



**FLEX BUILDING FOR SALE OR LEASE**

**±8,743 SF - ±18,572 SF**

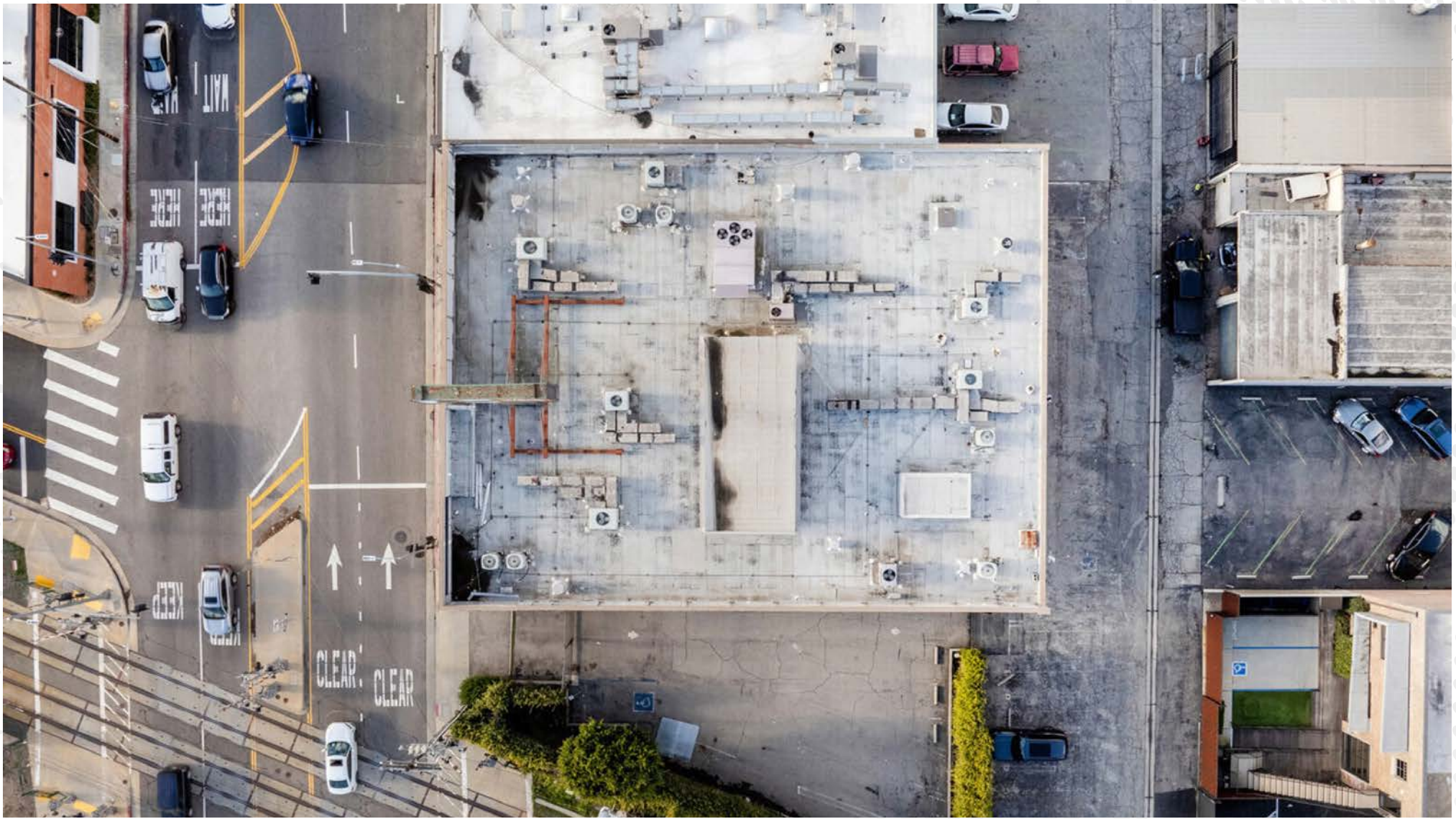
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**ADAM LEVINE**  
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alevine@leewestla.com

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**



**1<sup>st</sup> Floor: ± 9,829 SF  
2<sup>nd</sup> 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

\$1.50 NNN

### SALE

Call Agent

### OCCUPANCY

Immediate

### TERM

Negotiable

### PARKING

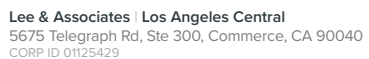
32 Spaces Free (tenant to verify)

