



# HIGHLAND SURPLUS

Highland Park, Los Angeles

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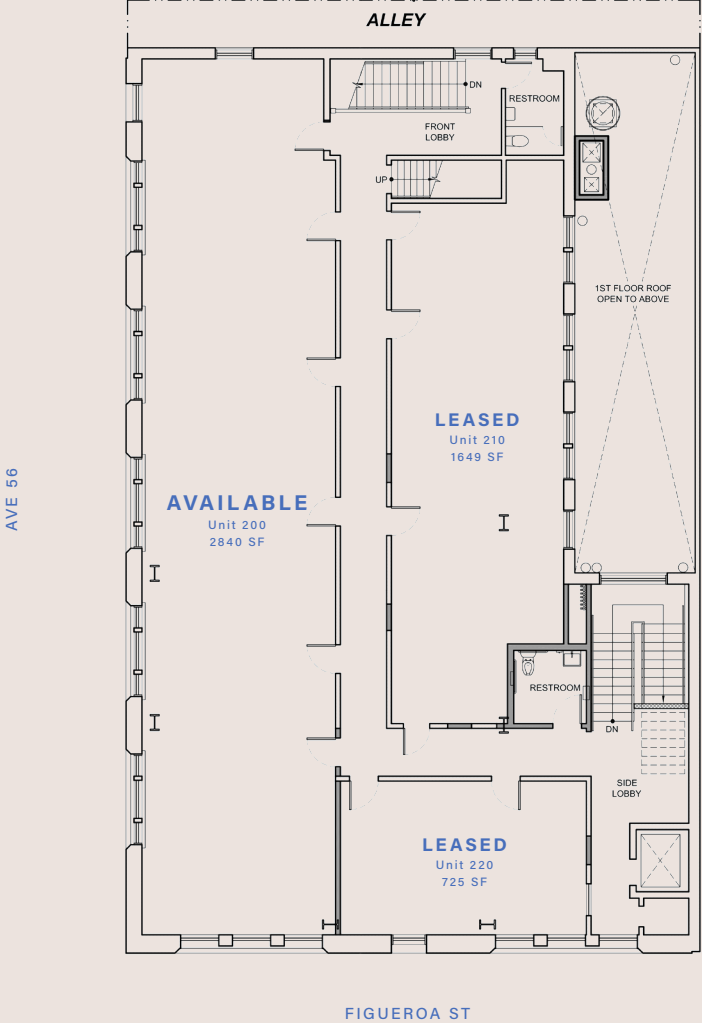
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# FLOOR PLANS

