



FOR SALE OR LEASE

# 6000 Monterey Rd.

6000 MONTEREY RD.  
LOS ANGELES, CA 90042

## LOT SIZE

18,160 SF

## LEASE RATE

TBD

## SALE PRICE

\$3,250,000

## ZONING

[Q]C4-1VL

## PROPERTY HIGHLIGHTS

- Rare investment/development opportunity
- Unique 18,161 square foot commercial lot
- Prime corner location at Monterey and 60th
- Strategic and innovative development potential
- Located in the lively neighborhood of Hermon
- Adjacent to Downtown LA, South Pasadena, Glendale, and Eagle Rock
- APN: 5312-027-045

For more information, please contact:

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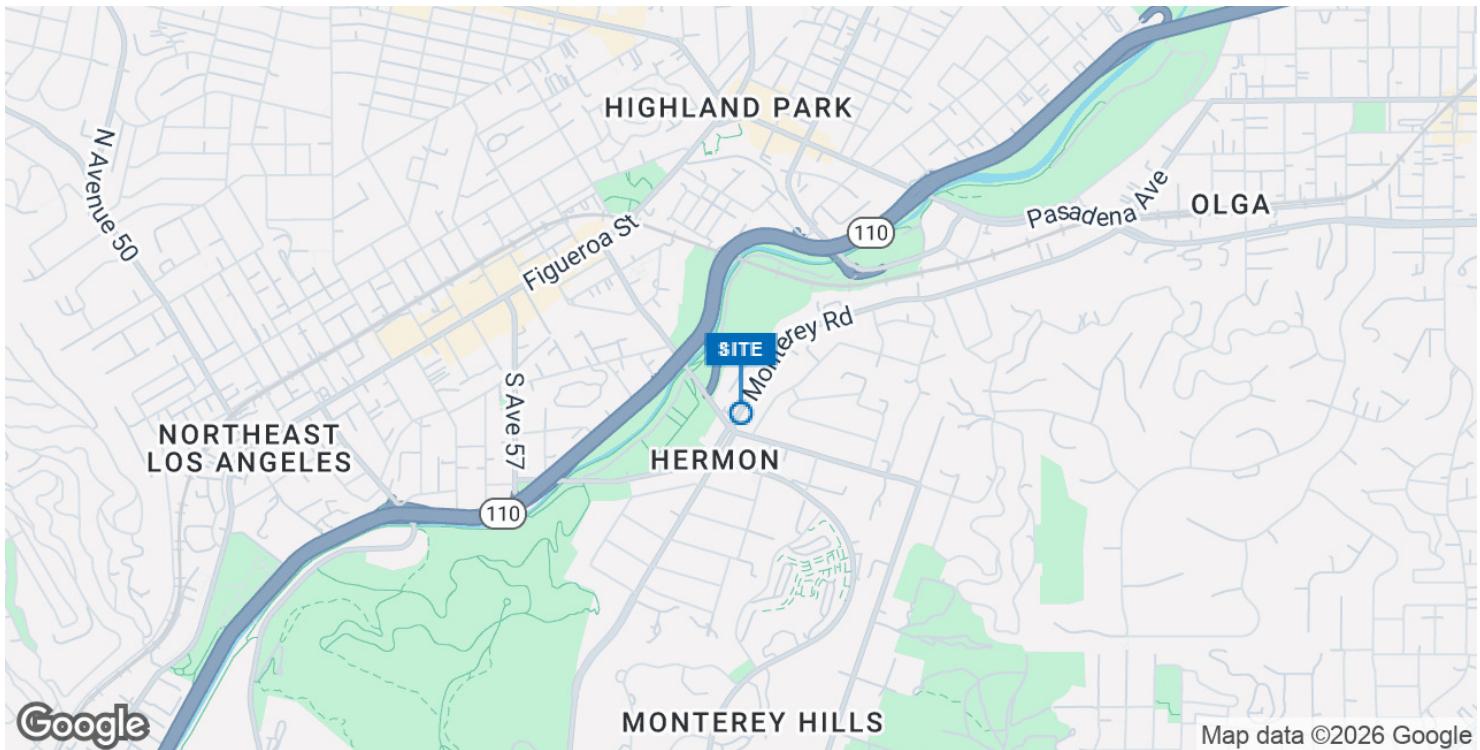
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## 6000 MONTEREY RD. / LOS ANGELES, CA 90042



### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 6000 Monterey Rd., Los Angeles, CA. This unique 18,161 square foot commercial lot, located at the prime corner of Monterey and 60th, offers a rare chance for a strategic land/retail investor. With its C4 zoning, this property presents incredible potential for a mixed-use development in the lively neighborhood of Hermon. Immediate access to the 110 freeway and close proximity to the Metro Gold Line - Highland Park Station make this lot a strategic and innovative investment opportunity. Don't miss out on the chance to shape the future of this promising location.



#### Lex Yoo

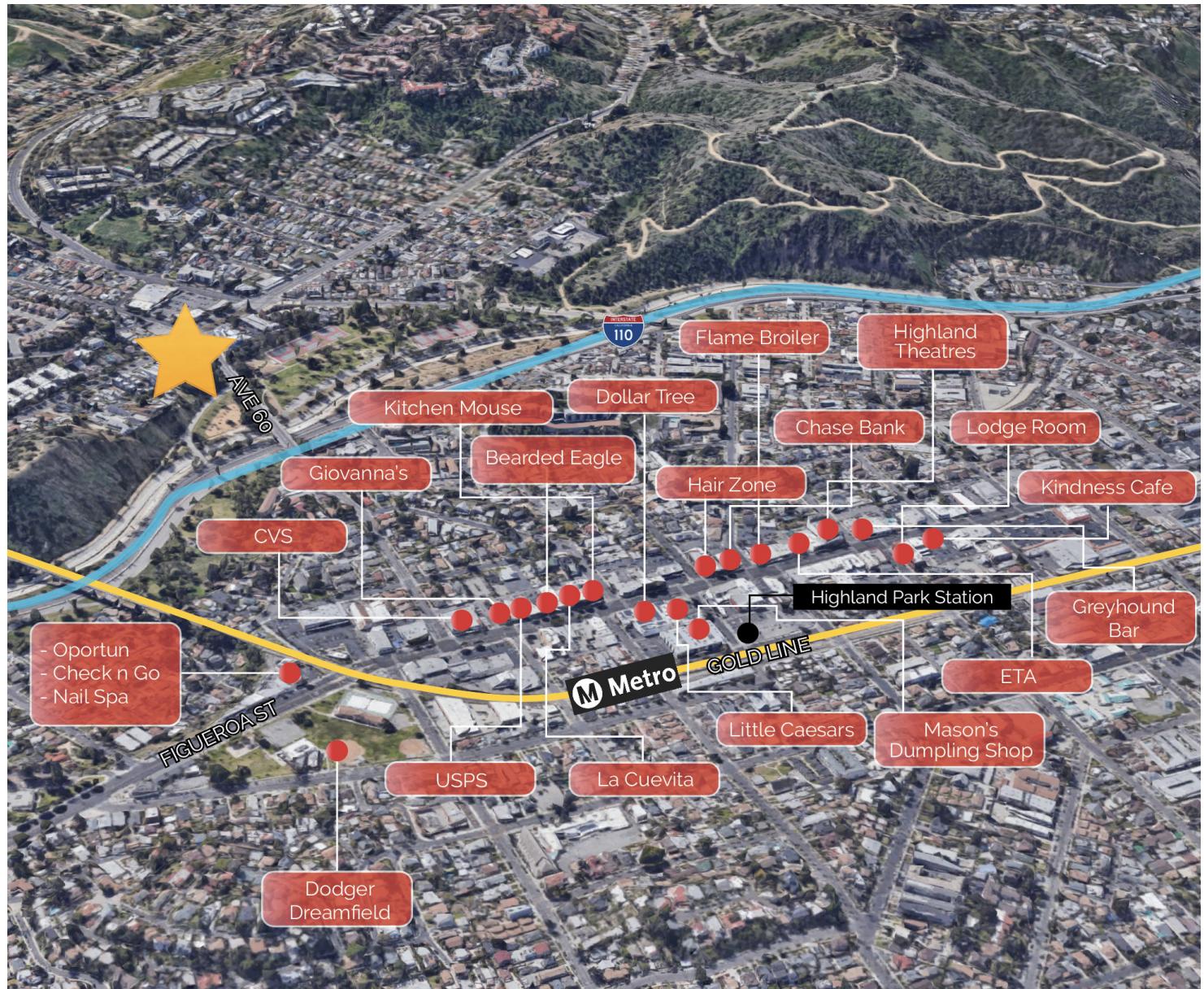
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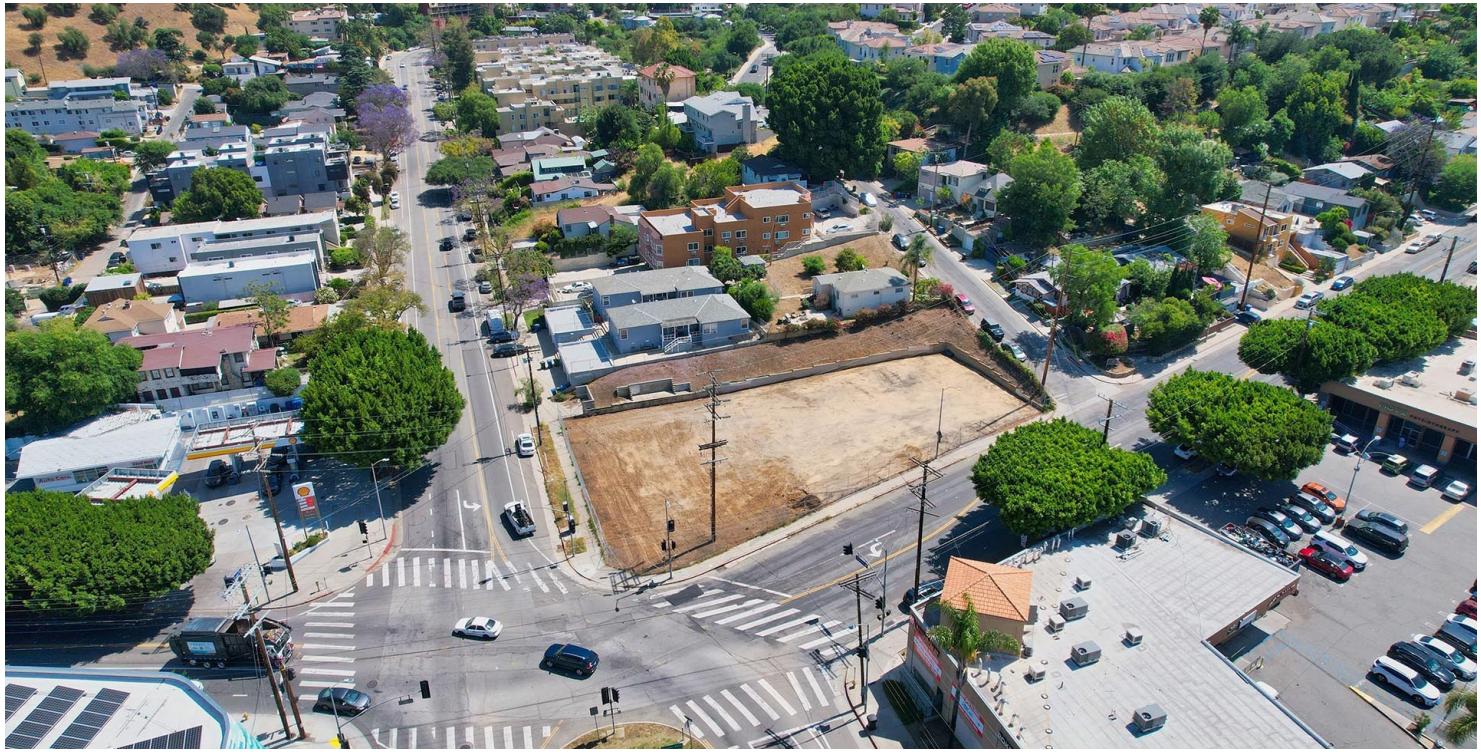
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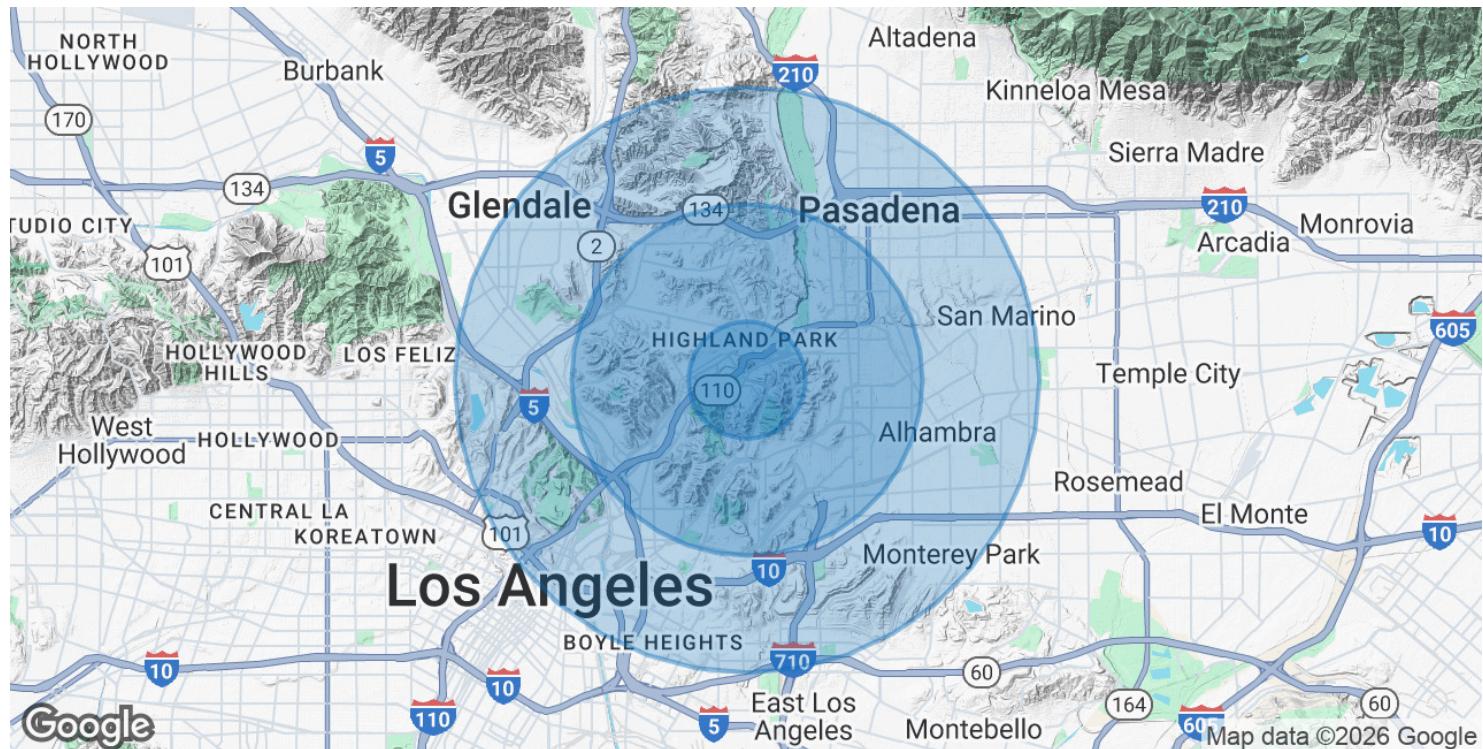
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## 6000 MONTEREY RD. / LOS ANGELES, CA 90042



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,236	243,523	704,043
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,753	87,283	255,378
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$128,352	\$128,445	\$115,810
Average House Value	\$1,107,618	\$1,103,034	\$1,040,019

Demographics data derived from AlphaMap

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