

**5320 N Figueroa St.**  
LOS ANGELES, CA 90042



# Highland Park Retail Building For Sale

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**LEE &  
ASSOCIATES**


COMMERCIAL REAL ESTATE SERVICES  
PASADENA

# PROPERTY SUMMARY & HIGHLIGHTS

5320 N Figueroa St.  
LOS ANGELES, CA 90042



Asking Price:	\$2,649,000
Offering:	Investment or Owner-User
Total Building SF:	±1,616 SF
Lot SF:	±9,145
Year Built:	1928
Zoning:	C2
Parking:	25 spaces
APN:	5468-015-033



**Expansive Lot | Rare Owner-User Opportunity** Situated in the heart of Highland Park along the highly desirable Figueroa corridor, this property offers a rare opportunity to acquire a ±1,616 SF freestanding building on a massive ±9,145 SF lot. The site features 25 on-site parking spaces—an extremely hard-to-find amenity in the area—along with an expansive rear yard ideal for outdoor dining, events, or flexible operational use. With C2 zoning, excellent street visibility, prominent frontage, and a strong street-level retail presence, the property is well-suited for a wide range of commercial or creative concepts. Delivered vacant and equipped with gated access and a secure lot, this is a prime value-add or repositioning opportunity in one of Los Angeles’ most dynamic retail corridors. **Contact us to schedule a tour!**



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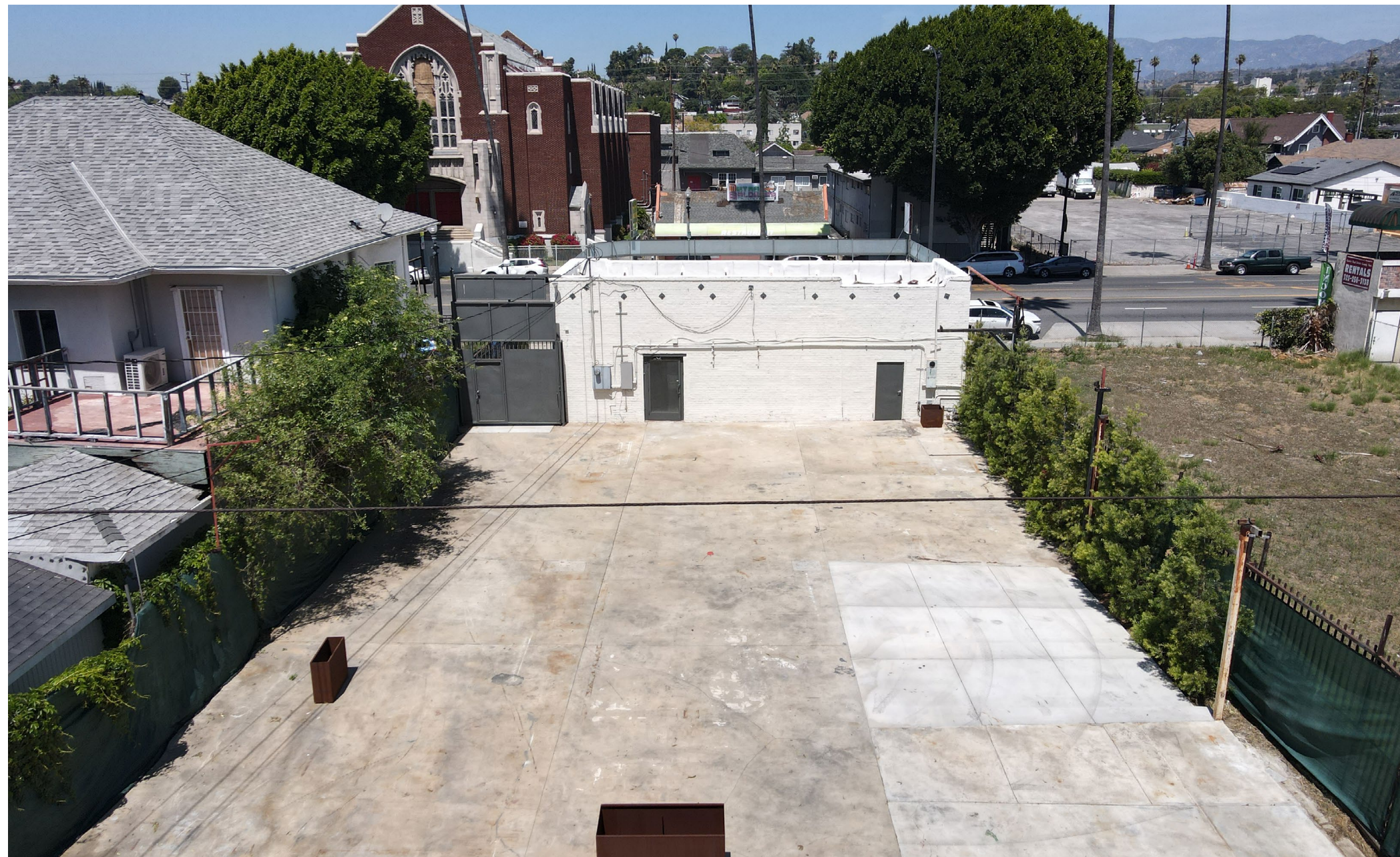
## PROPERTY HIGHLIGHTS