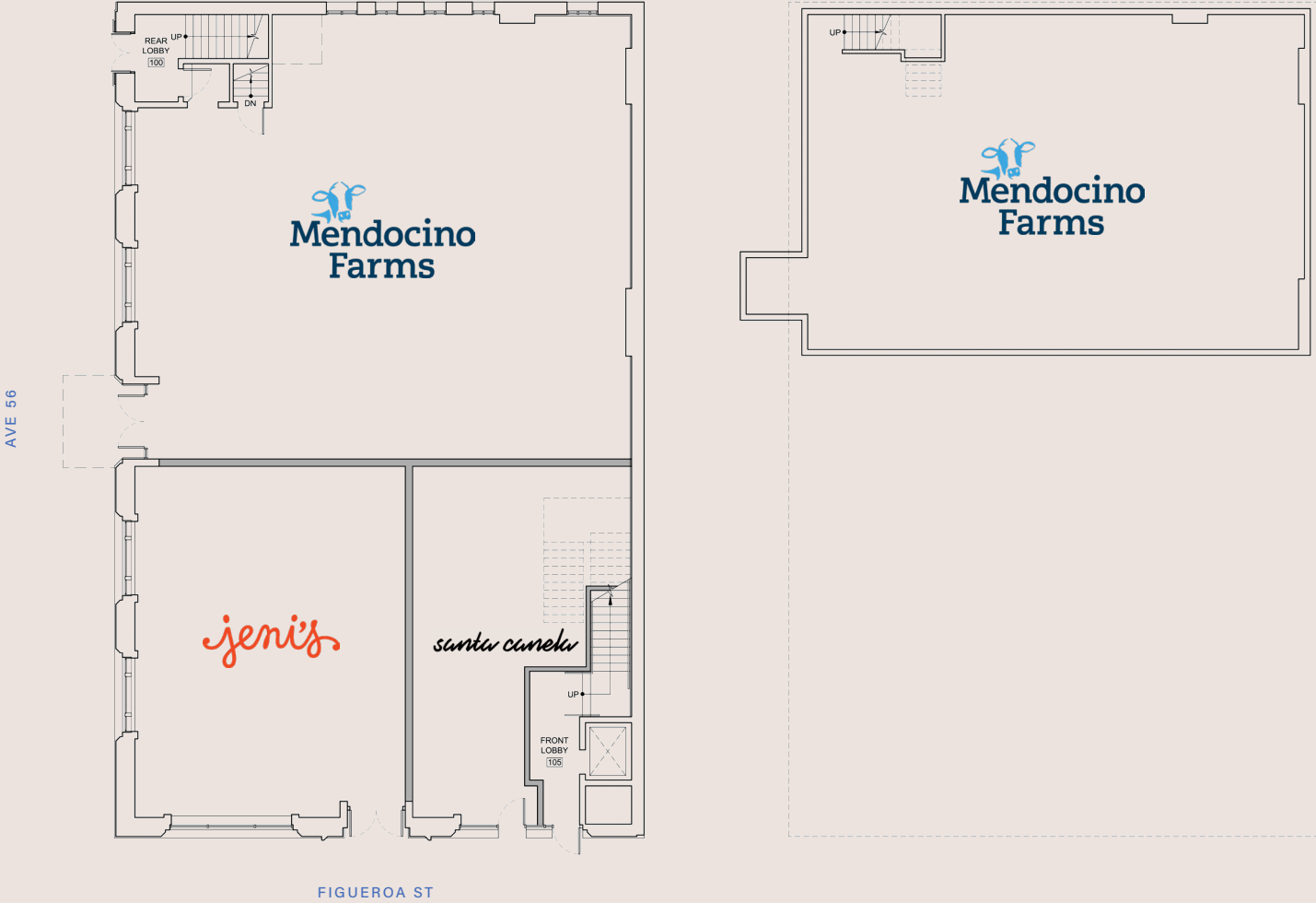
## SECOND FLOOR AVAILABILITIES

UNIT 200, OFFICE  
2840 SF



# FLOOR PLANS

## FIRST FLOOR TENANTS





# S I T E   L O C A T I O N

Highland Park over the last few years has experienced a growth and maturity much like that seen previously in the now-thriving and trendy neighborhoods of Silver Lake and Echo Park. With home pricing at an all time high and influx of new LA's hippest retail tenants, restaurant & bars, Highland Park has become one of LA's most sought out neighborhood to live, play, work, and now invest.

Situated along Figueroa Street, the neighborhood's main artery, the asset, branded "Highland Surplus", offers investors a rare opportunity to acquire one of the most sought after historical buildings in the submarket of Highland Park which not only has experienced a tremendous amount of appreciation, but is still in the path of growth.

One of LA's most walkable neighborhoods, Highland Park is also easily accessed by it's major thoroughfares at Figueroa Boulevard and York Boulevard. The project is at the center of one of the city's most vibrant, creative, and charming urban neighborhoods. In close proximity to the 110 Freeways and Metro Gold Line stops.

Surrounded by a dense residential population of largely young creative professionals with large disposable incomes, the site also offers access to local boutiques and great restaurants such as Homestate, Go Get Em Tiger, Triple Beam Pizza, the Highland Park Bowl, Kitchen Mouse and most recently, Wasteland.

Located on the northeast edge of Los Angeles, the 3.4 square miles comprising the Highland Park neighborhood represents a rich social, political, and economic history. As families have reclaimed this historic area, what stands out most about Highland Park is how it has maintained its eclectic mix of galleries, performance arts, and funky hot spots like the Steampunk-themed Highland Park Bowl.

The renaissance happening here even earned it top accolades in 2013 when LA Weekly declared it "LA's greatest neighborhood." Mom and pop shops, local award-winning restaurants, and small businesses dominate this town. Highland Park has twin main drags — Figueroa Street and York Boulevard — both stocked with third-wave coffee shops, artisan bakeries, and boutique stores peddling vinyl and vintage handicrafts.

With the recent opening of Metro's Gold Line Station near the intersection of North Avenue 57 at Marmion Way, the neighborhood is rapidly evolving into a transit-friendly community. The new station, paired with the influx of hip new nightlife establishments, have activated the Figueroa corridor as Highland Park's most pedestrian-friendly and trendy area. The L.A. Metro Gold Line can get commuters downtown in about 35 minutes.

