

# FOR LEASE

## 5713 N FIGUEROA ST

HIGHLAND PARK / LOS ANGELES

±1,125 RSF OF RETAIL  
/ 2ND GENERATION  
RESTAURANT SPACE

### Aram Pogosian

aram@normal-properties.com  
818-631-2442  
DRE #01816276

### Maguire Parsons

maguire@normal-properties.com  
310-866-6911  
DRE #02047123

### Mishal Hashmi

mishal@normal-properties.com  
213-598-0538  
DRE #02209343

### Normal Properties

CA DRE #0183124



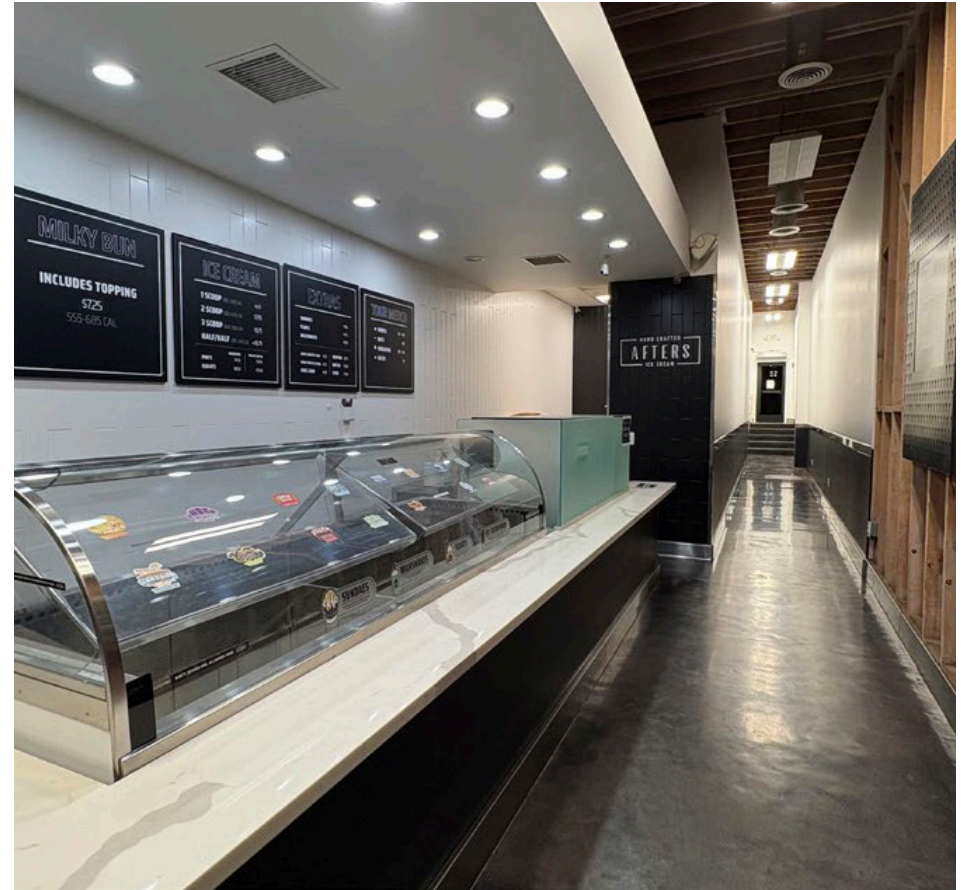
# SECOND-GENERATION RESTAURANT OPPORTUNITY IN HIGHLAND PARK

AVAILABLE FOR LEASE

**5713 N FIGUEROA ST**

Highland Park  
Los Angeles 90042

Positioned along Highland Park's thriving Figueroa Street corridor, 5713 N Figueroa is a turnkey retail / restaurant space in the heart of one of Northeast LA's most dynamic neighborhoods. Formerly occupied by Afters Ice Cream, the space includes existing food & beverage infrastructure, a built-out service counter, and rear patio area—ideal for a new culinary concept seeking immediate presence. Surrounded by top dining, coffee, and lifestyle brands, the property benefits from consistent foot traffic, strong neighborhood demographics, and destination appeal.



