

# 1150

N SAN FERNANDO RD



LOS ANGELES, CA

**CBRE**

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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## THE OFFERING

CBRE, Inc. is proud to exclusively present 1150 N San Fernando Rd, located in the Northeast Los Angeles submarket within the City of Los Angeles, California. Situated along the major commercial corridor of North San Fernando Road, the property is positioned near the intersection of Alice Street and Roseview Avenue, offering excellent accessibility and visibility within this rapidly evolving trade area.

1150 N San Fernando Road is a prominently located commercial asset within the Cypress Park / Northeast Los Angeles submarket. Positioned along the high-traffic North San Fernando Road corridor near Alice Street and Roseview Avenue, the site offers excellent visibility, transit access, and central connectivity to Downtown Los Angeles, the Tri-Cities region, and major freeway networks.

The property sits on a ±1.33-acre lot and is designated under a dual-zoning framework of Public Facilities (PF) and Limited Industrial (M1/MR1), according to Los Angeles zoning categories outlined in the City's General Plan land-use designations. This combination allows for a broad range of potential uses, including institutional, civic, industrial service, light manufacturing, logistics, and select commercial applications—subject to city approvals and applicable redevelopment processes.

1150 N San Fernando Road stands within one of Northeast Los Angeles' most transit-connected corridors. The property is less than a mile from the Lincoln Heights/Cypress Park Metro Station, providing quick rail access across the region for both workforce and visitors. In addition, Union Station—Los Angeles' central rail hub for Metro, Metrolink, and Amtrak services—is only a short drive away, linking the site to regional commuter lines and long-distance routes throughout Southern California and beyond. Its position also places it near important logistics and mobility infrastructure. Major rail lines, distribution routes, and roadway networks converge throughout the area, and the property sits within convenient distance of key employment centers stretching from Downtown Los Angeles to Glendale and Burbank. The nearby presence of the I-5, 110, and 2 freeways enhances access for goods movement, industrial users, and service-based operations.

 <p><b>EXCELLENT LA LOCATION</b></p>	 <p><b>FLEXIBLE ZONING</b></p>	 <p><b>1.33 ACRES OF DEVELOPMENT</b></p>
 <p><b>\$1,059,386 2025 MEDIAN HOUSING VALUE</b></p>	 <p><b>\$102,201 2025 MEDIAN HOUSEHOLD INCOME</b></p>	 <p><b>40.8 MEDIAN AGE</b></p>



PROPERTY INFORMATION



THE OFFERING

PROPERTY STREET ADDRESS 1150 N San Fernando Rd Los Angeles, CA 90065

LAND AREA SIZE ±1.33 AC | ±57,222 SF

ZONING PF-1-CDO-RIO & [Q]M1-1-CDO-RIO

APN 545-300-2900,

SITE DESCRIPTION

ASSET TYPE Vacant Land

ZONING **PF-1-CDO-RIO & [Q]M1-1-CDO-RIO**

PF - (Public Facilities)

1 - (Height District 1)

CDO - (Community Design Overlay)

RIO - (River Improvement Overlay)

**[Q]M1-1-CDO-RIO**

[Q] - (Qualified Classification)

M1 - (Limited Industrial Zone)

1 - (Height District 1)

CDO - (Community Design Overlay)

RIO - (River Improvement Overlay)

You are solely responsible for independently verifying the information in this Offering Memorandum. Any reliance on it is solely at your own risk.

## INVESTMENT HIGHLIGHTS



## ADVANTAGEOUS INFILL LOCATION WITHIN NORTHEAST LOS ANGELES

1150 N San Fernando Road is strategically positioned along the North San Fernando corridor in Cypress Park, a highly connected submarket within Northeast Los Angeles. The property is located near the intersections of Alice Street and Roseview Avenue, providing direct access to local arterials and immediate connectivity to the regional freeway system, including the Golden State (I-5) Freeway, which runs through the neighborhood and links the site to the broader Los Angeles metropolitan area.



