

410 GLENDALE BLVD

LOS ANGELES • CA 90026

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

KW
COMMERCIAL



LAND FOR SALE

±28,877 SF OF LAND

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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LAND FOR SALE
±28,877 SF OF LAND



PROPERTY HIGHLIGHTS



Located in
Echo Park



Prime Corner of
Glendale Blvd &
Temple St



Short Walk to Gra,
Clark Street Bread,
& Laveta



Excellent
Development
Potential

410 Glendale Blvd offers ±28,877 SF of land at a highly visible corner location in the heart of Echo Park. Positioned at the intersection of Glendale Blvd and Temple Street, the site provides excellent street frontage and strong development potential in a high-demand urban submarket. Located just minutes from Downtown LA, Echo Park Lake, and major freeways, this property presents a rare opportunity for investors or developers seeking a prime infill site.

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LOS ANGELES • CA 90026



LAND FOR SALE
±28,877 SF OF LAND



410 GLENDALE BLVD

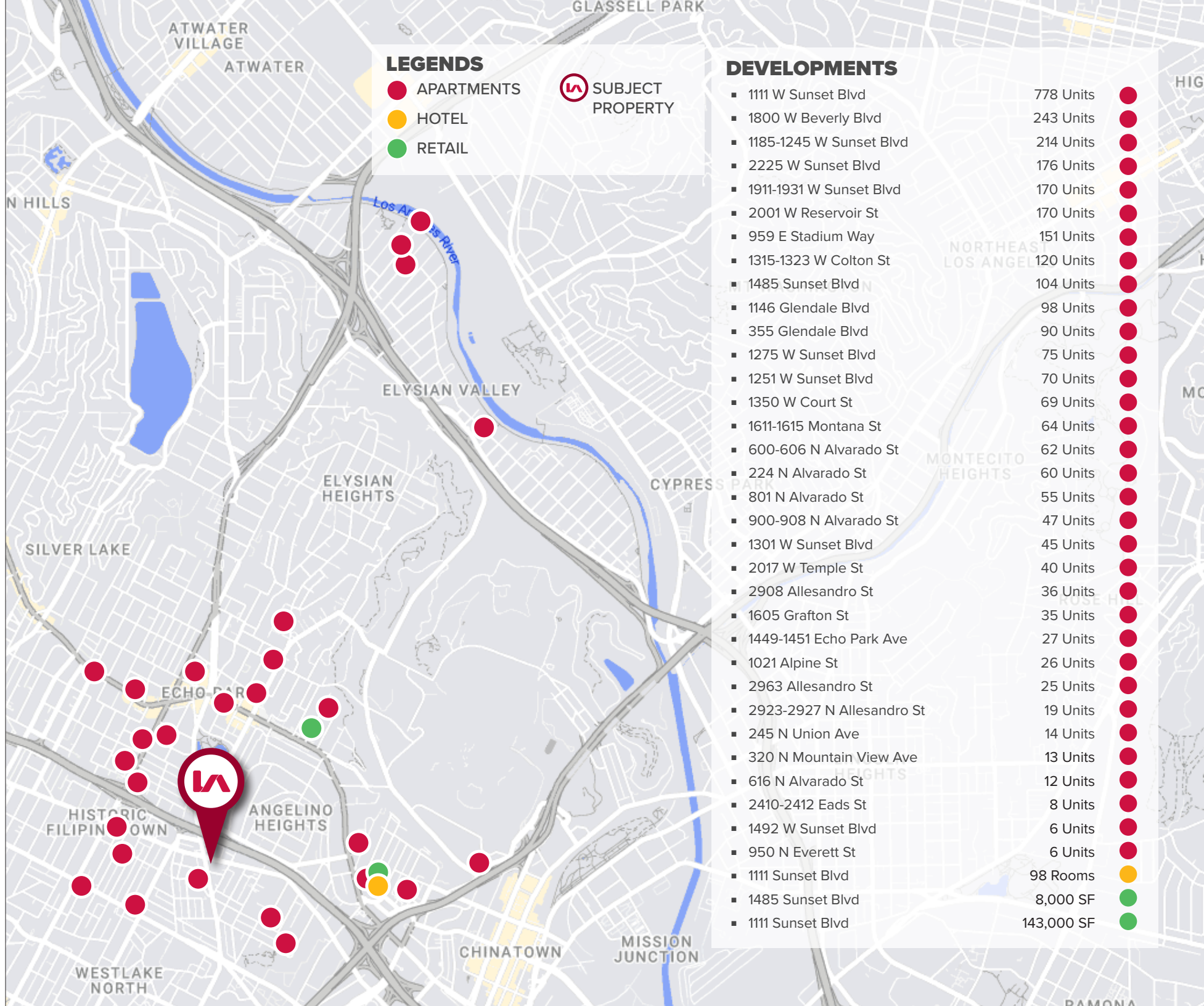
LOS ANGELES • CA 90026

FOR SALE
