



FLEX BUILDING FOR SALE OR LEASE

±8,743 SF - ±18,572 SF

ALEKS TRIFUNOVIC, SIOR

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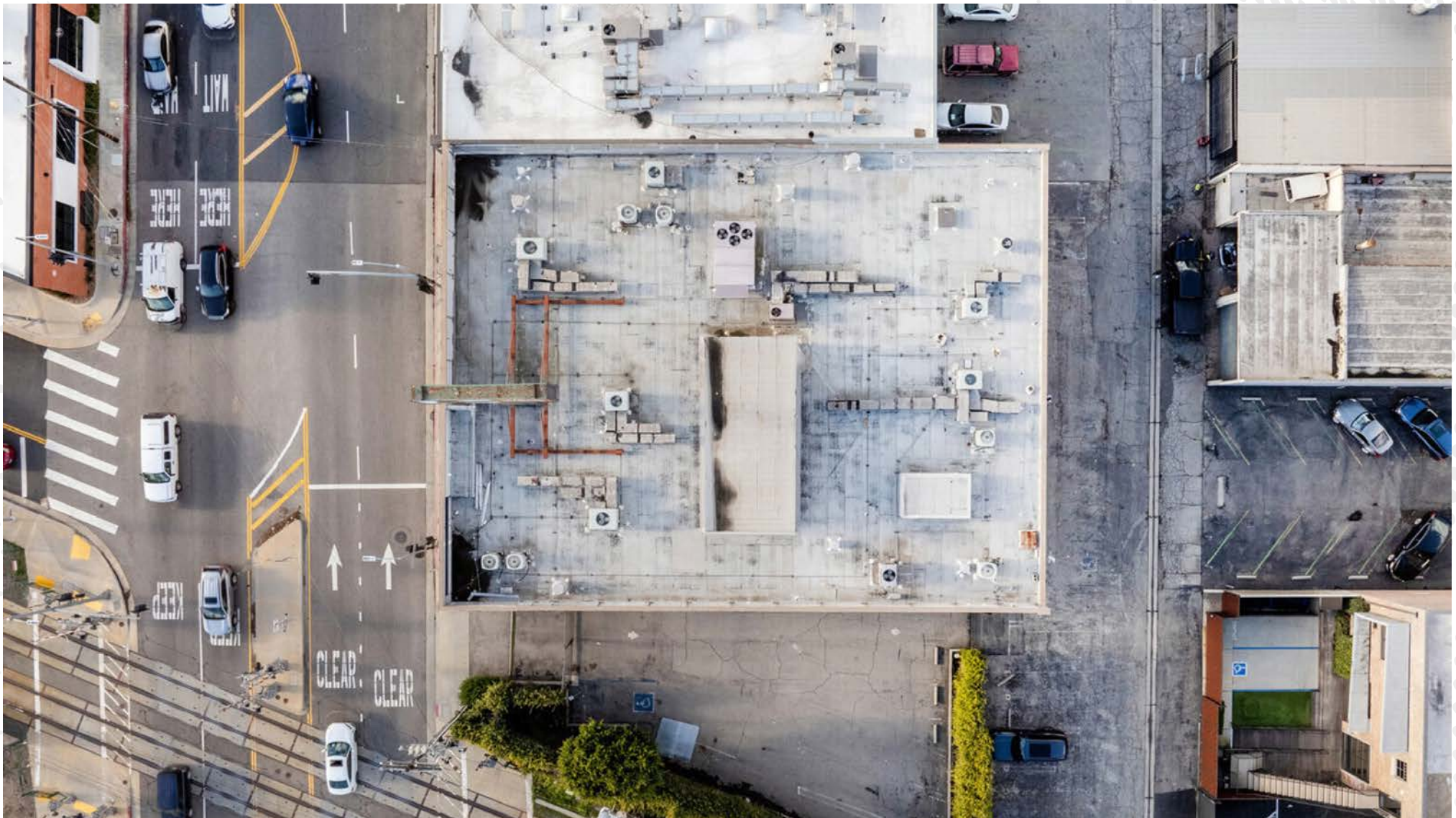
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Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Commerce, CA 90040
CORP ID 01125429