## STRATEGIC REGIONAL CONNECTIVITY &amp; WORKFORCE ACCESSIBILITY

1150 N San Fernando Road sits within a dense employment corridor with exceptional multimodal access. The site is:

- 2 minutes by vehicle from the Lincoln Heights/Cypress Park Metro L Line station (1.0 mile)
- 6–8 minutes from Union Station, the region's largest commuter hub with Metro, Amtrak, and Metrolink service
- 20–30 minutes from the region's major airports (Bob Hope/Burbank & LAX)

This connectivity strengthens the site's appeal for industrial, creative, governmental, and service-centered uses—especially businesses requiring access to logistics, transit, or a robust labor pool.



## POSITIONED WITHIN THE RIVER IMPROVEMENT OVERLAY (RIO) &amp; COMMUNITY DESIGN OVERLAY (CDO)

The property's inclusion within both the River Improvement Overlay District (RIO) and the Cypress Park & Glassell Park Community Design Overlay (CDO) provides structure for high-quality development while supporting long-term value:

RIO encourages river-oriented, environmentally resilient design and improved community connectivity along the LA River corridor. [redfin.com]

CDO establishes urban design, façade, and landscape guidelines that elevate the aesthetic and community compatibility of new development.

## INVESTMENT HIGHLIGHTS



## BARRIERS TO ENTRY

Industrial space across the Greater Los Angeles region remains one of the tightest and most supply-restricted markets in the United States. Despite a recent normalization from ultra-low vacancy conditions, Los Angeles continues to experience historically limited availability.

- Q4 2025 industrial vacancy in Greater Los Angeles sits at 4.6%, near decade highs but still exceptionally tight for the region.
- Countywide industrial vacancy stands at 6.2%, a record high for LA County, yet deeply constrained compared to national averages—and far above the near-zero availability environment of 2021 (1.6%).
- Colliers reports industrial vacancy at 5.7% in Q3 2025, still well below the level needed to satisfy long-term tenant demand.
- CBRE notes vacancy at 5.2%, reflecting a modest rise but still indicating highly competitive conditions for tenants and limited opportunities for investors to acquire usable industrial product.

Even after record deliveries in recent years, absorption remains positive and supply remains structurally constrained—creating high barriers to entry for new industrial development in infill locations such as Cypress Park.

