

FOR SALE

234 EAST AVENUE 33

LOS ANGELES



± 4.29 ACRE CREATIVE CAMPUS

**AVISON
YOUNG**

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THE OPPORTUNITY

234 E Avenue 33 is a unique multi-building campus property located in the Lincoln Heights neighborhood of Los Angeles. The main structure is a historically significant three-story building with a fully built-out basement. Originally constructed in 1918, the main building encompasses approximately 20,156 square feet and underwent a seismic retrofit in 1993, providing enhanced structural stability while preserving its historic character. Additionally, extensive capital improvements were completed in the last few years, including a comprehensive exterior renovation.

A second building was added to the property in 1971, offering approximately 6,948 square feet across two floors. Plans were drawn for the addition of an auditorium as a third floor, though this project was not undertaken.

In 1985, a recreation pavilion was constructed and is currently utilized as outdoor basketball courts with stunning views of the City and DTLA, further enhancing the property’s utility as an educational and community-oriented campus.

This site is well suited for a charter school, infant care, rehabilitation center, or home for the aged. The property was most recently occupied by Los Angeles Leadership Academy High School, which operated its educational public charter program across this campus. Property is currently vacant.

OFFERING DETAILS

STREET ADDRESS:	234 E. Avenue 33 Los Angeles, CA 90031
APN:	5206-013-023
LAND SIZE:	± 4.29 ACRES (± 186,656 SF)
BLDG SIZE (SF):	± 27,104 SF
ZONING:	LA RE20 (E Occupancy)*
YEAR BUILT:	1914 / 1971
PARKING:	24 spaces
SALE PRICE:	\$9,995,000 (\$368.76/SF Bldg)

OFFERING HIGHLIGHTS

- **Campus-Style Property:** Historic main building (± 20,156 SF) with seismic retrofit and recent exterior upgrades, plus a two-story secondary building (± 6,948 SF).
- **Large Site:** Approximately 4.29 acres in Montecito/Lincoln Heights.
- **Enhanced Amenities:** Recreation pavilion currently used as outdoor basketball courts.
- **Flexible Use Opportunity:** Former charter school campus, currently vacant and adaptable to a variety of uses.

