



4973-4975 Huntington Dr. Los Angeles, CA 90032

\$1,650,000

4973-4975 Huntington Dr



EXECUTIVE SUMMARY:

4973-4975 Huntington Dr in El Sereno is a mixed-use property in the eastern region of Los Angeles, bordered by South Pasadena to the north, Alhambra to the east, and Boyle Heights to the south. It's just a short drive from Downtown Los Angeles, making it a **strategically situated neighborhood**. It's a corner property on a **signalized intersection** with national credit tenants like Jack in the Box, McDonald's, and Little Caesar's, and it's on the main throughfare, Huntington Dr, with **over 34,000 VPD**.

The huntington, which consists of 3,000 Sq Ft of retail/office space, will be delivered vacant, making it ideal for an owner/user to set up their business, obtains SBA financing, and collect income from the apartment units known as **the pueblo**. The owner connected the units in the rear, but it historically consisted of 2 units with their own bathroom and access doors.

The pueblo consists of 2 large 1+1 apartments that are 780 Sq Ft each and are on a large lot with a 2 garage spaces and room to park 4 additional cars. The tenant in the bottom unit will vacate upon sale, allowing the new owner to collect market rents in a vibrant area.

The owner is highly motivated to sell and all offers are welcome.



the huntington + the pueblo 4,560 sq ft of BUILDING 17,501 sq ft of Lot

PROPERTY SUMMARY

BLDG SQ FT: 4,560

LOT SQ FT: 7,501

YEAR BUILT: **1926**

ZONING: [Q]C4-1XL

APN: 5307-001-001

THE HUNTINGTON

SQ FT: 3,000

CONSISTS OF 2 ADDRESSES
4973 HUNTINGTON - VACANT
4975 HUNTINGTON - VACANT

THE PUEBLO

SQ FT: 1,560

CONSISTS OF 2 ADDRESSES

3706 PUEBLO- VACATE UPON SALE

3708 PUEBLO- \$733 / MONTH

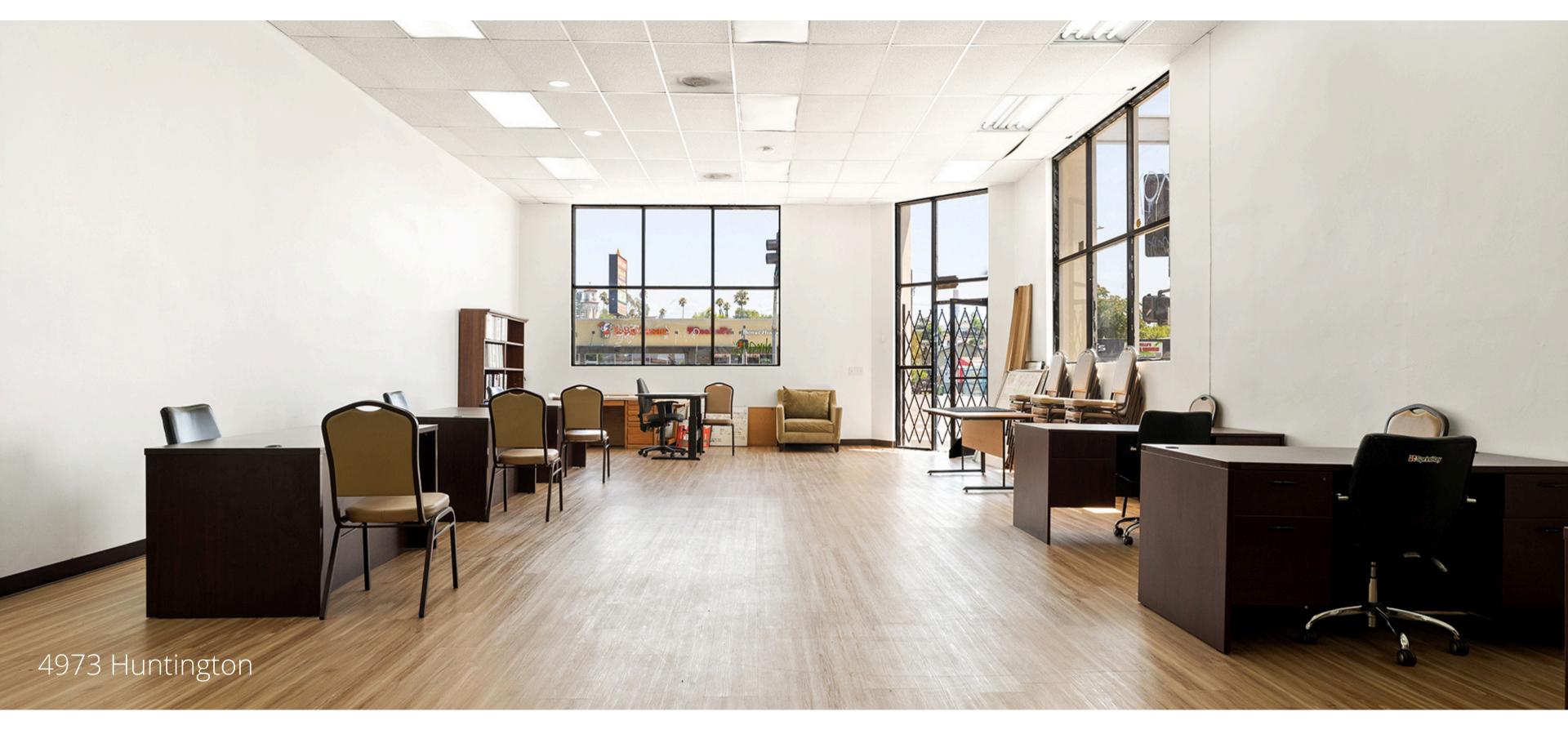


EXPENSES

WATER - ~\$100 / MONTH MAINTENANCE - ~\$400 / MONTH INSURANCE - ~\$415 / MONTH ELECTRICTY - TENANT PAYS



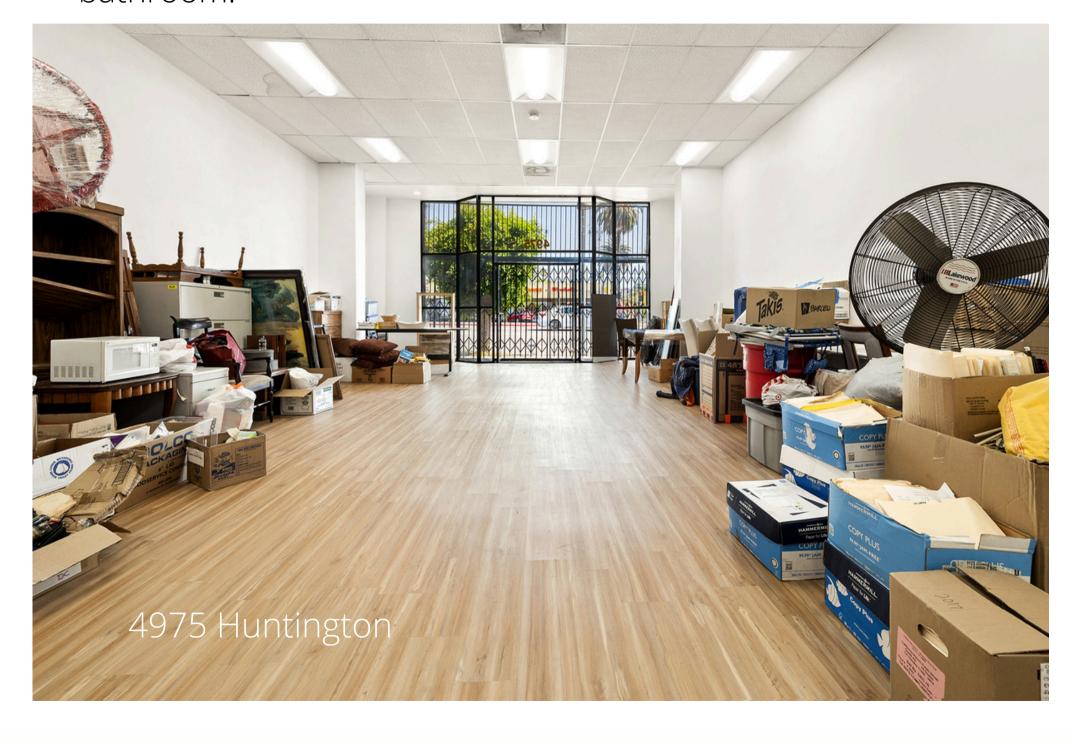
the huntington 3,000 sq ft of retail space on a hard corner with 18' high ceilings

