FOR SALE

Highland Park Mixed-Use Value-Add / Redevelopment Opportunity

RECEIVERSHIP SALE

4122 N. FIGUEROA STREET
Los Angeles, CA 90065

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DE CERCA

Executive Summary

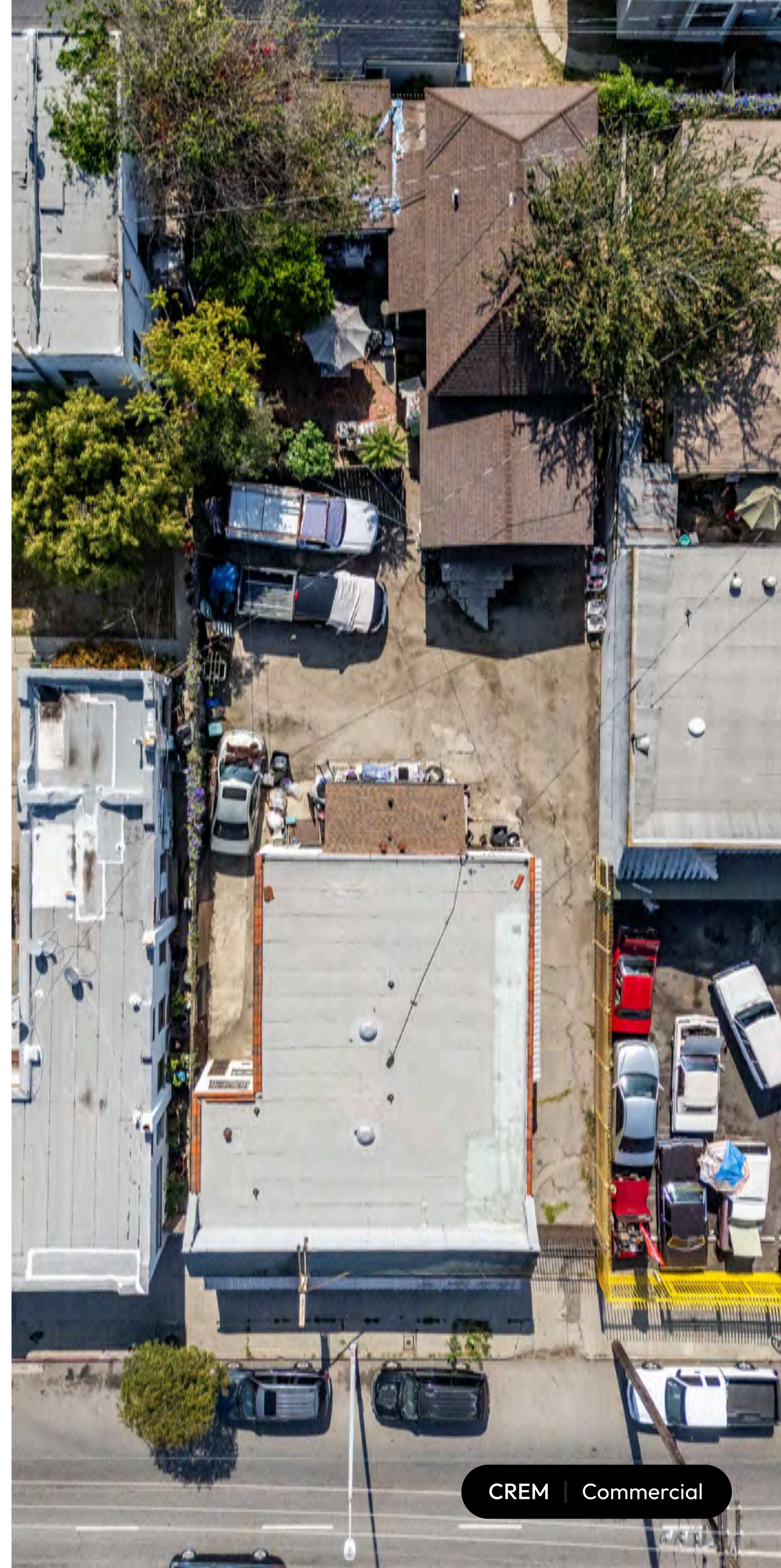
The CREM Group is pleased to present 4122 N Figueroa Street, a mixed-use property totaling approximately 2,800 square feet situated on a 7,002 square foot C2-zoned lot along a highly visible commercial corridor in the Highland Park neighborhood of Los Angeles. The property is improved with approximately 1,900 square feet of commercial space configured into two primary units of roughly 800 square feet each, along with two additional storage units, and a separate ~1,000 square foot 3-bedroom, 1-bath residential structure located at the rear of the lot. The site benefits from direct frontage on Figueroa Street with traffic counts exceeding 21,000 vehicles per day and strong surrounding population density of over 880,000 residents within a five-mile radius.

