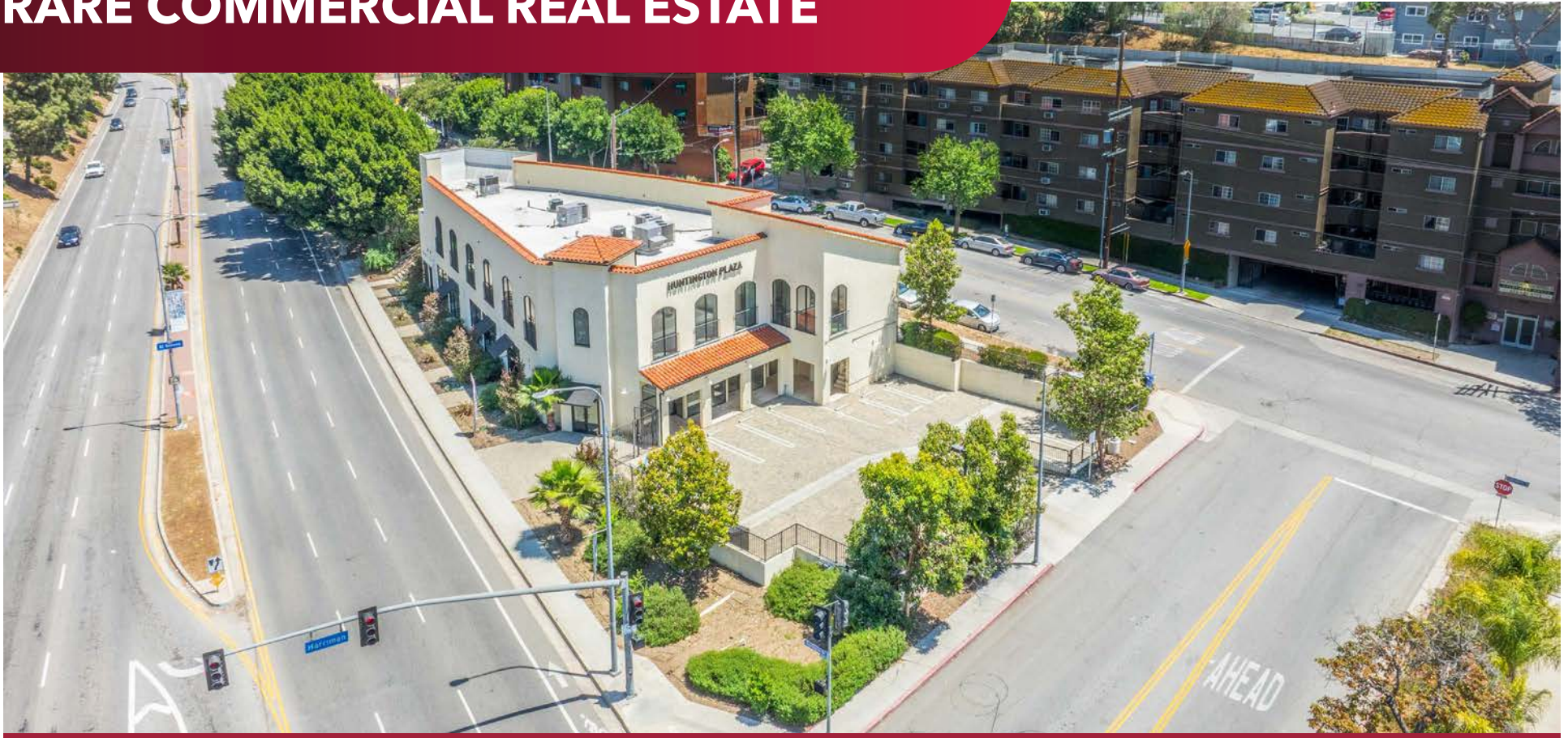


FOR LEASE

NEWEST BUILDING IN EL SERENO RARE COMMERCIAL REAL ESTATE



Huntington Plaza

4671 Huntington Dr S
Los Angeles, CA 90032

DAVID CHEN, CCIM, MBA, MRED
dchen@lee-associates.com
C 310.350.3810
License ID 01923629