## AVAILABLE SPACE & DETAILS

Space	±1,125 RSF
Occupancy	Immediate
Rent	Available Upon Request
Occupancy	Immediate
Term	3-10 Years
Parking	Street Parking + Public Lots

## FEATURES

- Built-Out Counter and Service Area
- Existing Floor Drains and F&B Infrastructure
- Private Rear Patio Area
- Prime Figueroa Street Frontage
- Located on Highland Park's Most Active Retail Block
- Strong Day-to-Night Foot Traffic Along Figueroa Corridor
- Surrounded by Established Destination Dining and Lifestyle Concepts
- 3-Minute Walk to Metro A Line (Gold Line) Station
- Easy Access to the 110 Freeway

# HIGHLIGHTS

Prime Figueroa Street Frontage in Highland Park



Turnkey 2nd Generation Restaurant Opportunity



Private Rear Patio for Outdoor Seating



3-Minute Walk to Metro A Line Station



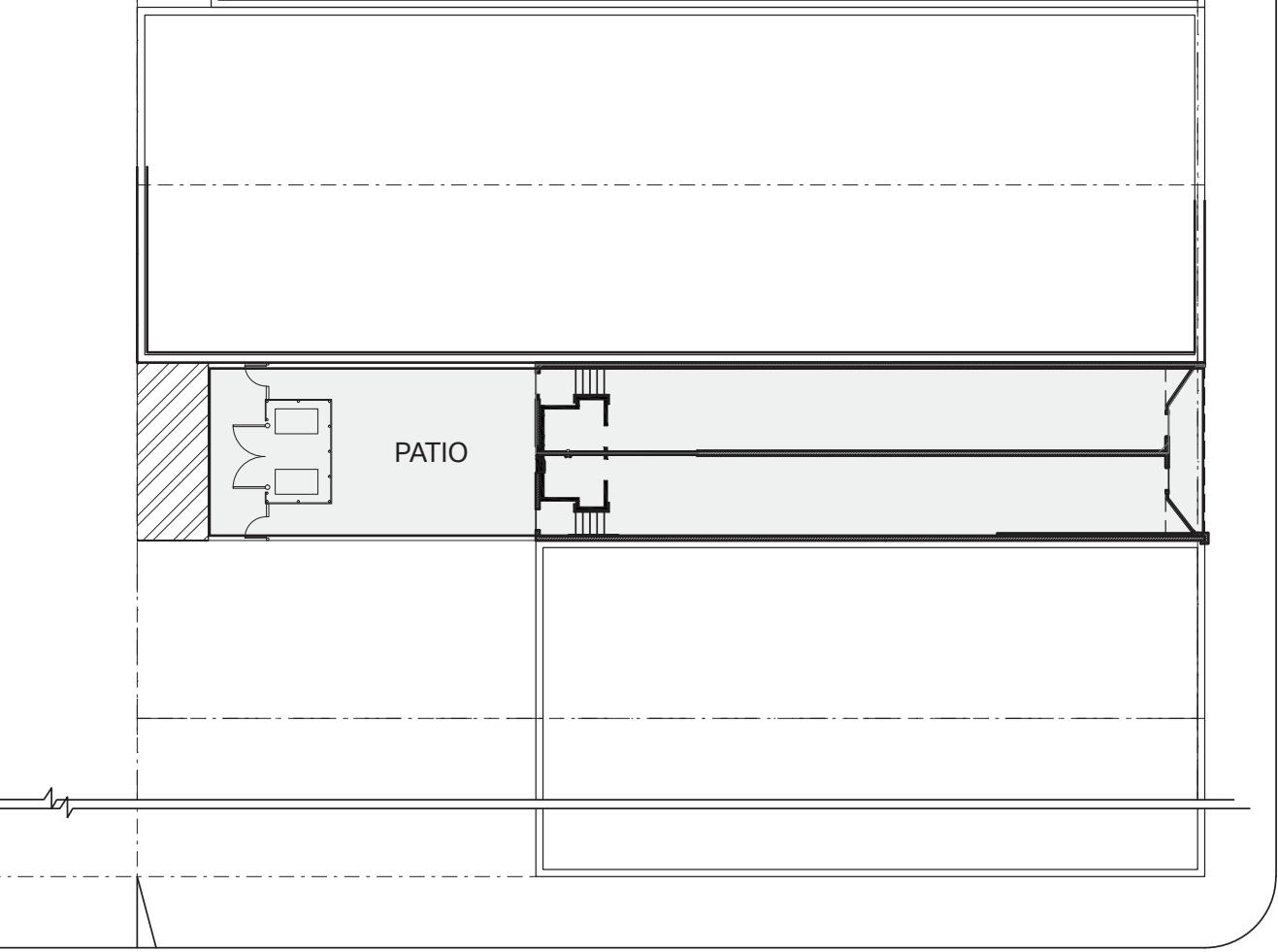
Immediate Access to Downtown LA, Pasadena, and the Greater Eastside