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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**2250** | *Barrington Ave*  
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**2ND FLOOR PLAN: ±8,723 SF**

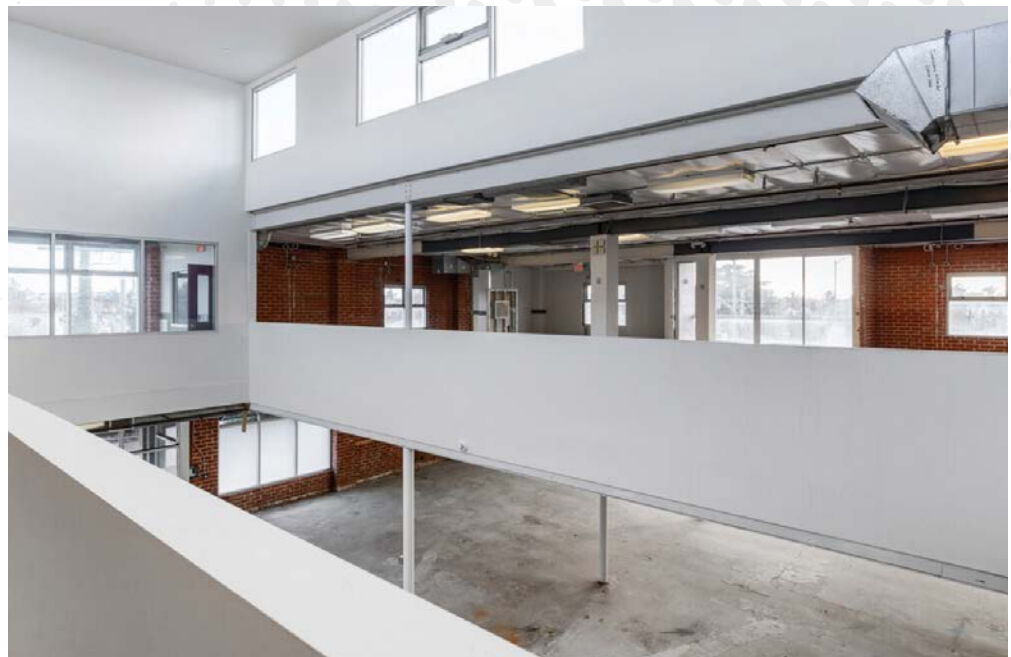
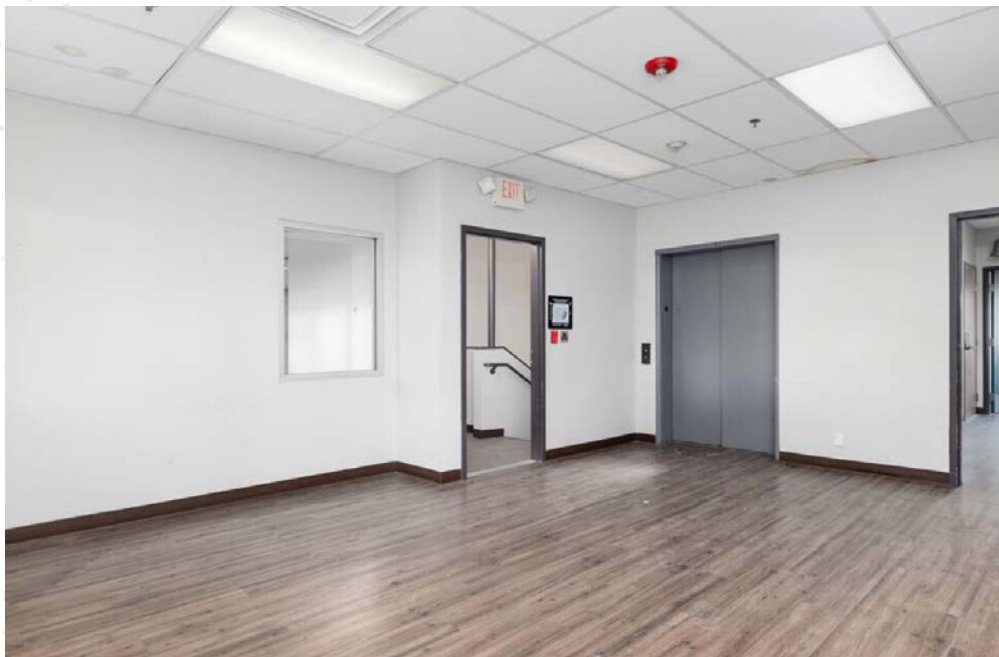
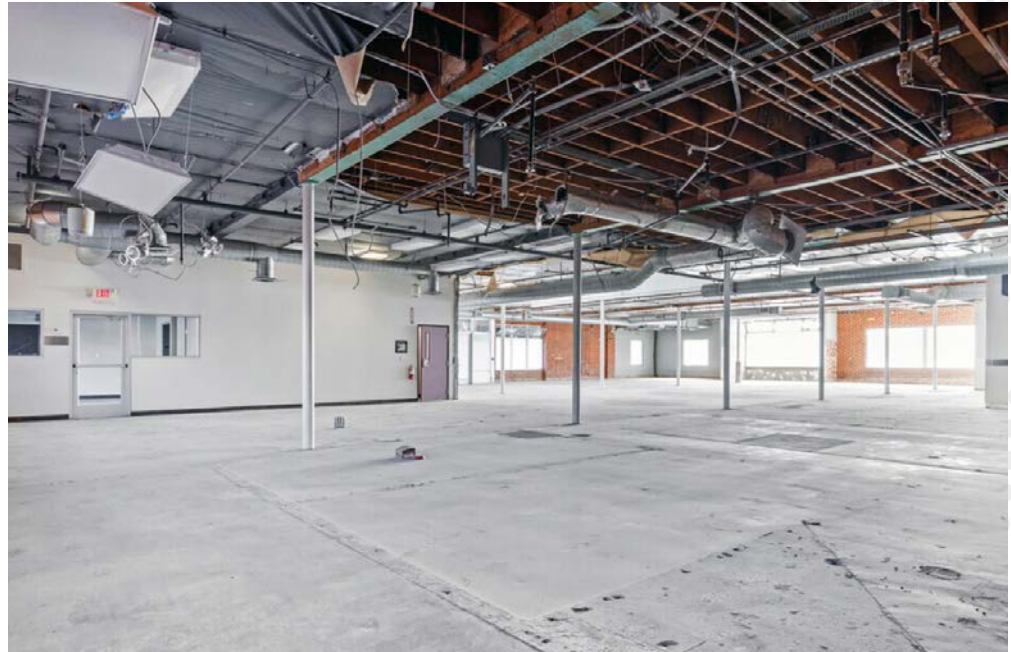