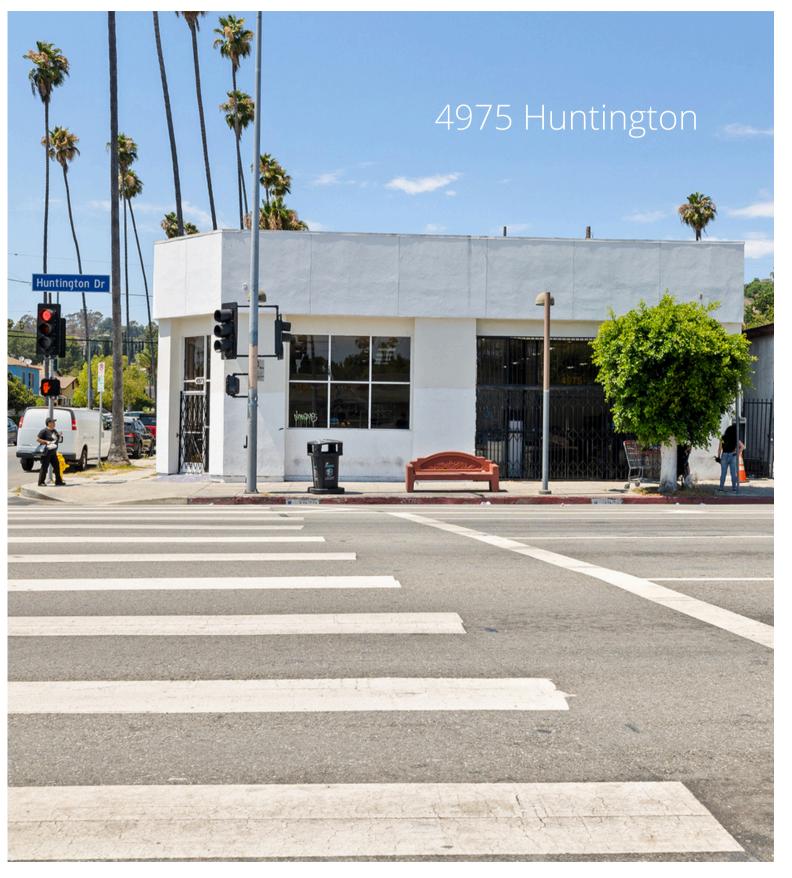




the huntington

The Huntington consists of 2 retail units (4973 & 4975 Huntington) that are connected in the back but have historically been 2 units with their own access door and bathroom.

