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1111 S Broadway

Within 1,000 feet, records since 2016 | parcel 5139019035

■ SUMMARY

1111 S Broadway is the Los Angeles Herald Examiner Building, a 103,555 sq ft commercial store-combination property built in 1914 and designated a Historic-Cultural Monument.

THE BUILDING

- Commercial - Store Combination, built 1914, 103,555 sq ft
- 41 permits issued, \$14,477,342 declared value, 1 permit still open
- 392 LADBS inspections on 92 permits since 2016-11-02: 167 passed, 45 corrections issued (21% held)
- Last sold 2018-08-10

COSTS & OBLIGATIONS

- County assessed value \$31,122,912
- 1 open permit on the parcel
- 0 open or closed LADBS code enforcement cases

ZONING & HAZARDS

- Historic-Cultural Monument: yes (Los Angeles Herald Examiner Building)
- Methane zone: yes
- Very-high fire-hazard zone: no
- HPOZ: no
- Zoning not on the citywide layer (Downtown mapping uses separate 2023 Zoning Code layer)

THE AREA

- 122 right-of-way permits on S Broadway within 200 house numbers since 2016 (62 sewer, 31 Class A, 27 excavation)
- Police incidents 1,195 (11.1x same-size LA area); 2,646 incidents 2020-mid-2024 (11.6x same-size LA area)
- 67,718 parking citations (13.4x city rate)
- 8 development pipeline projects adding 379 net new homes; 1 LAHD-funded affordable project (105 units, 0 in service)
- 778 registered businesses; 293 opened and 6 closed since 2016

GETTING AROUND & AMENITIES

- Nearest transit stop Broadway/11th St, 213 ft away; 16 lines within a quarter mile
- Grand Hope Park 1,510 ft away

WORTH A LOOK

- Historic-Cultural Monument designation
- Methane zone
- 1 open permit on the parcel
- Assessed value anchored since 2018 sale
- Zoning not shown on citywide layer due to separate Downtown 2023 Zoning Code mapping

■ WHAT WILL COME UP

1 permit still open

Filed and not recorded as finalled. Unfinalled work has to be disclosed, and the file stays open until somebody closes it.

Assessed at \$31,122,912, anchored 8 years

Under Proposition 13 the assessment resets when the property changes hands. What is on the roll today is what the last buyer pays, not what the next one will.

The items above are the ones that commonly change a transaction, pulled from the sections below. They are facts and their consequences, not a rating: this report does not grade a property, and the absence of a line here is not a reassurance about anything it does not check.

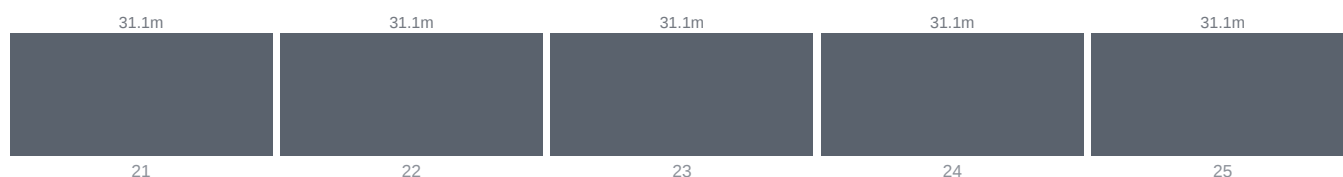
■ THE BUILDING ON RECORD

USE	BUILT	BUILDING
Commercial - Store Combination	1914	103,555 sq ft

Assessed value	\$31,122,912
Land	\$20,611,200
Improvements	\$10,511,712
Last sold	2018-08-10

An assessment is not a valuation.

Under Proposition 13 this figure is anchored to the last sale and rises at most about two per cent a year, so a long-held building carries a number far below what it would sell for, and a seller's tax bill says nothing about a buyer's. The county publishes no lot size for this parcel.



Assessed value by roll year. The steps are Proposition 13 increases; a jump means the property changed hands or was reassessed after work.