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FOR LEASE RARE COMMERCIAL REAL ESTATE OFFERING IN EL SERENO

HUNTINGTON PLAZA
4671 HUNTINGTON DR S
LOS ANGELES, CA 90032

PROPERTY INFORMATION

ASKING RATE	\$1.75 - \$2.25 NNN
TERMS	Negotiable
TOTAL BUILDING SF	±9,000
LOT SF	±14,380
YEAR BUILT	2018
ZONING	General Commercial C2-1VL
PARKING RATIO	14 spaces
APN	5213-013-020



PROPERTY HIGHLIGHTS

Well built two story building that can be delivered vacant for the right owner-user or investor. Currently subdivided into 6 separate units ranging from 583 sf to 2096 sf. Each unit has its own ADA restroom and HVAC system. There are 14 onsite parking spaces with plenty of surrounding street parking spaces available. Access includes an elevator and two stairwells on opposite sides of the building. Building is gated and secured.



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PROPERTY INFORMATION | UNIT SIZE CHART

Huntington Plaza

UNIT #	SQUARE FEET
Unit 101	±1,554
Unit 102	±1,475
Unit 103	±1,338
Unit 104	±2,096
Unit 105	±1,054
Unit 106	±583
Common Area	±900
Total	±9,000



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PROPERTY PHOTOS | EXTERIOR



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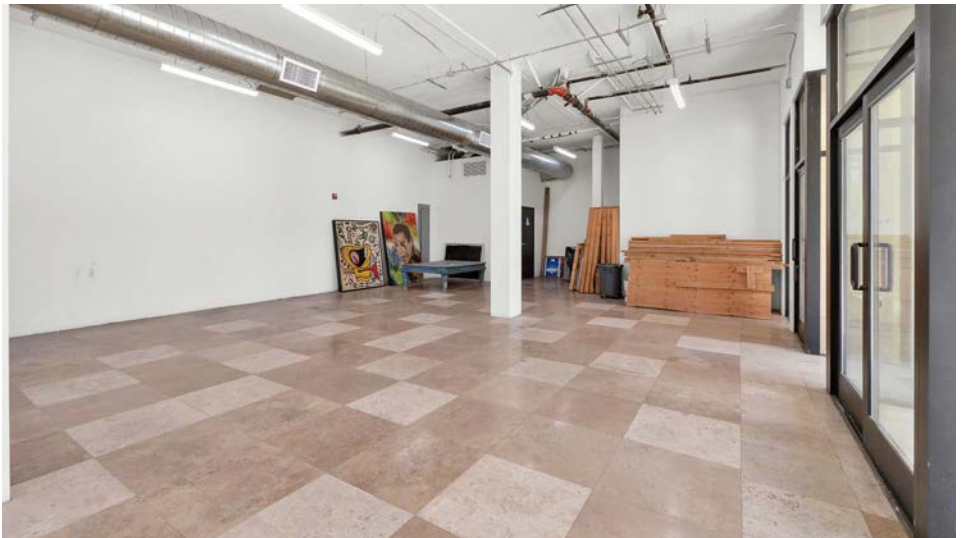
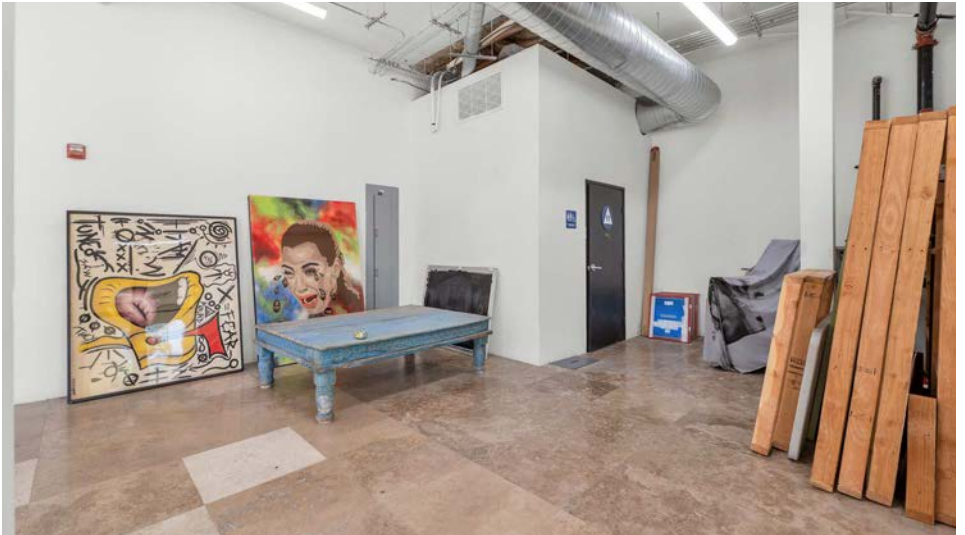
PROPERTY PHOTOS | INTERIOR



