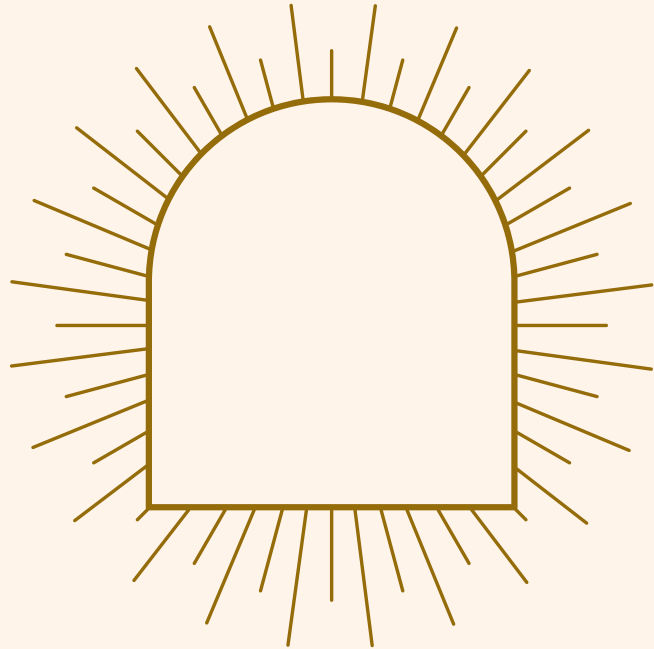


FLEX SPACE HIGHLAND PARK



For Lease

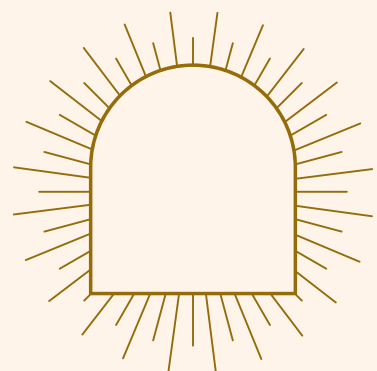
5215 York Blvd, Los Angeles, CA 90042





Location

Highland Park



Property Details:

Property size: 2,032 sf

Lot size: 4,791 sf

Asking rate: \$5.50 + \$0.62 nnn

Use: Perfect for retail, fitness or F&B

*This property currently holds a CUP for Type 47 and features a gated parking lot at the rear. The interior offers an open floor plan with restrooms already in place, providing flexibility for a variety of business uses. Additionally, the side wall offers a prime opportunity for a custom mural—perfect for brand recognition and visual impact.

