

INDU  
STRY

RETAIL / SERVICE / FLEET PARKING

Building Area ± 1,616 SF

Land Area 9,148 SF

5320 N FIGUEROA  
HIGHLAND PARK

FOR SALE/LEASE



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5320 N FIGUEROA ST HIGHLAND PARK CA 90042

DETAILS

**BUILDING AREA**

± 1,616 RSF

**LAND AREA**

9,148 SF

**RATE/SALE PRICE**

Upon Request

**OCCUPANCY**

Immediate

**TERM**

3-10 Years

**PARKING**

25 striped spaces

**Standalone building on prime  
Figueroa location in Highland Park****FEATURES**

1920s masonry building with large  
signage

Large and expansive rear lot: perfect  
for a variety of outdoor-related uses  
or significant on-site parking

Freestanding building

Planned renovations: ADA restroom,  
new HVAC, polished flooring

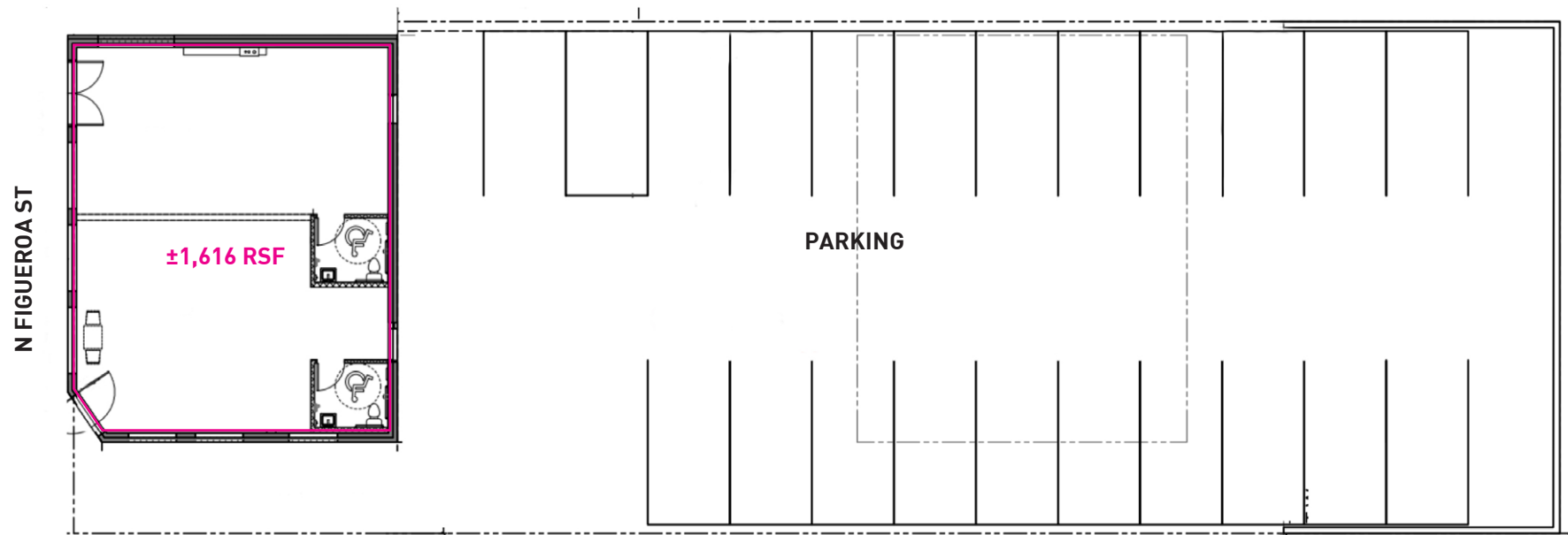
Immediate proximity to Figueroa's  
newest and best amenities, retailers,  
and restaurants.