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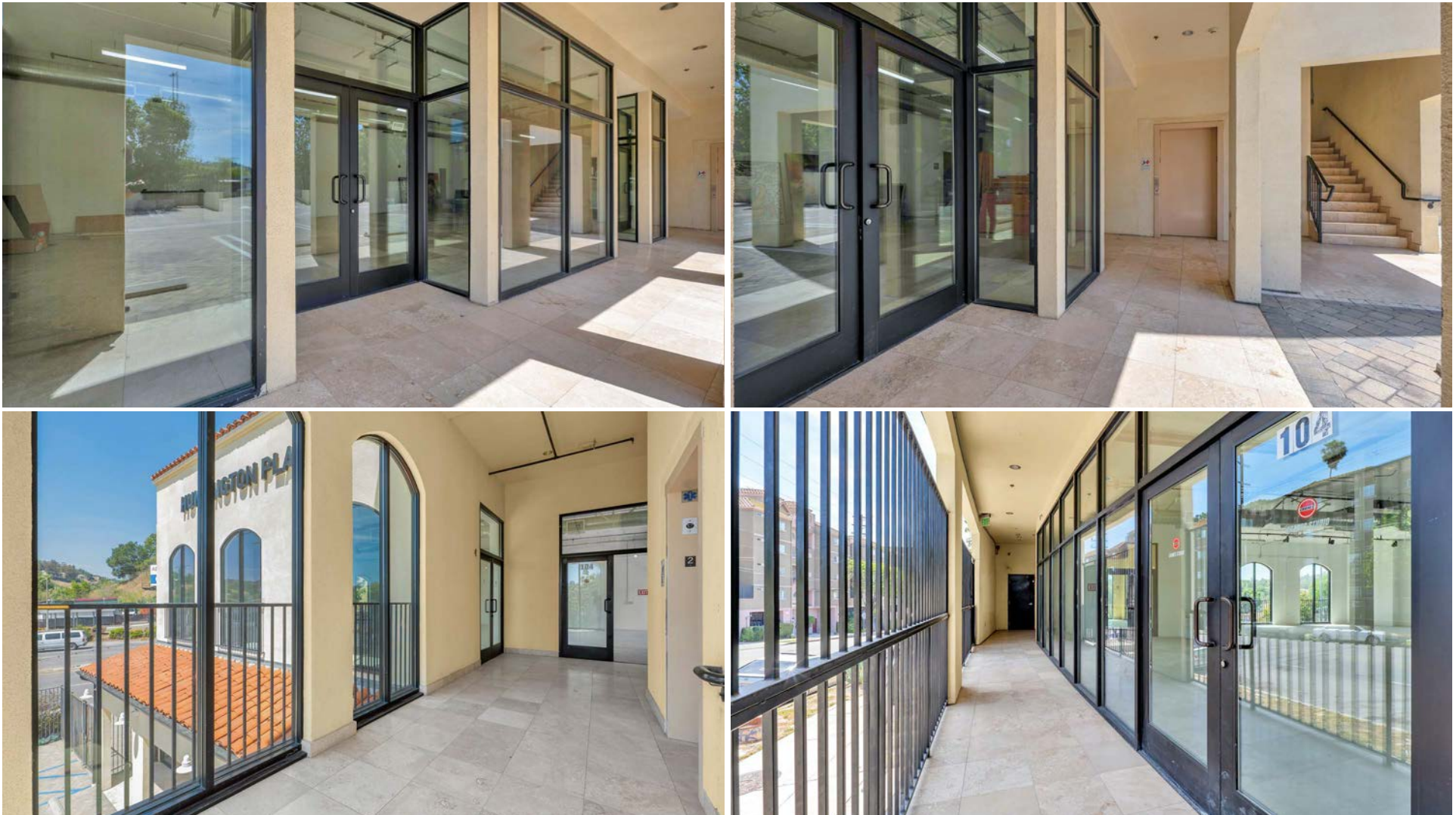
PROPERTY PHOTOS | INTERIOR



