

3324 Eastern Ave

El Sereno



FOR SALE
Value-add investor or owner-user

3,138 SF

Existing 1-Story Retail

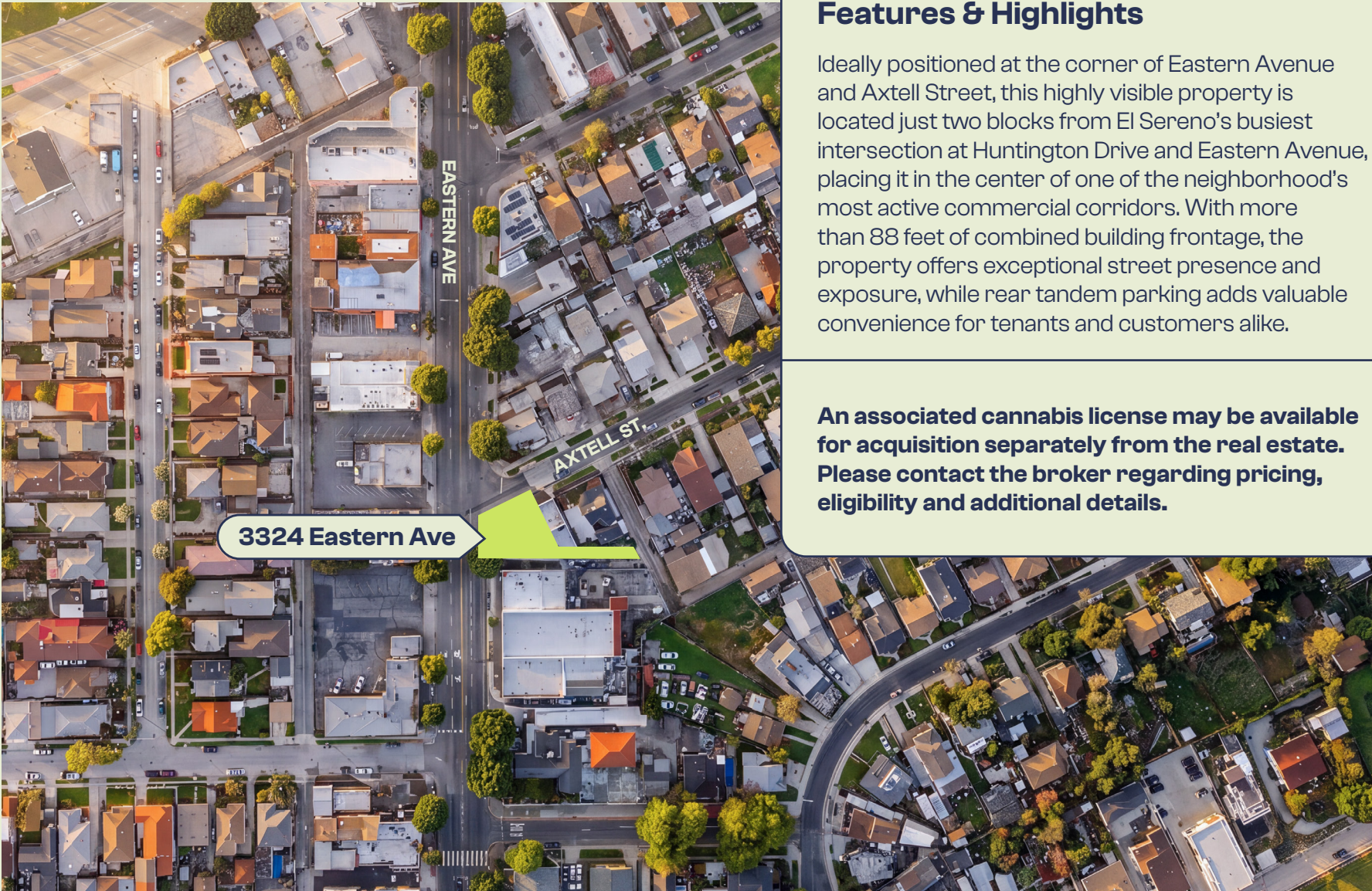
Property Details



GLA	3,138 SF
Land SF	4,448 SF
APN	5218-014-041
Zoning	C4
AB 2097	Eligible
Location	Prominent Corner
Visibility	±20,000 Cars Daily
Delivery	Vacant
Frontage	88'
Parking	Rear
Space	Permitted for 2 units
Buyer	Owner-user or value-add investor