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## PROPERTY PHOTOS

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**INTERIOR OFFICE RENDERING**

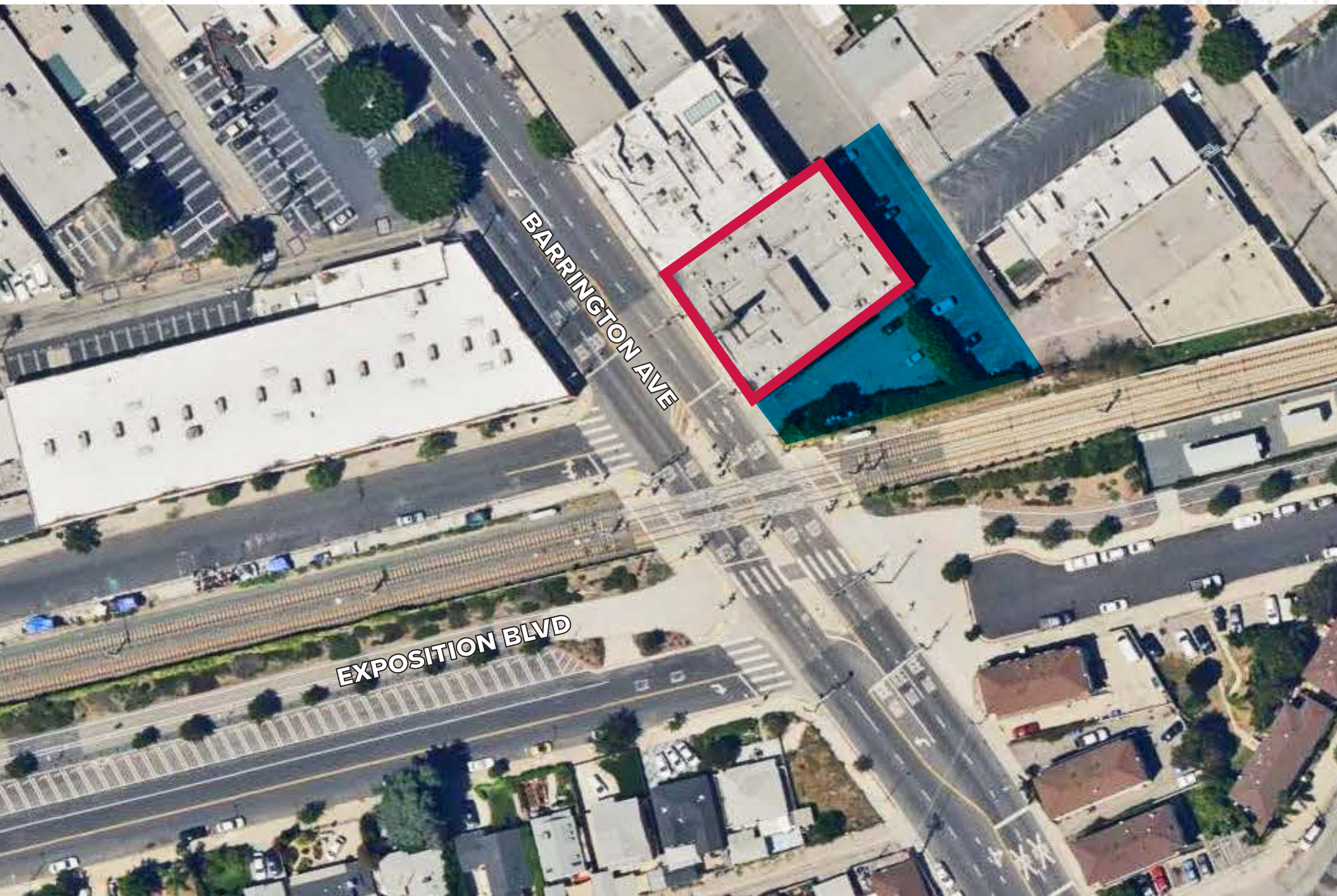
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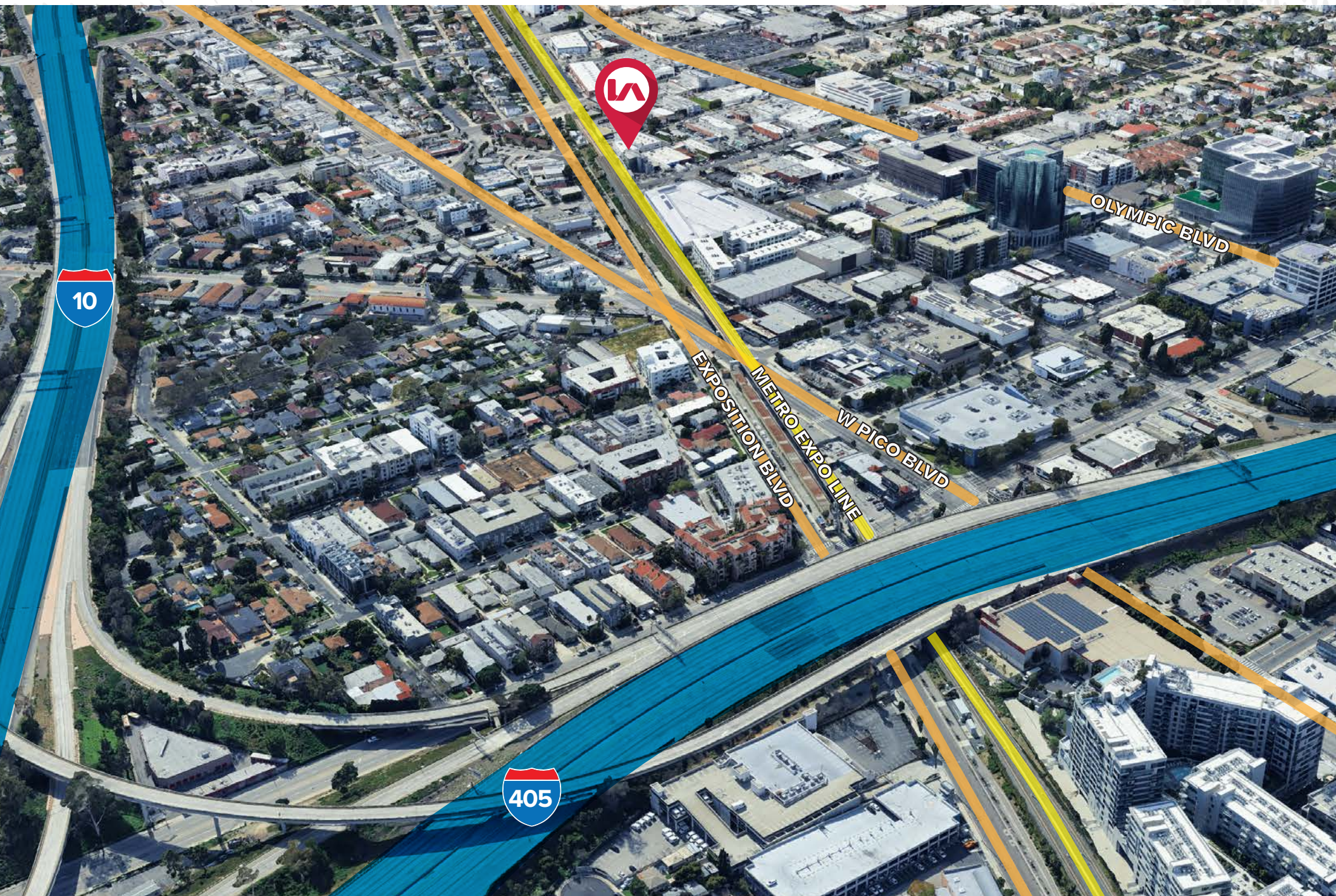