Lee & Associates | West Los Angeles
1508 17th Street, Santa Monica, CA
CORP ID 01222000



**±18,572 SF
BUILDING**



**1st Floor: ± 9,829 SF
2nd Floor: ± 8,743 SF**



**11'
CEILINGS**



**PRIME CENTRAL
LOCATION**



**10 & 405 Fwys
ACCESS**

FOR SALE/LEASE

FLEX BUILDING | ±8,743 SF - ±18,572 SF

2250 | *Barrington Ave*
Los Angeles, CA 90064

PROPERTY FEATURES

- Two Story Standalone Building
- 11' Ceilings
- Excellent Natural Light
- Prime Central Location with Immediate
- Access to 10 and 405 Freeways
- Premium Building Signage Available
- Ample Parking
- Elevator Served

PREMISES

1st Floor: ± 9,829 SF
2nd Floor: ± 8,743 SF
Total Building: ± 18,572 SF

LEASE

2.20 NNN

SALE

Call Agent

OCCUPANCY

Immediate

TERM

Negotiable

PARKING

32 Spaces Free (tenant to verify)

Lessee 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 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, and if the floor load is adequate for Lessee's product weight and product types and use, etc. Lessee 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 Lessee in order for Lessee to occupy all areas of the building legally. Lee & Associates - Los Angeles Central strongly recommends that the above items be completed prior to waiver of any contingencies for a lease. Broker also advises Lessee to obtain any required use permits and business licenses and have their Attorney review any Lease Contract prior to execution.

