

5690 York Blvd.
LOS ANGELES, CA 90042



HIGHLAND PARK CORNER LOT

Retail + Residential | FOR SALE

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

5690 YORK BLVD
LOS ANGELES, CA 90042



Asking Price:	\$1,350,000
Offering:	Investment or Owner-User
Total Building SF:	±2,593 SF
Lot SF:	±5,993
Year Built:	1908
Zoning:	C2-1XL
Parking:	
APN:	5478-035-001



Transit-Oriented Corner Site | Mixed-Use Value-Add Opportunity

Located at the intersection of York Boulevard and Avenue 57 in the heart of Highland Park, this corner mixed-use property offers a rare opportunity in one of Northeast LA's most sought-after retail corridors. The ±5,599 SF lot features a retail storefront along York Boulevard and a detached ±898 SF residential unit with separate rear access. Less than a block from the Highland Park Gold Line (A Line) station, the site benefits from excellent visibility, strong pedestrian traffic, and proximity to popular restaurants, boutiques, breweries, and other creative retail concepts.. **Contact us to schedule a tour!**



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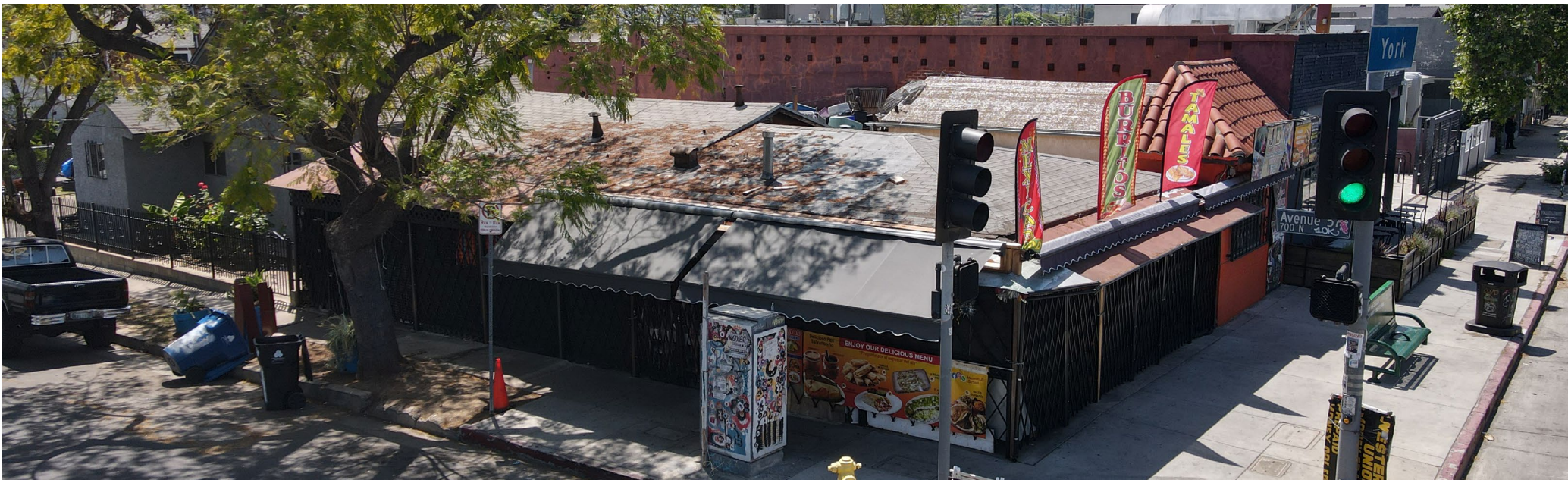
PROPERTY HIGHLIGHTS

- Corner mixed-use property at the intersection of York Boulevard & Avenue 57 in the heart of Highland Park
- ±5,599 SF lot with retail frontage along York Boulevard
- Detached residential unit with separate rear access
- Zoned [Q]C2-1XL with TOC Tier 3 eligibility
- Development potential with density bonuses and additional height allowances
- Zero parking requirements under AB 2097
- Ideal opportunity for an investor, owner-user, or developer
- Transit-adjacent corner site in one of Northeast LA's most active retail corridors