Price

\$1,200,000

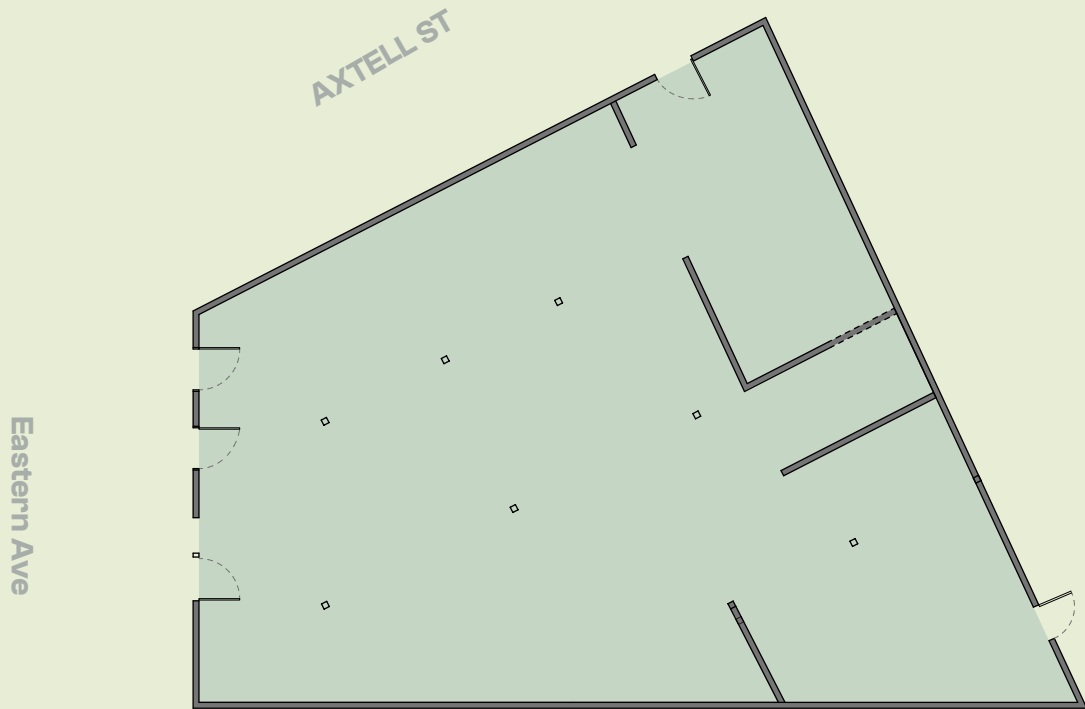


Features & Highlights

Ideally positioned at the corner of Eastern Avenue and Axtell Street, this highly visible property is located just two blocks from El Sereno's busiest intersection at Huntington Drive and Eastern Avenue, placing it in the center of one of the neighborhood's most active commercial corridors. With more than 88 feet of combined building frontage, the property offers exceptional street presence and exposure, while rear tandem parking adds valuable convenience for tenants and customers alike.

An associated cannabis license may be available for acquisition separately from the real estate. Please contact the broker regarding pricing, eligibility and additional details.

Floor Plan



Existing Layout



Permitted Two-Unit Plan
Subject to Buyer Verification

Demographics

	1 Mile	3 Miles	5 Miles
Median Home Value	\$796,323	\$875,042	\$902,007
Average Household Income	\$108,553	\$114,275	\$111,940
2025 Population	31,569	266,899	742,365

Neighborhood Highlights

30 sec walk



Evil Cooks — One of LA’s most distinctive taquerias, Evil Cooks pairs bold, experimental Mexican street food with a rebellious, heavy-metal aesthetic—dark, gothic, and more immersive experience than typical taco shop.

2 min drive



Secret Pizza — Secret Pizza is a cult-favorite, low-key pizzeria known for some of LA’s best East Coast-style slices—evolving from a discreet, word-of-mouth pandemic pop-up into a permanent neighborhood staple.

5 min drive



Hermon's — Hermon's is a laid-back El Sereno neighborhood bar known for stiff drinks, pool tables, and an unpretentious, old-school vibe that draws a loyal local crowd.

1 min drive



lil'East Coffee — lil'East Coffee is a tiny, design-forward El Sereno spot known for its walk-up charm, quality craft coffee and pastries, and relaxed, community-driven outdoor vibe.



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