



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, obtain 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 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 | 7,501 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

ELECTRICITY - TENANT PAYS

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



4973 Huntington

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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.



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the huntington



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



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



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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.



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

TRENDY NEW RETAIL STORES



TRENDY SHOPS LIKE **EL SERENO GREENGROCER** AND **LIL EAST COFFEE** ARE STARTING TO SET UP SHOP IN THE EL SERENO NEIGHBORHOOD



LIL EAST COFFEE



EL SERENO GREENGROCER

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