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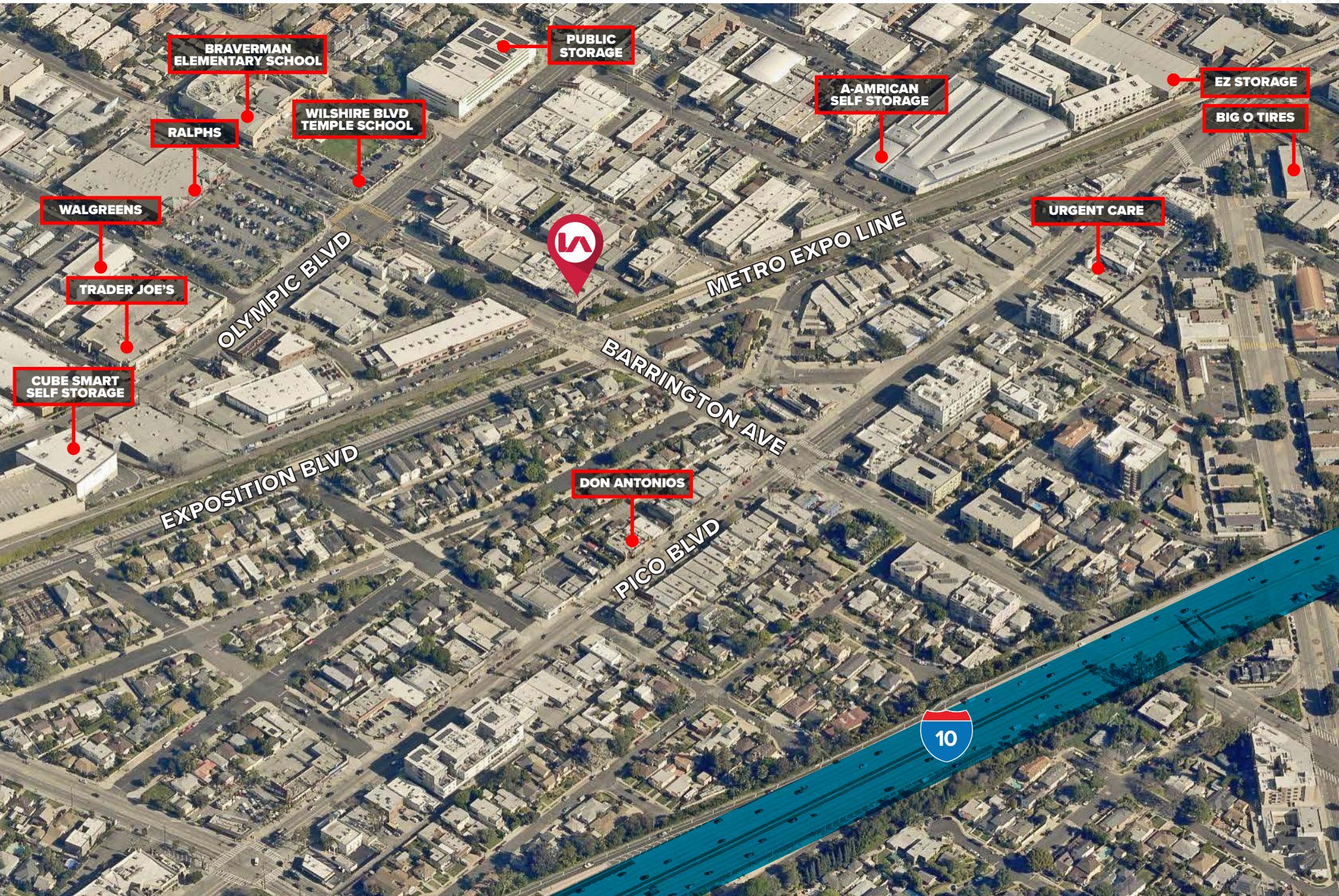
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## POTENTIAL USES