- Massive ±9,145 SF Lot – rare, oversized parcel for the area with substantial upside
- ±1,616 SF Freestanding Building – ideal for owner-user or adaptive reuse
- 25 On-Site Parking Spaces – extremely hard-to-find parking ratio for Figueroa corridor
- Expansive Rear Yard – perfect for outdoor dining, beer garden, events, or contractor yard
- C2 Zoning – allows for a wide range of commercial, retail, and creative uses
- Excellent Visibility & Frontage along N Figueroa St
- Street-Level Retail Presence with large storefront windows and signage
- Gated Access + Secure Lot – functional for operational users
- Value-Add / Reposition Opportunity – ideal for branding and concept-driven users
- Delivered Vacant – immediate occupancy or redevelopment



# EXTERIOR PHOTOS

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# RENDERINGS

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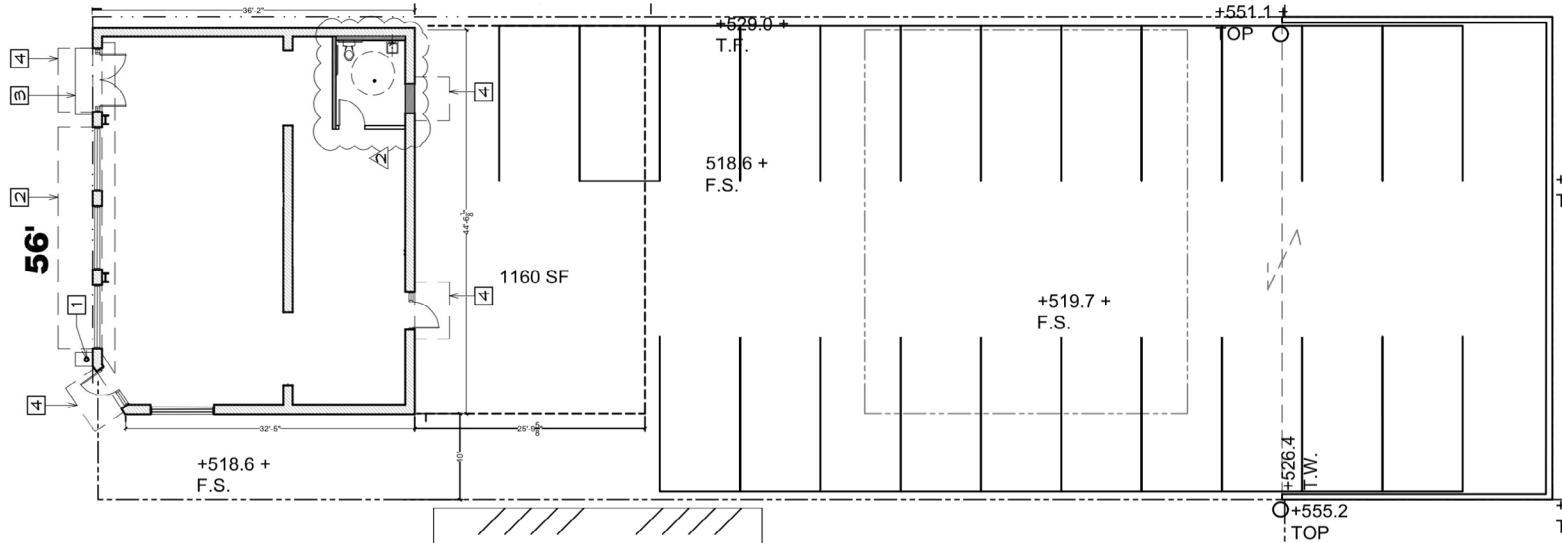
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# FLOOR PLAN