■ THE HOUSING AROUND IT

Owned by whoever lives there	11% (+/- 6)
Rented	89% (+/- 13)
Standing empty	11% (+/- 6)
Homes in the tract	4,142
Houses and single units	0%
Small buildings, 2 to 9 homes	2%
Larger buildings, 10 or more	98%
Median value of owner-occupied homes	\$1,069,900

Buildings, not people.

This section describes the housing stock around the address and deliberately says nothing about who lives in it. The same survey publishes race, household composition and marital status; this report does not request those figures and will not show them. Characterizing a neighborhood's residents is how a Fair Housing steering claim begins, and it would land on whoever forwarded this report.

American Community Survey 2019-2023 estimates for census tract 207902, which covers several blocks and not just this

one. These are survey estimates rather than counts, and the margin shown is the survey's own.

■ ELECTRICAL AND PLUMBING ON THIS PARCEL

Electrical permits	20
Plumbing permits	11
Still open	1

Rewiring, a panel, a re-pipe or a water heater are permitted as trades and never appear in the building-permit history, so a parcel that looks untouched there may not be.

■ FEMA FLOOD ZONE

Zone	X (1 PCT DEPTH LESS THAN 1 FOOT)
Special Flood Hazard Area	No
FIRM panel	06037C1617G, effective 2018-12-21

This is the federal map, not the city's.

Being in or out of a federal flood zone is not the whole of a flood question, and it does not decide whether flood insurance is required. This report is not the statutory Natural Hazard Disclosure and does not replace it.

■ EARTHQUAKES ON RECORD NEARBY

Largest within 100 km	M6.7 - Northridge, California, earthquake, 1994-01-17
Recorded at M4+ since 1900	200
At M6 or above	5

Recorded events from the USGS catalog, distances measured from each epicenter. The earthquake maps section is the opposite kind of thing - modeled scenarios for a future rupture. Neither is a prediction.

■ ON THE NATIONAL REGISTER NEARBY

Listings within the radius	1
Commercial Club	182 ft, listed 2022

Federal listing is not the city's designation.

Los Angeles's own landmark designations decide what may be altered and what review it needs, and they are a separate register from this one. A National Register listing opens federal rehabilitation tax credits and by itself restricts nothing. A listing near an address is not a fact about that address.

■ WETLANDS MAPPED HERE

Mapped where this address stands	None
Mapped within the radius	0

The federal inventory at the scale it was flown, not a delineation: only the Corps of Engineers sets a wetland boundary for a permit. A wetland on a parcel engages the Clean Water Act, which is why it is counted apart from what is nearby.

■ REGULATED BY THE EPA NEARBY

Sites with an EPA record within the radius	31
Out of compliance today	0
Formal enforcement actions nearby	0
ARIZONA STATE UNIVERSITY CALIFORNIA CENTER - Hazardous waste	102 ft
ASU CALIFORNIA CENTER BROADWAY - Hazardous waste	102 ft

OTIS - Hazardous waste	102 ft
BONE DEEP - HERRALD EXAMINER - Hazardous waste	111 ft
A AND B AUTO BODY WORKS - Hazardous waste	141 ft

A record is a registration, not a hazard.
 Most of these are small-quantity waste generators - a garage, a print shop, a dental surgery - and a dense commercial block has dozens. What carries meaning is the compliance state above the list, not the count. Sites registered under a name shaped like a person's are counted and not listed. The EPA publishes a risk screening for these sites and this report does not read it.