No warranty or representation is made to the  
accuracy of the foregoing information. Terms of  
sale or lease are subject to change or withdraw-  
al without notice.  
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BUILDING AREA  
± 1,616 RSF

LAND AREA  
9,148 SF



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

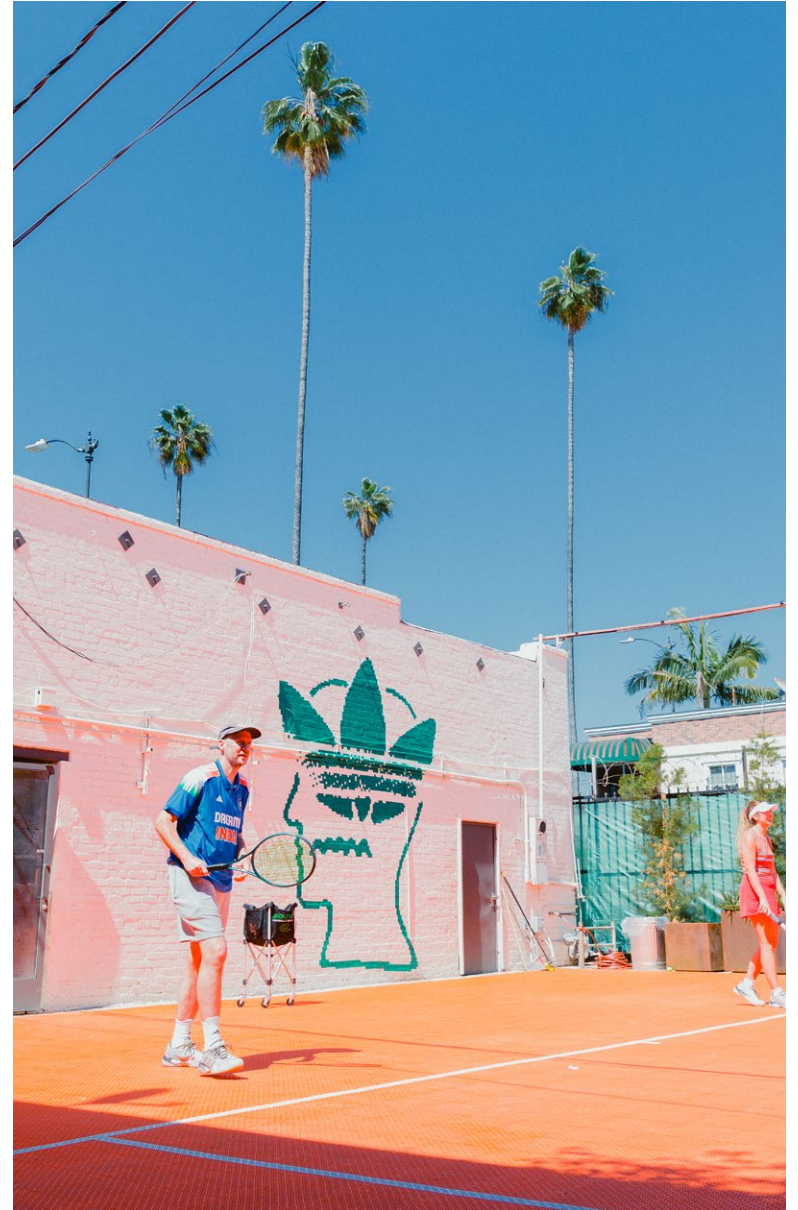


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EXTERIOR PHOTOS





FOR SALE/LEASE

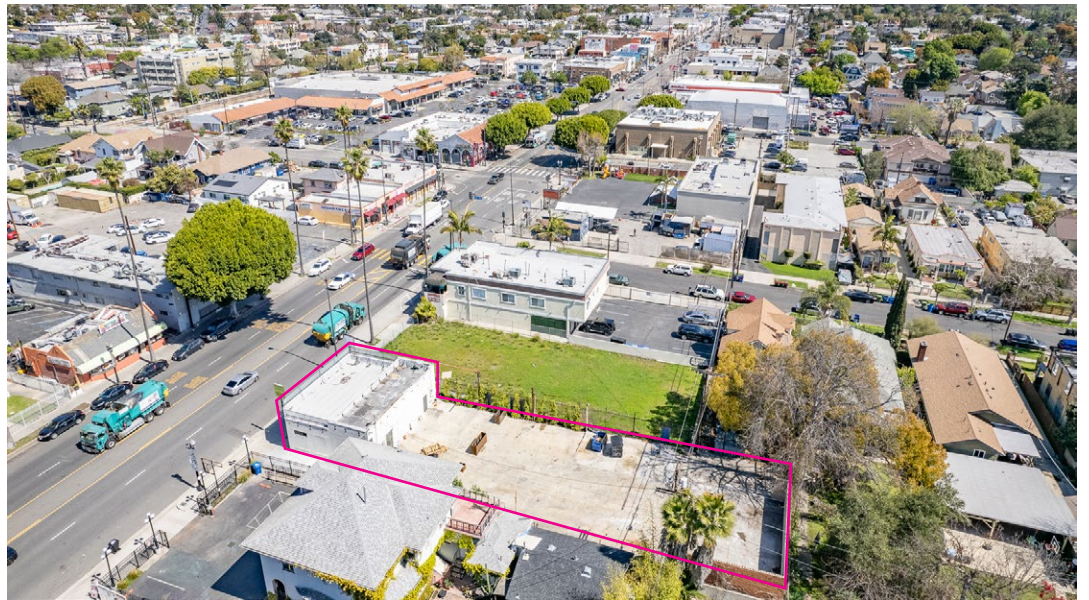
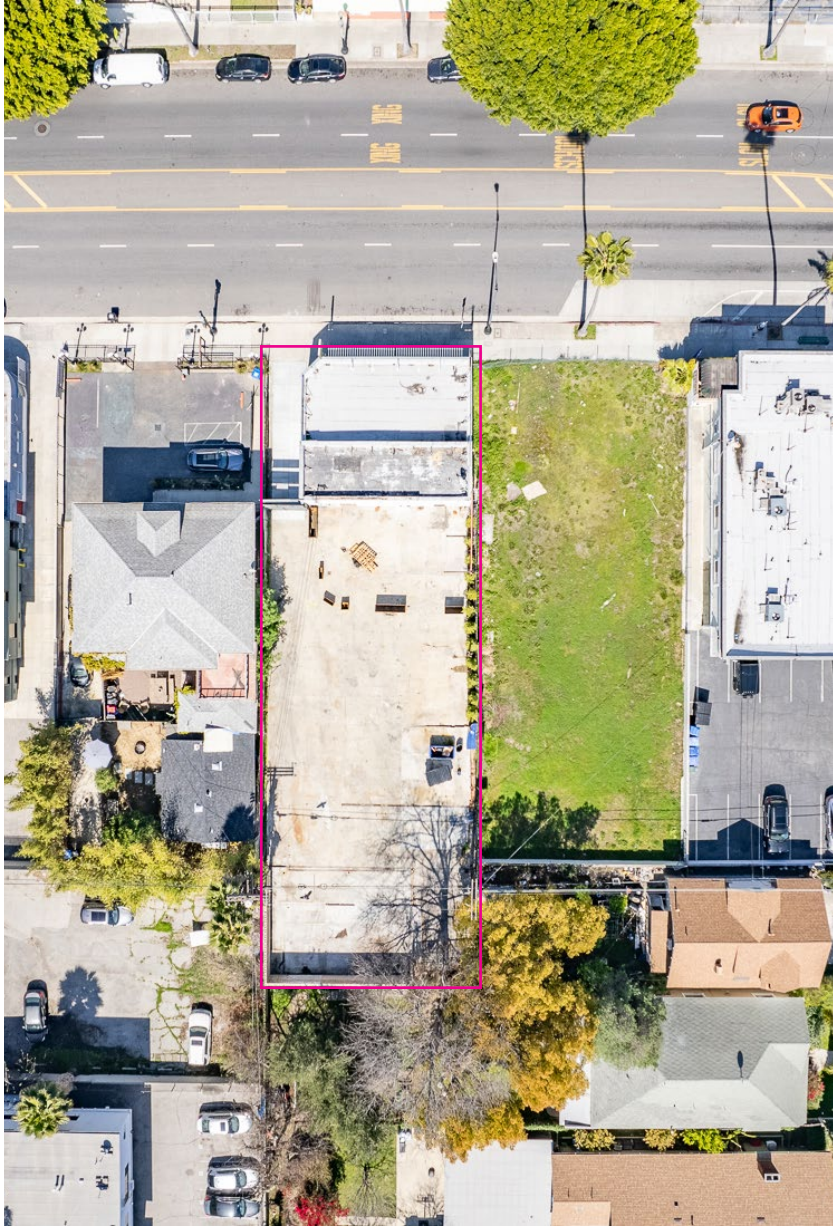
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INTERIOR PHOTOS