±1,820 SF INDUSTRIAL BUILDING
ON ±10,546 SF OF LAND

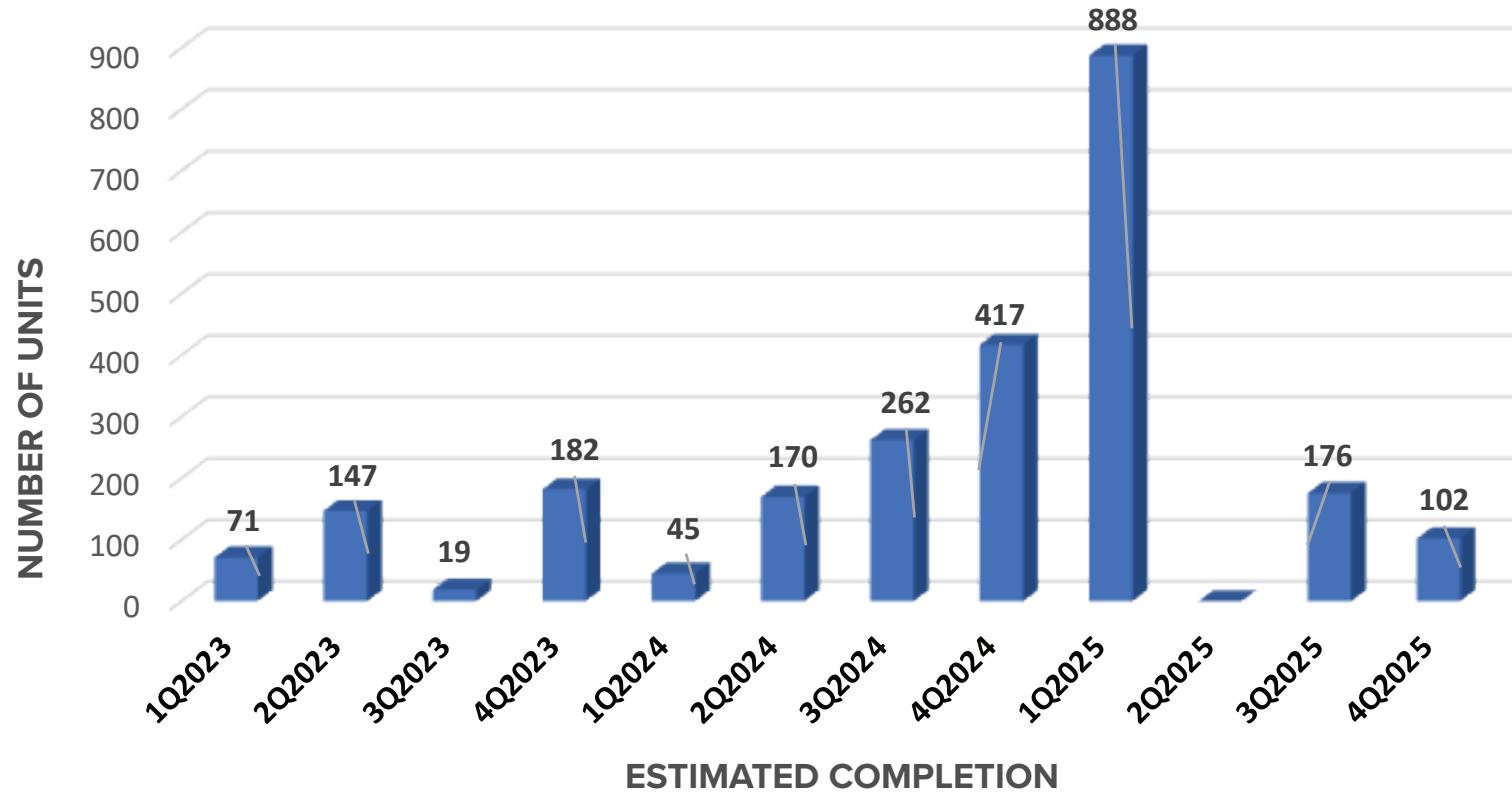
AMENITIES MAP



NEARBY DEVELOPMENTS



ECHO PARK MULTI-FAMILY UNDER CONSTRUCTION & PROPOSED



419

ADDITIONAL UNITS
ARE EXPECTED TO BE
COMPLETED BY THE
END OF 2023

**ALMOST
2,500**

ADDITIONAL UNITS ARE
PROJECTED TO BE ADDED
TO THE INVENTORY
BEFORE 2026

Echo Park C1(CW) Lots, 128 Potential Units with TOC Tier 1 - Brick+Work

Brick+Work

Echo Park C1(CW) Lots, 128 Potential Units with TOC Tier 1

Los Angeles

Echo Park C1(CW) Lots, 128 Potential Units with TOC Tier 1

APN: 5160002008, 5160002009, 5160002012, 5160002013, 5160002036



Existing Conditions

Floor Area	11,625 sq. ft. (combined)
Units	12 (combined)
Year Constructed	1896-1980
Assessed Improvement Value	\$554,236 (combined)
Assessed Land Value	\$643,365 (combined)

Development Potential (By-Right)

Maximum FAR	1.5:1
Maximum Height	
Feet	75 ft.
Stories	None
Minimum Setbacks	
Front	10 ft.
Side	3 ft.
Back	15 ft. 1ft. for each story over 3rd; 20 ft max.
Max Buildable Area, Footprint	26,347 sq. ft.
Max Buildable Area, Envelope	39,521
Max Dwelling Units	84
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)

Maximum FAR	2.1
Maximum Height	
Feet	86 ft. Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.
Stories	None
Minimum Setbacks	
Front	10 ft.
Side	0 ft. for ground floor commercial, 5 ft. for residential
Back	0 ft. for commercial uses; 5 ft. for residential uses
Max Buildable Area, Footprint	33,647 sq. ft.
Max Buildable Area, Envelope	70,659 sq. ft.
Max Dwelling Units	128
Affordable Units Required	At least 8% for Extremely Low Income, or 11% for Very Low Income, or 20% for Low Income
Parking Required	Shall not exceed 0.5 space per unit
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	Up to 20% decrease in required open space
Other Development Notes	

BRICK+WORK Analyzer

Particulars	By-Right	TOC or DB
Total Buildable	-	-
Net Buildable	-	-
Average Construction Cost	-	-
Total Construction Budget	-	-
Total Soft Costs	-	-
Total Development Budget	-	-
Gross Annual Rents	-	-
Expenses (25%)	-	-
NOI	-	-
Valuation	-	-
Equity After Completion	-	-
Equity Multiple	-	-
IRR	-	-

Property Report Disclaimer

All data are obtained from government sources. No attempt has been made to verify the data's accuracy.

