

**2734 N EASTERN AVE**  
**LOS ANGELES, CA 90032**



**FOR SALE | Rare Commercial Real Estate Offering in Los Angeles**

**Listed By:**

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**NAI Capital**  
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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

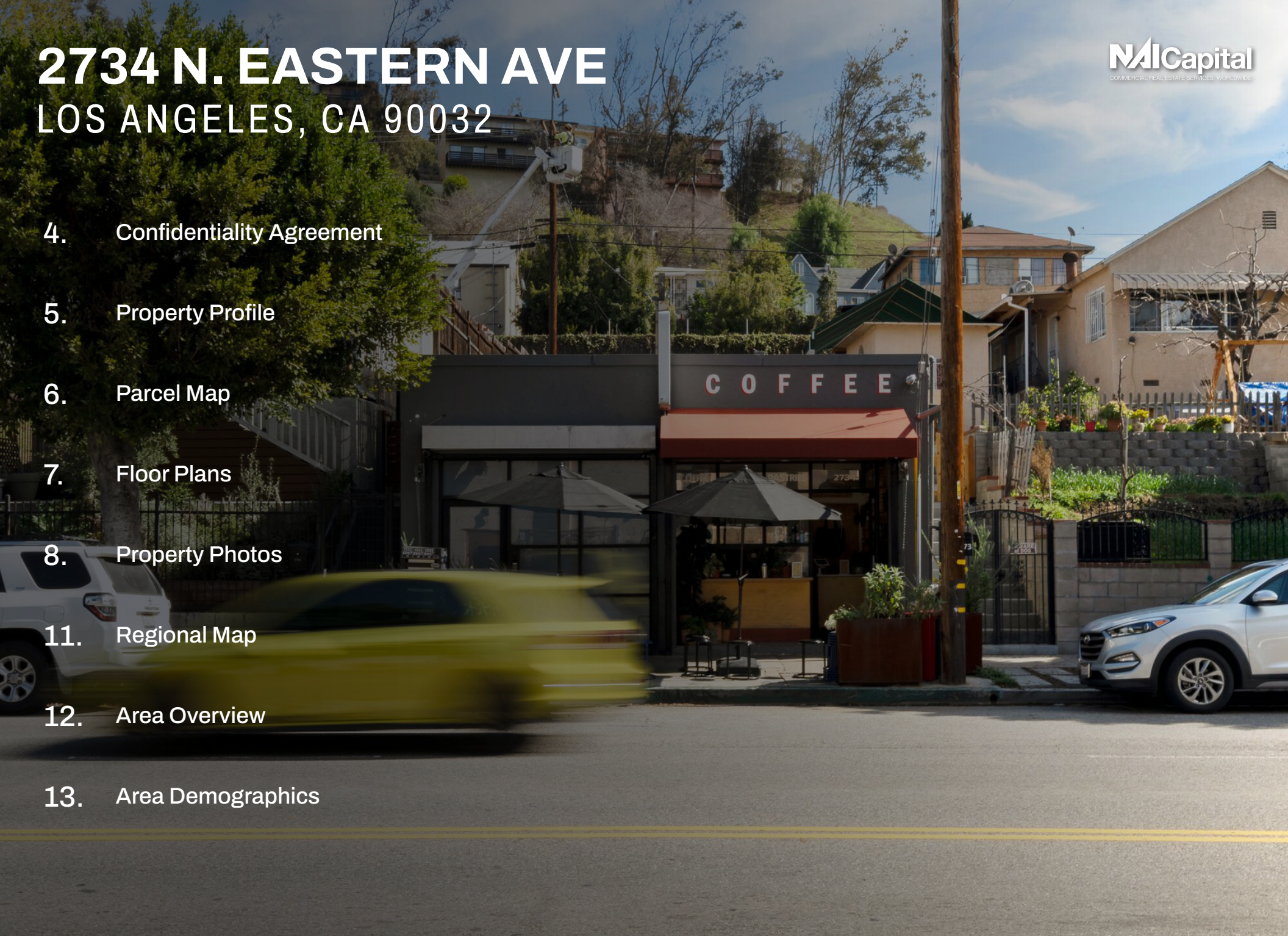
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# 2734 N. EASTERN AVE

LOS ANGELES, CA 90032

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# CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at 2734 N. Eastern Ave., Pasadena, CA 90032.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice.

Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

## DO NOT DISTURB OCCUPANTS

FOR MORE INFORMATION, CONTACT:

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# PROPERTY PROFILE

**ADDRESS:** 2734 N Eastern Ave., Los Angeles, CA 90032

**BUILDING SIZE:** 840 SF

**LOT SIZE:** 2,178 SF. APN: 5217-001-011

**PARKING:** Free offsite parking available

**YEAR BUILT:** Built in 1947. Remodeled in 2023

**TENANCY:** Multi-Tenant Building

**TENANT MIX:** Suite 1: 740 SF Creative Office / Retail - AVAILABLE  
Suite 2: 100 SF Coffee Shop - Leased for \$992 per month

**CURRENT ZONING:** C4 (Neighborhood Commercial)

**GOVERNING MUNICIPALITY:** City of Los Angeles

**ASKING PRICE:** \$599,000

## Offering Summary:

NAI Capital is pleased to present an opportunity to purchase a small multi-tenant (2 tenants) building measuring +/- 840 square feet of retail / commercial space on ±2,187 square feet of land (per Assessor) for a myriad of scenarios: Owner-User, Creative Office or Retail; featuring a reliable income stream from a successful coffee shop and located in a desirable Los Angeles infill suburb location.

The building only covers 37% of the lot area, opening up the possibility for the excess land to be developed as an ADU and/or commercial dwelling (please consult with City of Los Angeles for more information).

Situated in El Sereno, the property is surrounded by University Hills, Boyle Heights, East Los Angeles, Lincoln Heights, Montecito Heights, Highland Park, and the cities of Alhambra, Monterey Park, and South Pasadena, El Sereno sits along the Monterey Hills that form a natural gateway between Los Angeles and the San Gabriel Valley.

At an asking price of only \$649,000, this property won't last very long, so contact our marketing representatives for a tour today!