## About the neighborhood

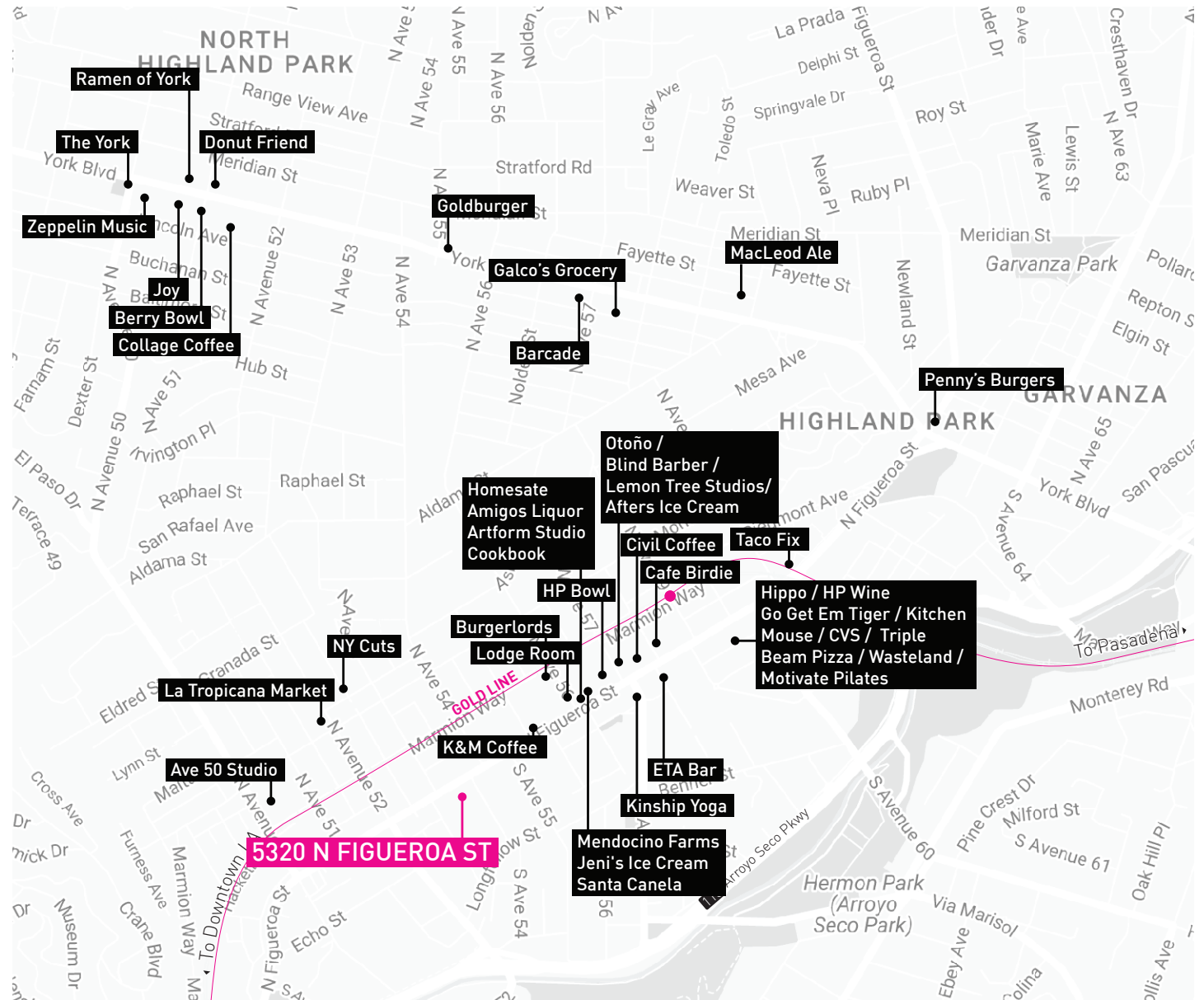
Highland Park has undergone a considerable transformation into a hot-spot in LA's creative enclaves that include Silver Lake and Echo Park.

Highland Park features new coffee concepts like Civil Coffee and K&M Coffee; bars and lounges like Gold Line and Good Housekeeping; restaurants like Homestate, Rosty, and Hippo; and destinations like Highland Park Bowl and Highland Park Brewery.

**3-MIN WALK TO GOLD LINE STATION**  
**90/100 WALKSCORE**

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



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



**Mendocino Farms.** They turn creative sandwiches, salads and more into a great food experience.



**Go Get Em Tiger.** Coffee, tea & baked goods in a counter-serve setting with minimal-chic decor & bench seating.



**Jeni's.** Creative-led, community-spirited company on a mission to make better ice creams and bring people together.



**Wasteland.** Vintage clothing store. A unique treasure trove of designer, contemporary, and vintage fashion.



**Motivate Pilates.** Offers dynamic and engaging Pilates classes designed to improve strength, flexibility, and overall wellness.