# SITE SUMMARY

This asset was built as the Security Trust and Savings Bank in 1923 by world famous architects John and Donald Parkinson who also built the L.A. City Hall, The Union Station, and the L.A. Coliseum, Bullocks Wilshire, L.A. Hall of Justice and the USC Campus and is now a Historic Cultural Monument.

The building has a total of 12,400 square feet, with 5,400 square feet on the ground floor, 5,000 square feet on the second floor and 2,000 square feet in the basement. With 57 feet of linear frontage along Figueroa and 88 feet of linear frontage along Ave 56 the ground floor is all open space with huge windows allowing for more than adequate natural light. There is over one hundred linear feet of exposed red brick and Italian marble on the walls and marble covering the vault and covering four beautiful 16-foot-tall octagon columns. The ground floor has 16-foot-high ceilings.

The second floor has the original floor plan, never modified and designed by the world renowned architects John and Donald Parkinson in a similar manner to the LA City Hall. It has fourteen large 22 foot long executive rooms on each side of a five-foot hallway. The ceilings on the 2nd floor are 10 feet high. The solid wood doors are all 38" wide with transom windows. All rooms are interconnected with passage doors for communication between rooms.

There is a large (15' x 8') high illuminated mast sign on the roof which is 45 feet above the Figueroa Street visible for a half mile in both directions.





# PHOTOS - EXTERIOR





# PHOTOS - INTERIOR





# CURRENT ACTIVITY



**Civil Coffee.** Bright, airy cafe offering craft coffee, espresso & pastries, plus light breakfast & lunch fare.



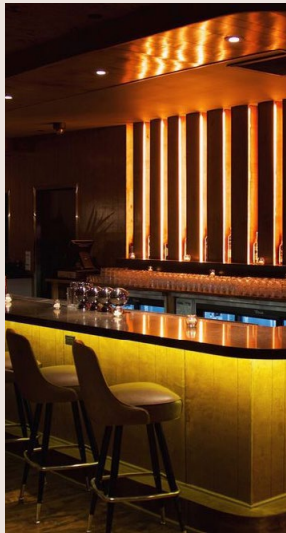
**Highland Park bowl.** Hip, antique-filled spot for bowling, live music, craft cocktails, pizzas, salads & seasonal fare.



**Otoño.** A menu featuring elevated Spanish cuisine in a rustic space with dim lighting & a lively bar.



**Homestate.** Warm, rustic cafe fixing up tacos, queso & Texas-inspired chow with drinks.



**Blind Barber.** Hidden behind a barber shop, this lounge offers craft cocktails & modern pub bites in a hip setting.



**Triple Beam Pizza.** Nancy Silverton & Matt Molina's Roman pizzeria serves rectangular pieces of pie, plus beer & wine.