This report is for informational purposes only. Do not rely on this report to support real estate or investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was obtained.

By publishing this property, you represent and warrant that you have obtained the authorization from the property owner to market this property AND to take actions on behalf of the property owner.



City of Los Angeles Department of City Planning

4/16/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1540 W TEMPLE ST

ZIP CODES

90026

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-5222-SP
CPC-2008-4683-CA
CPC-2008-4247-GPA
CPC-2007-2851-CPU
CPC-2007-1233-GPA
CPC-1987-182-SP
CPC-1984-1-HD
CPC-1957-8230
ORD-186370
ORD-181128
ORD-180983
ORD-179420
ORD-176519
ORD-169110
ORD-167944
ORD-166705
ORD-166704
ORD-166703
ORD-161116-SA33A
ORD-129279
ORD-111135
ENV-2018-5223-ND
ENV-2017-2467-SE
ENV-2013-3392-CE
ENV-2008-4684-ND
ENV-2008-4248-ND
ENV-2008-372-EIR
AFF-47538

Address/Legal Information

PIN Number	136-5A209 219
Lot/Parcel Area (Calculated)	4,155.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E2 PAGE 634 - GRID E1
Assessor Parcel No. (APN)	5160002036
Tract	GEO W KINGS SUBDIVISION OF PART OF LOTS 2 AND 3 BLOCK 39 HANCOCKS SURVEY
Map Reference	M R 17-13
Block	None
Lot	FR 10
Arb (Lot Cut Reference)	None
Map Sheet	136-5A209

Jurisdictional Information

Community Plan Area	Westlake
Area Planning Commission	Central APC
Neighborhood Council	ECHO PARK NC
Council District	CD 1 - Eunisses Hernandez
Census Tract #	2080.02000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	CW
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-1441 Specific Plan: Central City West ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
General Plan Land Use	Limited Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	Yes
Specific Plan Area	CENTRAL CITY WEST
Subarea	North (Temple/Beaudry Neighborhood District)
Special Land Use / Zoning	C1(CW)-75/1.5
Historic Preservation Review	No
HistoricPlacesLA	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

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

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	No
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	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	1
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Echo Park
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	5160002036
APN Area (Co. Public Works)*	0.245 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	\$196,741
Assessed Improvement Val.	\$212,241
Last Owner Change	01/30/2023
Last Sale Amount	\$1
Tax Rate Area	67
Deed Ref No. (City Clerk)	549313
	4-279
	0058562
Building 1	

Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,820.0 (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: 5160002036]

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	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
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)	1.01074728
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Prinlo Fault Zone	No

Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5160002036]
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	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	238
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	3
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-5222-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	CENTRAL CITY WEST SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-2008-4247-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Description(s):	GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2007-2851-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	NEW WESTLAKE COMMUNITY PLAN.
Case Number:	CPC-2007-1233-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Description(s):	LUCAS AVENUE/5TH STREET RE-DESIGNATION AND DOWNGRADE
Case Number:	CPC-1987-182-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	Data Not Available
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Description(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-1957-8230
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ENV-2018-5223-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	CENTRAL CITY WEST SPECIFIC PLAN AMENDMENT
Case Number:	ENV-2017-2467-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Description(s):	N/A: LADOT SIGNOFF
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-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ENV-2008-4248-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT
Case Number:	ENV-2008-372-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	NEW WESTLAKE COMMUNITY PLAN.