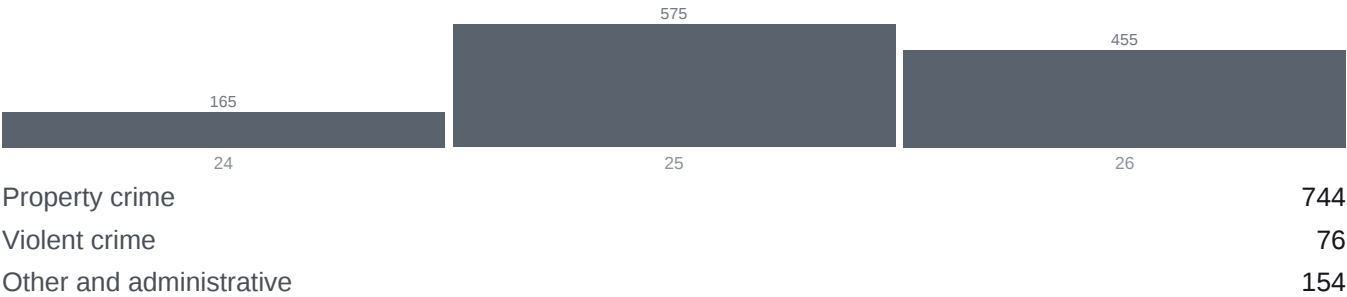
THE NEAREST OF EACH THING

Bank or cash machine - Bank of America	354 ft, 1 min
Café - Starbucks	513 ft, 2 min
Not within the radius: Pharmacy, Food shop, Convenience store, Hospital, Clinic, Library, Post office, Petrol station.	
© OpenStreetMap contributors, under the ODbL. A volunteer map. The city's own records do not say what any nearby business is. This can, but it cannot promise a shop is still open.	

POLICE INCIDENT REPORTS

Total since 2024	1,195 (about 10 a week)
11.1x the Los Angeles average	

An average area this size holds 107.



Filed incident reports under the NIBRS standard, the records system LAPD moved to through 2024 and ran at full volume from June. Counted from June 2024, so 2024 itself reads low here and the months before it sit in the older system's section. Location is published to the hundredth block, so the area count is a box the width of the radius rather than a circle, and nothing here is precise to an address. LAPD changed records systems on 2024-06-01. This section covers that day onward; the weeks before it belong to the historic section.

POLICE INCIDENT REPORTS (2020 TO MID-2024)

Total since 2020	2,646 (about 12 a week)
11.6x the Los Angeles average	

An average area this size holds 228.



Other and administrative456

The records system LAPD replaced through 2024, whose categories do not map one to one onto the current set. Counted to the end of May 2024, where the new system reached full volume, so 2024 reads low here too. The archive before 2020 is a third file the report does not yet read, so no year before 2020 is counted.

BUILDING PERMITS

Total since 2020184 (about 28 a year)

1.9x the Los Angeles average

An average area this size holds 98.



2023 to 202523% down

Bldg-Alter/Repair	137
Sign	24
Swimming-Pool/Spa	7
Bldg-Demolition	7
Nonbldg-New	6
Nonbldg-Alter/Repair	1

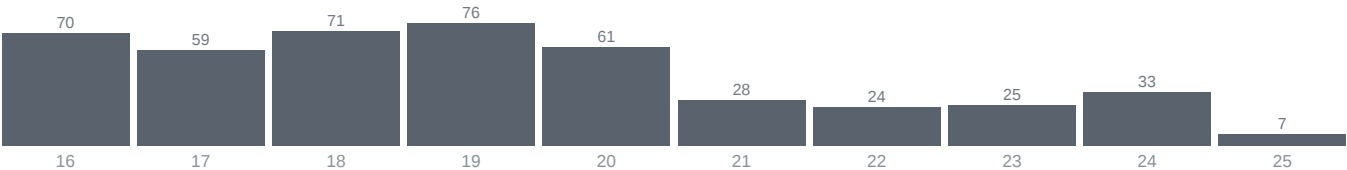
Permits issued by LADBS. A permit is paperwork; plenty are issued and never built. The feed begins in 2020, so no year before it can be counted.

TRAFFIC COLLISIONS (2010 TO MARCH 2025)

Total since 2016454 (about 49 a year)

5.5x the Los Angeles average

An average area this size holds 82.



