

FOR SALE | ±10,346 SF

OWNER-USER / INVESTMENT OPPORTUNITY



MIXED-USE | RETAIL | OFFICE | RESTAURANT

4671 - 4681 HUNTINGTON DRIVE S. | LOS ANGELES, CA 90032

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900



PRICE \$3,500,000
\$338.30/SF

PROPERTY SPECS

ADDRESS 4671 - 4681 Huntington Drive S.
Los Angeles, CA 90032

OF UNITS Currently Configured as Six (6) Units

CONSTRUCTION Masonry

YEAR BUILT 2018

BUILDING SIZE 10,346 SF

PARCEL SIZE 14,380 SF

PARKING 14 Stalls (Gated & Secured) + 1-Hour
Street Parking & Bicycle Storage

SIGNAGE Building & Eyebrow Signage

UTILITIES Separately Metered Per Unit
(Exception of Water & Sewer)

FRONTAGE 237' on N Huntington Dr
225' on S Huntington Dr
108' on Collis Ave (with 1 curb cuts)

ZONING LAC2 (Buyer to Verify)

APN 5213-013-020

PROPERTY FEATURES

-  Excellent Owner-User/ Investment Opportunity
-  High-Image Two-Story Facility – Newer Construction
-  Well Designed Layout Configured as Six (6) Units
-  Great Neighborhood Center for a Variety of Uses (Restaurant, Retail, Medical & Office)
-  Unit 1: is Equipped with Grease Trap & Commercial Cooking Hood Ready for Installation + Restrooms in Place
-  Extensive Wrap-Around Window Line (Great Natural Light)
-  Elevator Served
-  Photosensitive Lights on Exterior of Property
-  Fire Sprinkler / Alarm System
-  WALK SCORE - (80) Very Walkable



LOCATION HIGHLIGHTS



Located in El Sereno, City of Los Angeles



Signalized Intersection



Strong Demographics



Adjacent to Huntington Hacienda II | 174 Unit Apartment Homes



Minutes from Local Amenities, Local and Major Retailers, Restaurants, Keck Medicine of Southern California, Fitness and Day Care Centers