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PROPERTY SITE PLAN

2250 | *Barrington Ave*
Los Angeles, CA 90064

1ST FLOOR PLAN: ±9,829 SF

2ND FLOOR PLAN: ±8,723 SF



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PROPERTY PHOTOS

2250 | *Barrington Ave*
Los Angeles, CA 90064



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INTERIOR OFFICE RENDERING

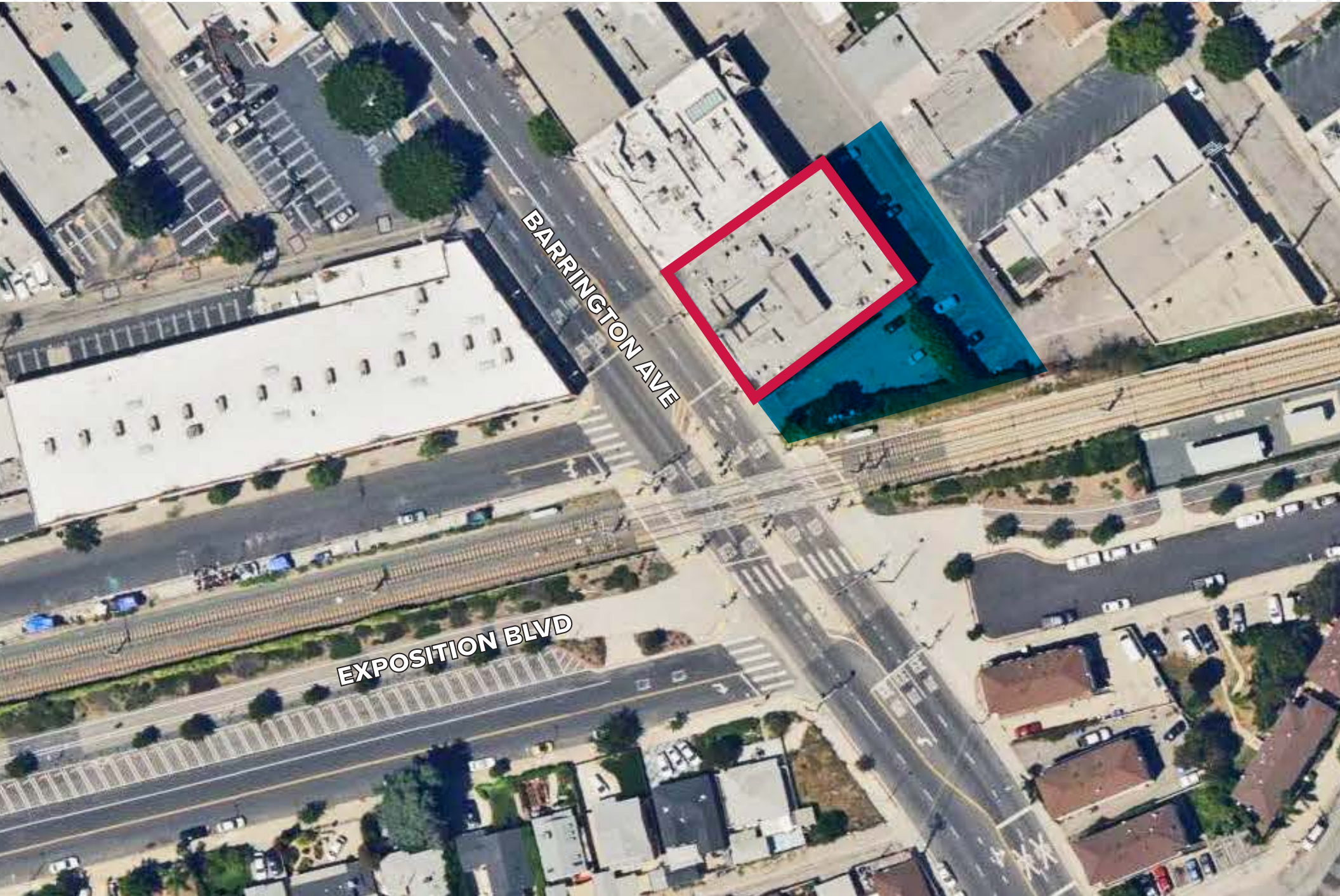
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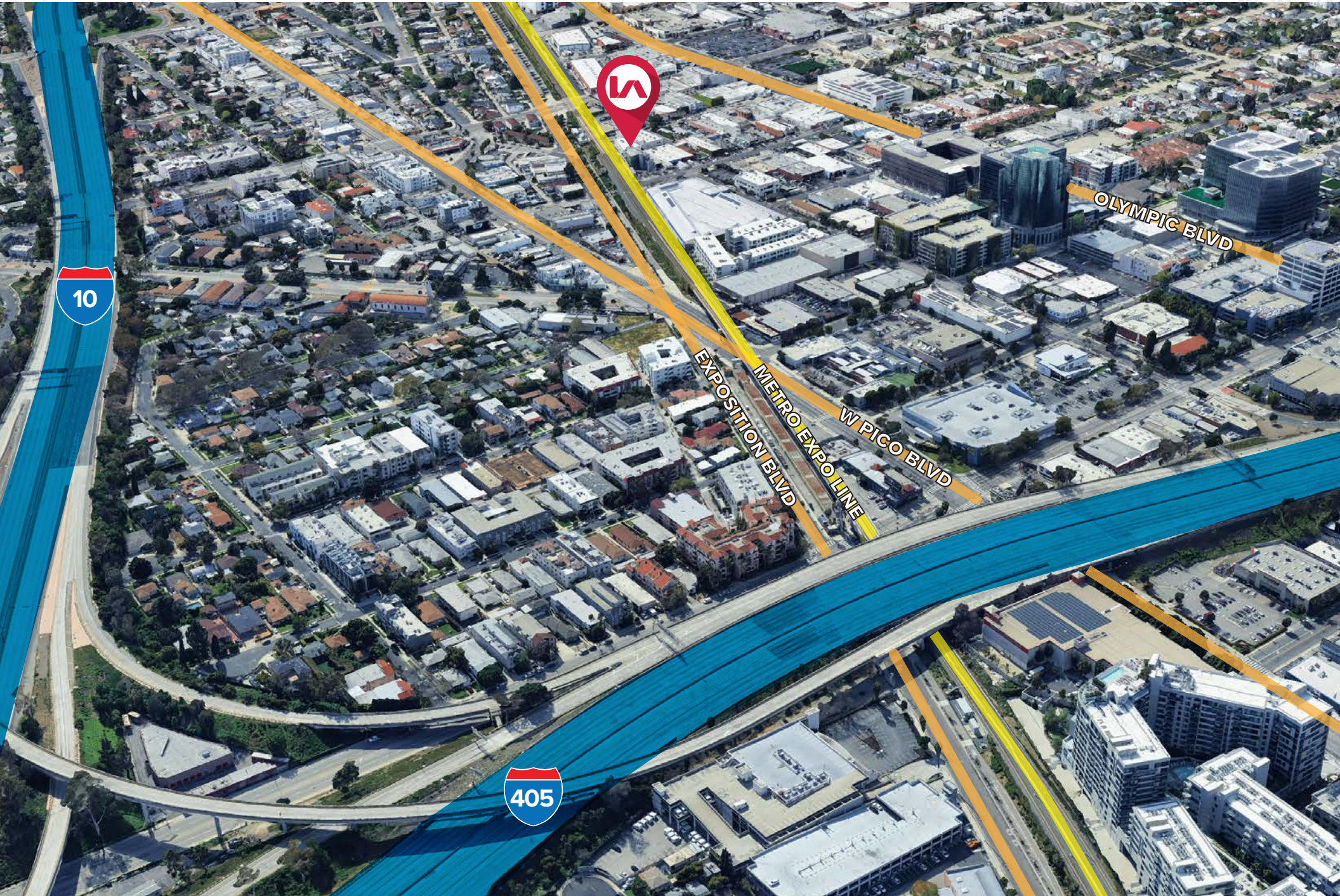
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OLYMPIC BLVD

