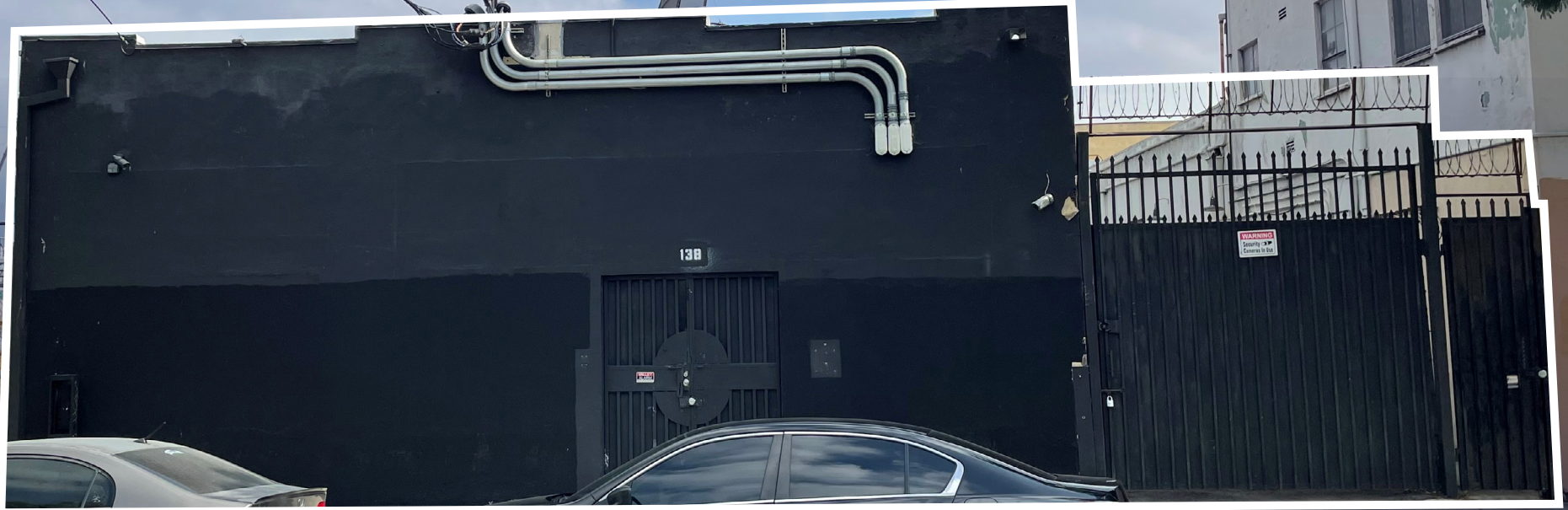


138

N. SAN FERNANDO RD

LOS ANGELES, CA 90031



±4,844 SF OF FLEX SPACE IN THE HEART OF LINCOLN HEIGHTS
Ideal for an Owner-User or Investor