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# AERIAL PHOTO

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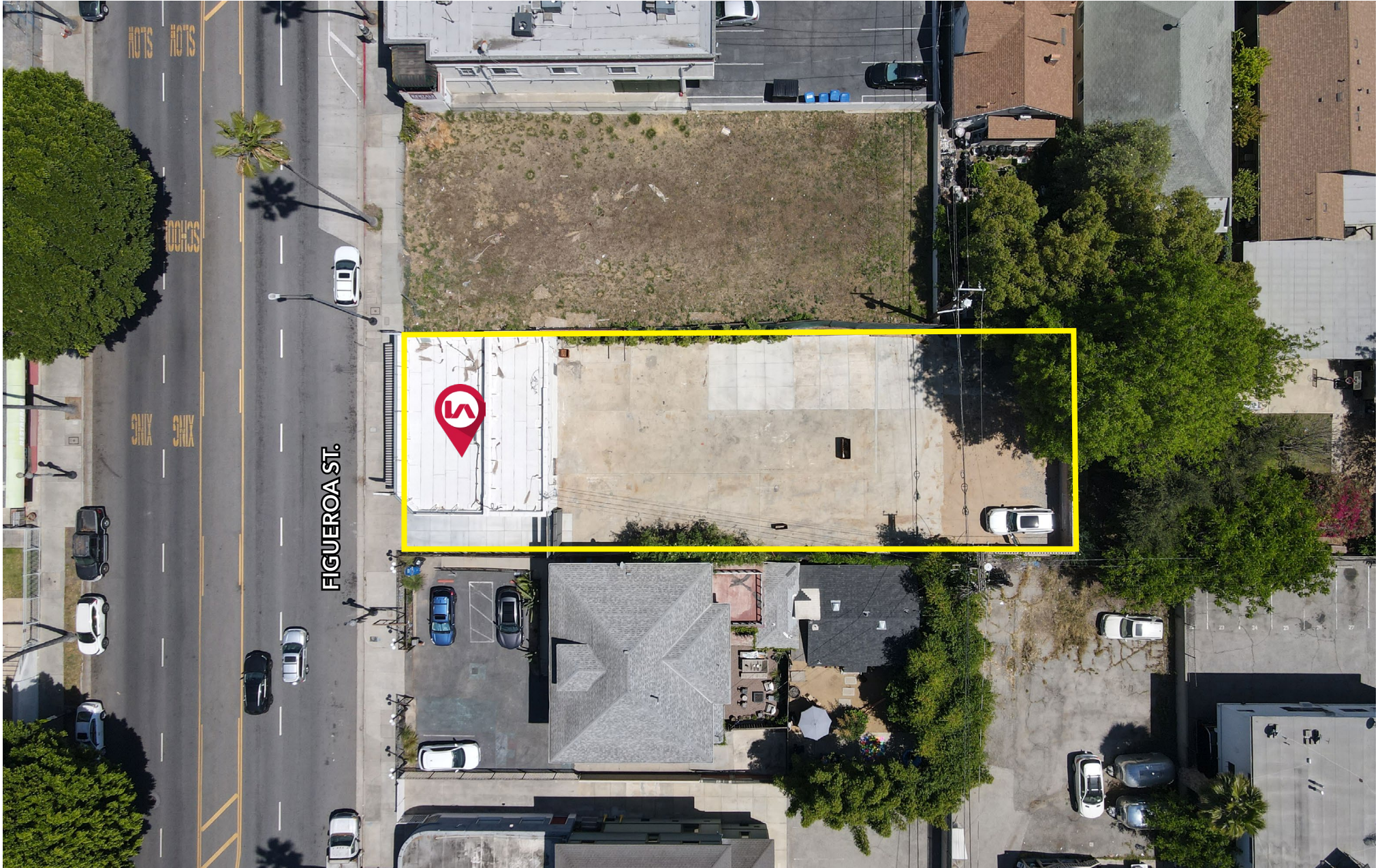


