

FOR SALE: COMMERCIAL LAND SITE
462 Archwood Place, Altadena
Total Estimated Area: 0.1276 Acres



PROPERTY DETAIL

Address	462 Archwood Place, Altadena, CA 91001
Current Use	Vacant Unimproved Land
Zoning	Commercial (C-3)
Ownership	County of Los Angeles
County	Unincorporated Los Angeles County
Parcel No.	5827-011-901
Land Area	+/- 0.1276 Acres (+/- 5,557 Square Feet)
Sale Type	"as-is" / "where-is"
Listing Price	\$725,000.00
Other Notes	Contact Agent for property details

SITE HIGHLIGHTS

- The site is served directly by the I-210 Freeway, which is connected to the I-605, I-10, and SR-60 freeways; near to Lake Gold Line Station and Memorial Park Gold Line Station.
- Within driving distance to Hollywood Burbank and Los Angeles International Airports.
- Near to government centers (Altadena Sheriff's Station, LA County Public Works, Altadena Library, and Altadena Community Center).
- A business-friendly county government that supports business attraction, retention, and growth.
- Altadena is home to Farnsworth Park, Rubio Canyon Trailhead, Echo Mountain Trail, the Cobb Estate, Eaton Canyon Nature Center, with picturesque trails and waterfalls, and the Bunny Museum.
- The community is composed of small businesses and shops, a variety of restaurants and eateries, and charming housing styles, including their own Millionaire's Row along Mariposa Street. There are several public and private schools within the community, including nearby John Muir High School.
- If this property is used to build ten or more housing units, the development will be subject to a restrictive housing covenant requiring at least 15% of the units built to be set aside for affordable housing (lower income).

CONTACT



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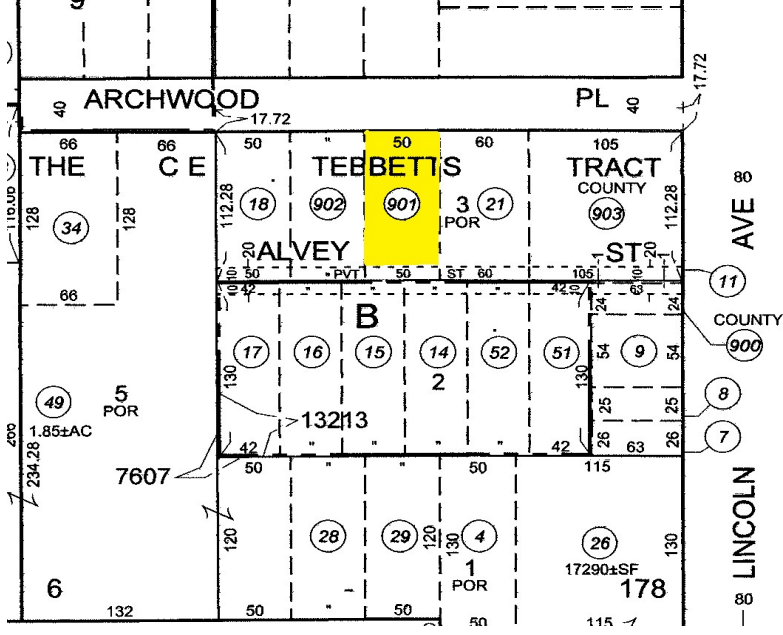
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Aerial View

Parcel Map



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DEMOGRAPHIC INFORMATION - 2024

	1 MILES	3 MILES	5 MILES
POPULATION	20,412	99,653	173,045
HOUSEHOLDS	6,412	40,007	70,322
MEDIAN AGE	40.6	42.3	42.2
INCOME & HOME VALUES			
Med. Household Income	\$102,322	\$110,784	\$119,240
Med. Home Value	\$892,403	\$1,226,301	\$1,212,268

REGIONAL MAP



DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers if it is not satisfied with the offers received. Development entitlements and sale of property(ies) subject to County/Public Agency/Successor Agency approval.