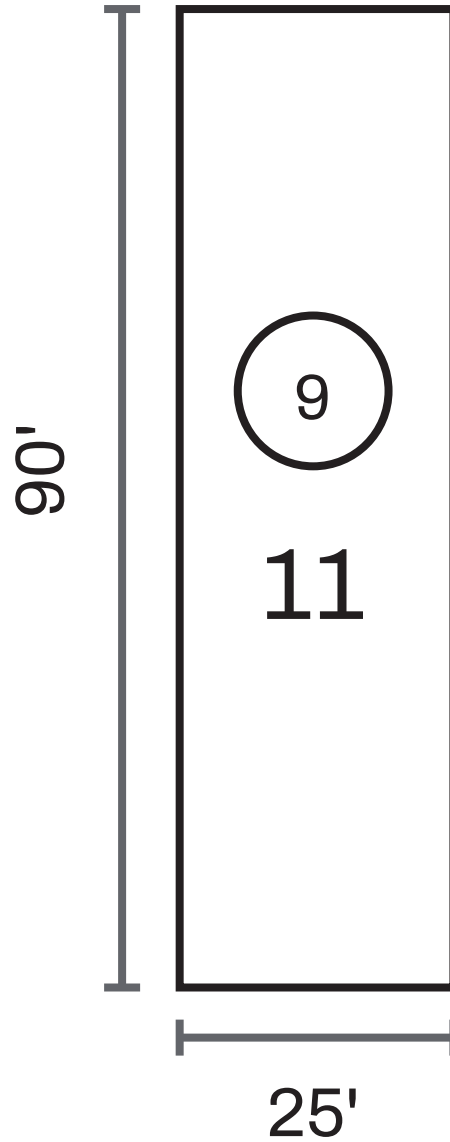
# PARCEL MAP

## Parcel summary

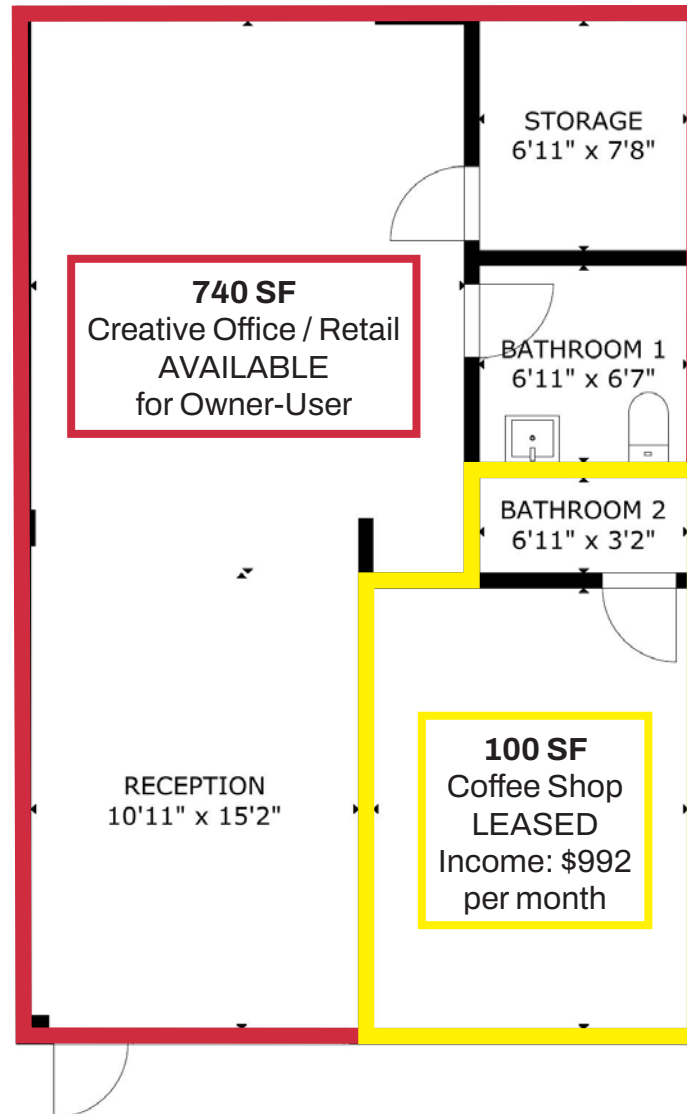
Total Building: 840 SF

Lot Size: 2,178 SF