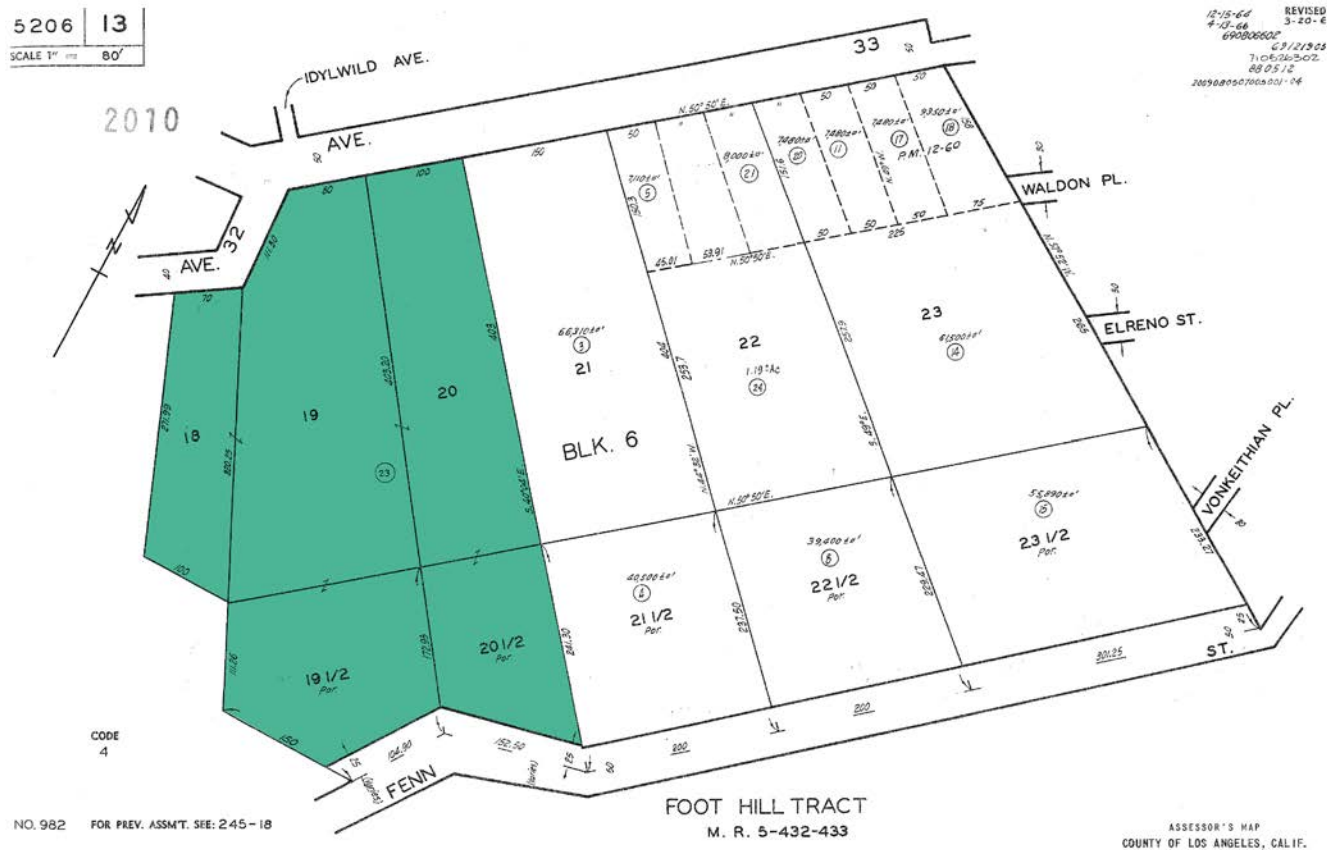


EXTERIOR PHOTOS





PARCEL INFORMATION



APN:	5206-013-023
LAND SIZE:	± 4.29 ACRES (± 186,656 SF)*
ZONING:	LA RE20 (E Occupancy)*

*Buyer shall independently verify zoning and permitted uses.

The parcel map, site plan, and any related graphics are provided for illustrative purposes only. All boundaries, dimensions, areas, easements, and other features are approximate and have not been independently verified. Prospective purchasers should conduct their own investigations and rely solely on their own due diligence, including review of a current ALTA survey and public records, to confirm all information. Broker and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this information.