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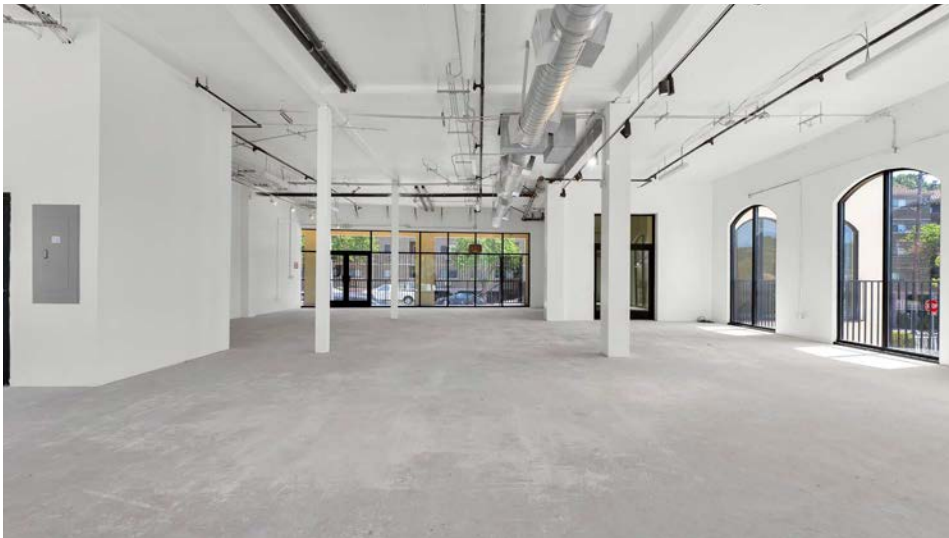
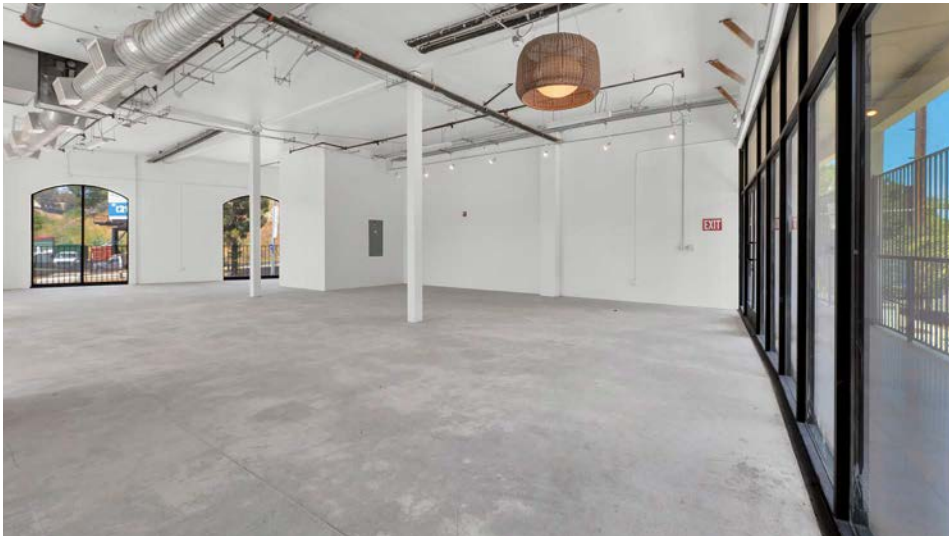
PROPERTY PHOTOS | INTERIOR