Surrounded by Highland Park's Top Dining, Coffee, and Retail Destinations



# BUILDING PLAN



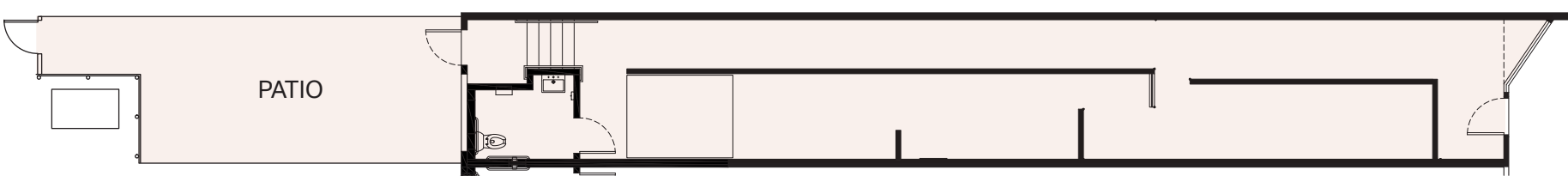
N Avenue 57

N Figueroa St



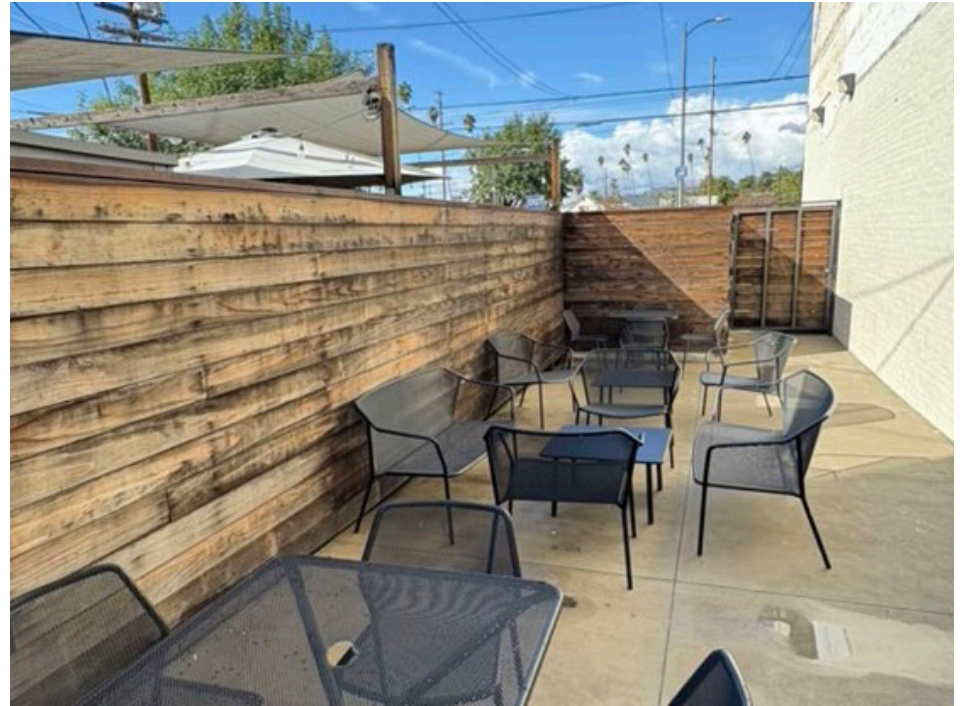
# FLOOR PLAN

UNIT 5713: ±1,125 RSF



N Figueroa St





# NEIGHBORHOOD HIGHLIGHTS

## In Good Company and Very Walkable

Located on Highland Park's main commercial corridor, the property sits within one of Los Angeles' most vibrant and walkable retail districts. A curated mix of destination restaurants, coffee shops, boutiques, fitness studios, and nightlife concepts—including HomeState, Highly Likely, Jeni's, Mendocino Farms, Lodge Room, and Highland Park Wine—activate the corridor from morning through late evening. With a Walk Score of 90 and the Metro A Line just a short walk away, the location offers true pedestrian energy alongside regional connectivity to Downtown LA and Pasadena.



HomeState



Jeni's Ice Cream



Mendocino Farms



Arroyo Bar



Comet Over Delphi



Highly Likely

# LOCATION

↳ Strategically positioned along the Figueroa Street corridor in Northeast Los Angeles, 5713 N Figueroa offers direct connectivity to major employment and residential hubs. The property provides access to the 110 Freeway, the Metro A Line, and key arterials linking Highland Park to Downtown Los Angeles, Pasadena, Eagle Rock, and the broader Eastside.



For More Information Contact

**Aram Pogosian**

aram@normal-properties.com

818-631-2442

DRE #01816276

**Maguire Parsons**

maguire@normal-properties.com

310-866-6911

DRE #02047123

**Mishal Hashmi**

mishal@normal-properties.com

213-598-0538

DRE #02209343

Last Updated March 25, 2026.

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