### 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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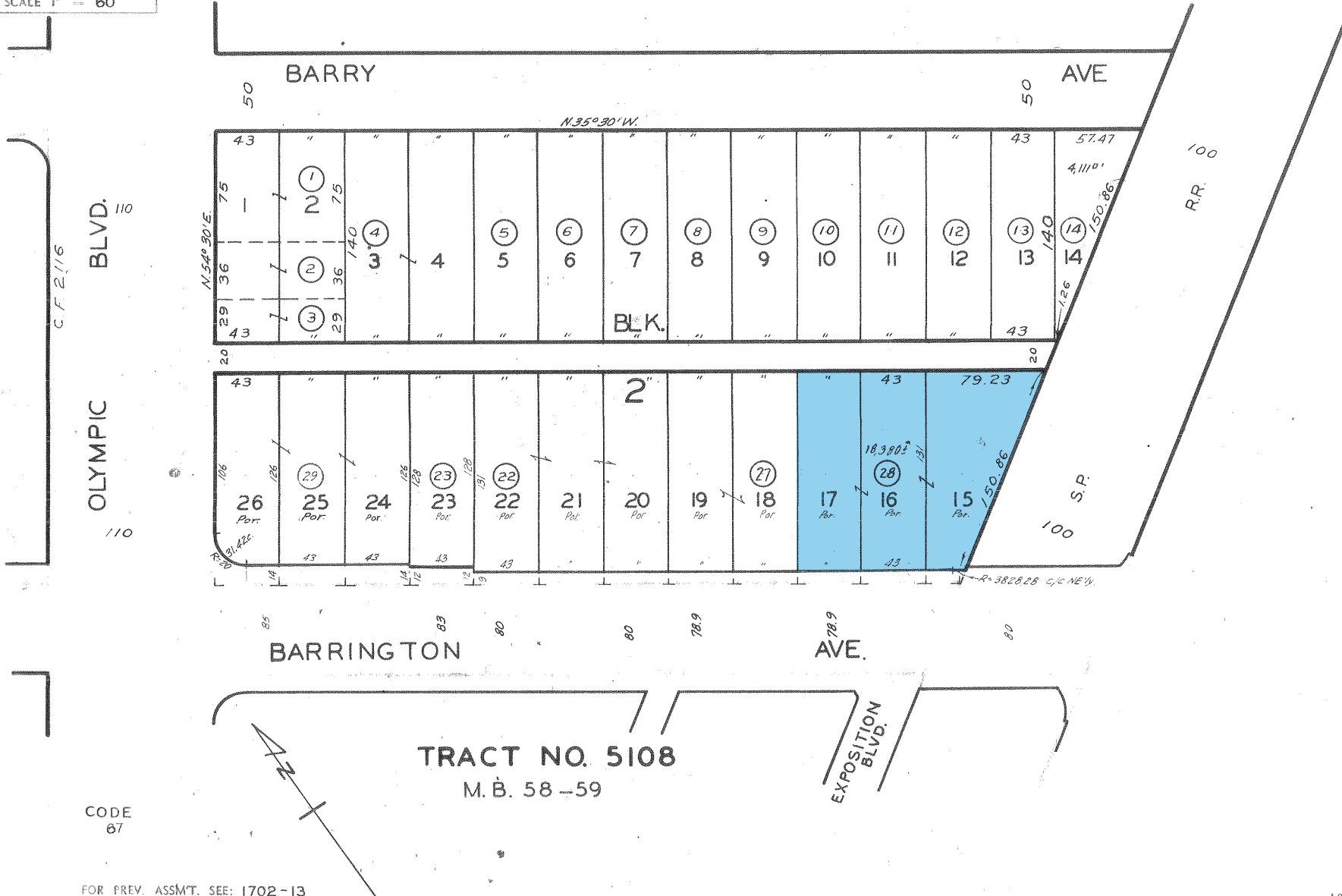
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Los Angeles, CA 90064