EXPOSITION BLVD

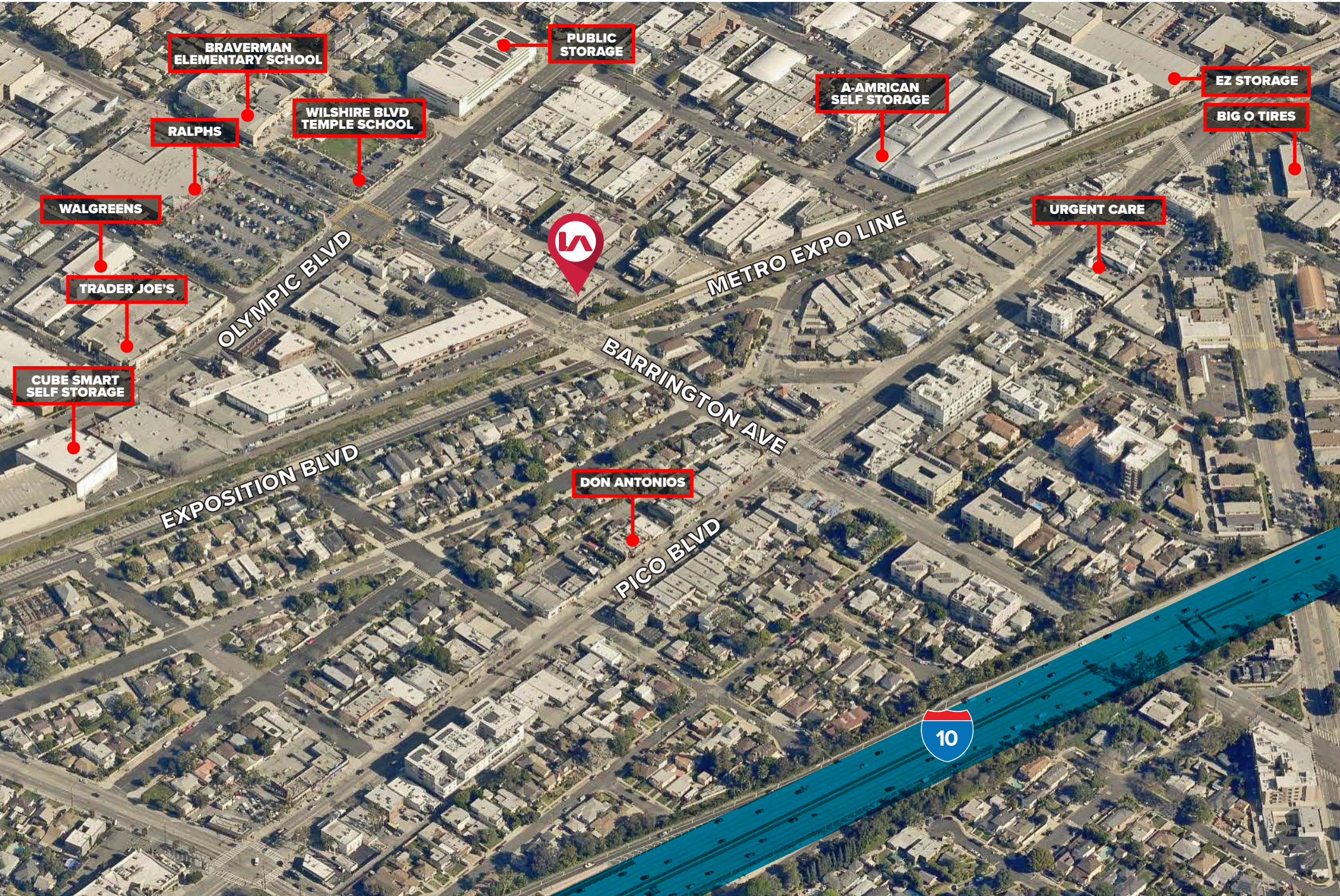
METRO EXPO LINE

W PICO BLVD

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**BRAVERMAN
ELEMENTARY SCHOOL**