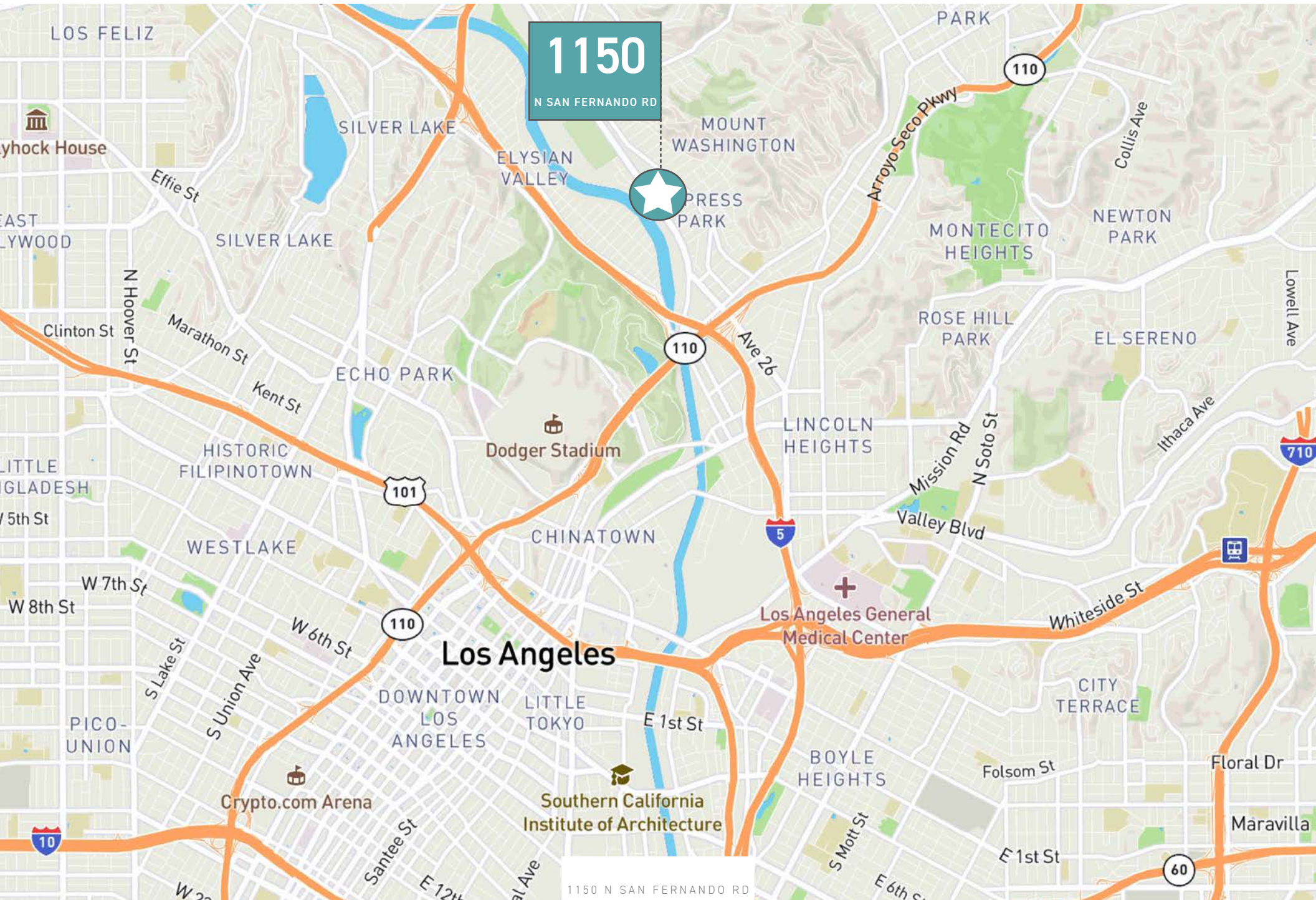


## WALKABILITY/TRANSIT-ORIENTED LOCATION

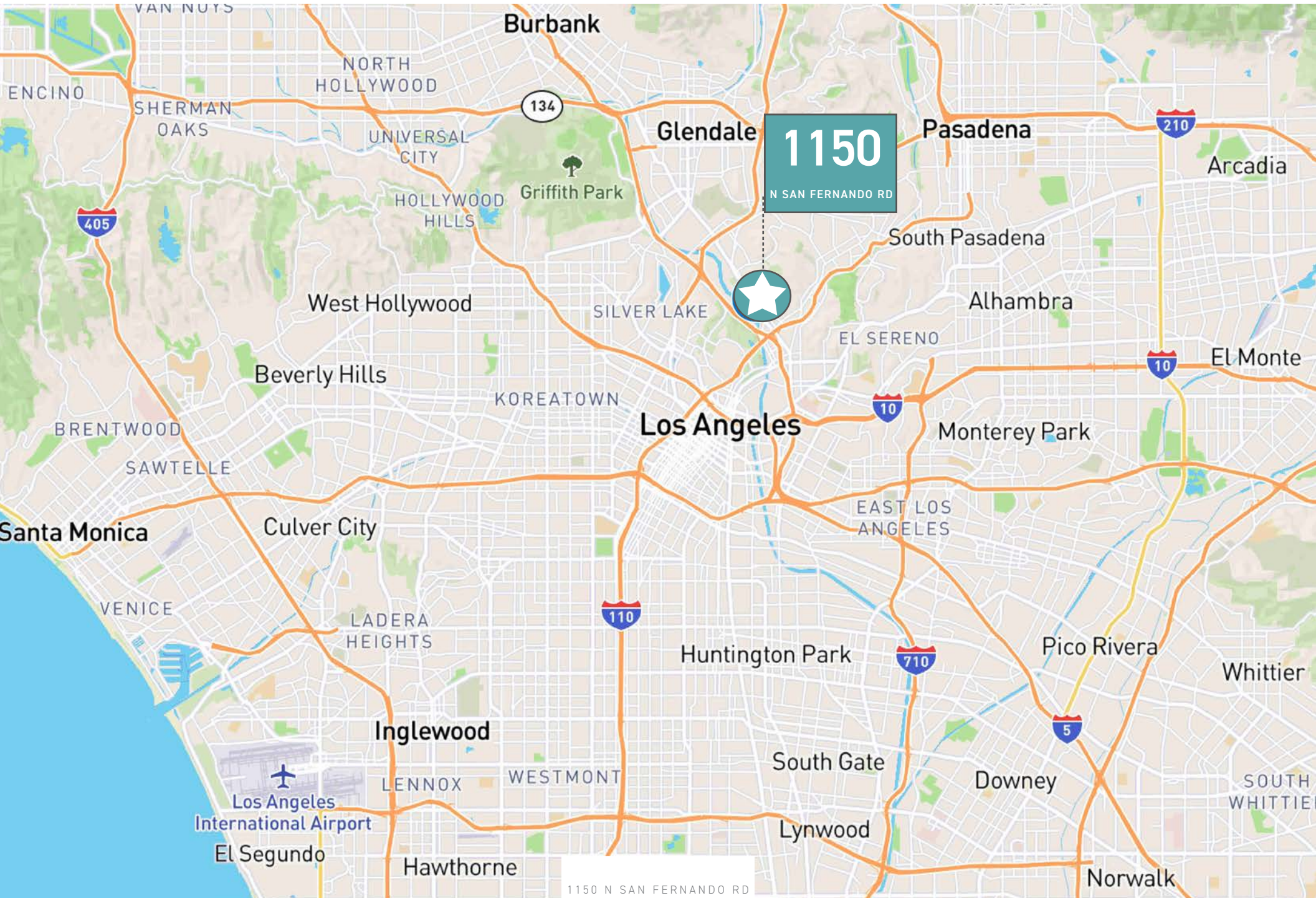
Unlike suburban industrial markets, Northeast LA offers exceptional multimodal accessibility, making properties more desirable for tenants who prioritize transit, workforce access, and centrality.

- The site is 1 mile from the Lincoln Heights/Cypress Park Metro Station, providing direct rail connectivity.
- It lies minutes from Union Station, the region's largest commuter hub, strengthening access to regional labor and public-sector employees. [planning.lacity.gov] The property connects directly to the I-5, tying into Downtown LA, Burbank, the Tri-Cities, and the San Fernando Valley.

