

FOR SALE

1060

SOUTH OLIVE STREET

LOS ANGELES • CA 90015

.....

±18,914 SF
2-STORY COMMERCIAL
BUILDING INCLUDING FULL
BASEMENT

±6,328 SF OF LAND

Motivated! Submit Offers!



NE CORNER OF 11TH AND OLIVE

RON S. YOUNG

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

DAVID NORMAN

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BOARDWALK
REAL ESTATE

Lee & Associates | Los Angeles Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040

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PROPERTY HIGHLIGHTS

- Building Square Footage ±18,914 SF with an Approx. ±6,316 SF Basement
- Land Square Footage ±6,328 SF
- Building Age: 1911
- Zoning: LAR5
- Excellent Public Parking Across the Street
- Clearance Varies: 1st Floor: 10', 2nd Floor: 9'
- Multiple Restrooms on all Floors
- Stucco/Brick Construction
- Passenger Elevator Services all Floors
- Walking Distance to LA Live, Crypto.com Arena and many Restaurants, Hotels, etc.

PRICING SUMMARY

- **SALE PRICE:** \$2,950,000 (\$155.97 PSF)

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, 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 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, 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 Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Los Angeles Central Inc. 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 waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

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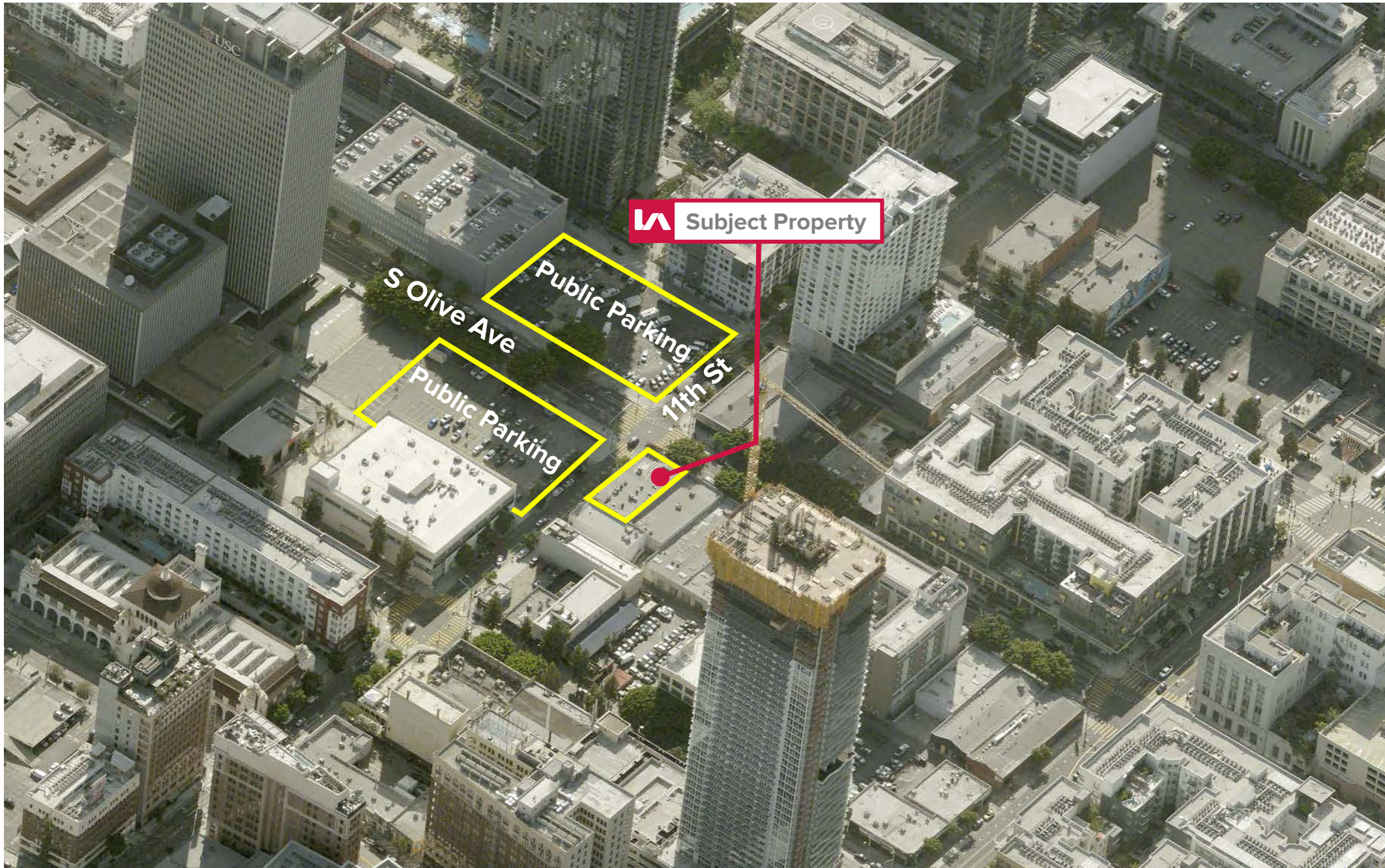
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±18,914 SF 2-STORY BUILDING W/ ±6,316 SF BASEMENT