2023 to 202542% down

STREET	429
PARKING LOT	19
SIDEWALK	4
ALLEY	2

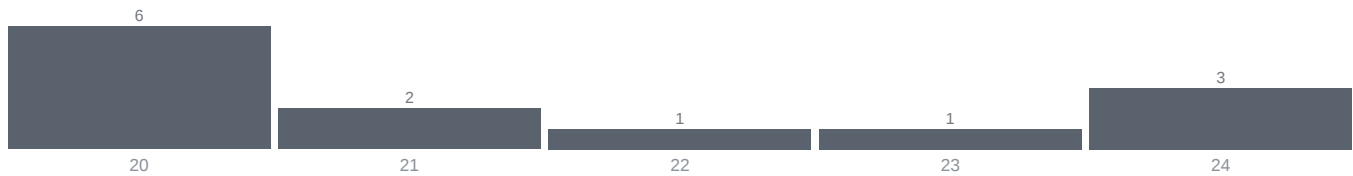
Collisions LAPD recorded, by the year they occurred and where (street, parking lot, alley, sidewalk). The file ends on 2025-03-09, when the department's records system changed, and no later collision file is published, so the last year reads low and nothing after March 2025 is counted. Reporting fell sharply after 2020 citywide; the comparison is against the same file, so it moves with it.

CERTIFICATES OF OCCUPANCY ISSUED

Total since 202013 (about 1.9 a year)

0.7x the Los Angeles average

An average area this size holds 18.

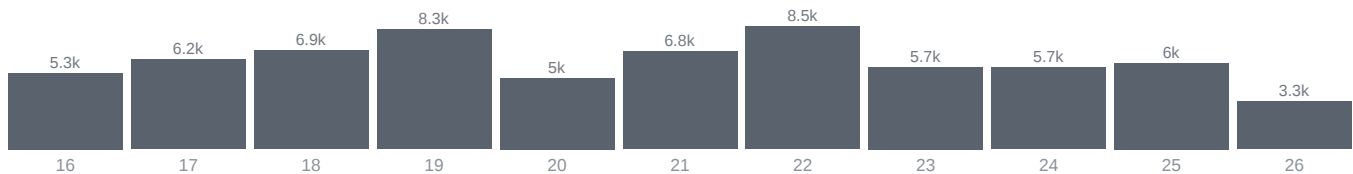


Bldg-Alter/Repair	7
Bldg-Addition	3
Nonbldg-New	2
Bldg-New	1

Certificates of occupancy issued by LADBS: the permit's other end, recorded when the work passed and the building could be used. A completion, where a permit is only an intention. About 45% of certificates carry no location and cannot be counted here; the feed's newest rows run about two weeks behind, measured, so the current fortnight always reads low.

PARKING

Citations	67,718, about 17 a day (13.4x the city rate)
Metered spaces nearby	331
Expired meter	31,570
Red zone, no stopping	11,901
Plates not displayed	3,738
No stopping or standing	2,979
Standing in an alley	2,950



WHAT CHANGED HANDS NEARBY

Parcels transferred since 2016	267
1050 S GRAND AVE (2024-12-06)	\$848,382
1050 S GRAND AVE (2024-11-07)	\$4,500,000
1050 S GRAND AVE (2024-11-05)	\$820,000
1050 S GRAND AVE (2024-09-24)	\$781,000
1001 S BROADWAY (2024-08-30)	\$670,616
1050 S GRAND AVE (2024-08-08)	\$1,557,499
218 W 11TH ST (2024-08-01)	\$1,879,234
1124 S OLIVE ST (2024-08-01)	\$4,003,658

The dollar figure is the assessment, not the price.

Parcels within the radius whose most recent recorded document falls in the window, newest first, from the Los Angeles County Assessor's roll. California discloses no sale price, so the figure is the assessment. Under Proposition 13 it resets to the price when a parcel transfers, so a recent date makes it a fair proxy for what was paid. The roll records the date a document was recorded and not what kind it was, so this is what changed hands, meaning a document recorded: a correction, a transfer between family or a deed into a trust reads the same way here as a sale.

■ WHAT IS COMING NEARBY

Net new homes in the pipeline	379
Projects	108
Under construction	0
1100 S Main St # 1-379 (Verifications in Progress)	+379
222 W 12th St (Quality Review Completed)	0
1343 S Hill St (Quality Review Completed)	0
940 S Hill St (Quality Review Completed)	0
1053 S Main St (Verifications in Progress)	0
912 S Hill St (Quality Review Completed)	0
1100 S Main St (Quality Review Completed)	0
1053 S Broadway (Corrections Issued)	0
Approval is not construction, and many approved projects are never built.	

