

# 5834 York Boulevard

Entitled Development Land for pickup and delivery concept restaurant in Highland Park

Present & Future



Proposed Rendering



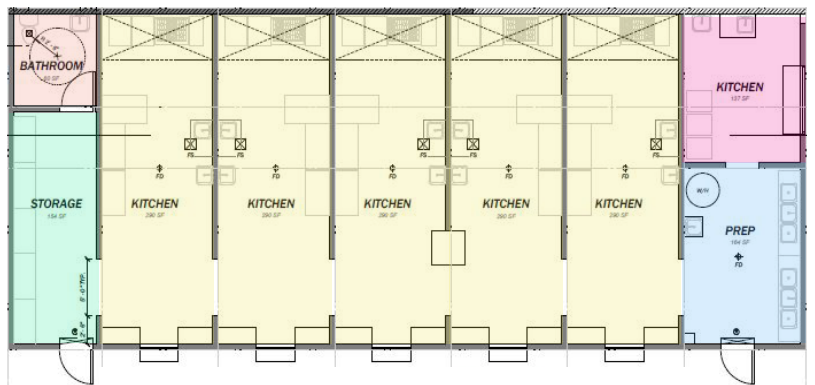
### Property Description

Price	Contact Broker
Price per SF	-
Sale Type	Land
Proposed Type	Retail/Restaurant
Land Size (SF)	5,602 SF
Land Size (Acre)	0.13 Acres
APN	5484-015-011
Zoning	LA-C2

### Demographics

	1 mile	3 miles
Population	39,515	220,131
Households	13,778	79,855
Median Age	38.20	40.70
Median HH Income	\$84,539	\$94,403
Daytime Employees	6,540	62,604
Population Growth 24-29	-3.89%	-3.38%
Household Growth 24'29	-4.19%	-3.63%

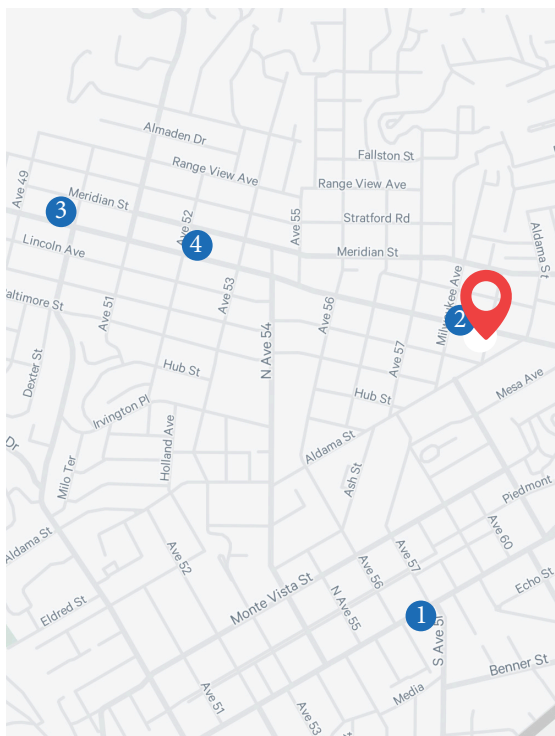
Proposed Floor Plan







## Nearby Restaurants & Coffee



## Lease Comparables



				
	PROPERTY #1	PROPERTY #2	PROPERTY #3	PROPERTY #4
ADDRESS	5620 N. Figueroa St.	5805 York Blvd.	4941 York Blvd.	5211-5213 York Blvd.
SPACE USE	Retail	Restaurants	Retail	Retail
SIZE (SF)	720 SF	1,263 SF	1,850 SF	906 SF
LEASE DATE	01/25/01	08/14/2024	On Market	On Market
TYPE	Direct	Direct	Direct	Direct
RENT/SF/MO.	\$7.00	\$5.50	\$6.75	\$7.75
FLOOR	1st	1st	1st	1st

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