

INDU
STRY

RETAIL

Retail A: ±3,584 RSF

Retail B: ±2,723 RSF

Retail C: ±3,454 RSF

Total: ±9,761 RSF

3401
PASADENA AVE
LINCOLN HEIGHTS



FOR LEASE

INDUSTRYPARTNERS.COM

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AVAILABLE RSF

Retail A: ±3,584 RSF
 Retail B: ±2,723 RSF
 Retail C: ±3,454 RSF

Total: ±9,761 RSF

RATE

Inquire for rate

TERM

3-10 years

OCCUPANCY

Q1 2025

PARKING

On-site retail parking

Newly available retail spaces with patio potential in Lincoln Heights

FEATURES

Newly available retail spaces with patio potential in Lincoln Heights

Multi-tenant, open-air mixed-use complex with multiple configurations

468 residential apartments

Potential for multiple uses

Newly developed public park will be adjacent to retail

Close proximity to Downtown, Highland Park, El Sereno, and Boyle Heights

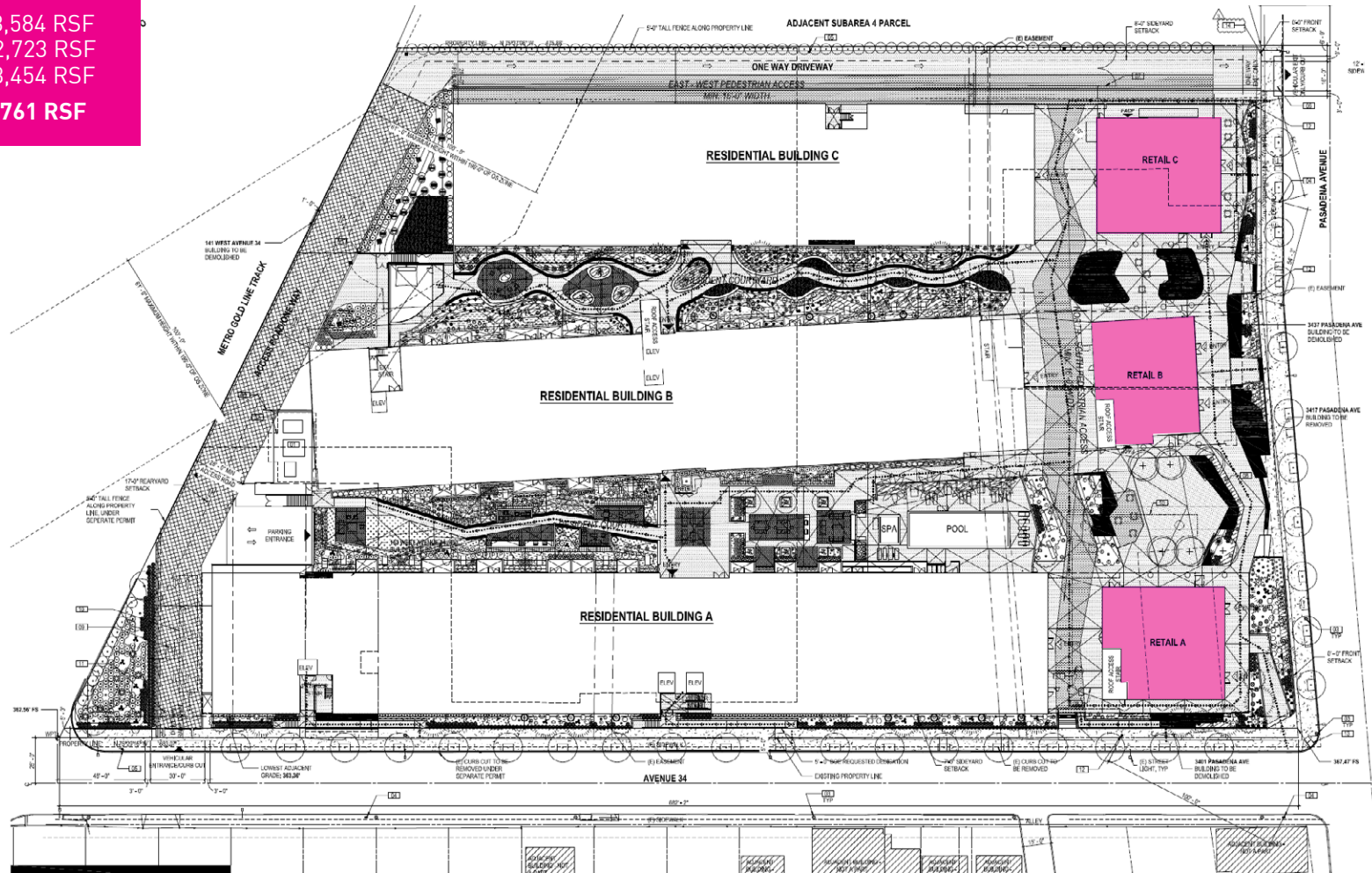
Immediate access to 10 Freeway and Huntington Blvd.