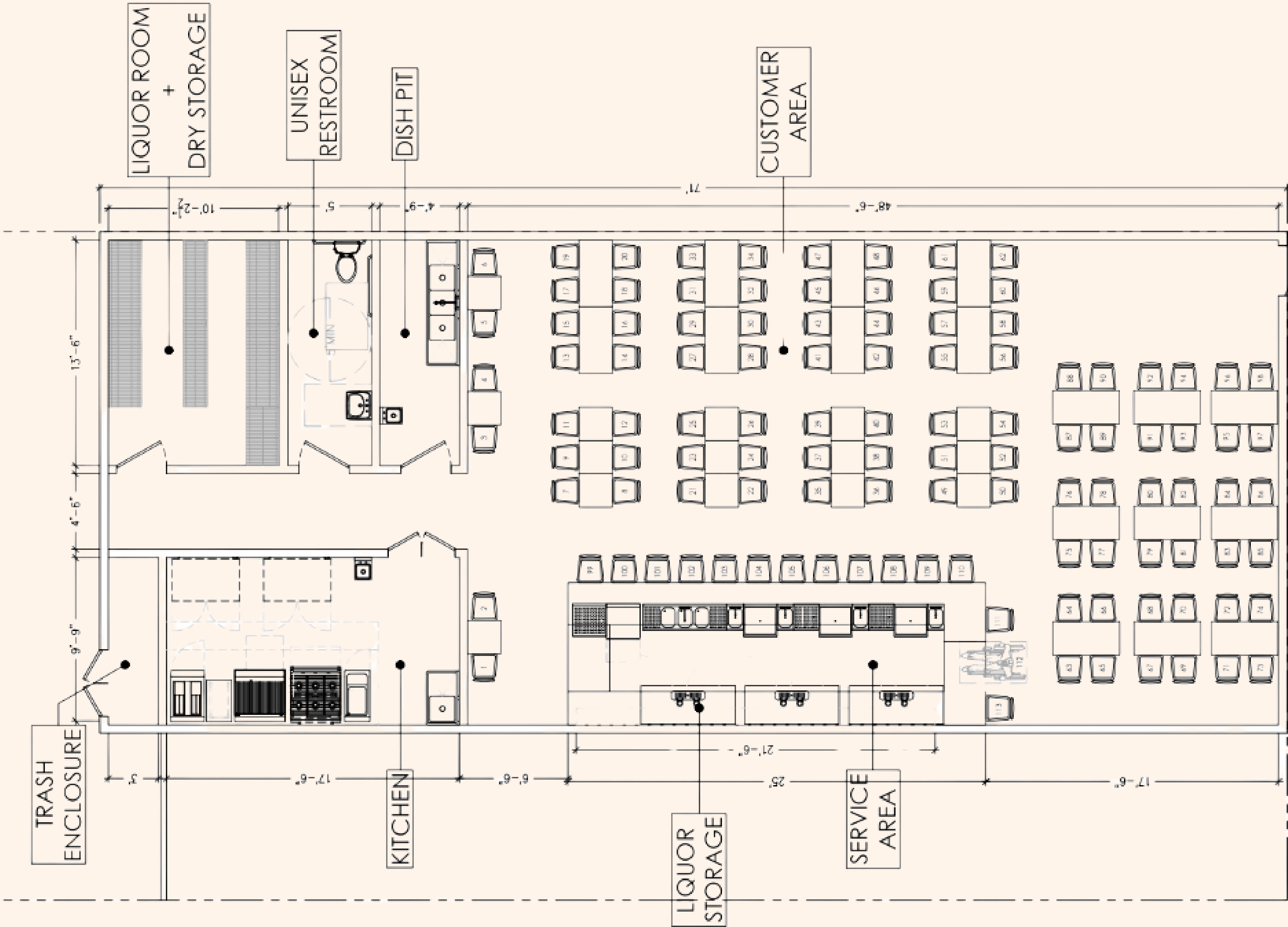


Facade Rendering

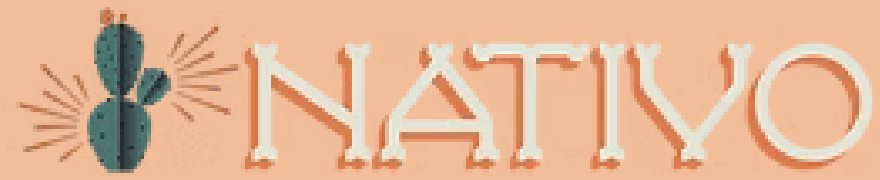


Floorplan

2,024 sf



Neighboring Tenants



SKAF'S ON YORK
A NEIGHBORHOOD LEBANESE EATERY



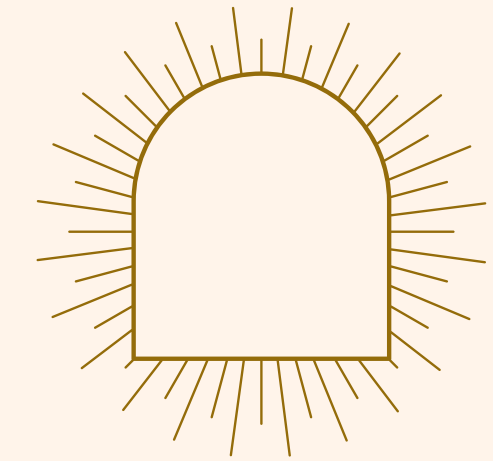
Aggiata
DELICATESSEN



Belle's

berry bowl
Açaí Bowls • Smoothies • Juice Bar

**DONUT
FRIEND**



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