**Hippo.** Contemporary American & Italian fare from an open kitchen with wine & cocktails in artful environs.

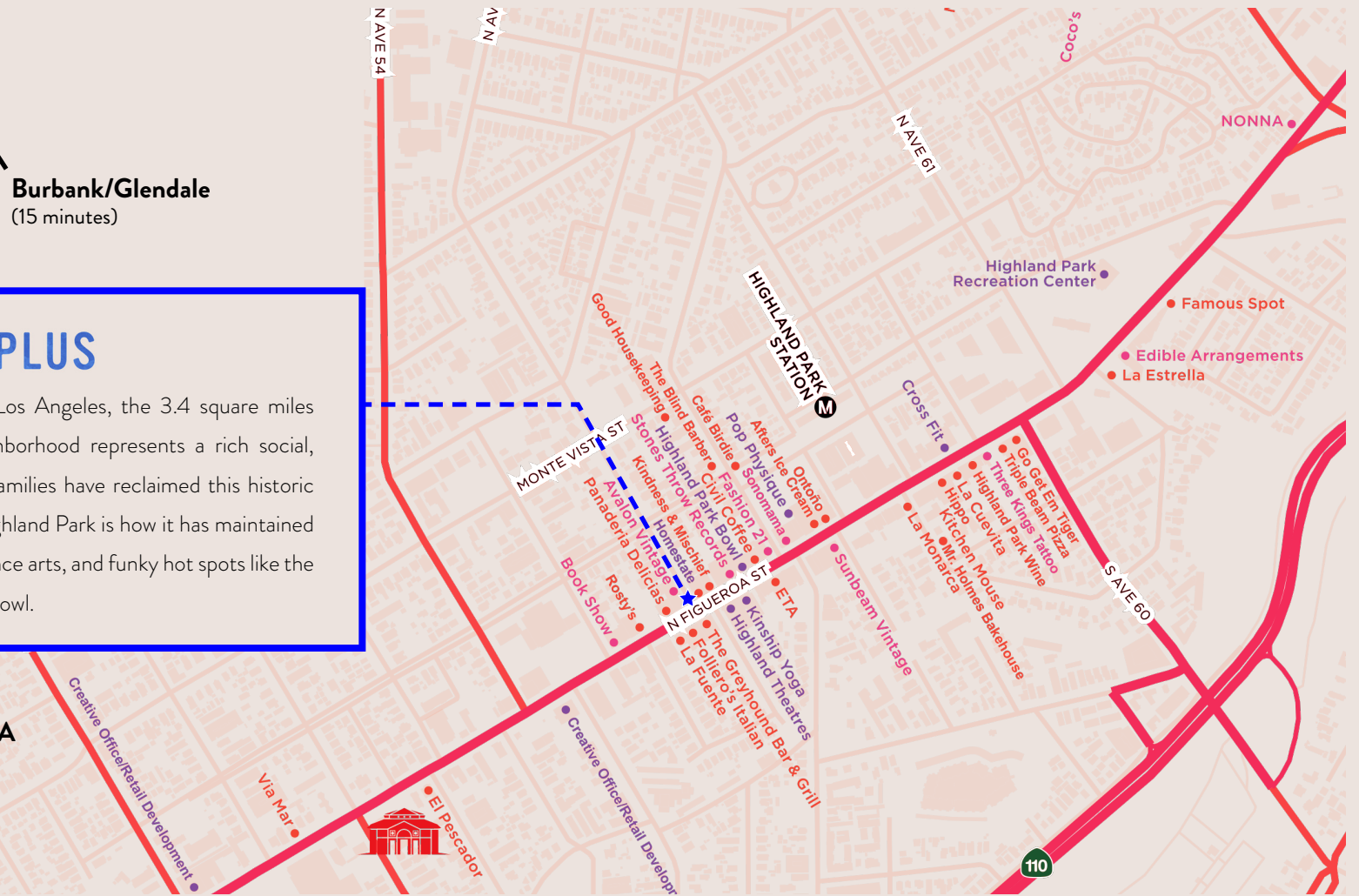


**Highland Park Wine.** The team behind Silver Lake Wine has brought their incredible selection of wine, beer and spirits east.

# TENANTS IN THE MARKET

## HIGHLAND SURPLUS

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← **Burbank/Glendale**  
(15 minutes)

← **Silverlake/Echo Park**  
(15 minutes)

← **Downtown LA**  
(10 minutes)