4260 | 13  
SCALE 1" = 60'

1986

REVISED  
1-27-65 1-30-67  
1-27-59  
7-23-63  
690626601  
70204601  
72070609  
72009558  
720728004  
790129  
851021808-86



CODE  
67

FOR PREV. ASSM'T. SEE: 1702-13

ASSESSOR'S MAP

# FOR SALE/LEASE

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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

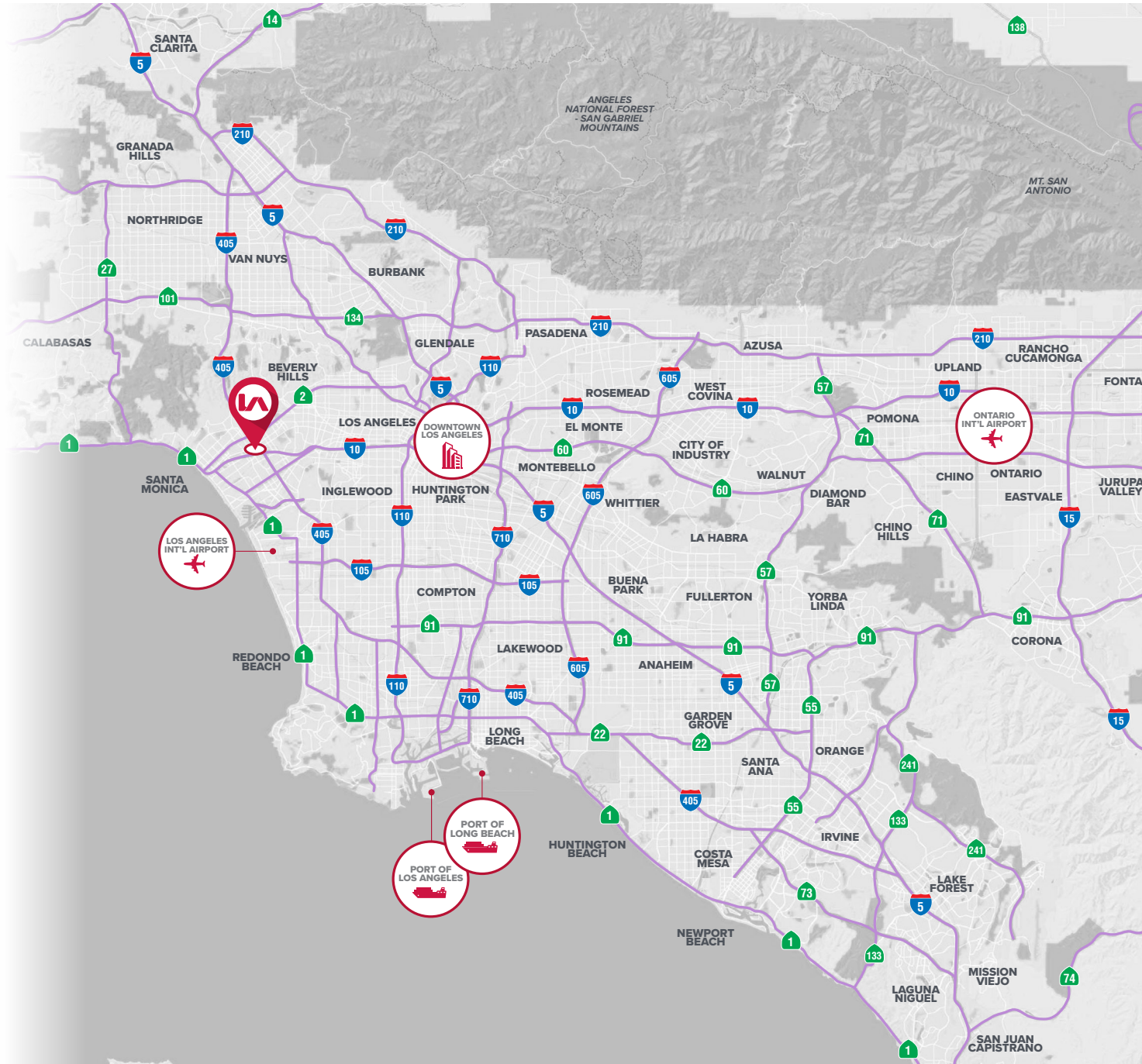
LAX: 10 MILES

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

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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-Prilo 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 REFINES 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 REFINES 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.
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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-27903