EXTERIOR PHOTOS

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EXTERIOR PHOTOS

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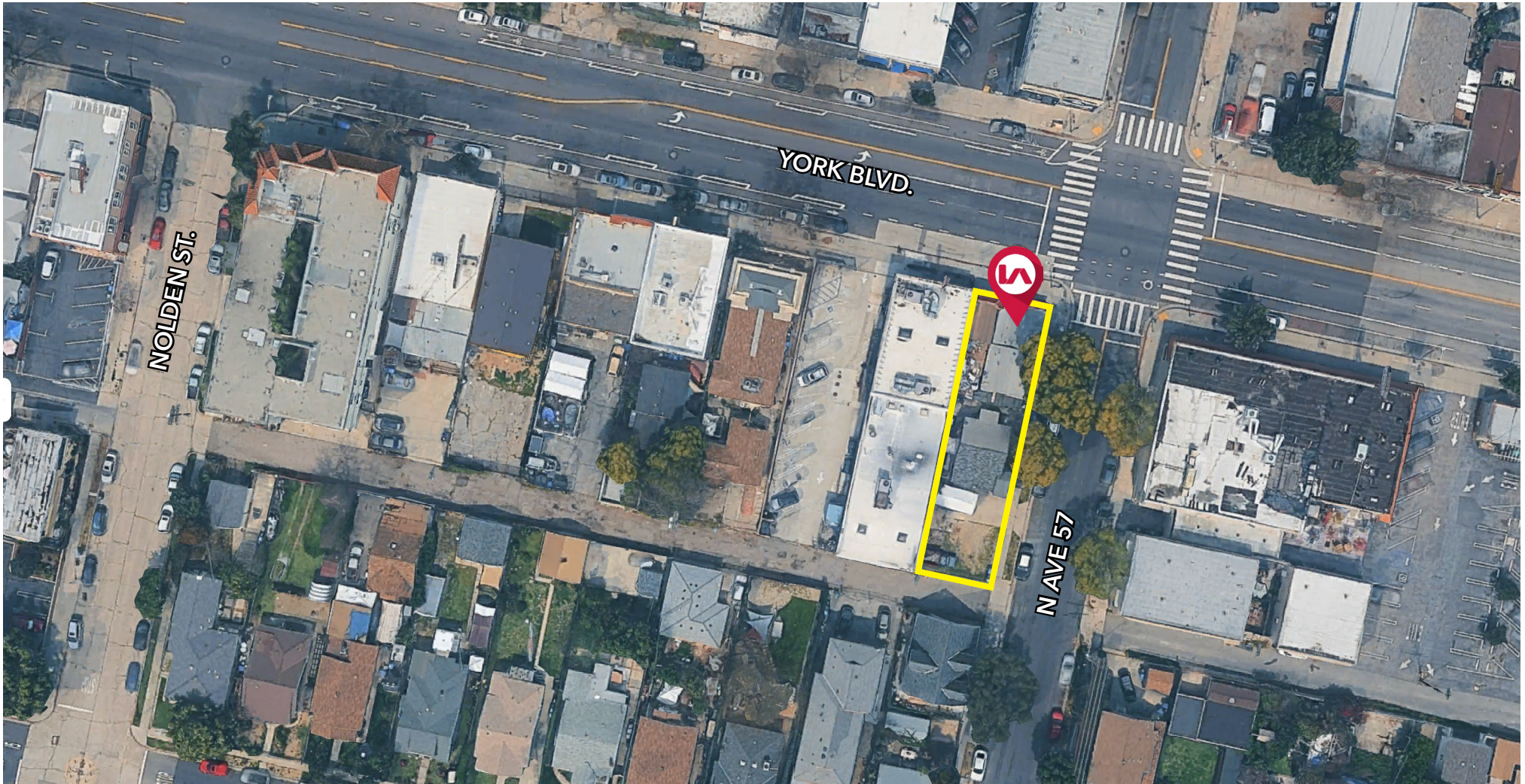


