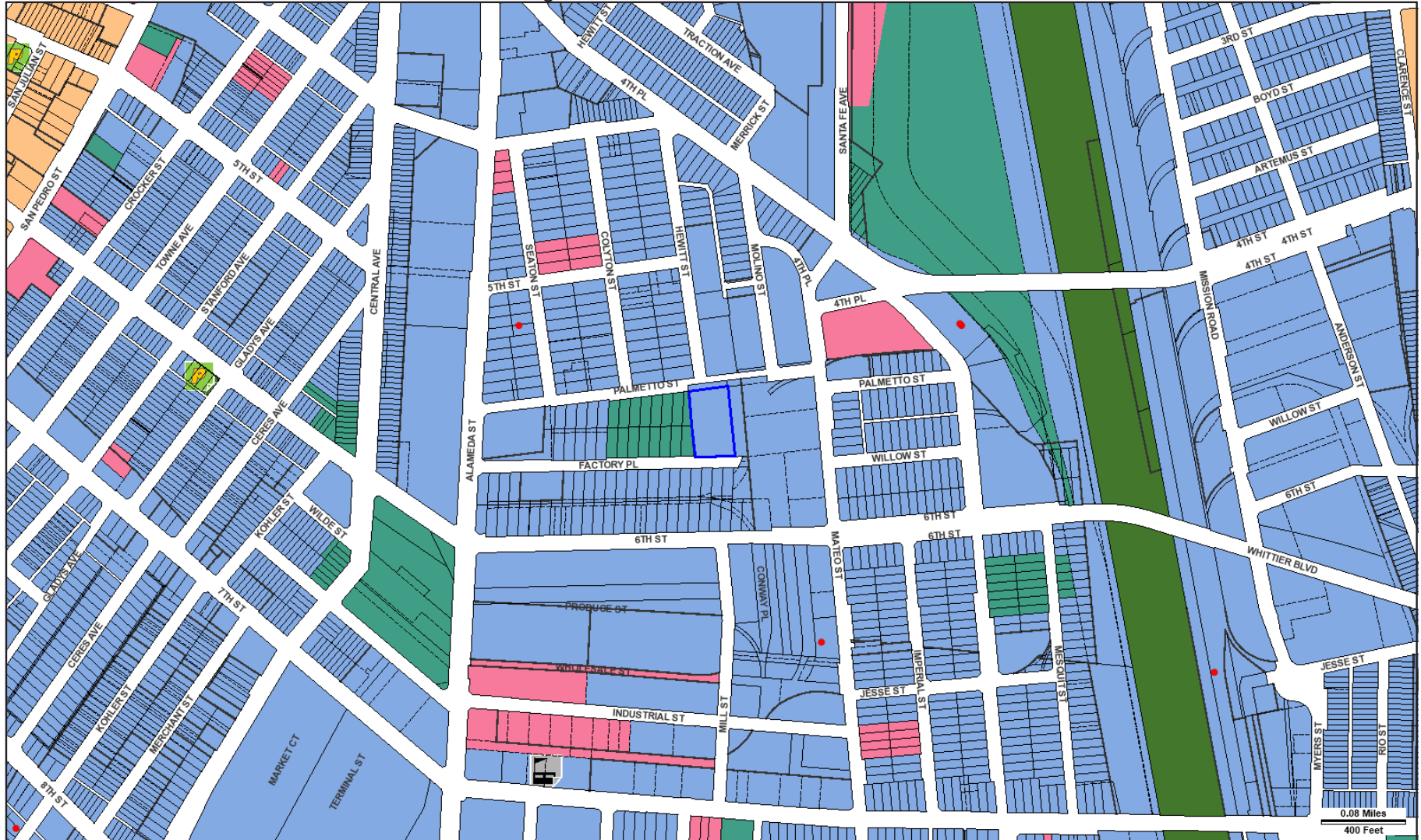
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ZIMAS PUBLIC

Generalized Zoning

07/28/2023

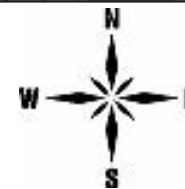
City of Los Angeles
Department of City Planning



Address: 1240 E PALMETTO ST
APN: 5164002001
PIN #: 126A215 143

Tract: GUASTI TRACT
Block: None
Lot: "UNNUMBERED LT"
Arb: 1

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



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FOR MORE INFORMATION, PLEASE CONTACT US

PETER D. BACCI

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