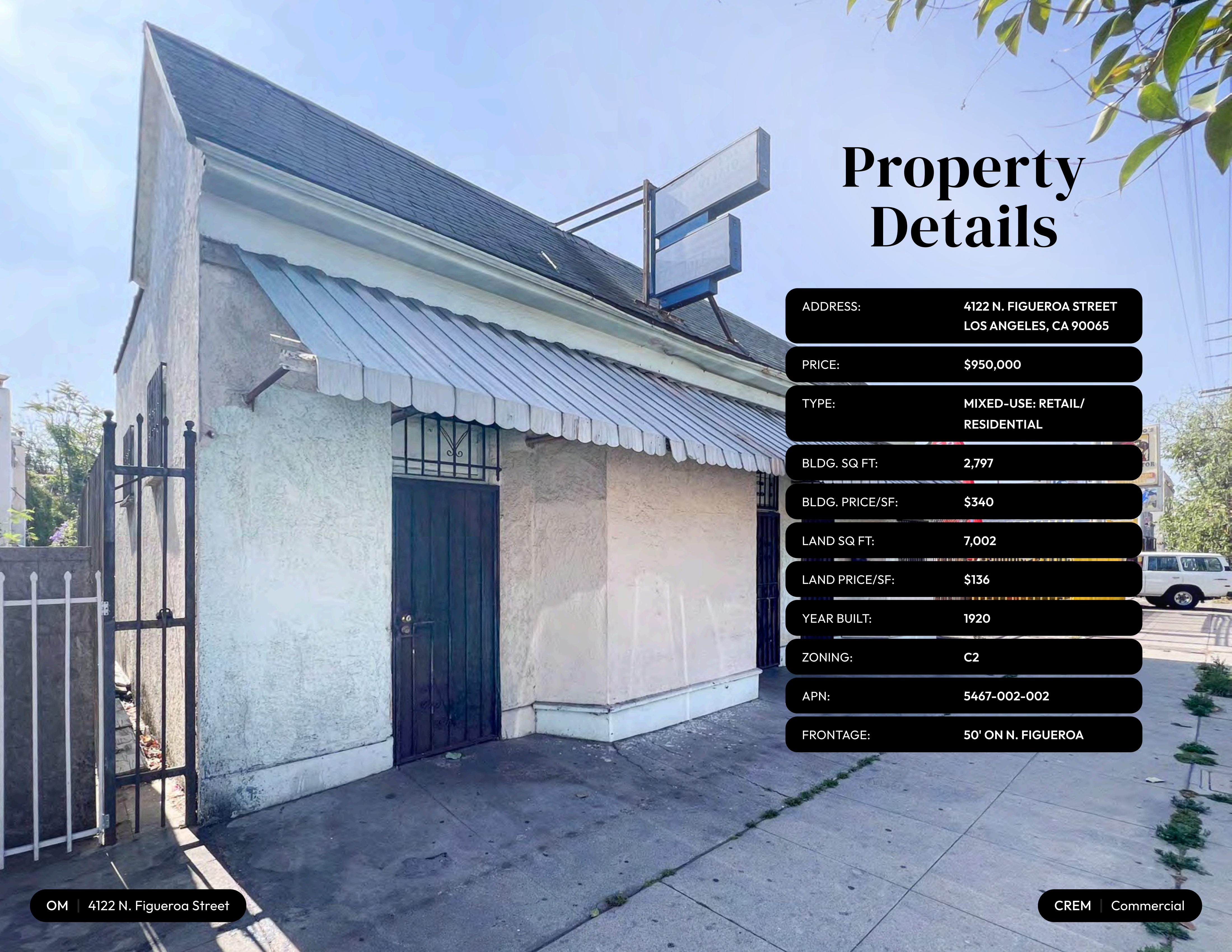
The property is currently in receivership and presents a unique opportunity for a buyer to reposition the asset through lease-up, renovation, or redevelopment.