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GROUND FLOOR

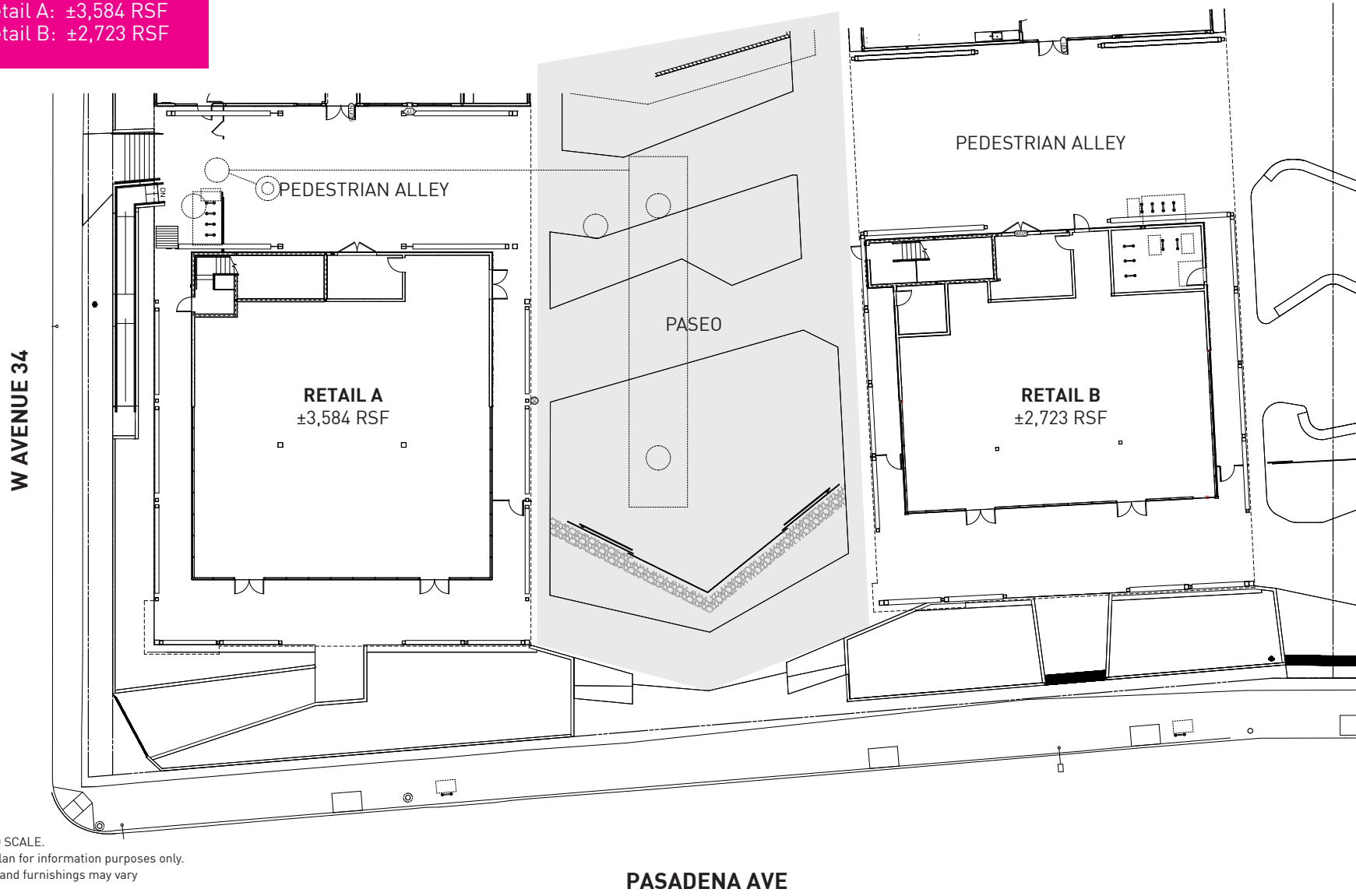
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NOT TO SCALE.
 Floor plan for information purposes only.
 Layout and furnishings may vary