Close Proximity to and from South Pasadena and Downtown LA

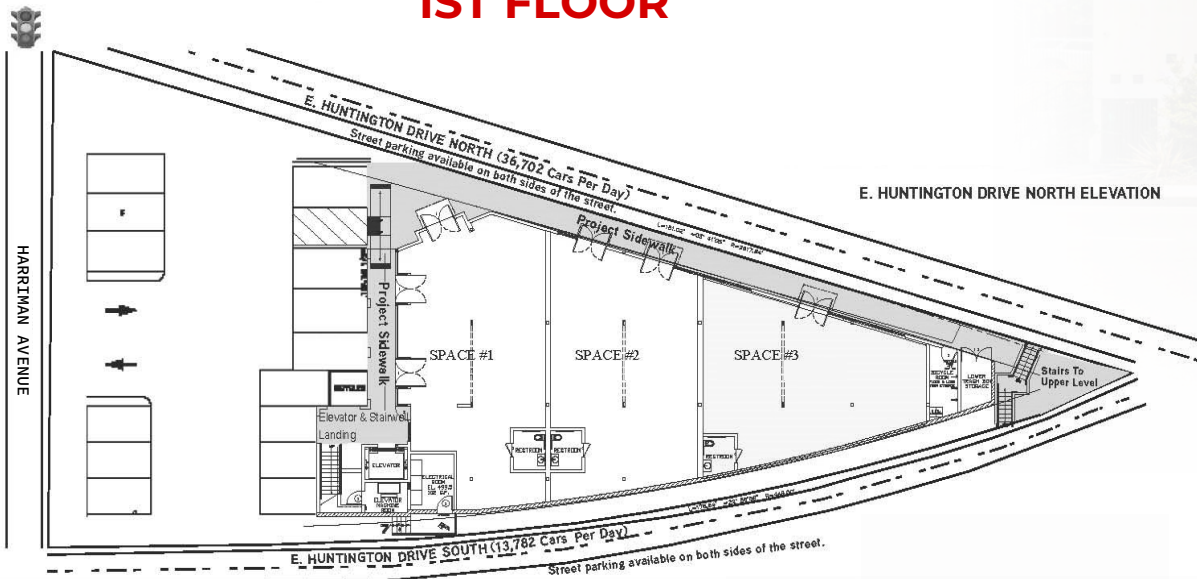


Easy Access to 5, 10 and 110 Freeways



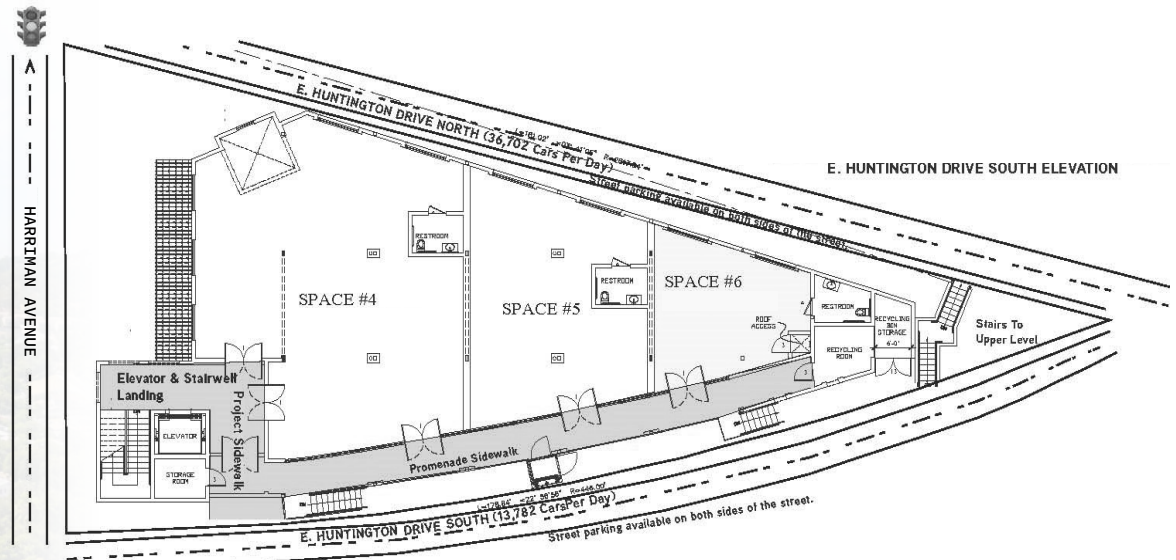
SITE PLANS

1ST FLOOR



E. HUNTINGTON DRIVE NORTH ELEVATION

2ND FLOOR



E. HUNTINGTON DRIVE SOUTH ELEVATION

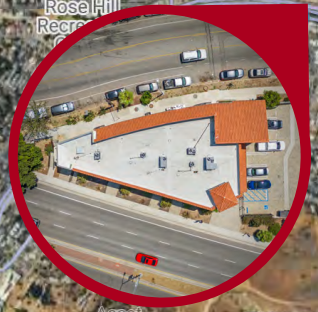


CITY OF PASADENA
10 MINUTES AWAY
3.4 MILES

Jack in the box Little Caesars Pizza Hut McDonald's CHASE
Winchell's Food 4 Less DOLLAR TREE True Value

HARBOR FREIGHT
McDonald's IHOP THE HOME DEPOT Starbucks

THE STUDIOS
Paramount
25 MINUTES AWAY
11.2 MILES



COSTCO WHOLESALE
target ALDI

Dodgers
20 MINUTES AWAY
6.8 MILES

usbank YOSHINOYA WaBa Bank of America
SUBWAY Smart&Final Pollo Loco Carl's Jr.
Kentucky Fried Chicken Jack in the box WELLS FARGO CVS pharmacy RITE AID

Carl's Jr. Starbucks WELLS FARGO BASKIN ROBBINS
JUICE IT UP Pollo Loco BURGER KING McDonald's SBARRO

Starbucks DUNKIN' Chipotle YOSHINOYA Jack in the box McDonald's
Walgreens SUBWAY JUICE IT UP POPEYES

USC
27 MINUTES AWAY
10.6 MILES

AREA OVERVIEW

EL SERENO OVERVIEW


El Sereno is Spanish for "The Serene." Although you may have never heard of it, El Sereno is far from new as it is one of the oldest sections in Los Angeles dating back to 1769 and on track to be one of the hottest Eastside real estate markets. However, history might not be the only reason newcomers are joining the revitalizing neighborhood of El Sereno and its many captivating homes for sale.

El Sereno is a vibrant and artistic community that was built on the many generations of its residents that took pride in their culture. A variety of residents have lived there for the entirety of their lives and support the growth and rejuvenation of the community.

Although other neighboring cities are more commonly know for their influx of hipsters and creatives, El Sereno has become a home to a handful of young families looking for a place to set their roots. El Sereno has been ranked one of the top areas in Los Angeles for millennials as the sense of community, location, and forethought that this neighborhood is ripe for revitalization.



EXCELLENT NEARBY AMENITIES




10 MINUTES AWAY
3.4 MILES



20 MINUTES AWAY
6.8 MILES



20 MINUTES AWAY
6.9 MILES



22 MINUTES AWAY
9.1 MILES



27 MINUTES AWAY
10.6 MILES



25 MINUTES AWAY
11.2 MILES



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	27,835	266,846	770,033
Estimated Households	9,086	90,779	276,768
Median Age	36.7	37	37.8