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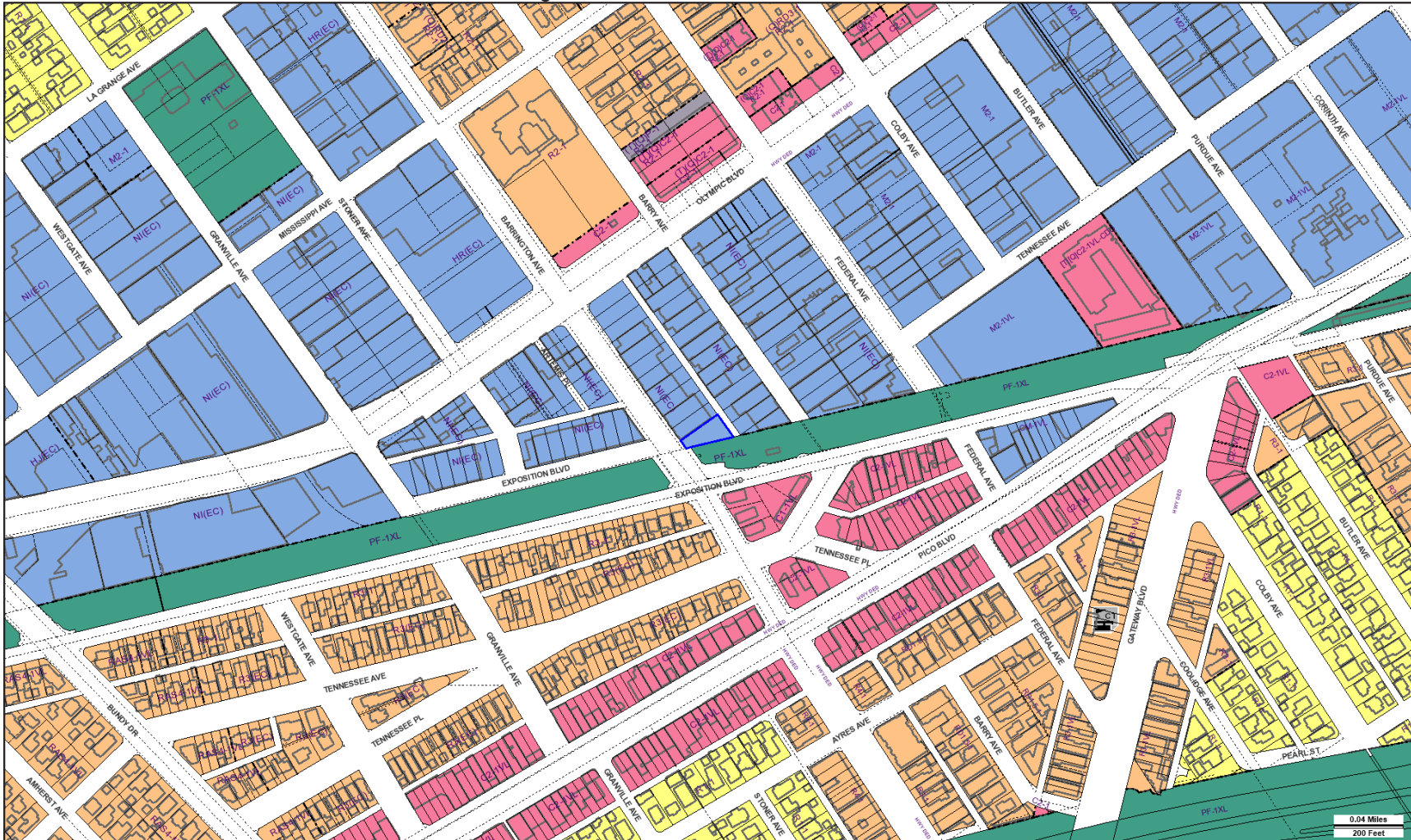
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ZIMAS PUBLIC

Generalized Zoning

09/11/2024

City of Los Angeles  
Department of City Planning



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



# 2250 | *Barrington Ave* Los Angeles, CA 90064

**ALEKS TRIFUNOVIC, SIOR**

President, Principal | LIC NO 01363109

310.899.2721

atrifunovic@leewestla.com

**MOLLIE SHEA DIETSCH**

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