

EXCLUSIVE LISTING

6801 N Figueroa St, Los Angeles

4-Suite Corner Retail w/ Future Redevelopment Potential



Property Overview

Subject Property:	6801 N Figueroa St Los Angeles, CA 90042
Year Built/Renovated:	1974
Building Area:	5,811 SF
Lot Size:	14,130 SF
Assessor's parcel number:	5486-004-033
Number of Suites:	4
Zoning:	RD1.5-1-HCR
Tenant Mix:	2 x Florist/Barber 1 x Commercial Kitchen/Meeting Room 1 x Chapel

Investment/Property Highlights

- Strategic corner location with frontage along North Figueroa St. just mins. north of York Blvd. and N. Figueroa St. intersection.
- 5,811 SF of building area with 4 separate retail suites. (2 currently renter-occupied, 2 currently operated by the current ownership, who may vacate or lease-back).
- Large lot size: 14,000+ SF lot zoned RD1.5-1-HCR (low-density residential).
- Versatility: potential for a commercial zoning variance or eventual low-density residential redevelopment.
- Completely re-piped with copper plumbing in 2010.
- Well maintained by the current ownership over an approx. 40-year hold period.
- 8 Surface parking spaces (1 handicap space) accessible from N. Figueroa St. and La Prada St. with the potential for additional parking in the western third of the lot.
- Separately metered for electricity and gas.
- Can be purchased individually or as part of a portfolio along with the adjacent lots: 6079 La Prada St. (13-unit apt.) and 6817-6819 N. Figueroa St. (21-unit apt. property)

EVAN MONROE

626.407.2388

EMONROE@GROWTHINVESTMENTGROUP.COM

JUSTIN MCCARDLE

909.486.2069

JUSTIN@GROWTHINVESTMENTGROUP.COM

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JUSTIN MCCARDLE

📞 626.407.2388
📞 909.486.2069

✉️ EMONROE@GROWTHINVESTMENTGROUP.COM
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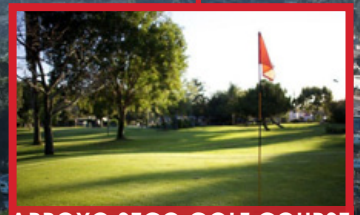
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Highland Park



ARROYO SECO GOLF COURSE



HIGHLAND PARK BOWL



THE LODGE ROOM



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📞 909.486.2069

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JUSTIN MCCARDLE

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 **909.486.2069**

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EVAN MONROE
JUSTIN MCCARDLE

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 **909.486.2069**

 **EMONROE@GROWTHINVESTMENTGROUP.COM**
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JUSTIN MCCARDLE

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