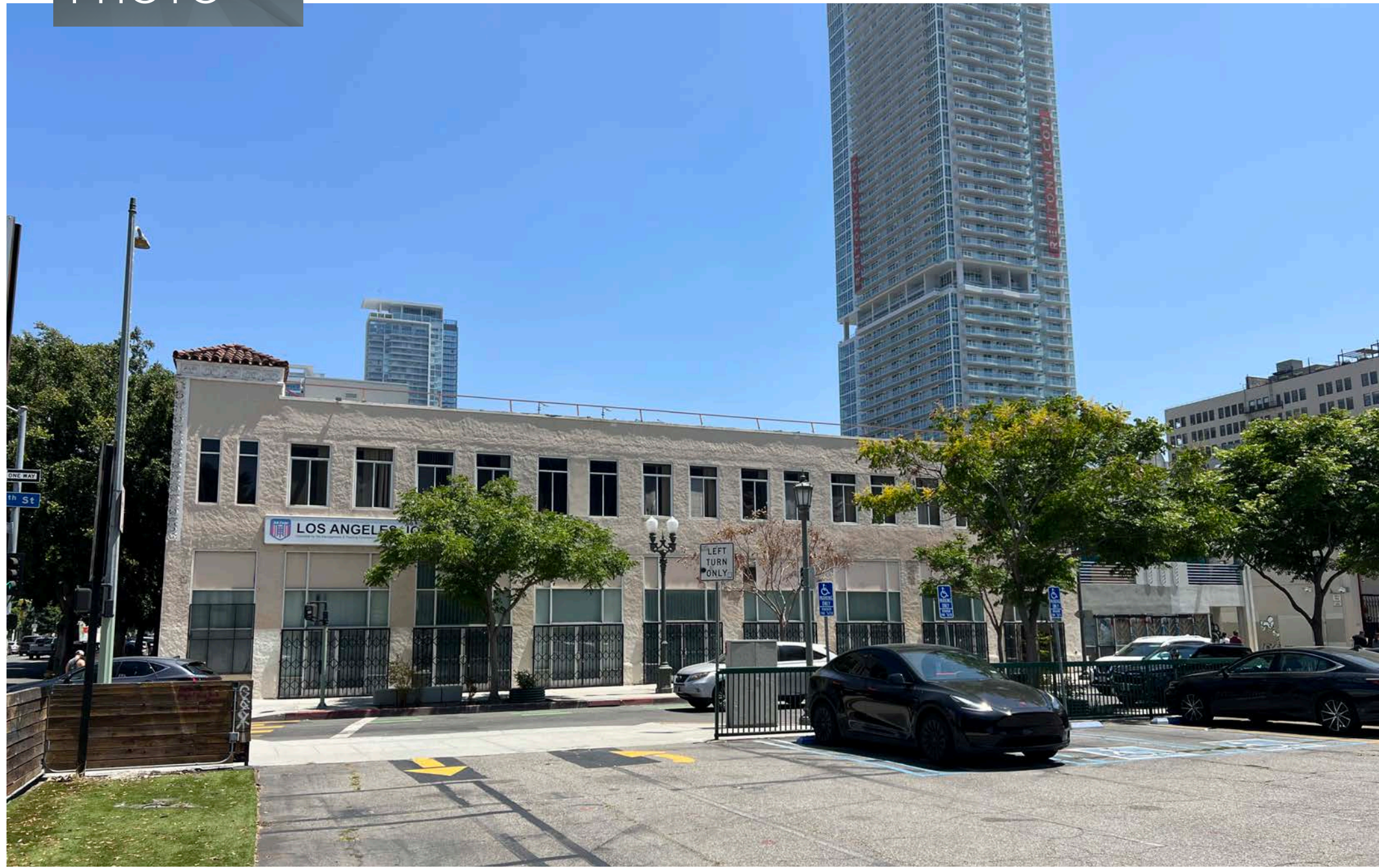
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