The property presents an ideal opportunity for an owner-user or developer; please contact broker for details regarding the existing tenancy. Given its C2 zoning, Tier 3 TOC designation, and MIIP eligibility, the property offers the potential to develop a higher density mixed-use project with incentives for increased density, height, and reduced parking. The property is located within an HPOZ and any redevelopment would be subject to applicable design review requirements.

Highland Park is one of Northeast Los Angeles' most active retail corridors, with Figueroa Street serving as a primary commercial spine lined with restaurants, coffee shops, and neighborhood-serving businesses. The area benefits from strong demographics, convenient access to the 110 Freeway, and continued investment that has driven sustained demand from both residents and businesses.

Sale is subject to court confirmation and possible overbid. Seller cannot make any representations as to the condition or history of the subject property and Seller shall not be responsible for any repairs, inspection reports, or retrofit requirements prior to closing. BUYER TO CONDUCT THEIR OWN INVESTIGATIONS.

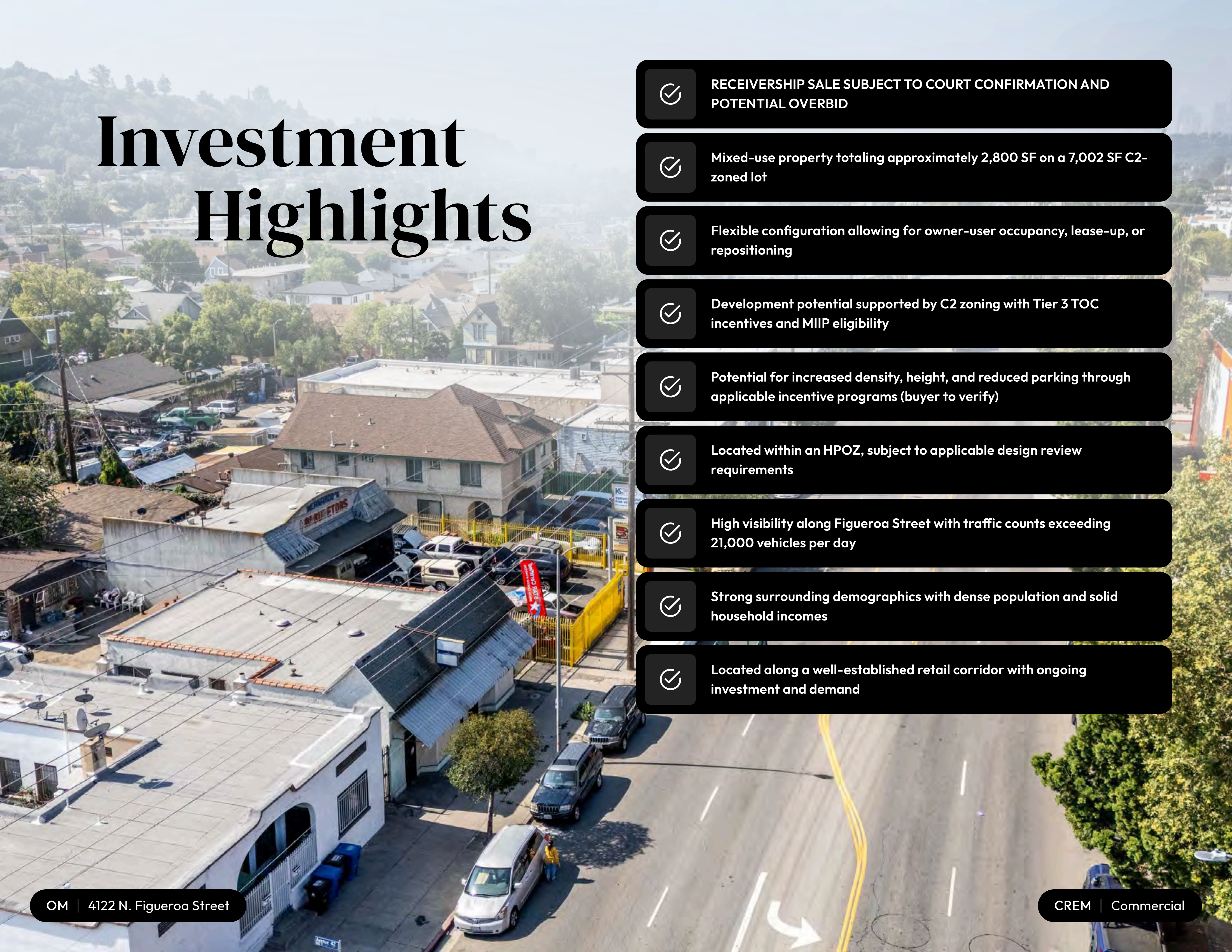




Property Details

ADDRESS:	4122 N. FIGUEROA STREET LOS ANGELES, CA 90065
PRICE:	$950,000
TYPE:	MIXED-USE: RETAIL/ RESIDENTIAL
BLDG. SQ FT:	2,797
BLDG. PRICE/SF:	$340
LAND SQ FT:	7,002
LAND PRICE/SF:	$136
YEAR BUILT:	1920
ZONING:	C2
APN:	5467-002-002
FRONTAGE:	50' ON N. FIGUEROA