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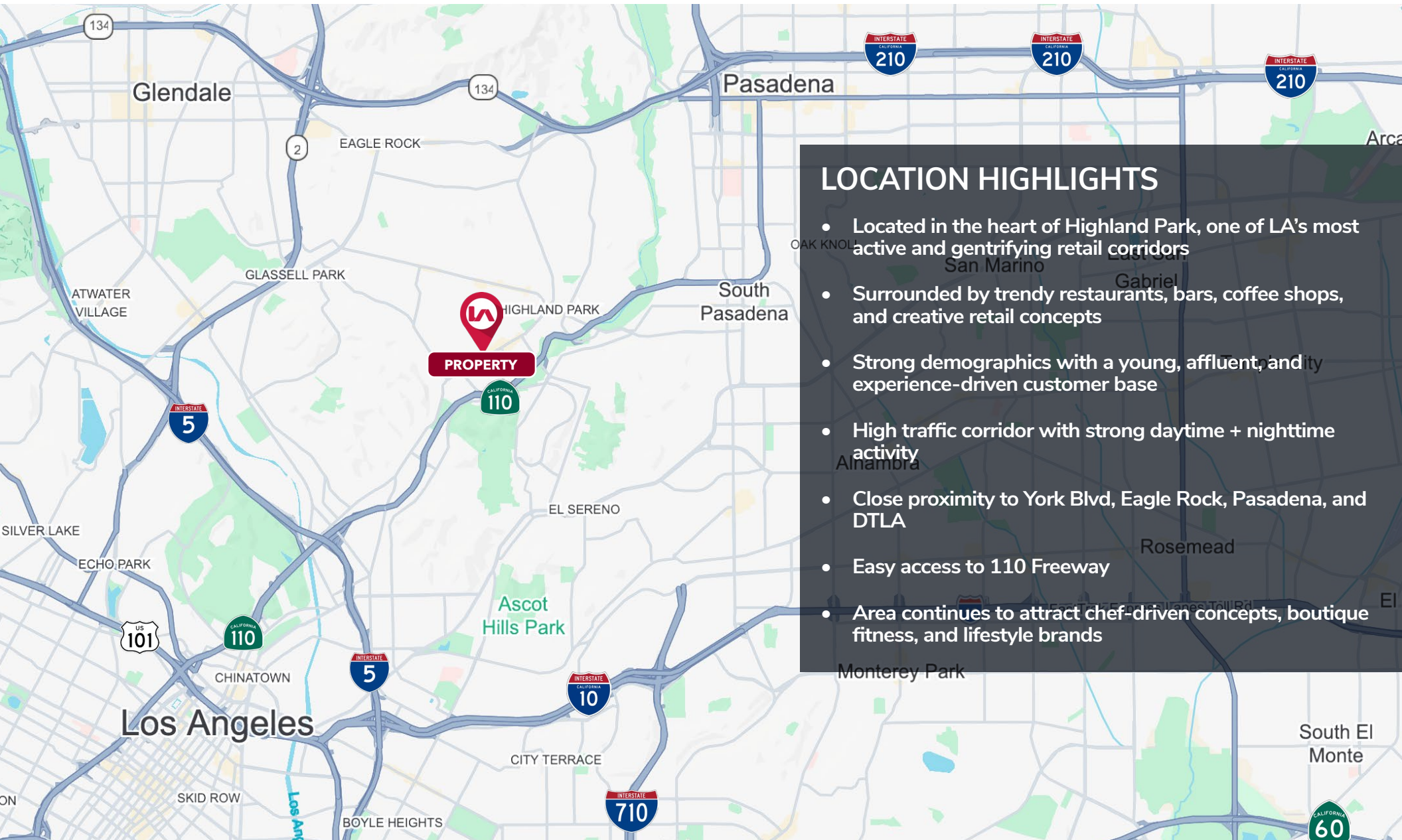