Property Overview

PROPERTY ADDRESS



**138 N San Fernando Rd,
Los Angeles, CA 90031**

ASKING PRICE



**\$1,550,000
(\$317/SF)**



APN

5447-014-024



YEAR BUILT

1952



TOTAL LAND SIZE

±7,287 SF



TOTAL IMPROVEMENTS

±4,844 SF



FRONT BUILDING

±2,952 SF



BACK BUILDING

±1,892 SF



OCCUPANCY

Vacant



PARKING

**Potential for tandem
parking of ±6 cars + street**



ZONING

**Urban Village
(CASP)**

JURISDICTION

COMMUNITY PLAN AREA



**Northeast
Los Angeles**



AREA PLANNING COMMISSION

East Los Angeles APC

COUNCIL DISTRICT



**CD1 – Eunisses
Hernandez**



NEIGHBORHOOD COUNCIL

Lincoln Heights NC

TRANSPORTATION

WALK SCORE



**81 –
Very Walkable**

BIKE SCORE



**64 –
Bikeable**



TRANSIT SCORE

63 – Good Transit



PROPERTY HIGHLIGHTS

138 N SAN FERNANDO RD, LOS ANGELES, CA 90031

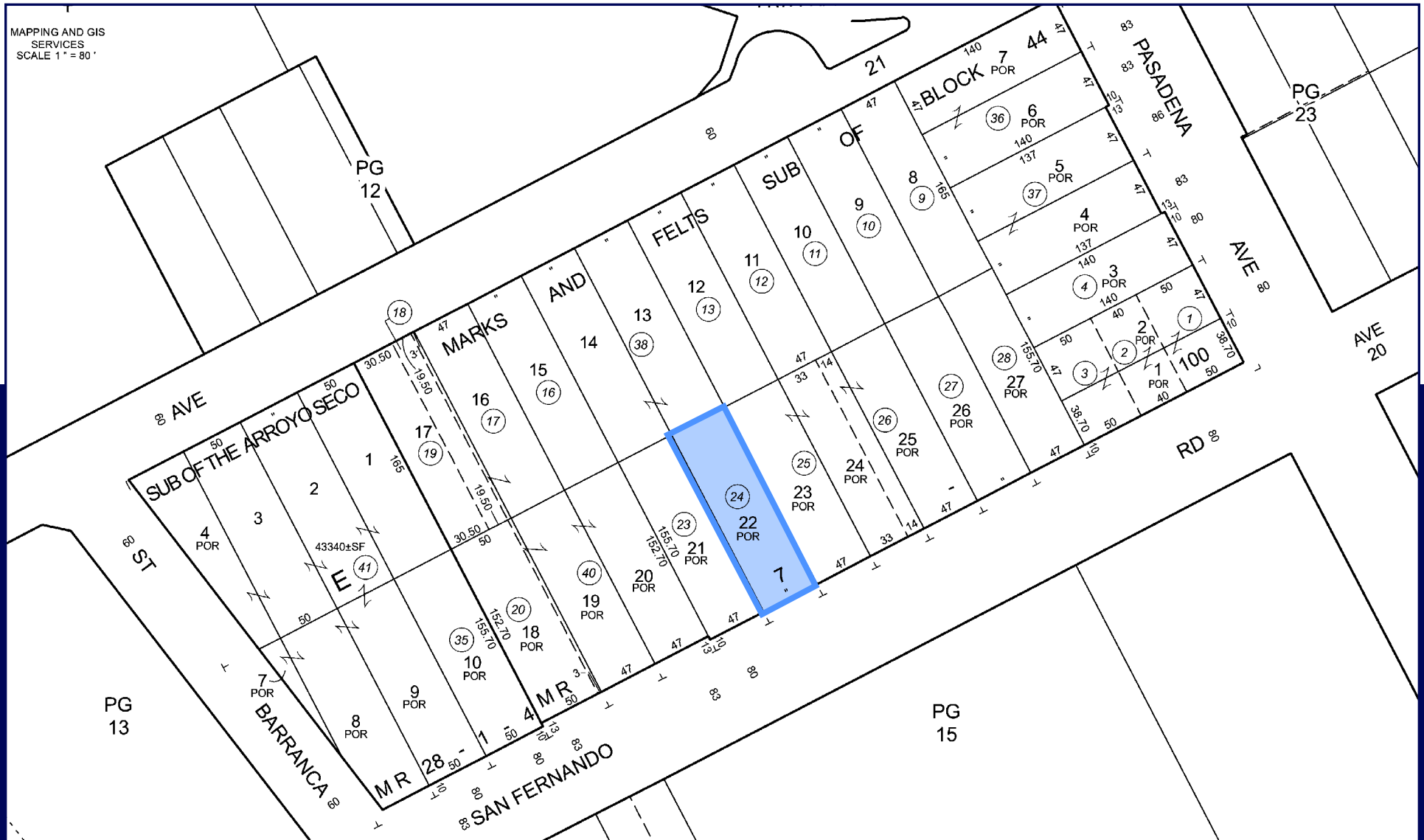
- Ideal opportunity for an owner-user seeking immediate occupancy or an investor pursuing value-add potential
- Flexible open-floor-plan configuration suitable for a variety of industrial, creative office, showroom, retail, and mixed-use uses
- Rare gated on-site parking area that can also be utilized as secure outdoor storage, staging or tenant amenity space
- Located in the rapidly evolving Lincoln Heights submarket, one of Los Angeles' most dynamic creative and infill neighborhoods
- Ample power capacity to accommodate a wide range of manufacturing, production, technology, and industrial users
- Centrally positioned with convenient access to Downtown Los Angeles, Pasadena, Glendale, Northeast Los Angeles, and major regional transportation corridors