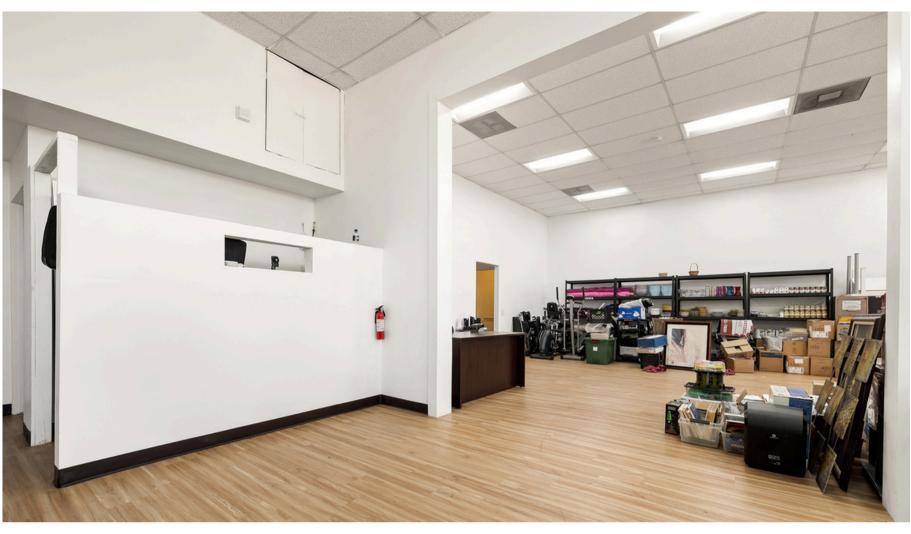






the huntington



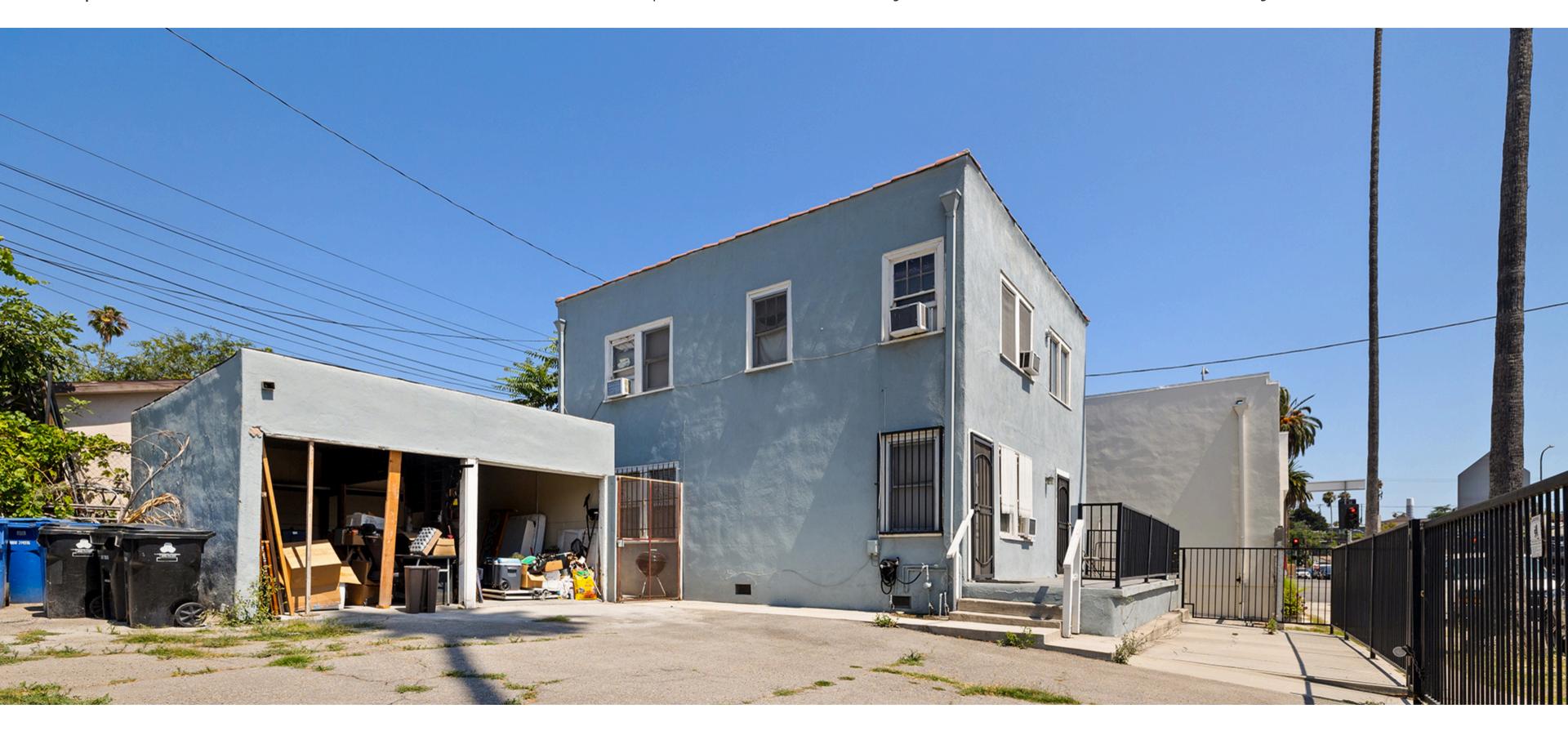






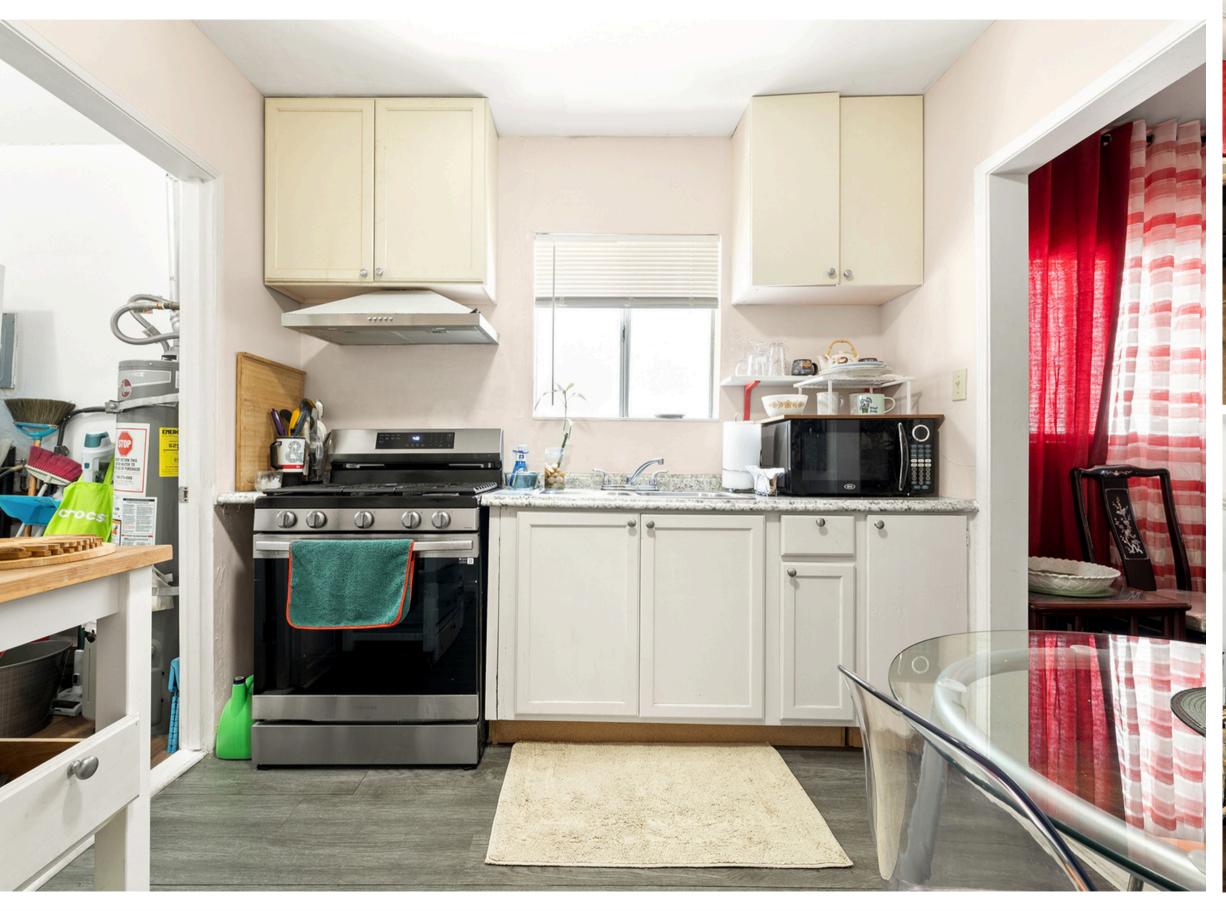


the pueblo 2 residential units that are 780 Sq Ft each with ability to add additional units. Buyer to confirm.





the pueblo Pictured unit (3706 Pueblo) to be delivered vacant.









el sereno

EL SERENO, LOS ANGELES, IS A VIBRANT, CULTURALLY RICH NEIGHBORHOOD WITH A STRONG SENSE OF COMMUNITY. ITS STRATEGIC LOCATION, AFFORDABLE HOUSING, DIVERSE POPULATION, AND SUPPORTIVE LOCAL ECONOMY MAKE IT AN ATTRACTIVE PLACE FOR RESIDENTS AND BUSINESS OWNERS ALIKE. WITH ONGOING DEVELOPMENTS AND A PROMISING FUTURE, EL SERENO CONTINUES TO EVOLVE WHILE MAINTAINING ITS UNIQUE CHARACTER AND CHARM.



TRENDY NEW RETAIL STORES



EL SERENO GREENGROCER

TRENDY
SHOPS LIKE
EL SERENO
GREENGROCE
R AND LIL
EAST
COFFEEE ARE
STARTING TO
SET UP SHOP
IN THE EL
SERENO
NEIGHBORHO
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LIL EAST COFFEE

EL SERENO HIGHLIGHTS

POPULATION:

AS OF THE LATEST CENSUS, EL SERENO HAS A POPULATION OF APPROXIMATELY **44,000 RESIDENTS** AND HAS SEEN A **5% GROWTH**OVER THE PAST DECADE.

AGE DISTRIBUTION:

THE NEIGHBORHOOD HAS A RELATIVELY YOUNG DEMOGRAPHIC, WITH A SUBSTANTIAL PORTION (~47%) OF THE **POPULATION**UNDER THE AGE OF 35, CREATING A DYNAMIC AND YOUTHFUL COMMUNITY.

DEVELOPMENT ALONG HUNTINGTON:

ROSA DE CASTILLA APARTMENTS IS A **\$45**MM DOLLAR DEVELOPMENT ON 4208 E.

HUNTINGTON DRIVE





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