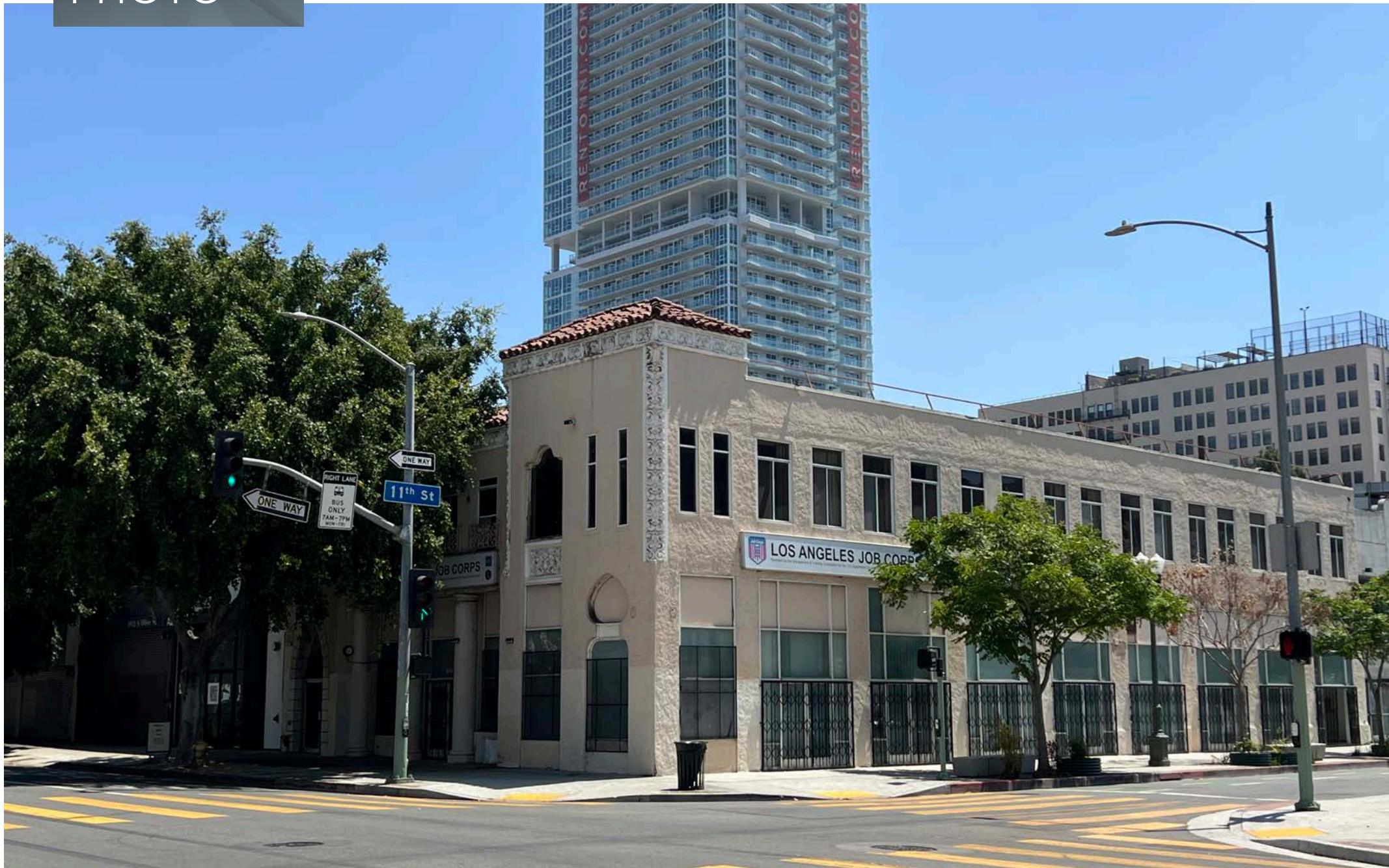
PROPERTY PHOTO