DATA NOT AVAILABLE

ORD-186370
ORD-181128
ORD-180983
ORD-179420
ORD-176519
ORD-169110

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ZIMAS PUBLIC

Generalized Zoning

04/16/2026

City of Los Angeles
Department of City Planning



Address: 1540 W TEMPLE ST

Tract: GEO W KINGS SUBDIVISION
OF PART OF LOTS 2 AND 3 BLOCK
39 HANCOCKS SURVEY

Zoning: CW

APN: 5160002036

PIN #: 136-5A209 219

Block: None

Lot: FR 10

Arb: None

General Plan: Limited Commercial



5160	002 SHEET
------	--------------

5160	2
------	---

SCALE 1" = 80'

1994

GEO. W. KING'S
SUBDIVISION
OF PART OF LOTS
2 AND 3 BLOCK 39
HANCOCK'S SURVEY

M.R. 17 - 13

ROBBINS TRACT
M.B. 10 - 81



CODE
67

FOR PREV. ASSM'T. SEE: 967-15



REVISED
670302
680318
690307604
730731801
800624308
89051706001001
92080605003001-09
54031010028001-09

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



ECHO PARK

Echo Park is a trendy, culturally diverse neighborhood located to the northwest of Downtown Los Angeles. Spanning 2.5 square miles, this walk-friendly community is bordered by Silver Lake, Westlake, Chinatown, Downtown Los Angeles and Historic Filipintown. Its popularity has echoed among artists, musicians, and creative professionals, drawing them to establish residency in the area. Along Sunset Blvd, there are numerous local restaurants and coffee shops that have become popular destinations in Echo Park. These include Tierra Mia Coffee, Guisado, Masa of Echo Park and Taix, LA's oldest French restaurant.

Echo Park is a densely populated neighborhood in the city of Los Angeles, with an estimated population of more than 50,000 people. The majority of Echo Park Residents, around 75%, are renters rather than homeowners. As the area becomes increasingly crowded, developers are submitting proposals to address the housing needs of Echo Park residents. Nearly 2,500 multi-family units are projected to be added to the housing inventory by the end of 2025. According to Zillow, the median rent for a one-bedroom, two bedroom, and three-bedroom apartment in Echo Park for the first quarter of 2023 is \$2,700, \$3,750 and \$4,950, respectively.

25%
**OWNER
OCCUPIED**

75%
**RENTER
OCCUPIED**

ECHO PARK LAKE

Echo Park Lake is a picturesque body of water spanning approximately 13 acres and surrounded by a 16-acre park, featuring walking paths, picnic areas and recreational facilities. Visitors and locals alike enjoy riding Echo Park Swan Pedal Boats during the day and the new Swan Boat Night Rides have become a popular attraction after sunset. Every July, Echo Park Lake celebrates the Lotus Festival as lotus flowers fill the water with stunning blossoms. The festival features dance, music and illuminated water lanterns.

DODGER STADIUM

Home to the Los Angeles Dodgers baseball team, Dodger Stadium is an iconic stadium and a source of pride for Angelenos baseball fans. The stadium was opened in 1962 and is the third oldest baseball park in the United States. With a seating capacity of over 56,000, it is also the largest baseball stadium in the world. In addition to baseball games, Dodger Stadium has hosted a wide range of other sporting events over the years, including soccer, hockey, boxing, cricket and the 1984 Baseball Summer Olympics. The opening ceremony of the 1991 US Olympics Festival was also held at the stadium, and it is slated to host baseball and softball for the 2028 Summer Olympics. Many famous musicians have also performed at Dodger Stadium, including The Beatles, The Rolling Stones, Elton John, Michael Jackson and Lady Gaga, a perfect location for concerts and other live events.

ECHO + ECHOPLEX

The Echo + Echoplex has been voted one of the top five music venues in Los Angeles by Filter Magazine and is a popular destination for both local and international talents. The venue has earned a reputation as one of the hottest nightclubs in the city, attracting major music acts across a range of genres. The Echo is known for showcasing indie rock, punk and experimental music, while The Echoplex, located downstairs from The Echo, hosts electronic, dance and hip-hop music shows. Together, these two venues offer a diverse array of music experiences for music lovers of all tastes.



For More Information,
Please Contact ►

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LOS ANGELES • CA 90026



TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.