



## 104 S Avenue 58

104 S Avenue 58, Los Angeles, CA 90042

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,Los Angeles, CA 90048

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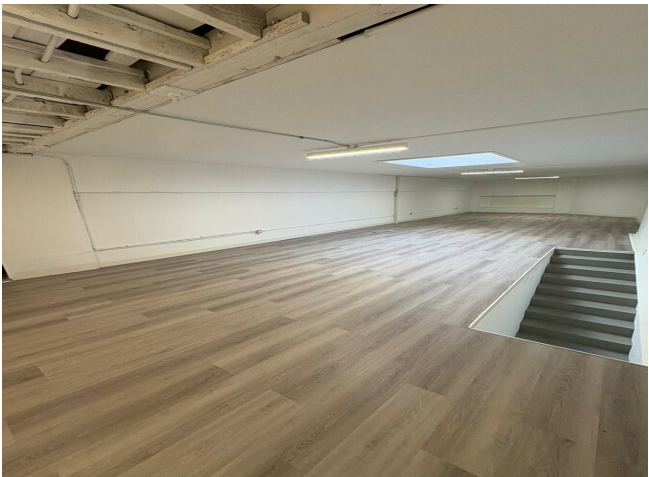
(213) 798-2409



# 104 S Avenue 58

\$32.28 /SF/YR

- Prime location in Highland Park’s retail corridor
- Exceptional visibility on a signalized corner
- Steps from Metro Gold Line Highland Park Station
- Surrounded by dining, shopping, and cultural amenities
- Immediate freeway access for regional connectivity
- Amazing space for any use



|                      |                          |
|----------------------|--------------------------|
| Rental Rate:         | \$32.28 /SF/YR           |
| Property Type:       | Retail                   |
| Property Subtype:    | Storefront Retail/Office |
| Gross Leasable Area: | 14,028 SF                |
| Year Built:          | 1920                     |
| Walk Score ®:        | 96 (Walker's Paradise)   |
| Transit Score ®:     | 64 (Good Transit)        |
| Rental Rate Mo:      | \$2.69 /SF/MO            |

2nd Floor

|                 |                |
|-----------------|----------------|
| Space Available | 2,600 SF       |
| Rental Rate     | \$32.28 /SF/YR |
| Date Available  | 30 Days        |
| Service Type    | TBD            |
| Space Type      | Relet          |
| Space Use       | Office/Retail  |
| Lease Term      | Negotiable     |

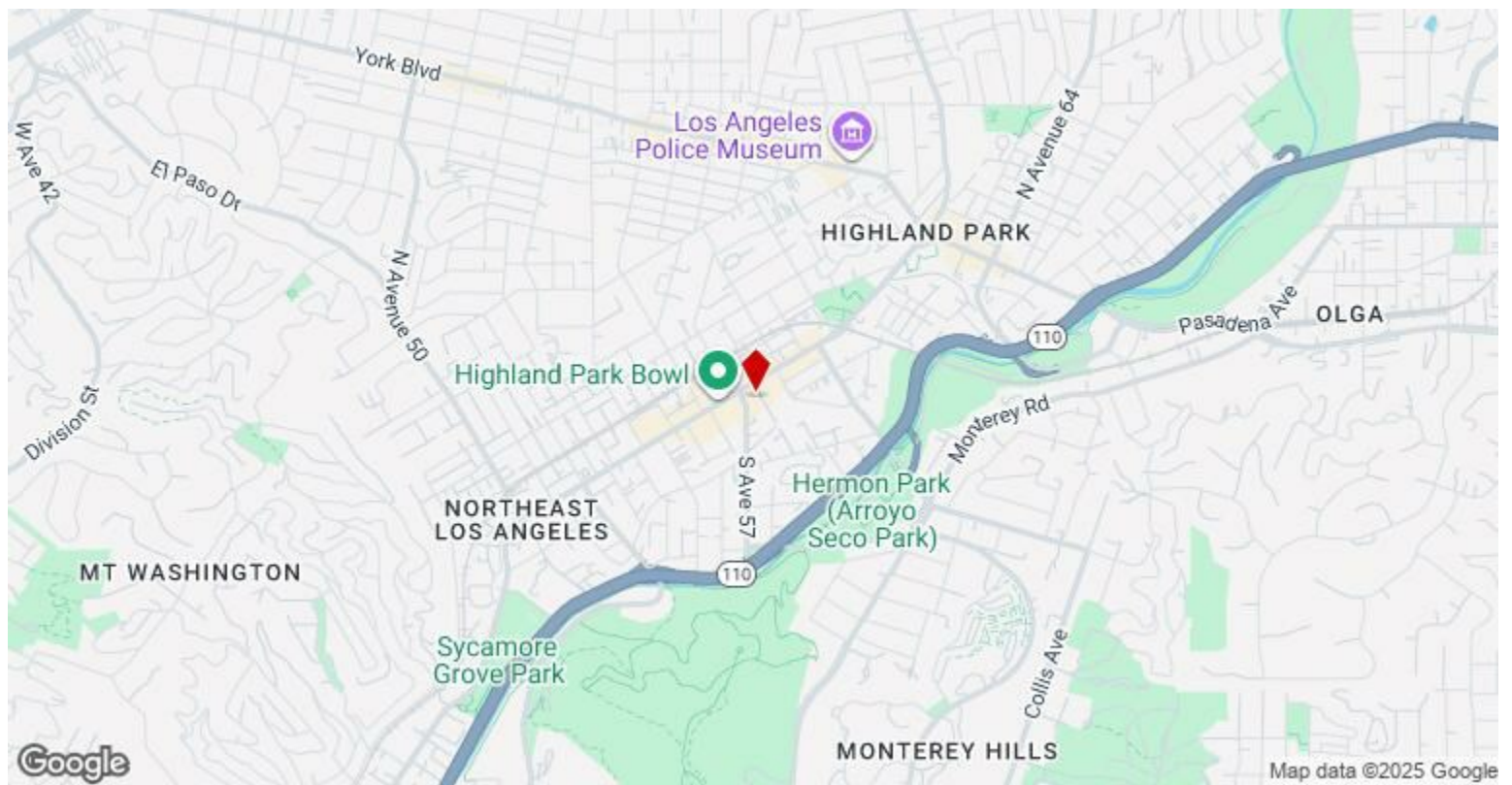
Positioned in the heart of Highland Park’s vibrant Figueroa retail corridor, this second-story office and creative space offers unmatched visibility and convenience. The property boasts expansive linear frontage on a signalized corner, ensuring high exposure to both pedestrian and vehicular traffic. Located just one block from the Metro Gold Line Highland Park Station, it provides seamless connectivity to Downtown Los Angeles, Pasadena, and surrounding neighborhoods. Immediate access to the 110 Freeway and Huntington Boulevard enhances regional reach, while proximity to Eagle Rock, San Marino, and Pasadena adds to its appeal for businesses seeking a central hub. The space is in excellent condition and ideal for a variety of uses, from boutique retail to creative offices. Tenants will enjoy walking distance to an eclectic mix of restaurants, shops, and amenities, creating a dynamic environment for employees and customers alike. The building is adjacent to two city parking lots, offering convenient parking solutions. Situated in the historic Arroyo Seco Canyon artist district, this location combines cultural charm with modern accessibility, making it a premier choice for businesses looking to thrive in one of Los Angeles’ most desirable neighborhoods.

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## Major Tenant Information

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| Tenant                | SF Occupied | Lease Expired |
|-----------------------|-------------|---------------|
| Allison Flower Shop   | -           |               |
| Dazzle Me Skin + Body | -           |               |



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## Property Photos



## Property Photos