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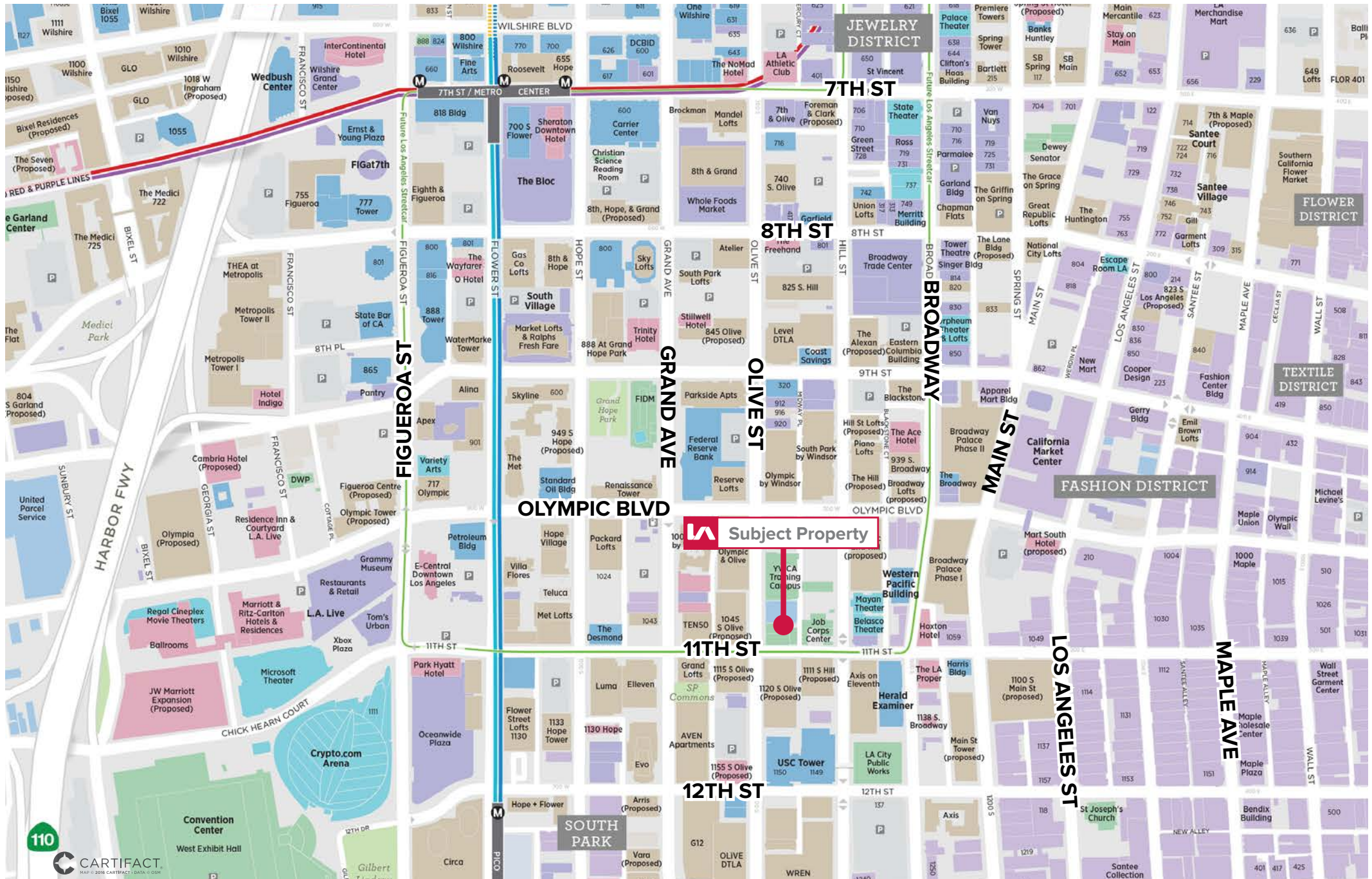
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LOCATOR MAP