APN: 5217-001-011



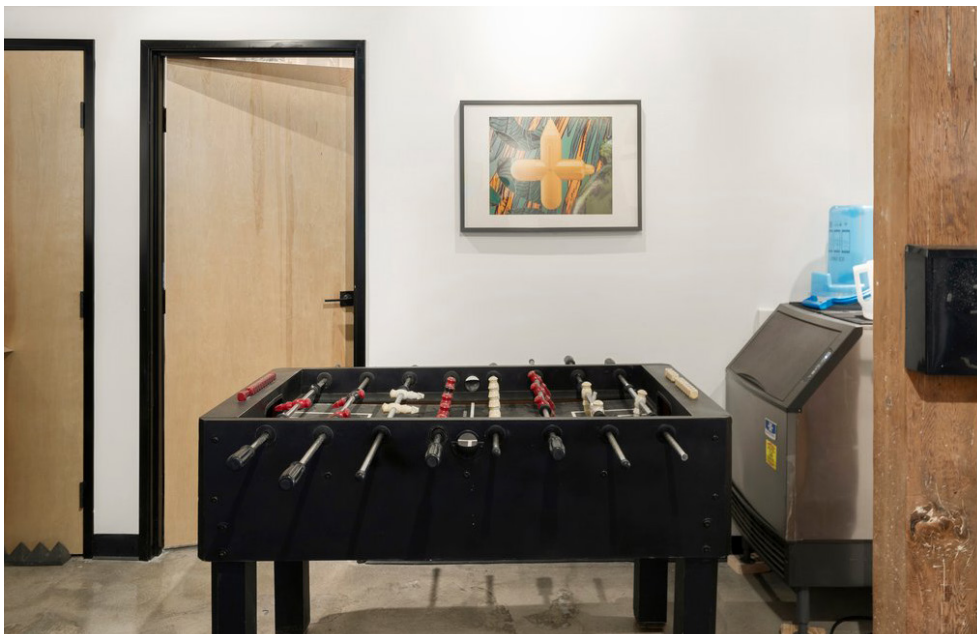
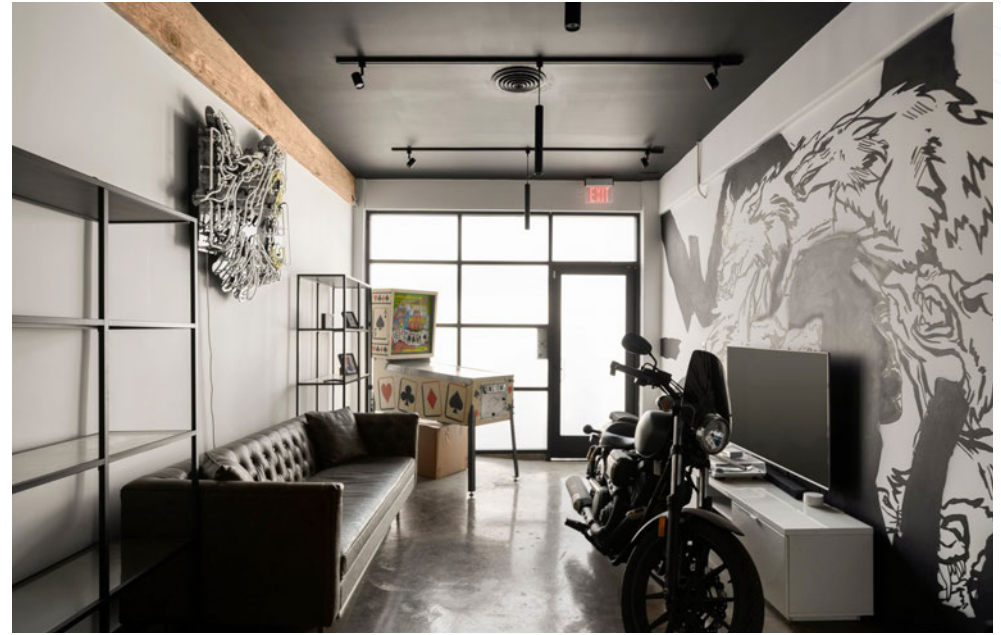
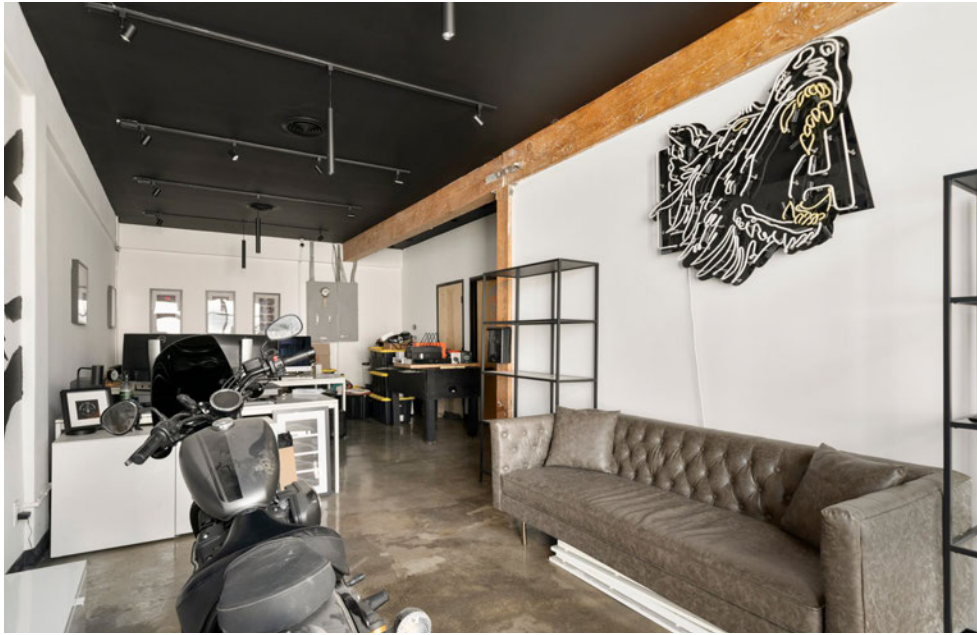
# FLOOR PLANS



