

FOR SALE: COMMERCIAL LAND SITE

2271 & 2261 Lincoln Avenue, Altadena
Total Estimated Area: +/-0.366 Acres



PROPERTY DETAIL

| | |
|----------------------|--|
| Address | 2271 & 2261 Lincoln Avenue, Altadena 91001 |
| Current Use | Vacant Unimproved Land |
| Zoning | Commercial (C-3) |
| Ownership | County of Los Angeles |
| County | Unincorporated Los Angeles County |
| Parcel No. | 5827-009-901, -902 |
| Land Area | +/-0.366 Acres (+/- 15,941 Square Feet) |
| Sale Type | "as-is" / "where-is" |
| Listing Price | \$2,000,000.00 |
| Other Notes | Contact Agent for property details |

SITE HIGHLIGHTS

- The site is served directly by the 1-210 Freeway, which is connected to the 1-605, 1-10, 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 like the 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.
- +/- 15,000 Average Daily Traffic Volumes on Lincoln Avenue.
- Altadena is home to Farnsworth Park, Rubio Canyon Trailhead, Echo Mountain Trail, Cobb Estate, and Eaton Canyon Nature Center.
- The community is composed of small businesses and shops, a variety of restaurants and eateries, and charming housing styles.
- 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



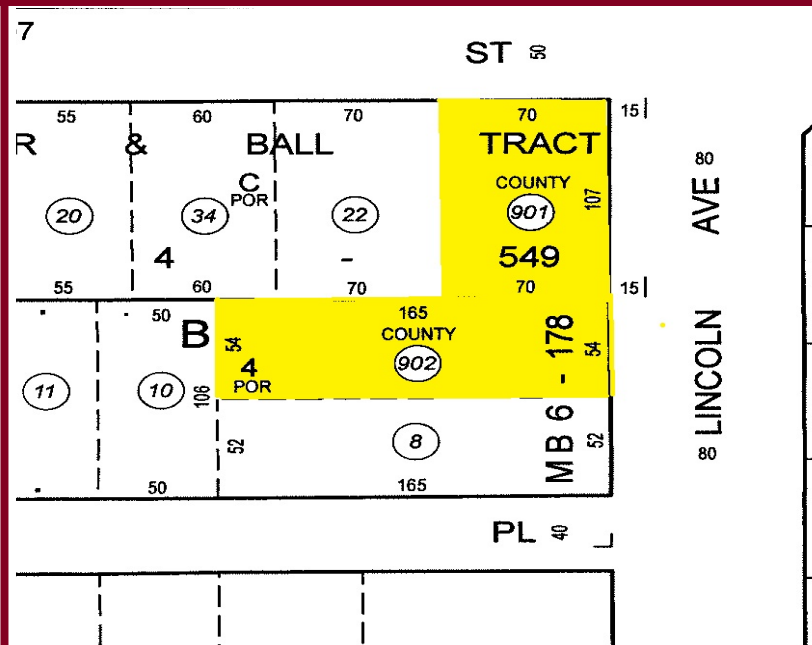
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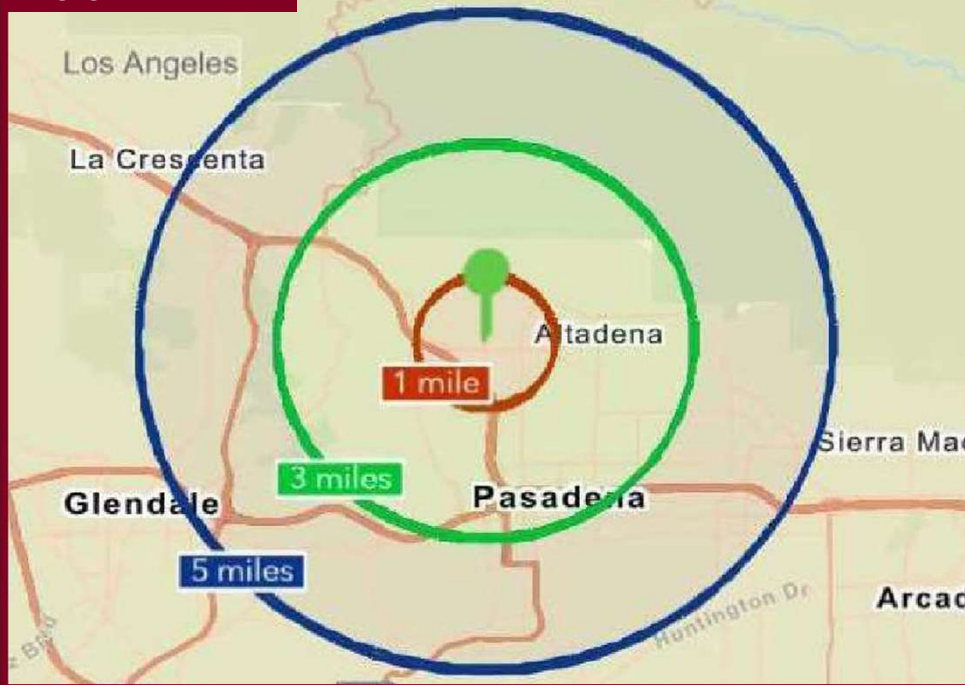


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DEMOGRAPHIC INFORMATION - 2024

| | 1 MILES | 3 MILES | 5 MILES |
|---------------------------------|-----------|-------------|-------------|
| POPULATION | 21,296 | 97,819 | 169,095 |
| HOUSEHOLDS | 6,726 | 39,062 | 69,148 |
| MEDIAN AGE | 40.8 | 42.4 | 42.3 |
| INCOME & HOME VALUES | | | |
| Med. Household | \$103,070 | \$110,516 | \$119,958 |
| Income Med. Home Value | \$891,273 | \$1,236,443 | \$1,211,708 |

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.