City of Los Angeles
Department of City Planning

4/9/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1056 S OLIVE ST
1058 S OLIVE ST
1060 S OLIVE ST
229 W 11TH ST
225 W 11TH ST
221 W 11TH 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-MS
CPC-2014-1582-CA
CPC-2013-3169
CPC-2010-213-CA
CPC-2008-4504-MS
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-1994-225-CPU
CPC-1986-606-GPC
ORD-188792
ORD-188474-SA460-A
ORD-188425
ORD-188418
ORD-187822-SA460-A
ORD-175038
ORD-164307-SA2630
ORD-137036
ORD-135901
ORD-129944
ORD-128690
ENV-2020-6762-EIR

Address/Legal Information

PIN Number 126A209 64
Lot/Parcel Area (Calculated) 6,327.3 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID E5
Assessor Parcel No. (APN) 5139011009
Tract ORDS SURVEY
Map Reference M R 53-66/73
Block 69
Lot FR 6
Arb (Lot Cut Reference) 3
Map Sheet 126A207
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 [HB3-G1-5][CX2-FA][CPIO-O]
Site Specific Condition No
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles
ZI-2536 Environmental Protection Measures for Residential Projects with Five or More Units (Oil Wells)
ZI-2512 Housing Element Sites
ZI-2450 Downtown Streetcar
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density
ZI-2535 Prior Housing Element Sites - Ministerial Approval
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2524 Community Plan Implementation Overlay: Downtown
General Plan Land Use Transit Core
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
CDO: Community Design Overlay None

ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-433-EIR
ENV-2017-2108-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
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
ENV-1998-107-MND

CPIO: Community Plan Imp. Overlay
Subarea Subarea A
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 Beverage Area
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low Vehicle Travel Area Yes
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
Residential Market Area Medium-High
Non-Residential Market Area Medium or High
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) 5139011009
APN Area (Co. Public Works)* 0.145 (ac)
Use Code 1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val. \$1,137,649
Assessed Improvement Val. \$691,351
Last Owner Change 10/02/1987
Last Sale Amount \$950,009
Tax Rate Area 13264
Deed Ref No. (City Clerk) 626381
1594700-02
1-652

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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Building 1	
Year Built	1911
Building Class	C55A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,598.0 (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: 5139011009]

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
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.12480036
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	GREATER SOUTH PARK
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: 5139011009]
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 0.13 Rezoning Sites 35
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	182
Fire Information	
Bureau	Central
Battallion	1
District / Fire Station	10
Red Flag Restricted Parking	No

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