■ THIS BUILDING'S PERMITS

Permits on this parcel	41
Earliest on file	2007-04-24
Declared work	\$14,477,342
Structural or major	11
Still open	1

Open permits.

Work filed and not recorded as finished. A buyer can inherit an open permit and the obligation to close it: 2024-05-10, *EPLAN* Supplemental to 22016-10000-36689 DOOR RELOCATION ON

2026-07-09 SUPPLEMENTAL PERMIT TO 26016-10000-14235. ADD SOFFITS TO INTER	\$8,000
2026-05-29 EPLAN: INTERIOR TI TO (E) ROOM 254 FOR MECHANICAL ROOM/ELECTRI	\$50,000
2025-07-28 EPLAN. Supplemental to 22016-10001-36689 ADA access door syste	\$10,998
2021-11-04 INSTALL (3) ILLUMINATED WALL SIGNSA1-1: 4' X 9'5" = 37.66 SQFT	\$12,000
2024-07-02 eplan Supplemental to 22016-10000-36689 for relocation of equi	\$501
2024-05-10 *EPLAN* Supplemental to 22016-10000-36689 DOOR RELOCATION ON S	\$501
2022-12-12 eplan. Tenant Improvement to existing Office	\$300,000
2023-06-20 NEW DRYWALL, GUARDRAIL ON EXISTING 2ND FLOOR AND DROPPED CEILIN	\$185,000

■ EVICTION NOTICES ON THIS PARCEL

Notices recorded, February 2023 to February 2024	None
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A closed window, not a live feed.

The city published this register from February 2023 to February 2024 and has published nothing since, so this says what happened in those months and nothing about what has happened after them. The file names no tenant, no owner and no agent.

■ CODE ENFORCEMENT ON THIS PARCEL

Open cases (LADBS)	0
Closed cases	0

Zero open cases is what a clean parcel shows and what an unvisited one shows.

A case is the department's record that it opened a matter here, keyed on the city's own parcel number; the closed count sits beside it for that reason. Nothing here names a person.

■ INSPECTIONS ON THIS PARCEL

Inspections	392 on 92 permits, since 2016
Passed, whole or part	167
Corrections issued	45
Scheduled or partial	94
Share ending in corrections	21% (city: 18%)
2026-08-14 Final	Insp Scheduled
2026-08-14 Green Building Final	Insp Scheduled
2026-08-03 Final	Permit Finaled
2026-07-24 SGOV-Seismic Gas S/O Valve	Insp Scheduled
2026-07-24 Smoke Detectors	Insp Scheduled

A correction is a finding, not a grade.

The inspector found the work did not pass as built and had to be fixed. A building under heavy work is inspected more, and corrected more, than one nobody has touched.

■ STREET WORK ON THIS BLOCK

Right-of-way permits on S BROADWAY within 200 house numbers	122 since 2016
Sewer Permit	62
Class (A) Permit	31
Excavation (U) Permit	27
Highway Dedication	2
2025-06-24 Excavation (U) Permit	1001 S Broadway And W Olympic Blvd
2024-10-09 Excavation (U) Permit	1070 S Broadway And W 11th St
2023-12-27 Excavation (U) Permit	1250 S Broadway And Pico Blvd.
2023-09-14 Class (A) Permit	1100 S Broadway

Bureau of Engineering permits for the street, sidewalk and sewer outside the buildings; read by street and house number, because the feed carries no geometry.

■ AFFORDABLE HOUSING NEARBY

City-funded projects within 2,641 feet	1, 105 units
ALVEARE PARKVIEW (Development)	105 units

The Housing Department's list of the projects the city has funded since 2003; not every affordable unit in the area.

■ ZONING AND OVERLAYS

No polygons in the citywide layer (Downtown and Boyle Heights are mapped under the 2023 code, not read yet)

Historic-Cultural Monument	Yes: Los Angeles Herald Examiner Building (No. 178)
Historic Preservation Overlay Zone	No
Very High Fire Hazard Severity Zone	No
Methane zone	Methane Zone

A point outside a layer's polygons is reported as not in one; a layer that did not answer is reported as not read, which is a different thing. Height limits and specific plans are not read.