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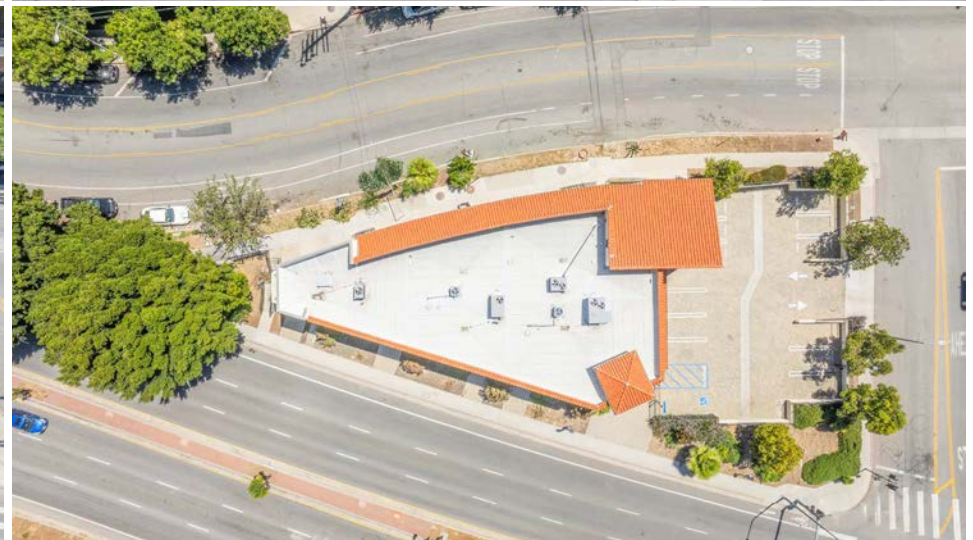
PROPERTY PHOTOS | INTERIOR