*no floorplan for building #2

Site Plan

138 N SAN FERNANDO RD, LOS ANGELES, CA 90031



Property Photos

138 N SAN FERNANDO RD, LOS ANGELES, CA 90031



FRONT
BUILDING



FRONT
BUILDING



FRONT
BUILDING



FRONT
BUILDING



FRONT
BUILDING



FRONT
BUILDING

Property Photos

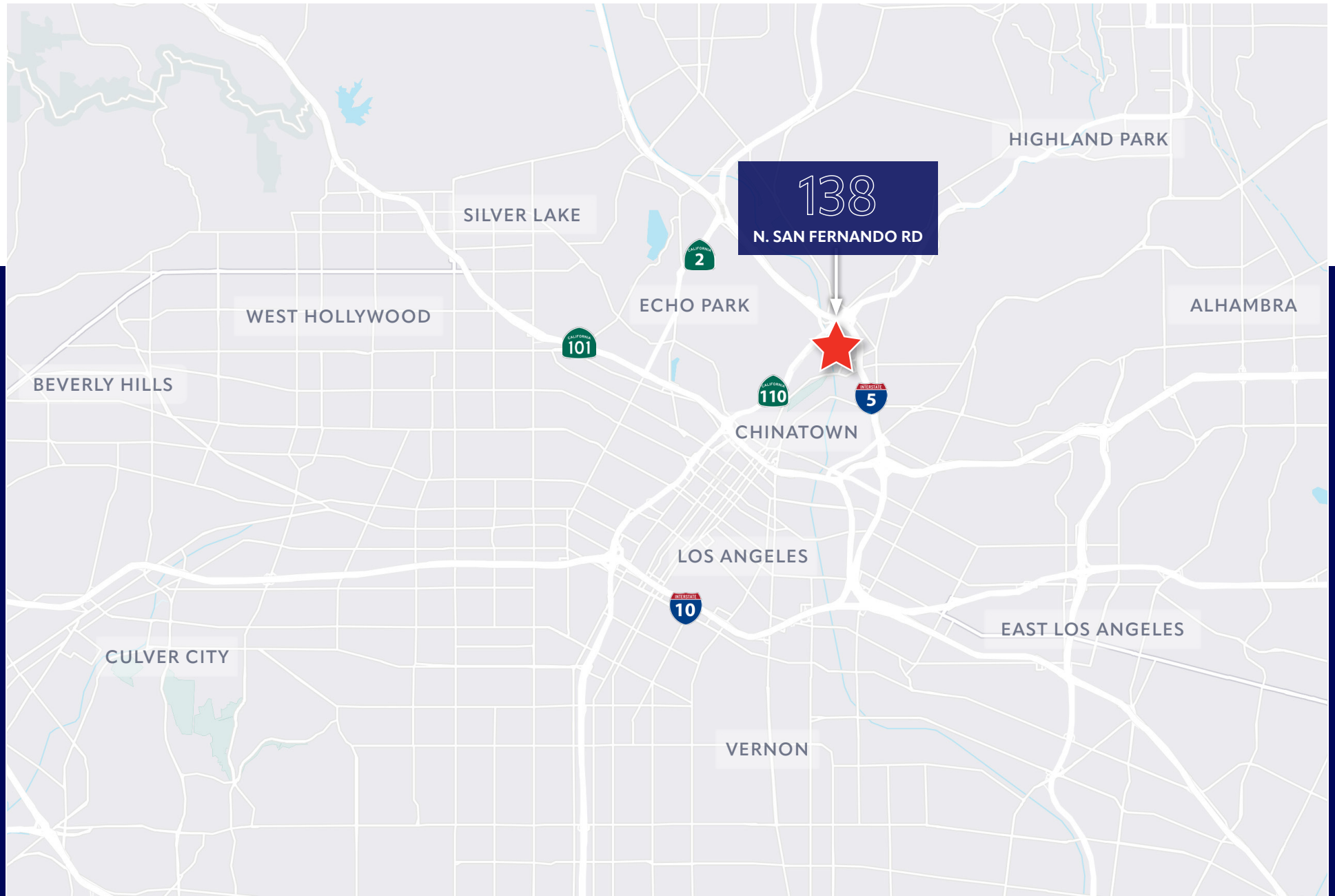
138 N SAN FERNANDO RD, LOS ANGELES, CA 90031



This map provides a comprehensive overview of downtown Los Angeles, highlighting key commercial and cultural hubs. The following table lists the various locations and businesses marked on the map:

Location / Business	Approximate Area
Heritage Square	North of the map, near the 10 Freeway
Starbucks Coffee	North of the map, near the 10 Freeway
Lincoln & Cypress	North of the map, near the 10 Freeway
Lacy Street Production Studio	North of the map, near the 10 Freeway
Antigua	North of the map, near the 10 Freeway
Barranca Studios	North of the map, near the 10 Freeway
Alta Lofts	North of the map, near the 10 Freeway
Journee La	North of the map, near the 10 Freeway
East West Bank	North of the map, near the 10 Freeway
CVS Pharmacy	North of the map, near the 10 Freeway
ARCO	North of the map, near the 10 Freeway
United States Postal Service	North of the map, near the 10 Freeway
Bank of America	North of the map, near the 10 Freeway
USA Gasoline	North of the map, near the 10 Freeway
Moe's	North of the map, near the 10 Freeway
King Taco	North of the map, near the 10 Freeway
Mazal	North of the map, near the 10 Freeway
Apotheke	North of the map, near the 10 Freeway
Los Angeles State Historic Park	North of the map, near the 10 Freeway
major domo	North of the map, near the 10 Freeway
Brewery Artwalk	North of the map, near the 10 Freeway
San Antonio Winery	North of the map, near the 10 Freeway
Chimney Coffee	North of the map, near the 10 Freeway
Highland Park Brewery	North of the map, near the 10 Freeway
Pacific Alliance Medical Center (PAMC)	North of the map, near the 10 Freeway
Chinatown	North of the map, near the 10 Freeway
Homeboy Industries	North of the map, near the 10 Freeway
Rilipbe	North of the map, near the 10 Freeway
Union Station Los Angeles	North of the map, near the 10 Freeway
Keck Medicine of USC	South of the map, near the 10 Freeway
LAC+USC	South of the map, near the 10 Freeway
San Bernardino Fwy W (5)	South of the map, near the 10 Freeway
San Bernardino Fwy E (60)	South of the map, near the 10 Freeway

Property Location



138

N. SAN FERNANDO RD

LOS ANGELES, CA 90031

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