**PUBLIC
STORAGE**

**A-AMERICAN
SELF STORAGE**

EZ STORAGE

RALPHS

**WILSHIRE BLVD
TEMPLE SCHOOL**

BIG O TIRES

WALGREENS

URGENT CARE

TRADER JOE'S

**CUBE SMART
SELF STORAGE**

DON ANTONIOS

OLYMPIC BLVD

METRO EXPO LINE

BARRINGTON AVE

PICO BLVD



POTENTIAL USES

Medical

URGENT CARE,
CLINIC, SURGERY
CENTER, RESEARCH &
DEVELOPMENT LAB



Tech Companies

GAMING, MARKETING
AND SERVICING



Wholesale Outlet

COOKWARE, ELECTRONICS,
APPLIANCES, REPAIR
AND SERVICES



School / Education



Self Storage



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POPULATION

1 Miles	3 Miles	5 Miles
37,750	341,568	604,377



AVERAGE HH INCOME

1 Miles	3 Miles	5 Miles
\$170,712	\$184,648	\$199,957



EMPLOYEES

1 Miles	3 Miles	5 Miles
41,732	280,573	508,091

DRIVING DISTANCE FROM PROPERTY

SANTA MONICA: 3 MILES

CULVER CITY: 4 MILES

BEVERLY HILLS: 4 MILES

WEST HOLLYWOOD: 7 MILES

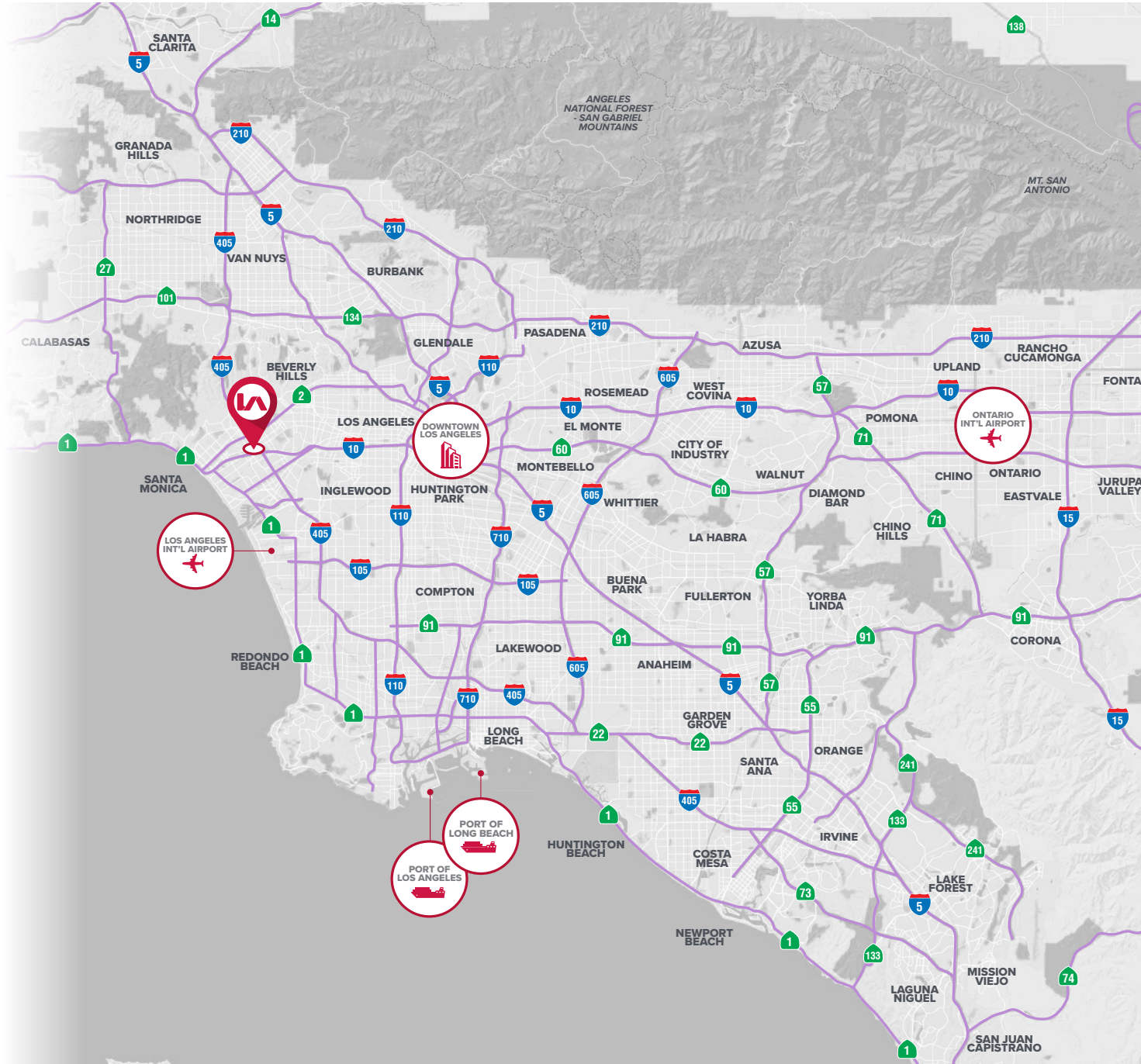
LAX: 10 MILES

KOREATOWN: 11 MILES

DTLA: 13 MILES

PASADENA: 22 MILES

LA & LB PORTS: 27 MILES



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

**9/11/2024
PARCEL PROFILE REPORT**

ZIMAS REPORT

PROPERTY ADDRESSES

2250 S BARRINGTON AVE

ZIP CODES

90064

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-7546-CPU
CPC-2014-1457-SP
CPC-2013-621-ZC-GPA-SP
CPC-2009-1536-CPU
CPC-2005-8252-CA
CPC-1961-12192
ORD-67641
ORD-186402
ORD-186108
ORD-185671
ORD-171492
ORD-171227
ORD-163205
ORD-120413
ZA-2011-2522-CU-ZV
ENV-2014-1458-EIR-SE-CE
ENV-2013-622-EIR
ENV-2011-2523-MND
ENV-2009-1537-EIR
ENV-2005-8253-ND
AFF-60773
AFF-27903