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# LOCATION HIGHLIGHTS

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## LOCATION HIGHLIGHTS

- Located in the heart of Highland Park, one of LA's most active and gentrifying retail corridors
- Surrounded by trendy restaurants, bars, coffee shops, and creative retail concepts
- Strong demographics with a young, affluent, and city experience-driven customer base
- High traffic corridor with strong daytime + nighttime activity
- Close proximity to York Blvd, Eagle Rock, Pasadena, and DTLA
- Easy access to 110 Freeway
- Area continues to attract chef-driven concepts, boutique fitness, and lifestyle brands

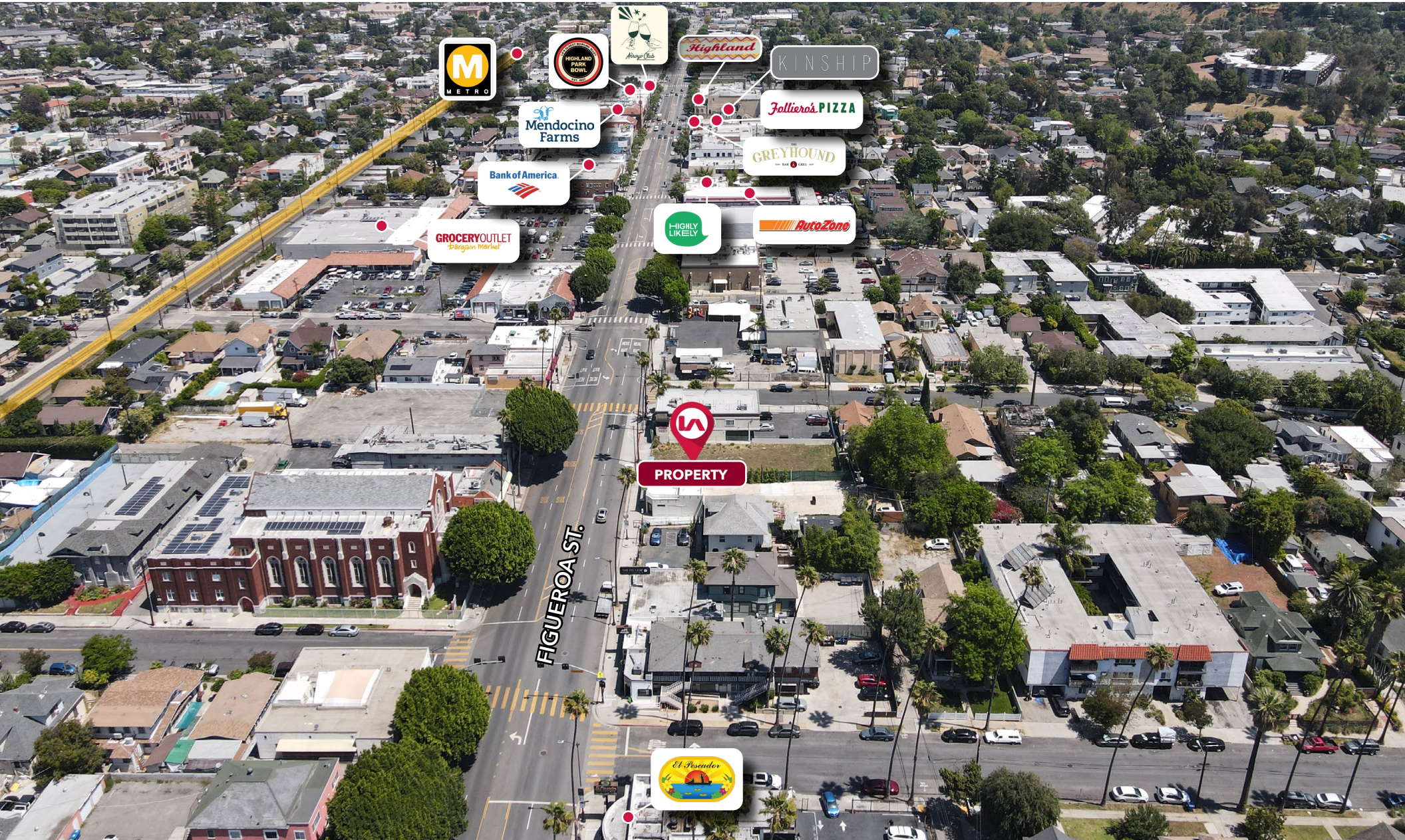


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# AMENITIES MAP

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# 5320

## N FIGUEROA ST.

### LOS ANGELES, CA 90042

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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