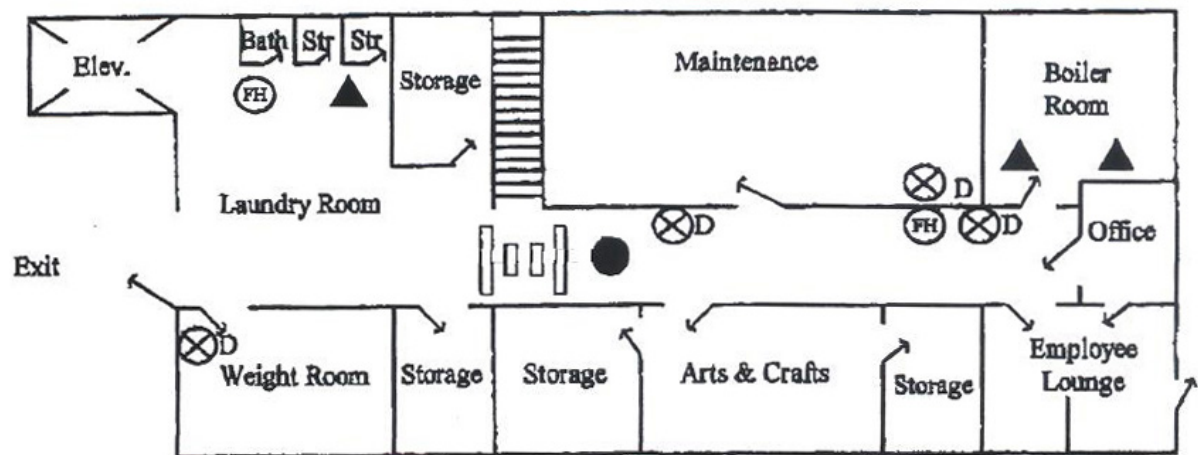
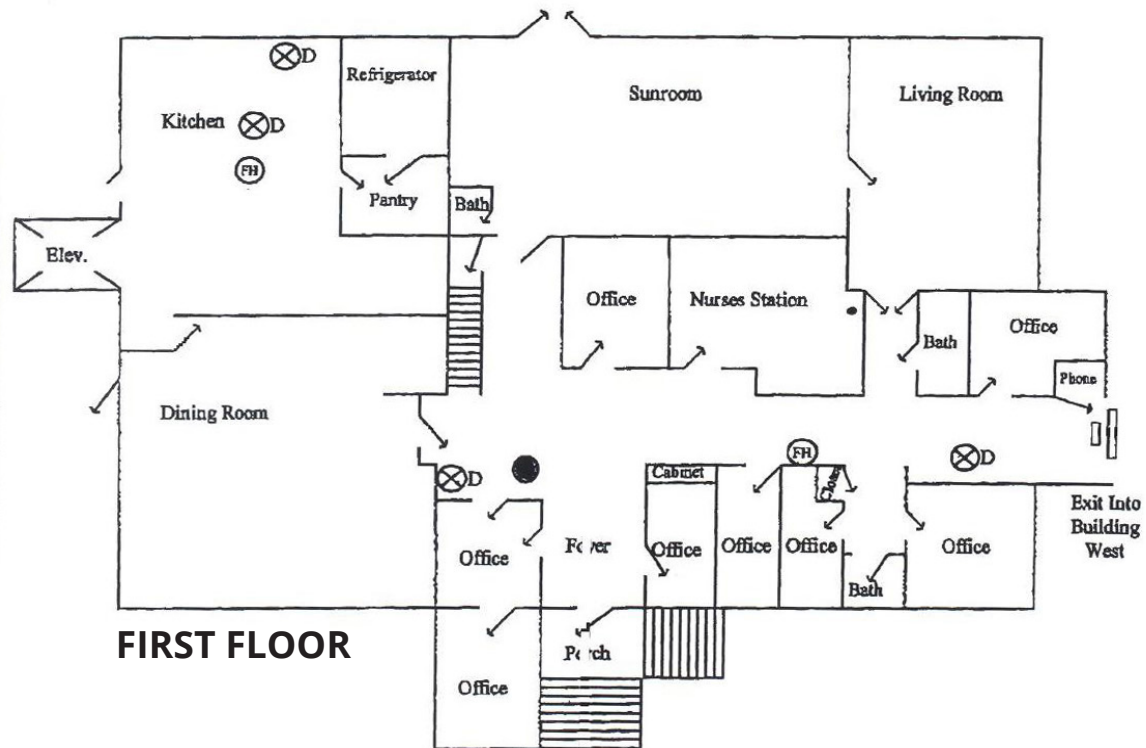
AERIAL VIEW OF PARCEL