Address/Legal Information

PIN Number 123B149 488
Lot/Parcel Area (Calculated) 6,947.0 (sq ft)
Thomas Brothers Grid PAGE 632 - GRID A7
Assessor Parcel No. (APN) 4260013028
Tract TR 5108
Map Reference M B 58-59
Block 2
Lot FR 15
Arb (Lot Cut Reference) None
Map Sheet 123B149

Jurisdictional Information

Community Plan Area West Los Angeles
Area Planning Commission West Los Angeles
Neighborhood Council West Los Angeles Sawtelle
Council District CD 11 - Traci Park
Census Tract # 2676.00
LADBS District Office West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning NI(EC)
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-1117 MTA Right-of-Way (ROW) Project Area
ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
General Plan Land Use Hybrid Industrial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea None
Specific Plan Area WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations 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 No
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 High
Non-Residential Market Area High
Transit Oriented Communities (TOC) Tier 3
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line 1
500 Ft School Zone No
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 4260013028
APN Area (Co. Public Works)* 0.413 (ac)
Use Code 2800 - Commercial - Animal Kennel - One Story
Assessed Land Val. \$7,510,000
Assessed Improvement Val. \$5,393,793
Last Owner Change 02/27/2015
Last Sale Amount \$9
Tax Rate Area 67
Deed Ref No. (City Clerk) 9-661
505072
3-41
220708
1316756
1210084
1210083

Building 1

Year Built 1958
Building Class C8A
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 17,932.0 (sq ft)

Building 2

Year Built 1986
Building Class D5B
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 640.0 (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: 4260013028]

Additional Information

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ZIMAS REPORT

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.46703288
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4260013028]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A

Housing Use within Prior 5 Years No

Public Safety

Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	881

Fire Information

Bureau	West
Battalion	9
District / Fire Station	59
Red Flag Restricted Parking	No

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ZIMAS REPORT

CASE SUMMARIES

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

Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE GPA-GENERAL PLAN AMENDMENT SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINER PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1961-12192
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-2011-2522-CU-ZV
Required Action(s):	CU-CONDITIONAL USE ZV-ZONE VARIANCE
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24-W.25 OF THE LAMC, TO ALLOW CONVERSION OF AN EXISTING OFFICE & MANUFACTURING BUILDING INTO AN UPSCALE DAY-CARE AND OVER-NIGHT BOARDING FACILITY FOR DOGS. A VARIANCE, FROM SECTION 12.21-A PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW REDUCED 27 PARKING SPACES IN LIEU OF THE 37 SPACES FOR THE PROPOSED FACILITY.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.

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Case Number:	ENV-2011-2523-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SECTION 12.24-W.25 OF THE LAMC, TO ALLOW CONVERSION OF AN EXISTING OFFICE & MANUFACTURING BUILDING INTO AN UPSCALE DAY-CARE AND OVER-NIGHT BOARDING FACILITY FOR DOGS. A VARIANCE, FROM SECTION 12.21-A PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW REDUCED 27 PARKING SPACES IN LIEU OF THE 37 SPACES FOR THE PROPOSED FACILITY.
Case Number:	ENV-2009-1537-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINER PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-67641
ORD-186402
ORD-186108
ORD-185671
ORD-171492
ORD-171227
ORD-163205
ORD-120413
AFF-60773
AFF-67903