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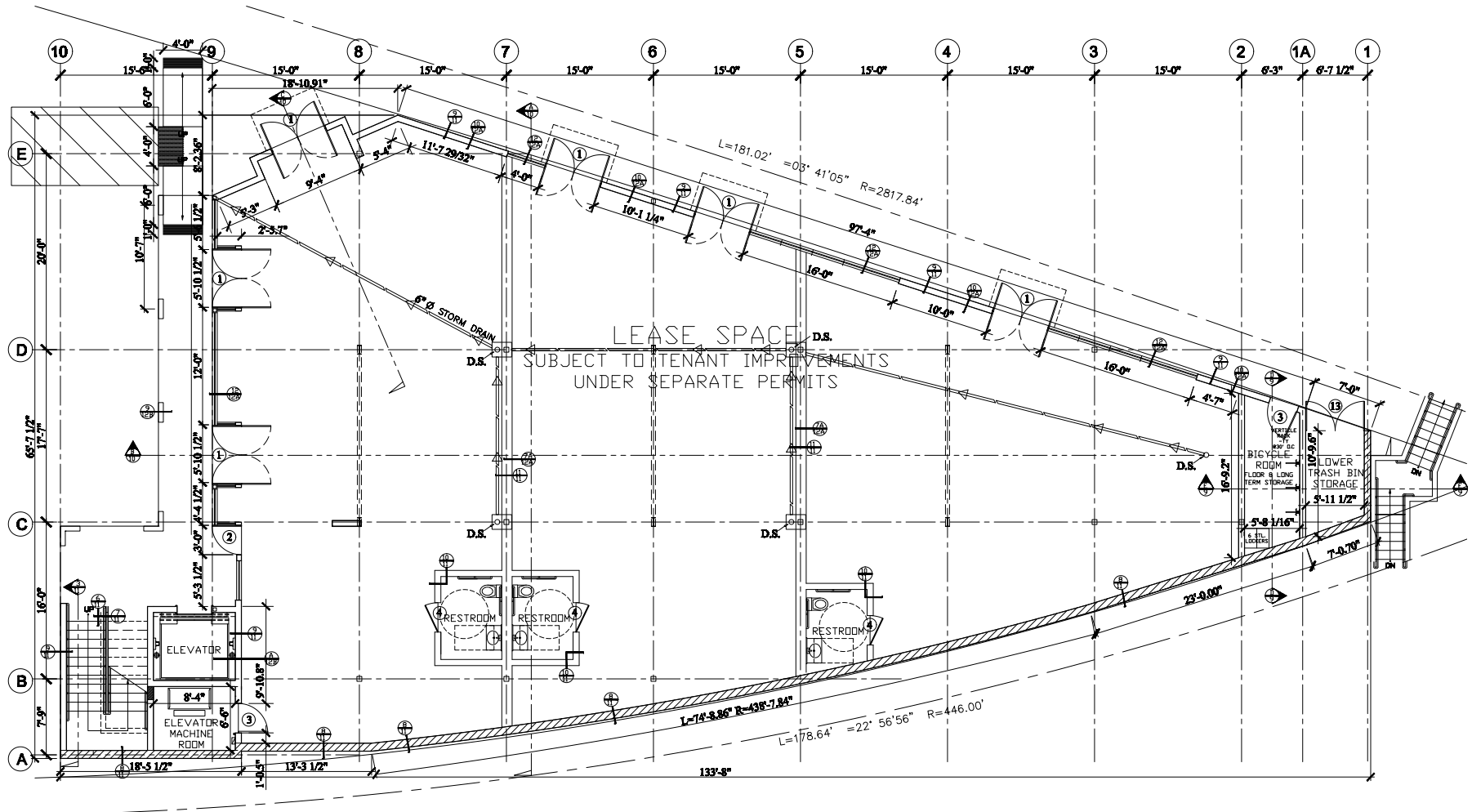
PROPERTY PHOTOS | AERIAL