INTERIOR PHOTOS



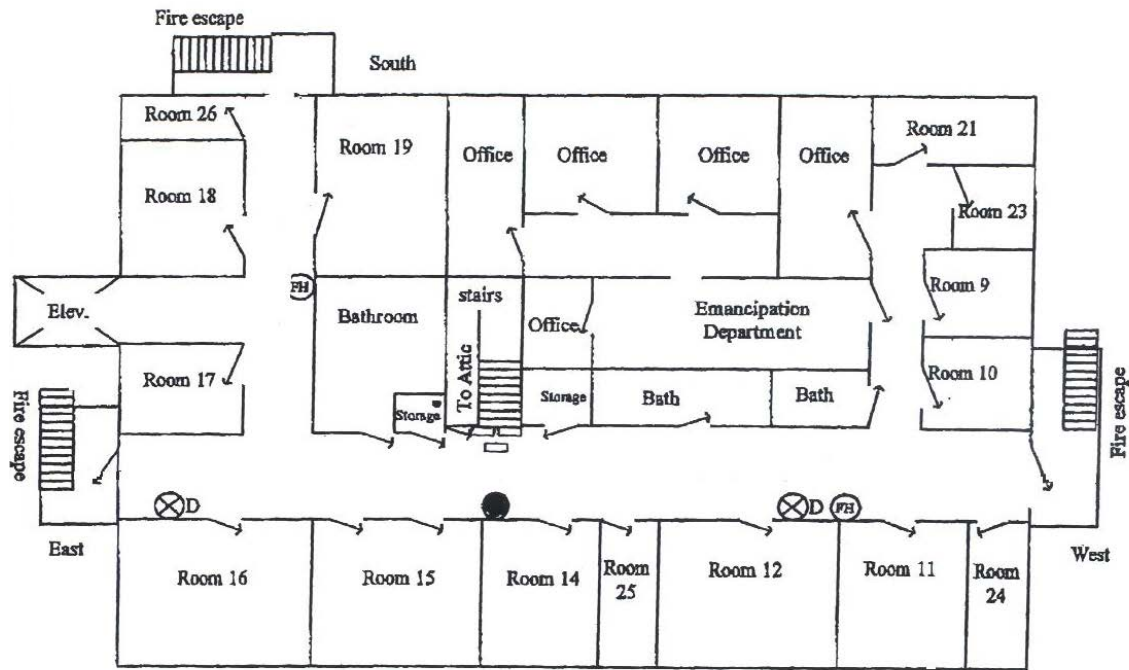


FLOOR PLANS - MAIN BUILDING

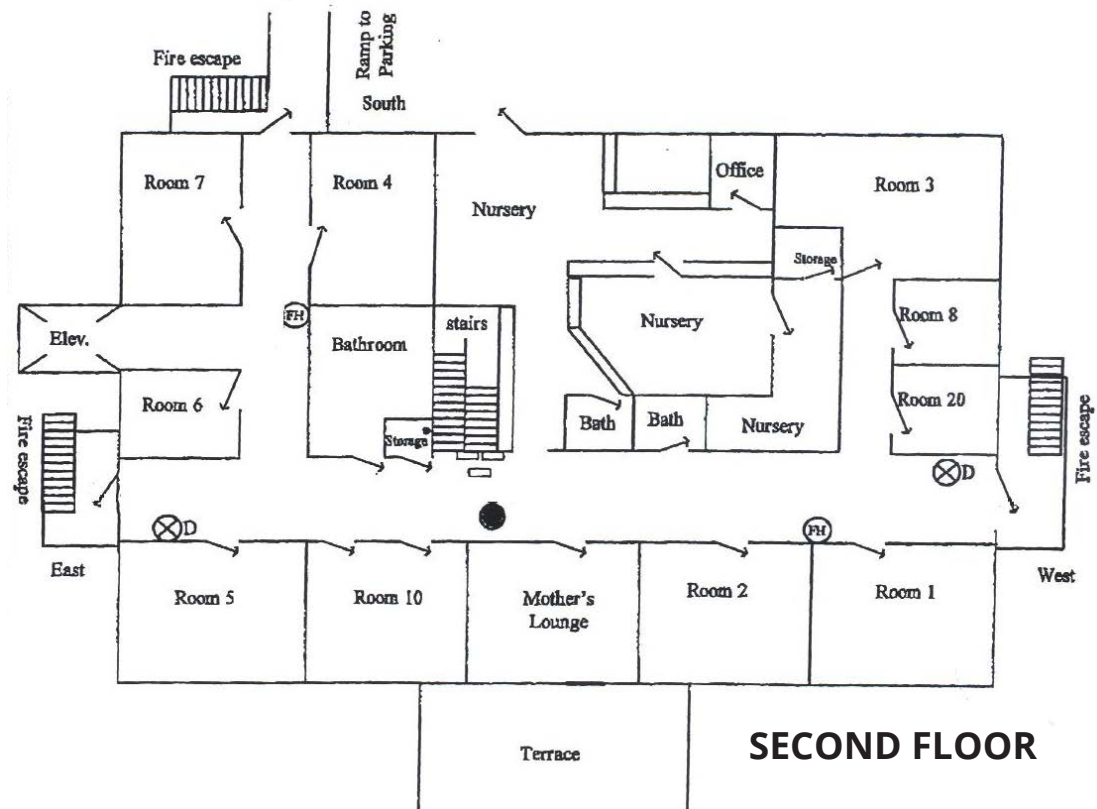


BASEMENT

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