GROSS INTERNAL AREA  
TOTAL: 840 sq ft  
UNIT 1: 840 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# PROPERTY PHOTOS



# DOWNTOWN LA



2734  
N. EASTERN  
AVE

# REGIONAL MAP





## El Sereno, CA

El Sereno (Spanish for “The Serene One”) is a Los Angeles neighborhood located in the Eastside region of Los Angeles County. Covering 4.17 square miles, El Sereno offers a blend of hillside charm, cultural diversity, and convenient access to both Downtown Los Angeles and the San Gabriel Valley, each just about ten minutes away.

Surrounded by University Hills, Boyle Heights, East Los Angeles, Lincoln Heights, Montecito Heights, Highland Park, and the cities of Alhambra, Monterey Park, and South Pasadena, El Sereno sits along the Monterey Hills that form a natural gateway between Los Angeles and the San Gabriel Valley.

Known as a traditional working-class community, El Sereno has seen growing interest from first-time homebuyers and investors seeking relative affordability close to the urban core. The neighborhood features a mix of early 20th-century bungalows, mid-century homes, and newer infill developments, many with hillside views and easy access to major freeways and public transit.

Local restaurants reflect the area’s multicultural roots, offering authentic cuisines from Mexico, Central America, and South America, while small businesses and neighborhood markets contribute to its friendly, small-town atmosphere.

For those looking to experience Los Angeles living with a strong sense of community and a slower, more relaxed pace, El Sereno remains one of the city’s hidden gems, where great food, family, and opportunity meet in a serene hillside setting.

# AREA DEMOGRAPHICS

## City of Los Angeles Demographics & Economy



**POPULATION**  
3.89 M



**AVG HH INCOME**  
\$134,675



**MEDIAN AGE**  
36.8



**TOTAL EMPLOYEES**  
1.59 M



**ANNUAL HH  
RETAIL EXPENDITURES**  
\$75.18 B



**HOUSEHOLDS**  
1.44 M



**MEDIAN HOME VALUE**  
\$893,548




**TOTAL BUSINESSES**  
218,516





**UNEMPLOYMENT RATE**  
4.4%




**MONTHLY HH  
RETAIL EXPENDITURES**  
\$4,352

 Population	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	30,355	284,418	768,965
Projected Population (2030)	29,187	272,096	741,301
Census Population (2020)	33,077	308,484	804,433

 Households	1 Mile	3 Miles	5 Miles
Estimated Households (2025)	9,242	95,743	270,606
Projected Households (2030)	9,022	93,410	267,281
Census Households (2020)	9,277	96,706	268,515

 Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses (2025)	656	8,308	37,516
Total Employees (2025)	5,483	63,828	319,859

 Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2025)	\$87,436	\$91,138	\$91,738
Projected Average Household Income (2030)	\$87,166	\$90,969	\$91,425
Census Average Household Income (2010)	\$44,539	\$48,008	\$49,125
Estimated Per Capita Income (2025)	\$34,757	\$41,862	\$44,983
Projected Per Capita Income (2030)	\$34,955	\$42,238	\$45,624

Source: Applied Geographic Solutions

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