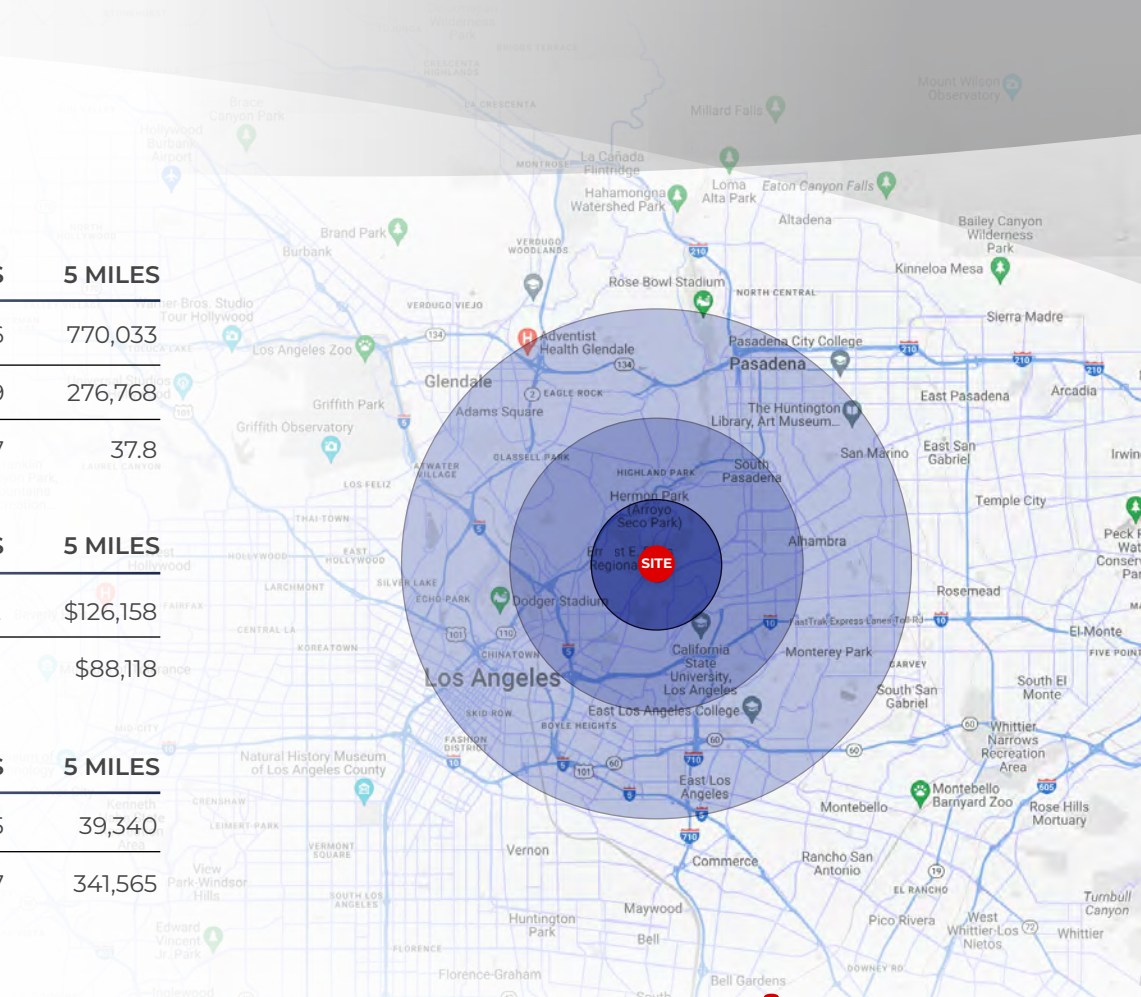
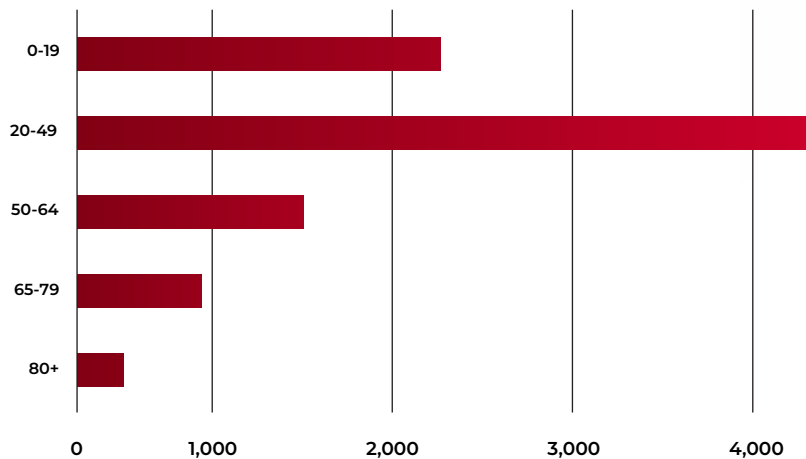


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$120,679	\$132,282	\$126,158
Median Household Income	\$88,928	\$90,704	\$88,118



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	487	8,205	39,340
Total Employees	2,583	64,037	341,565

AGE DISTRIBUTION



770,033*
TOTAL POPULATION



\$126,158*
AVERAGE INCOME



341,565*
DAYTIME EMPLOYMENT



39,340*
TOTAL BUSINESSES

*5 MILE RADIUS

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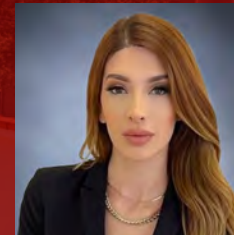
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