

For Sale - Redevelopment Opportunity—Car Lot

1144 S. Hacienda Blvd., Hacienda Heights, CA 91745

MGR
Real Estate



For Sale – Exceptional redevelopment opportunity on highly trafficked S. Hacienda Blvd. (52,000+ CPD), just off the 60 Freeway at a signalized corner in Hacienda Heights, offering excellent visibility and access. The property is currently an auto sales lot with a $\pm 1,429$ SF building on $\pm 12,494$ SF of land. The adjacent parcel at 1136 S. Hacienda Blvd. ($\pm 9,961$ SF) is listed separately for \$800,000 and is not included in the subject price but may be purchased together for added development potential. Ideal for a developer or owner-user seeking a high-exposure site with interim income while completing redevelopment plans.

Seller may consider owner financing for qualified buyers.

Property Description:

Prime Corner Location – Signalized intersection | 52,000+ CPD | 60 Freeway access

Income + Redevelopment – $\pm 12,494$ SF lot with existing $\pm 1,429$ SF building

Extra Land Available – Adjacent $\pm 9,961$ SF parcel sold separately

Asking Price: \$1,100,000

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