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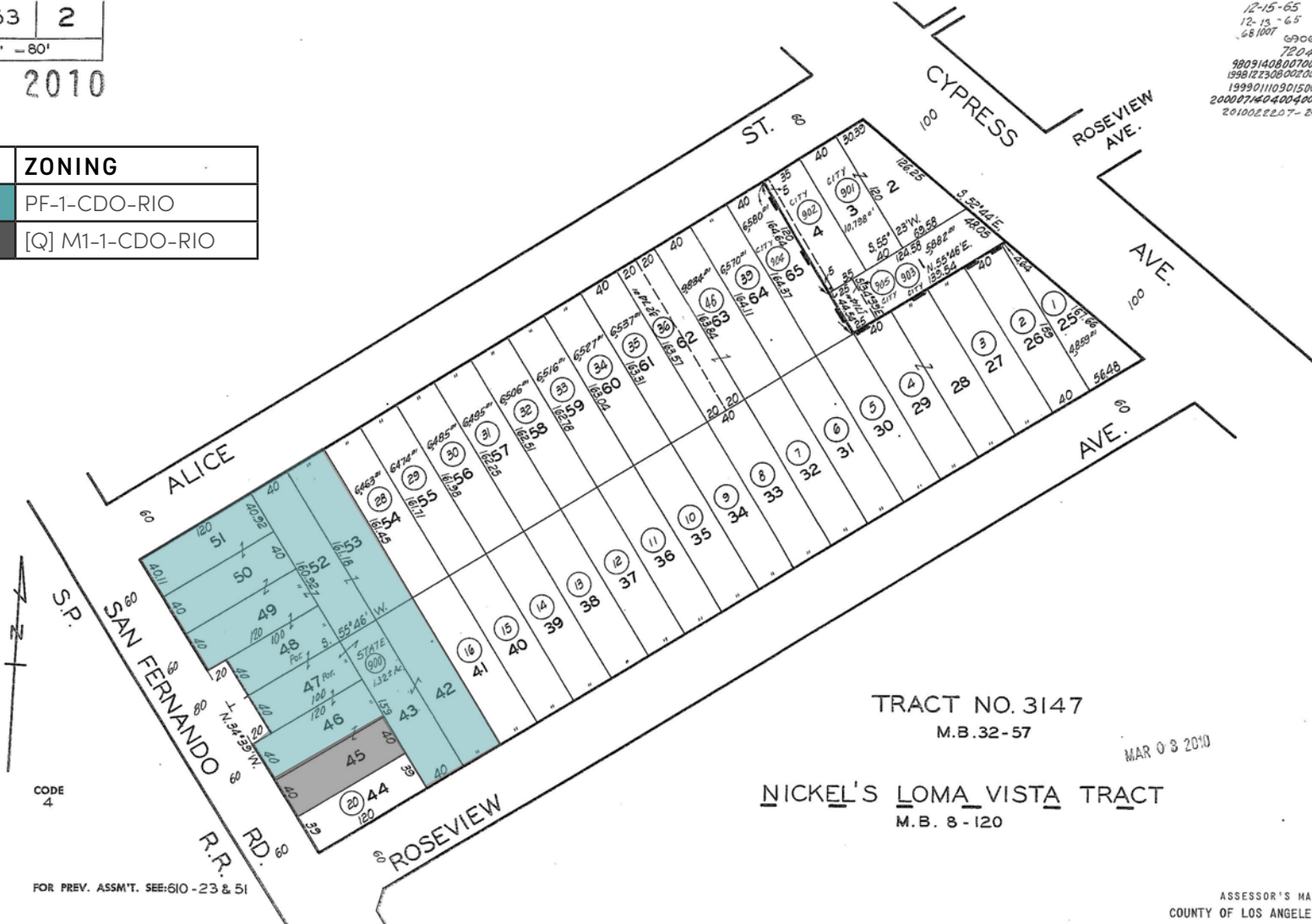


5453 | 2  
SCALE 1" = 80'

2010

ZONING	
	PF-1-CDO-RIO
	[Q] M1-1-CDO-RIO

12-15-65 REVISE  
 12-13-65  
 681607 690600520  
 720A05407  
 98091408007001-04  
 1998122308002001-04  
 1999011109015001-04  
 2000071404004001-04  
 2010022207-24