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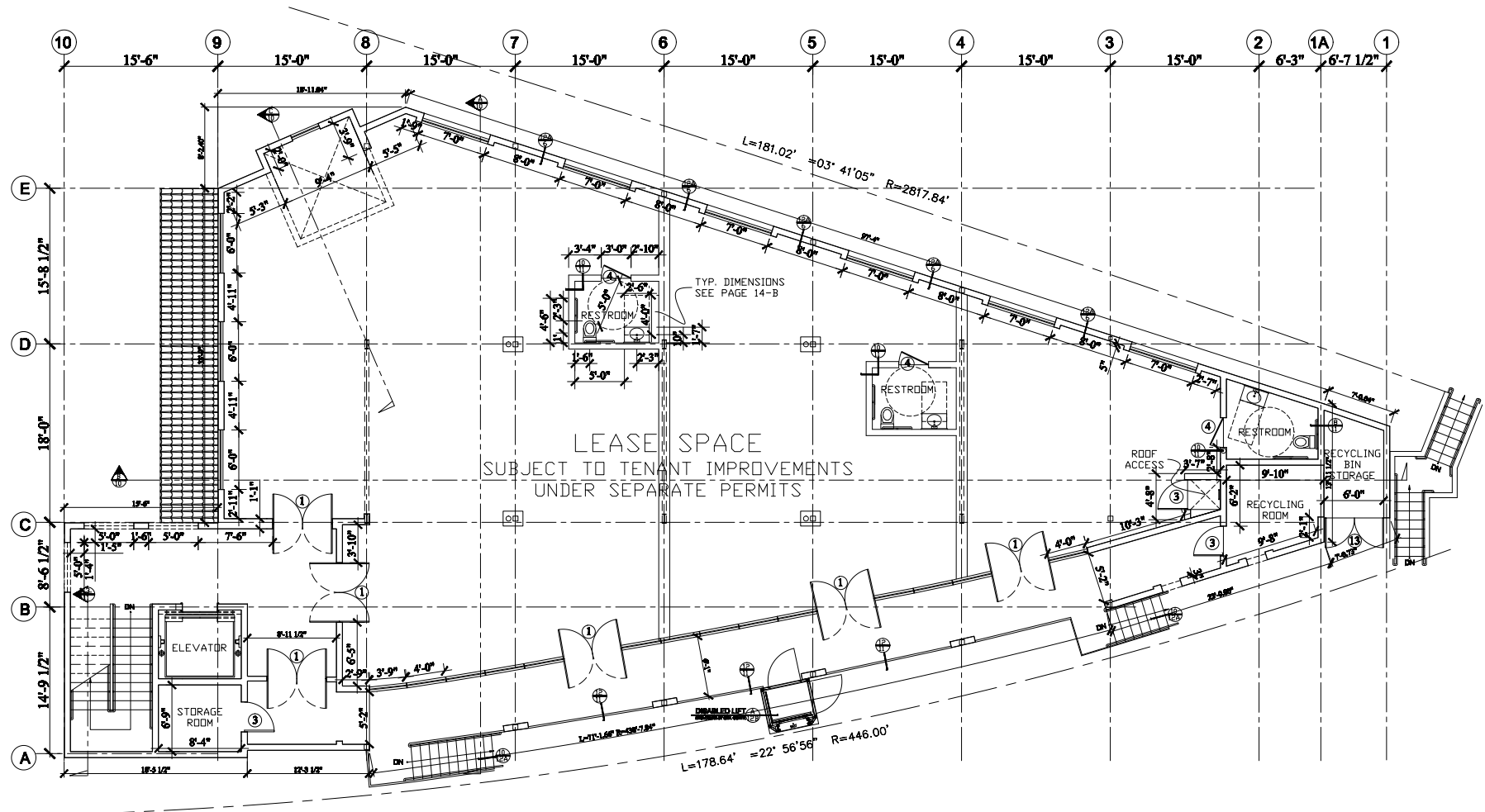
FLOOR PLAN | FIRST FLOOR



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FLOOR PLAN | SECOND FLOOR



FOR LEASE RARE COMMERCIAL REAL ESTATE OFFERING IN EL SERENO

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AMENITIES MAP

El Sereno is a vibrant and historic neighborhood in Northeast Los Angeles, known for its rich cultural heritage, tree-lined streets, and strong sense of community. The area features a mix of classic character homes, modern developments, and a growing commercial real estate presence. With its strategic location near Downtown LA, South Pasadena, and the San Gabriel Valley, El Sereno offers excellent opportunities for retail, office, and mixed-use developments. Increasing foot traffic, revitalization efforts, and proximity to major freeways make it an attractive destination for investors and business owners looking to tap into an emerging market with long-term growth potential.