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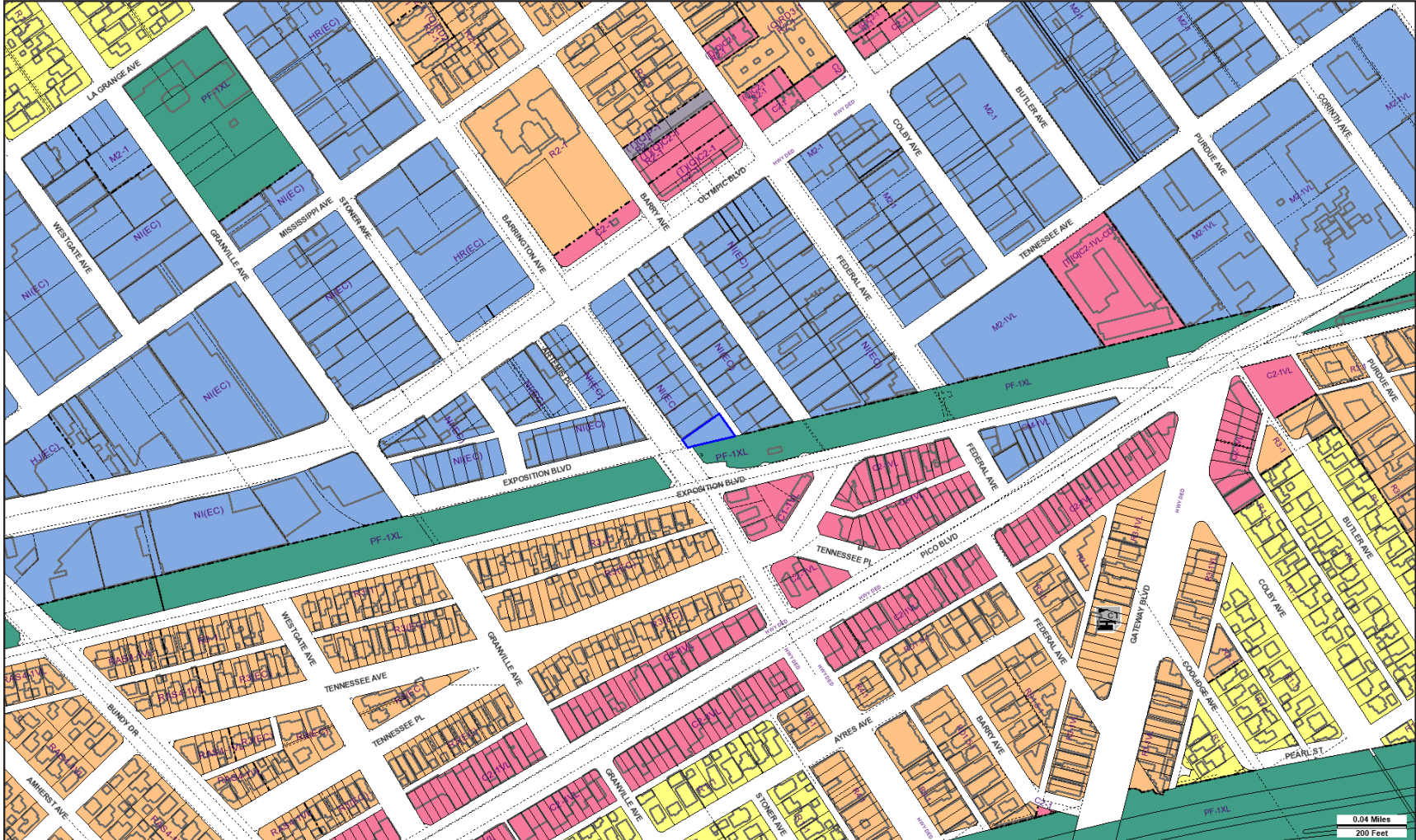
Los Angeles, CA 90064

City of Los Angeles
Department of City Planning

ZIMAS PUBLIC

Generalized Zoning

09/11/2024



Address: 2250 S BARRINGTON AVE
APN: 4260013028
PIN #: 123B149 488

Tract: TR 5108
Block: 2
Lot: FR 15
Arb: None

Zoning: NI(EC)
General Plan: Hybrid Industrial



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