TRACT NO. 3147  
M.B. 32-57

NICKEL'S LOMA VISTA TRACT  
M.B. 8-120

MAR 03 2010

CODE 4

FOR PREV. ASSM'T. SEE: 610-23 & 51

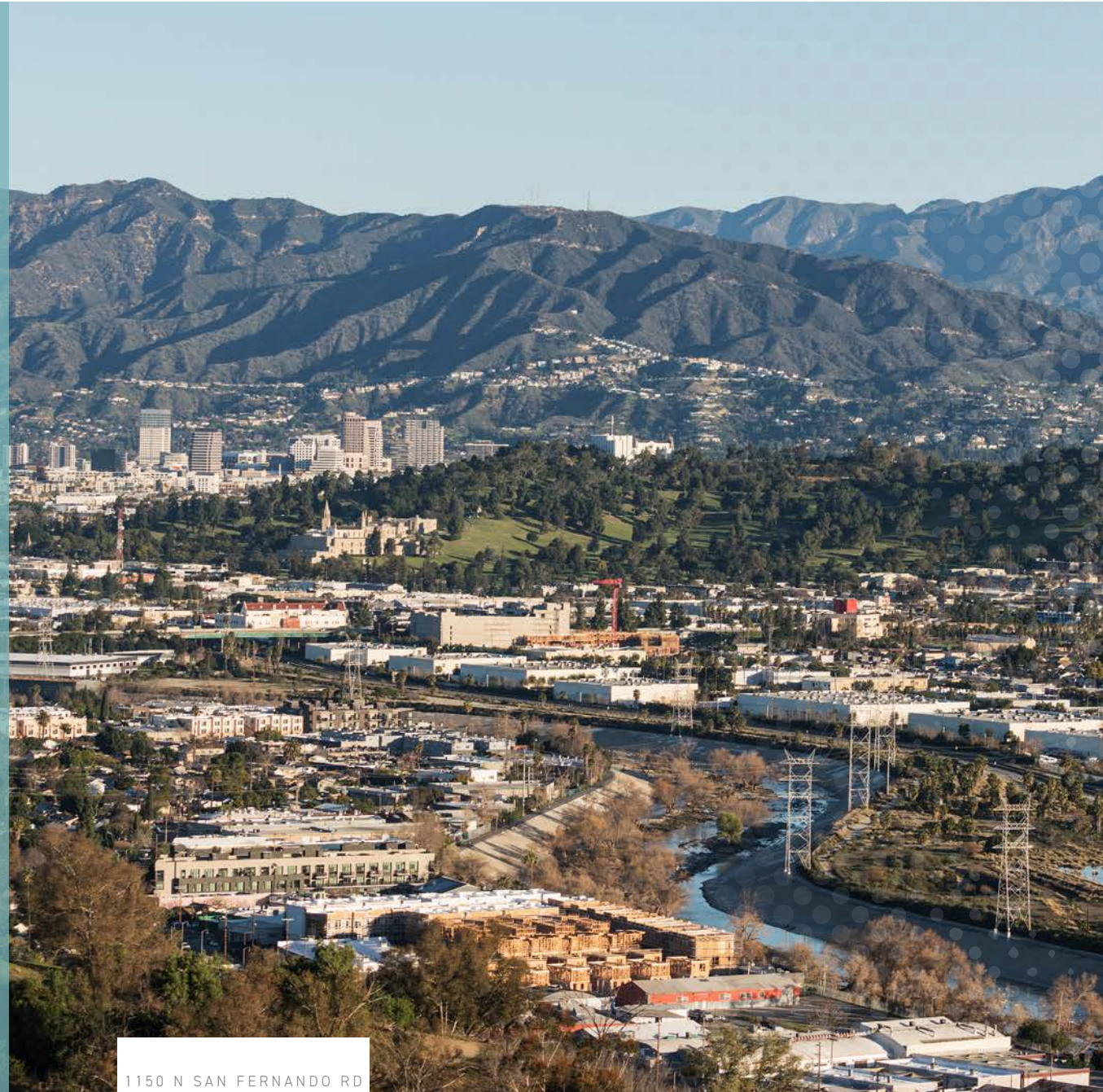
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

## CYPRESS PARK OVERVIEW

Cypress Park is a historic, rapidly revitalizing neighborhood in Northeast Los Angeles, bordered by Mount Washington, Glassell Park, Lincoln Heights, Elysian Park, and the LA River. The area blends long-established Latino family roots with an emerging creative community, fueled by redevelopment along the LA River and nearby Frogtown/Elysian Valley.

Cypress Park was established in 1882 after the former Rancho San Rafael lands were subdivided following the death of their American landowner. Long before that, the area had been inhabited by the Tongva people, who lived along the fertile confluence of the Los Angeles River and Arroyo Seco. Through the early 20th century, the neighborhood grew as one of Los Angeles' first suburban districts, known for its Victorian and Craftsman homes and scenic hillsides.

Today, Cypress Park remains a historic yet evolving community, experiencing renewed interest and moderate gentrification due to its proximity to Downtown and major transit corridors. [en.wikipedia.org]



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## INVESTMENT CONTACTS

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