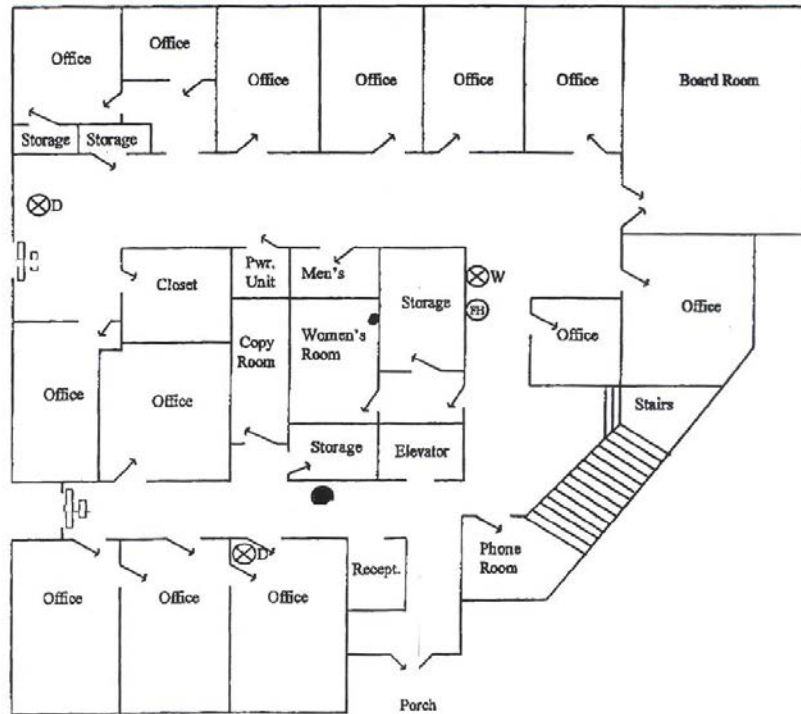
THIRD FLOOR



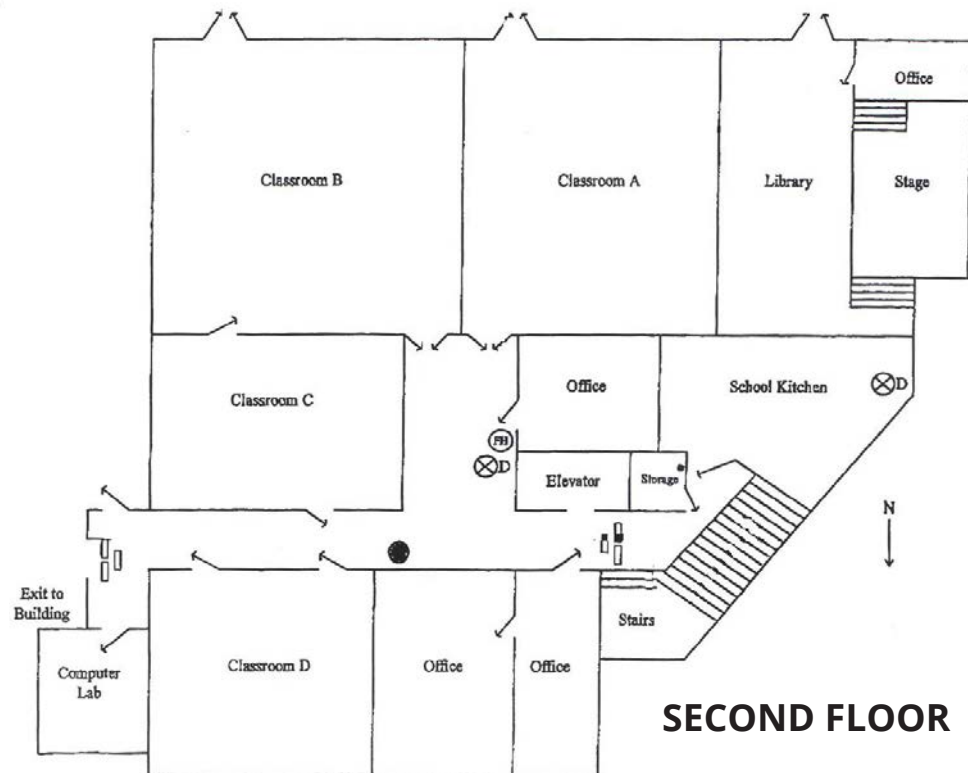
SECOND FLOOR

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FLOOR PLANS - SOUTH BUILDING



