

4760 YORK BOULEVARD

LOS ANGELES, CA 90042

CREATIVE COMPOUND FOR SALE



COLDWELL BANKER COMMERCIAL

CalRE Lic # 01482197



**COLDWELL BANKER
COMMERCIAL**

CONTACT US

NICOLE DEFLORIAN

Senior Commercial Advisor
DRE License #01482197

(818) 720-3861

nicole.deflorian@cbrealty.com



4760

YORK BOULEVARD, LOS ANGELES



Executive Summary

The property at 4760 York Boulevard is strategically positioned in the heart of Highland Park, one of Los Angeles' most vibrant retail and lifestyle corridors. Fronting York Boulevard, the site offers strong visibility while maintaining a private, courtyard-style setting that creates a unique indoor/outdoor experience.

The multi-structure layout is centered around landscaped garden areas, bamboo-lined pathways, and shaded seating, supporting flexible use for boutique retail, café, wellness, or creative office concepts. Highland Park's walkable streets, curated retail mix, and growing residential base continue to drive consistent foot traffic and demand from design-forward users.

With convenient access to nearby neighborhoods including Eagle Rock, Pasadena, and Downtown Los Angeles, the property benefits from strong connectivity. Offering $\pm 1,952$ SF of adaptable space, the asset allows for immediate occupancy or repositioning, presenting a compelling opportunity within a high-demand submarket.

PROPERTY SUMMARY

Address	4760 York Boulevard, Los Angeles 90042
Property Type	Retail / Creative Office Compound
Building Size	±1,952 SF
Lot Size	±6,848 SF (0.16 AC)
Number of Structures	Three (3) Distinct Buildings
Tenancy	Single / Flexible Multi-Use Potential
Building Class	C / Creative Repositioning Opportunity
Year Built / Renovated	1920 / 2021
Zoning	LAC4
Parking	Street Parking / On-Site Flexibility
Availability	Owner-User Opportunity / Potential Occupancy

Key Features:

- Gated multi-structure compound with private courtyard setting
- Unique indoor / outdoor layout supporting experiential uses
- Bamboo-lined pathways, landscaped garden areas, and shaded seating
- Strong York Boulevard frontage with curated retail presence
- Flexible configuration for retail, café, wellness, or creative office
- Natural light and adaptable interior layouts across structures
- Ideal for boutique operators seeking a design-forward environment
- Located in the heart of Highland Park’s vibrant retail corridor
- Character-rich asset with immediate usability or repositioning potential



Aerial View



Photo Gallery



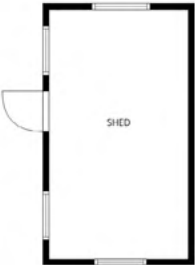
Photo Gallery



Photo Gallery



Floor Plan



MARKET OVERVIEW

The property at 4760 York Boulevard is ideally located in the heart of Highland Park, one of Los Angeles' most rapidly evolving retail and cultural corridors. Positioned along York Boulevard, the asset benefits from strong visibility, steady foot traffic, and a curated streetscape defined by independent retailers, popular dining destinations, and experiential concepts. This prime infill location places users within one of Northeast Los Angeles' most active live-work-play environments.

Highland Park continues to attract a diverse mix of creative professionals, entrepreneurs, restaurateurs, and boutique operators driven by its authentic character, walkability, and growing residential base. The corridor is widely recognized for its concentration of design-forward retail, local coffee concepts, and hospitality-driven experiences that prioritize atmosphere and brand identity. This dynamic tenant mix creates a highly engaging environment that supports both daytime and evening activity. With direct access to major transportation routes including York Boulevard, Figueroa Street, and nearby connections to the Pasadena Freeway (CA-110), the property offers convenient accessibility to surrounding neighborhoods such as Eagle Rock, Pasadena, and Downtown Los Angeles. The area's connectivity, combined with strong local demographics and continued neighborhood investment, reinforces its long-term growth trajectory.

The Highland Park retail and creative commercial market remains resilient, supported by demand for unique, smaller-format spaces that offer flexibility and experiential appeal. With its distinctive indoor/outdoor layout, curated environment, and presence along a high-demand corridor, 4760 York Boulevard is well-positioned to attract tenants and users seeking a differentiated, character-rich setting within one of Los Angeles' most sought-after submarkets.





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