



COMMERCIAL
REAL ESTATE
the sign of a profitable property



KING'S ARCH

FOR SALE OR LEASE:

SIGNALIZED CORNER LOT

1358 N Highland Avenue, Los Angeles, CA 90028



AVAILABLE



CoStar
POWERBROKER

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FOR SALE OR LEASE

PROPERTY OVERVIEW

illi Commercial Real Estate is pleased to present 1358 N Highland Avenue, a $\pm 4,772$ square foot signalized corner site at Highland Avenue and De Longpre Avenue, just south of Sunset in the heart of Hollywood. Zoned LAC2, the hard-corner parcel is ideally suited for retail, restaurant, or service-oriented uses.

With flexible terms available—for sale, ground lease, build-to-suit, or a parking lot lease for 16 spaces—1358 N Highland offers a rare opportunity to secure a premier corner position in one of Hollywood's most dynamic and heavily trafficked corridors.

 **\$3,000,000**
SALE PRICE

 **INQUIRE WITH
BROKER**
LEASE RATE

 **$\pm 4,772$ SF**
SITE AREA

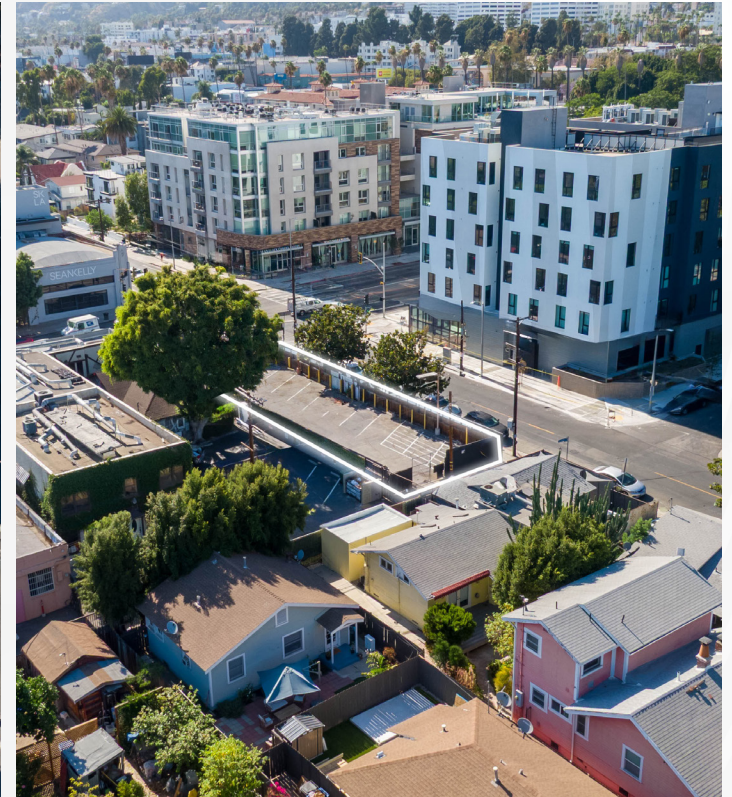
 **LAC2**
ZONING

 **N HIGHLAND AVE
& DE LONGPRE AVE**
CROSS STREETS



FOR SALE OR LEASE

PROPERTY PHOTOS



PROPOSED CONCEPT - EV STATION DEDICATED LOT

Conceptual vision for the corner of Highland Ave & De Longpre Ave. May not reflect actual achievable development



FOR SALE OR LEASE

PROPOSED CONCEPT - COFFEE SHOP + EV STATIONS

Conceptual vision for the corner of Highland Ave & De Longpre Ave. May not reflect actual achievable development



FOR SALE OR LEASE

PROPOSED CONCEPT - RESTAURANT

Conceptual vision for the corner of Highland Ave & De Longpre Ave. May not reflect actual achievable development



PROPOSED SITE PLAN



AVAILABLE



AERIAL MAP

FOR SALE OR LEASE

LOCATION OVERVIEW

Hollywood Boulevard

Hollywood Boulevard is an iconic Los Angeles destination. This culturally diverse area features museums, restaurants, shopping, theaters and entertainment destinations that bring millions of tourists to the area each year. The attractions span the boulevard, starting with the iconic celebrity footprints at the TCL Chinese Theatre, extending for miles as passersby browse the stars along the Hollywood Walk of Fame.

NOTABLE ATTRACTIONS ALONG THE HOLLYWOOD WALK OF FAME:

- ✓ Hollywood & Highland
- ✓ El Capitan Theater
- ✓ Madame Tussauds Museum
- ✓ Wax Museum
- ✓ Chinese Theatre
- ✓ Dolby Theatre
- ✓ Hollywood Walk of Fame
- ✓ Hollywood Museum



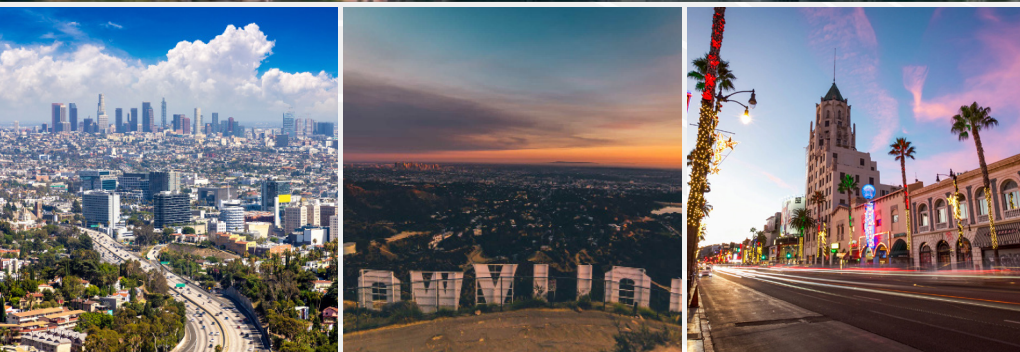
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
Estimate	64,895	356,845	919,516
Daytime Population	74,283	393,411	968,125
Avg HH Income	\$102,100	\$113,945	\$111,505
Avg HH Size	1.70	1.90	2.20
Median Home Price	\$1,060,338	\$1,094,019	\$1,089,423

TRAFFIC COUNTS	N HIGHLAND AVE	DE LONGPRE AVE
Cars per Day	±52,047	±5,550



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