■ BUSINESSES ON THE BLOCK

Registered nearby	778
Opened in the period	293
Of those, already gone	6
Longest established	
LOS ANGELES DIV	1953
MUSICA LATINA INC	1964
PRIVATE BRAND MERCHANDISING/C	1970
A AND J MALER PROPERTIES	1970
DON JUAN JR INC	1970
REMY LEATHER FASHIONS INC	1971
Most recently arrived	
DEMUREZ	2026
HB TECH CONSULTING LLC	2026
FINITO R2	2026
TWELVEFOLD LLC	2026
HABACHIHANA JAPANESE GRILL	2026
2616 HOOPER LLC	2026

Registration is not occupancy: a business that closed without deregistering stays on the list. The city publishes no usable industry classification, so this cannot say what kind of business each is.

■ SCHOOLS NEARBY

Nearest elementary	Jardin de la Infancia - 1,741 ft, 7 min
Nearest middle	Para Los Niños Middle - 3,936 ft, 15 min
Nearest high	Central High - 3,242 ft, 12 min
Jardin de la Infancia	Elementary, grades K-1, Charter - 1,741 ft
Abram Friedman Occupational	Adult, grades Adult, Public - 2,489 ft
Central High	High, grades 9-12, Public - 3,242 ft
Tri-C Community Day	Mixed, grades 7-12, Public - 3,242 ft
Alliance Dr. Olga Mohan High	High, grades 9-12, Charter - 3,706 ft
Frida Kahlo High	High, grades 9-12, Public - 3,728 ft
San Pedro Street Elementary	Elementary, grades K-5, Public - 3,829 ft
YouthBuild Charter School of California	High, grades 9-12, Charter - 3,906 ft

Distance and facts only.

This report does not rate schools or publish test scores. School quality is the most common proxy for characteristics the Fair Housing Act protects, and characterizing a neighborhood is how a steering claim starts.

■ TRANSIT

Nearest stop	Broadway/11th St (213 ft)
Lines within a quarter mile	45, 38, 35, 94, 4, 30, 40, 33, 10, 55, 92, 76, 78, 70, 28, 14
Hill St/11th St	229 ft, 1 min
Hill St/11th St	303 ft, 1 min
Broadway/12th St	349 ft, 1 min
Main St/11th St	393 ft, 1 min

■ INTERNET SERVICE

The internet-availability source could not be read for this report; the rest is unaffected.

■ GREEN SPACE

Grand Hope Park	1,510 ft, 2 acres
Pershing Square	3,508 ft, 4.4 acres
Spring Street Park	4,336 ft, 0.8 acres
San Julian Park	4,540 ft, 0.3 acres
6th & Gladys Street Park	5,038 ft, 0.3 acres

Distance is to the edge of the park, not its center, which is how far you actually walk to be in it.

■ WHAT THIS REPORT IS

Almost every count here is a public record - held by the City of Los Angeles and the Los Angeles County Assessor, the U.S. Census, or the FCC - within a radius of the address asked about. The exceptions are the third-party estimates (market value, and a unit's likely rent), each labeled as that provider's and shown with its range. Nothing here is scored, predicted or interpreted.

Police data is anonymised to the block.

Los Angeles does not publish address-level incident locations, so nothing here describes a specific building, only an area. A count near an address is not a statement about that address.

■ TERMS ACCEPTED WHEN THIS REPORT WAS RUN

I understand this report is compiled from public records, describes an area and a parcel rather than any person, is not a consumer report and may not be used to screen tenants or make decisions about individuals, is not a valuation, appraisal or statutory natural hazard disclosure, and may be incomplete or out of date because its sources are.

Accepted by Sample - no account at unknown (terms 2026-08-b).

Registered sex offender information is deliberately excluded: California Penal Code 290.46(j)(2) makes it unlawful to use the Megan's Law database for purposes relating to housing. Consult www.meganslaw.ca.gov yourself, which is the use the law permits.

Compiled from the City of Los Angeles and the Los Angeles County Assessor public records on 2026-09-19. Nothing here is scored, predicted or interpreted.