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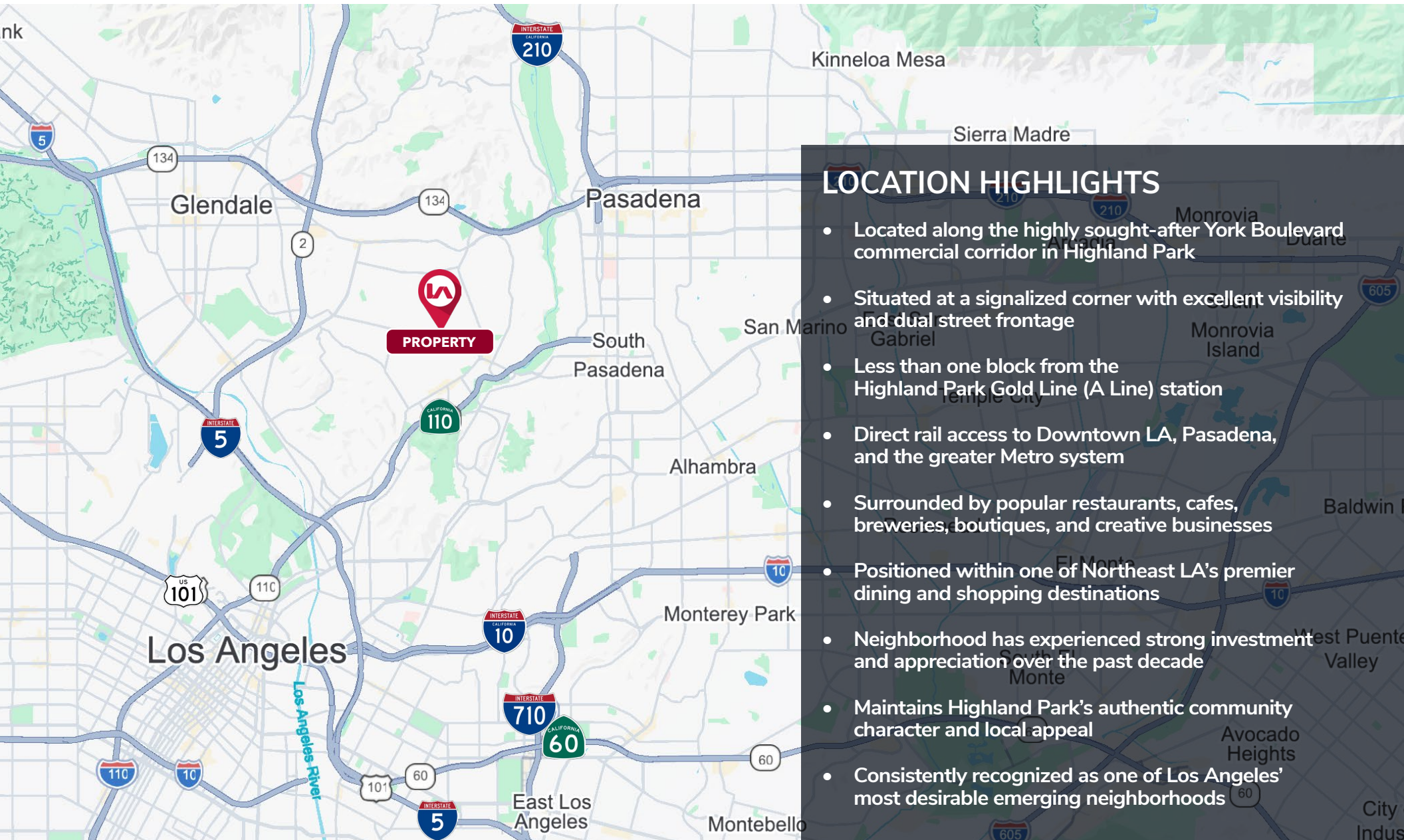
AERIAL PHOTO

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LOCATION HIGHLIGHTS

- Located along the highly sought-after York Boulevard commercial corridor in Highland Park
- Situated at a signalized corner with excellent visibility and dual street frontage
- Less than one block from the Highland Park Gold Line (A Line) station
- Direct rail access to Downtown LA, Pasadena, and the greater Metro system
- Surrounded by popular restaurants, cafes, breweries, boutiques, and creative businesses
- Positioned within one of Northeast LA's premier dining and shopping destinations
- Neighborhood has experienced strong investment and appreciation over the past decade
- Maintains Highland Park's authentic community character and local appeal
- Consistently recognized as one of Los Angeles' most desirable emerging neighborhoods



AMENITIES MAP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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