DEMOGRAPHICS

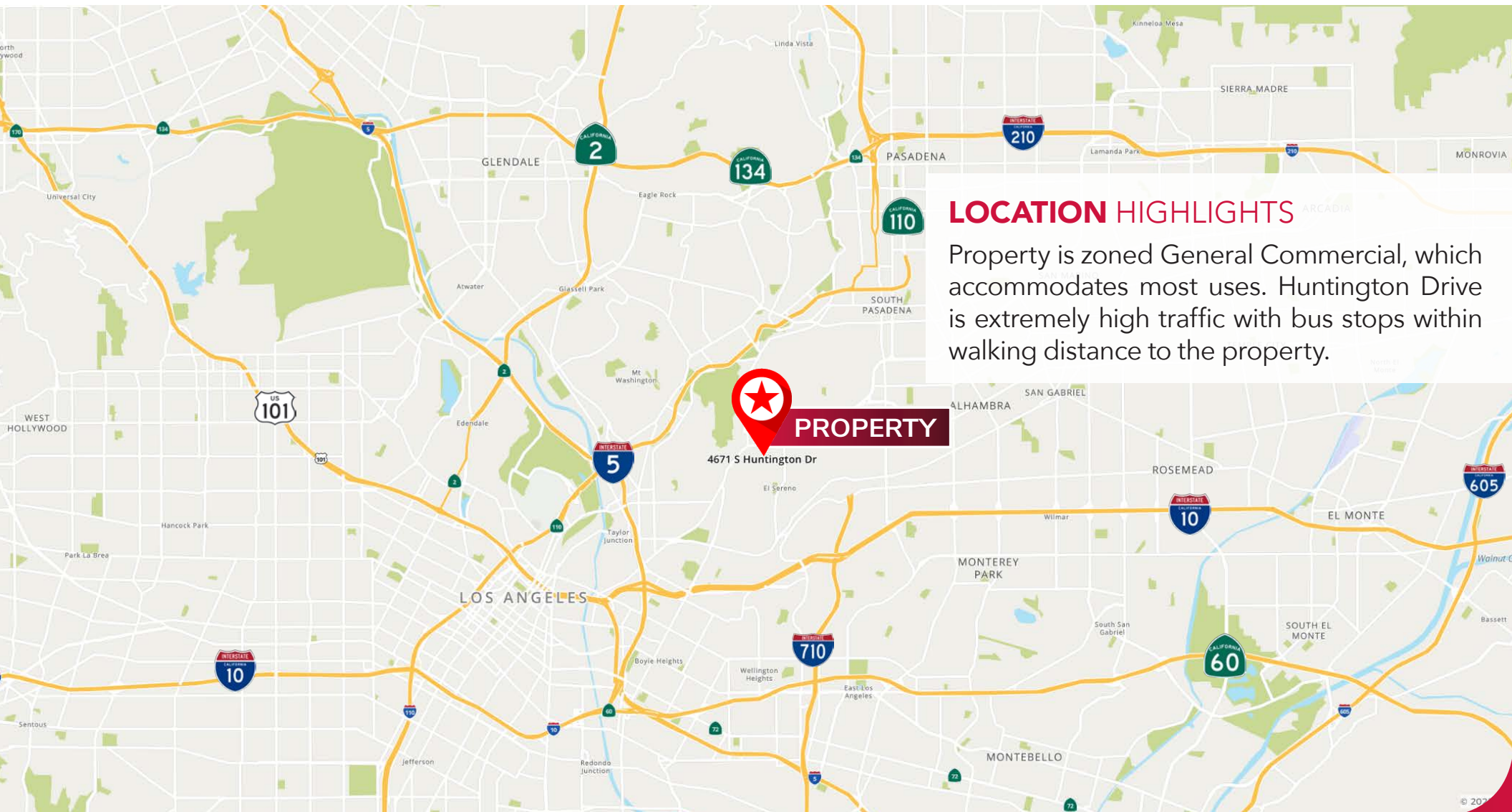
Population	261,469
Median Age	38.9
Households	86,358
Avg Household Size	2.9
Avg Household Income	\$101,574
Median Home Value	\$803,065



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OVERVIEW MAP



LOCATION HIGHLIGHTS

Property is zoned General Commercial, which accommodates most uses. Huntington Drive is extremely high traffic with bus stops within walking distance to the property.