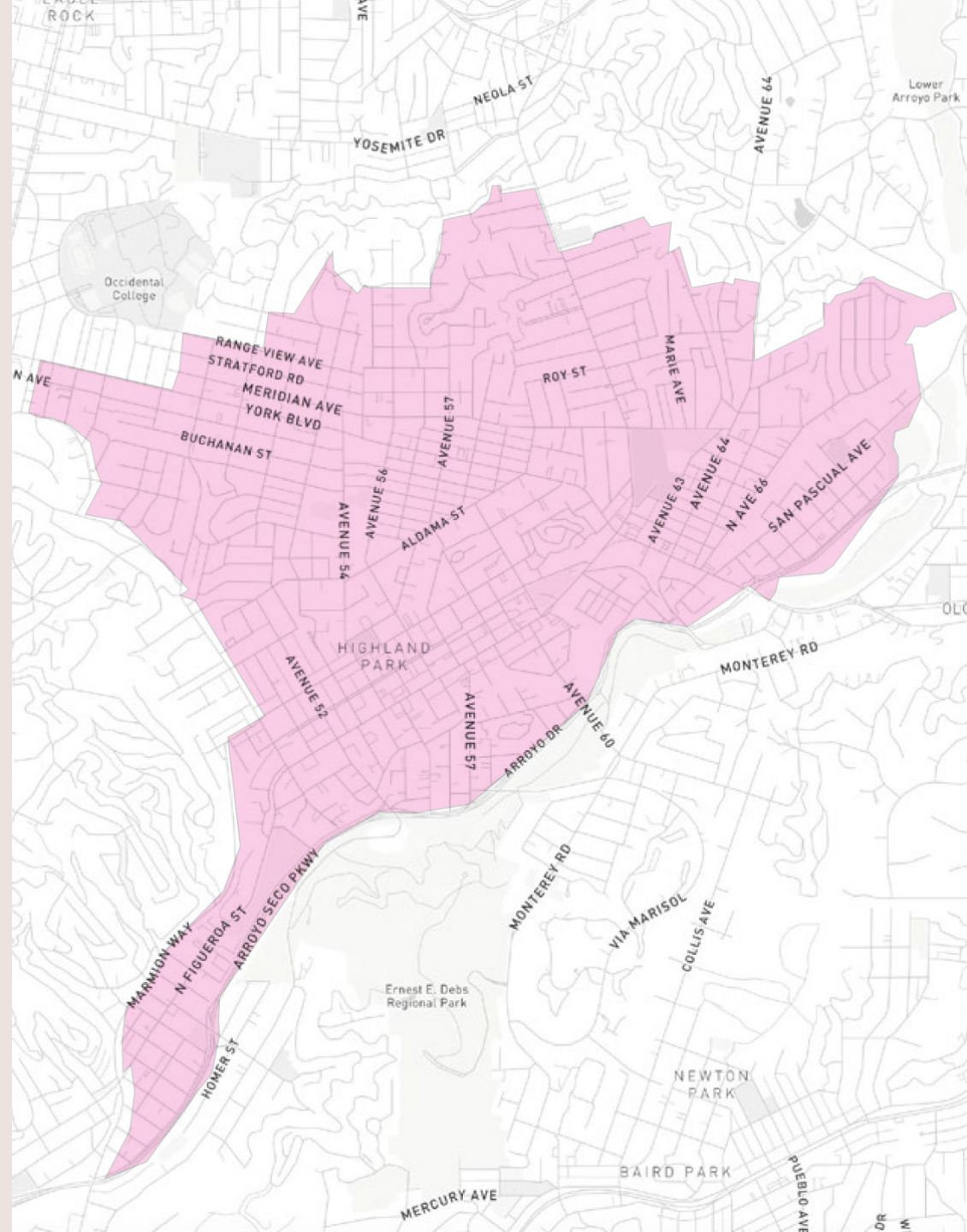


# NEIGHBORHOOD/ DEMO

The renaissance happening here even earned it top accolades in 2013 when LA Weekly declared it “LA’s greatest neighborhood.” Mom and pop shops, local award-winning restaurants, and small businesses dominate this town. Highland Park has two main drags — Figueroa Street and York Boulevard — both stocked with third-wave coffee shops, artisan bakeries, and pretty stores peddling vinyl and vintage handicrafts.

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Median home price in Highland Park is \$961,157



# PRESS



**VOGUE**

"A walk down Highland Park's Figueroa Street on a sunny Sunday afternoon reveals the Northeast Los Angeles neighborhood's glorious mix: Mid-century modern furnishings spill out the front doors of antique shops; elote vendors sit at curbs across from record stores, hair salons, and pour-over coffee shops; groups of friends linger over brunch cocktails."

- Vogue Magazine

**Los Angeles Times**

"Highland Park has just as many contemporary landmarks as it does ones that predate the neighborhood's distinction as one of LA's hippest."

- LA Times



**Triple Beam Pizza**

Chef Matt Molina – James Beard Award Winner

*"...a look at what the future of casual dining holds along Figueroa Boulevard."*

**Hippo**

Chef Matt Molina, Chef Nancy Silverton – James Beard Award Winner

*"A Highland Park pasta restaurant that's more than a pasta restaurant: It's also Matt Molina's foray into comforting, compelling and modern California cooking."*

**Homestate**

Owner Briana Valdez

*"... the five-year-old taco shop designed to bring the food — and the feeling — serving up Lone Star State versions of Mexican food, with a dose of Texas charm."*

**Otoño**

Chef Teresa Montañó

*"...it's a cascade of recommended dishes, including the shrimp gambas a la plancha; soldaditos de pavia; or the pan con tomate, which is "as crisp and exquisite as any you ever ate in Barcelona. Hippo aims to satisfy thirst as well as hunger: The cocktail program is strong; the wine service is even better..."*

**Café Birdie**

Owners Wade McElroy and Russell Malixi

*"...Figueroa Boulevard has never had a place quite like Cafe Birdie."*