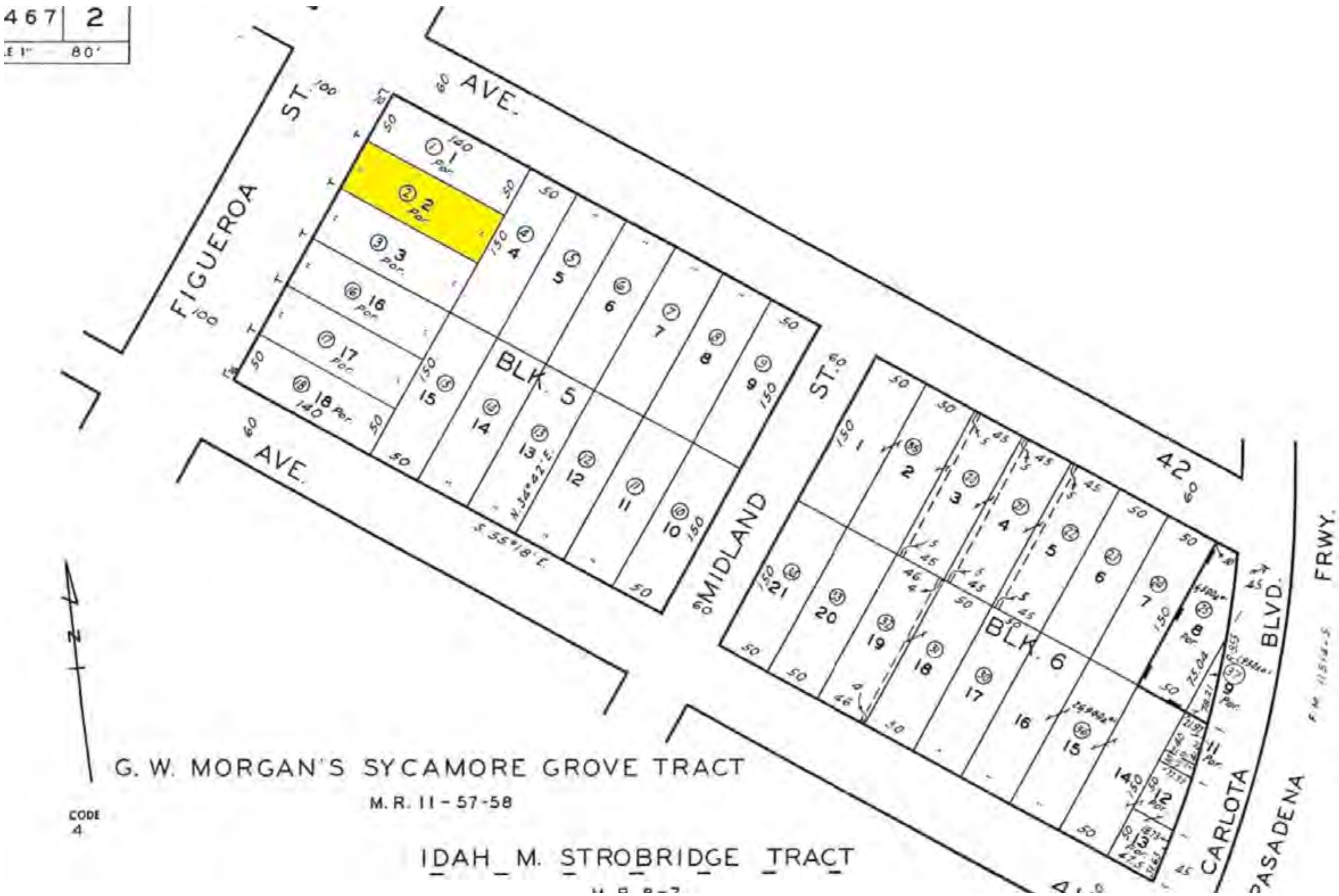

~ 150 SQ FT
~ 800 SQ FT
~ 800 SQ FT
~ 150 SQ FT
Unit Sq Ft is Approximate. Buyer to independetly verify
~ 1,000 SQ FT



Investment Highlights

- RECEIVERSHIP SALE SUBJECT TO COURT CONFIRMATION AND POTENTIAL OVERBID
- Mixed-use property totaling approximately 2,800 SF on a 7,002 SF C2-zoned lot
- Flexible configuration allowing for owner-user occupancy, lease-up, or repositioning
- Development potential supported by C2 zoning with Tier 3 TOC incentives and MIIP eligibility
- Potential for increased density, height, and reduced parking through applicable incentive programs (buyer to verify)
- Located within an HPOZ, subject to applicable design review requirements
- High visibility along Figueroa Street with traffic counts exceeding 21,000 vehicles per day
- Strong surrounding demographics with dense population and solid household incomes
- Located along a well-established retail corridor with ongoing investment and demand

Parcel Map



FIGUEROA ST.
AVE.
BLK. 5
BLK. 6
MIDLAND ST.
CARLOTA BLVD.
PASADENA FRWY.
G. W. MORGAN'S SYCAMORE GROVE TRACT
M.R. 11-57-58
IDAH M. STROBRIDGE TRACT
CODE 4


Public Storage

Regional Map

DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	23,917	266,912	880,661
AVG. HH INCOME	$85,435	$87,547	$78,553
MEDIAN AGE	40.4	39.7	39.7
EMPLOYERS	466	12,272	62,132
LABOR FORCE	3,418	67,031	484,967

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 4122 N. Figueroa Street, Los Angeles, CA 90065 (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

Neither The CREM Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The CREM Group with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The CREM Group and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication
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The information contained herein is subject to change without notice and recipient of these materials shall not look to Owner or The CREM Group, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for nay reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner from any liability with respect hereto.

Get In Touch With Us!

FOR MORE INFORMATION.

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