FIRST FLOOR



SECOND FLOOR

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SPORTS
PAVILION

An aerial photograph of a school campus. The Sports Pavilion is a large, rectangular building with a light-colored roof and a basketball court on top. The Main Building is a large, multi-story building with a red-tiled roof. The South Building is a smaller, rectangular building with a light-colored roof. The campus is surrounded by lush green trees and a residential neighborhood with houses and streets. A parking lot with several cars is visible between the buildings. A green line with a dot points from the label 'SPORTS PAVILION' to the pavilion building. Another green line with a dot points from the label 'MAIN BUILDING' to the main building. A third green line with a dot points from the label 'SOUTH BUILDING' to the south building.

MAIN
BUILDING

SOUTH
BUILDING

AERIAL PHOTO

AMENITIES MAP

234
E AVENUE 33

Map showing the location of 234 E Avenue 33 in Rosemead, CA, surrounded by various businesses and landmarks. The map includes the Los Angeles River, Golden State Fwy, and several streets. Business logos shown include: Jack in the box, IHOP, McDonald's, Harbor Freight, Starbucks, Frisco, The Home Depot, Lacy Street, Zizou, KFC, The Heights, Carl's Jr., King Taco, Waba, The Office, Carnitas Michoacan, Compelling, Mazza, and Dodger Stadium.



AERIAL PHOTO

AREA MAP



234
E AVENUE 33

A34

Rose Hills Court

4215 Huntington

AVISON
YOUNG

ABOUT MONTECITO/LINCOLN HEIGHTS

Montecito/Lincoln Heights are hillside neighborhoods in Northeast Los Angeles that continue to attract attention for their blend of natural beauty, historic character, and central location. With proximity to Highland Park, Downtown LA, and major corridors like Huntington Drive and the Arroyo Seco Parkway, the area is increasingly appealing to both residents and investors.

The residential market remains strong, with median home prices around \$835,000 and price per square foot up nearly 35% year-over-year. This growth reflects sustained demand and supports the viability of small-scale commercial and mixed-use development. Recent commercial sales in the area show investor interest in multifamily and mixed-use properties, typically priced between \$1M–\$1.3M with cap rates in the 5–6% range.

Several notable development projects are reshaping the Montecito/Lincoln Heights areas:

- **Rose Hill Courts Redevelopment:** A major two-phase public housing redevelopment is underway, expanding the site from 100 to 185 affordable units with new community amenities. This project emphasizes intergenerational housing and connectivity to nearby green space like Ernest E. Debs Park.
- **4215 Huntington Drive North:** A new mixed-use development at the border of Montecito Heights and El Sereno will bring 22 apartments and ground-floor retail. The project includes affordable housing components and modern design features, signaling a shift toward higher-density infill development.
- **Arroyo Seco Bikeway Project:** A proposed bicycle tollway connecting Pasadena to Downtown LA aims to enhance non-motorized commuting options through Montecito Heights, potentially increasing foot traffic and visibility for local businesses.
- **A34:** A34, named for its location at 131 W. Avenue 34, consists of 468 studio, one, and two-bedroom apartments above roughly 16,000 square feet of ground-floor retail space and parking for 311 vehicles.

These projects reflect a broader trend of revitalization and infrastructure investment in Northeast LA, positioning Montecito Heights/Lincoln Heights as neighborhoods on the rise.



360K
POPULATION



\$100K
AVG. HH INCOME



39.1
MEDIAN AGE



1.1M
AVE HOME VALUE

**Demographics within 3-mile radius of subject property (per Costar)*

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