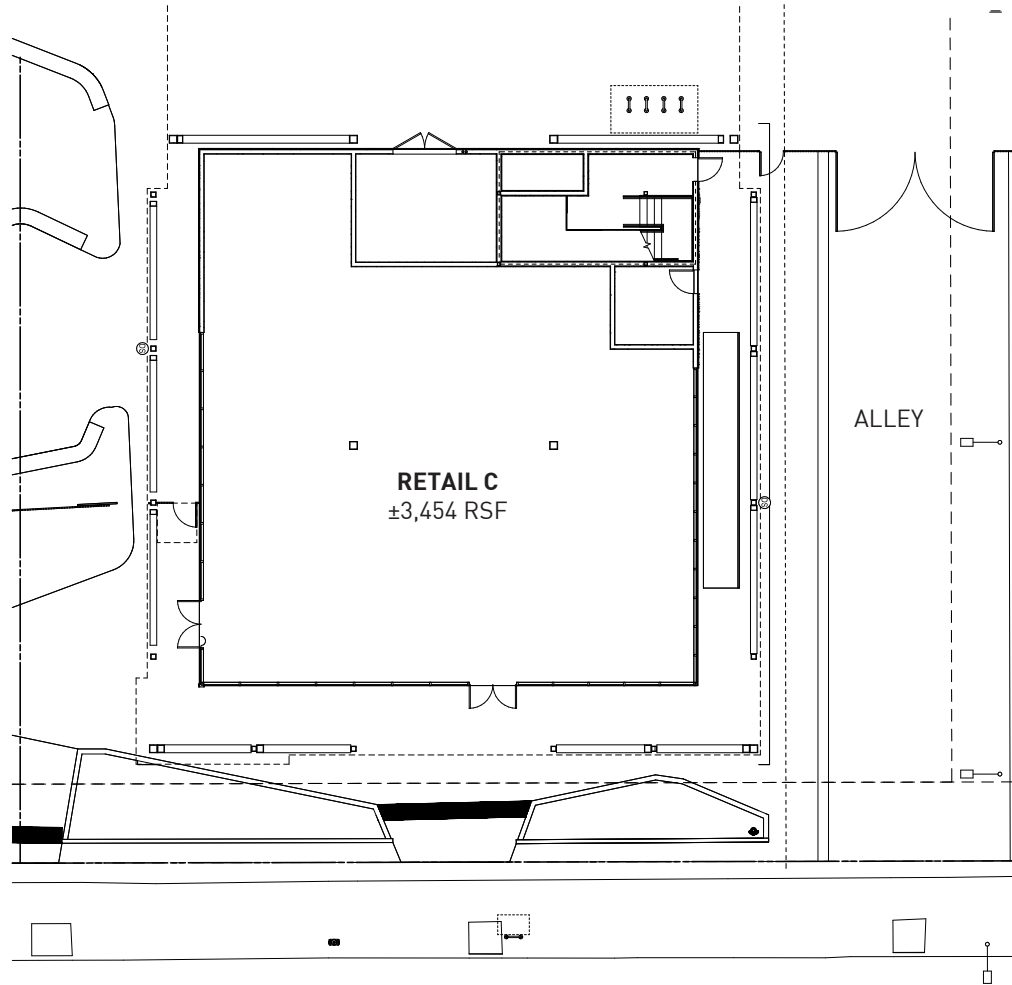
GROUND FLOOR

Retail A: ±3,584 RSF
Retail B: ±2,723 RSF



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GROUND FLOOR
Retail C: ±3,454 RSF



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PASADENA AVE



4 min
DRIVE3 min
DRIVE

Mazal: Mazal is a charming Mediterranean-inspired restaurant that specializes in vegetarian and vegan dishes. Each dish is crafted with fresh, high-quality ingredients that bring out authentic Mediterranean flavors. The ambiance is warm and inviting, making it a perfect spot for a cozy dining experience with friends and family. The friendly staff and delightful decor add to the overall charm, ensuring a memorable dining experience.

Carnes Asadas Pancho Lopez: Carnes Asadas Pancho Lopez is renowned for its authentic Mexican grilled meats, offering a vibrant and lively dining atmosphere. Patrons can savor flavorful carne asada and a variety of traditional Mexican dishes, all prepared with meticulous attention to detail. The casual setting, combined with the restaurant's friendly service, makes it an ideal destination for enjoying hearty, delicious meals with family and friends.

4 min
DRIVE3 min
DRIVE4 min
DRIVE

Moo's Craft Barbecue: Moo's Craft Barbecue brings the taste of Texas to Los Angeles with its mouthwatering selection of smoked meats and classic sides. The barbecue joint offers a relaxed, rustic setting that complements the rich, smoky flavors of their expertly prepared dishes. Guests can enjoy a casual dining experience that celebrates the art of barbecue, making it a must-visit spot for enthusiasts looking to indulge in authentic Texas-style barbecue.

Los Angeles Historic Park: Los Angeles Historic Park provides an expansive green oasis in the heart of the city, perfect for outdoor activities, picnics, and community events. The park's scenic views and well-maintained grounds offer a refreshing escape from the urban hustle, making it a popular destination for locals and visitors alike. Whether you're looking to take a leisurely stroll, participate in recreational activities, or simply relax in a beautiful setting, the park caters to a variety of interests.

Dodger Stadium: Dodger Stadium, the iconic home of the Los Angeles Dodgers, is a must-visit for baseball fans and sports enthusiasts. Known for its vibrant atmosphere and stunning views of the downtown skyline, the stadium offers an unforgettable game day experience. Visitors can enjoy the excitement of live baseball games, along with a variety of food and beverage options that enhance the overall experience. Whether you're a die-hard fan or a casual spectator, Dodger Stadium promises a memorable outing.