

RETAIL PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

5701 NORTH FIGUEROA STREET LOS ANGELES, CA 90042

DAVID "RANDY" STEVENSON

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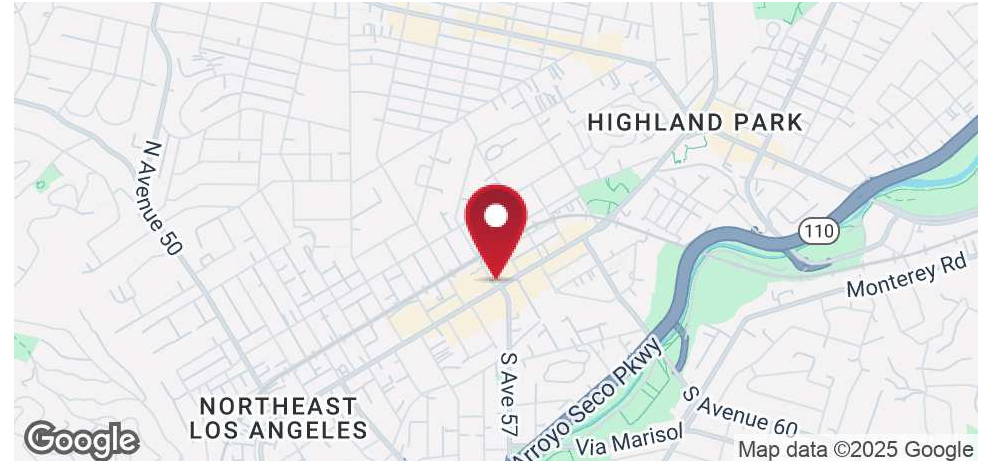
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OFFERING SUMMARY

Sales Price:	\$5,200,000
Building Size:	5,700 SF (Approximately per Owner)
Lot Size:	7,611 SF (per Assessor)
Zoning:	[Q]C4-2D-HPOZ
Price/SF:	\$912.28
Parking:	Four (4) Tandem Spaces
Year Built:	1935 (per Assessor)
APN:	5492-001-012

PROPERTY OVERVIEW

Ground Zero Highland Park retail property for sale on the corner of Figueroa Street and Avenue 57; the property is available for either an owner-user or an investor: Antigua Bread is operated by the owners of the property and has been in business since 2007; ownership will either vacate the premises or execute a long-term lease for the space; other tenants in the building include Kotn, Viva Hair Studio, and a barbershop; the lease for Kotn expires June 30, 2027 with one (1) five (5)-year option to extend at fair market value; Viva Hair Studio and the barbershop are month-to-month; the property is immediately adjacent to a City parking lot and the Metro Gold Line Station; heavy foot and vehicular traffic (20,613 cars per day on Figueroa Street per 2024 MPSI estimate); three (3) tandem parking spaces (possibility to expand to four (4) as Antigua Bread has outdoor seating which occupies one (1) tandem space); very dense in retail shops, services and restaurants in the immediate vicinity including Highland Park Bowl, CVS, Smart & Final, Food 4 Less, Grocery Outlet, Triple Beam Pizza, Hippo, Highland Park Wine, Go Get Em Tiger, Kitchen Mouse, T-Mobile, Kinship Yoga, The Greyhound Bar & Grill, TheBeastBurgerLA, AutoZone, Mendocino Farms, Jeni's Ice Creams, Afters Ice Cream, Baskin Robbins, HomeState, Cookbook, Subway, El Pollo Loco, Taco Bell, Jack in the Box and Starbucks

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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Tenant	Space Size (SF)	Rent	Comments
Kotn	2,278	\$8,730 NNN	Rent increases to \$9,125.00 on March 1, 2026; lease expires June 30, 2027 with one (1) five (5)-year option to extend at fair market value
Antigua Bread	2,200	\$TBD NNN	Business operated by building owners since 2007
Viva Hair Studio	600	\$2,100 MG	Month-to-month
Barbershop	400	\$1,600 MG	Month-to-month
Total	5,478	\$12,430	

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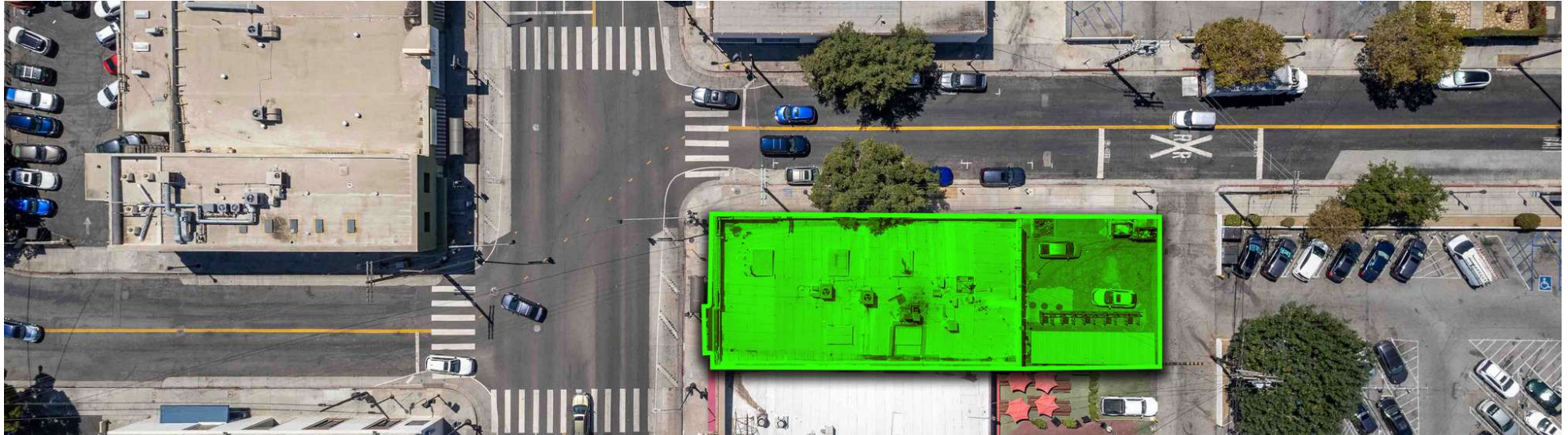
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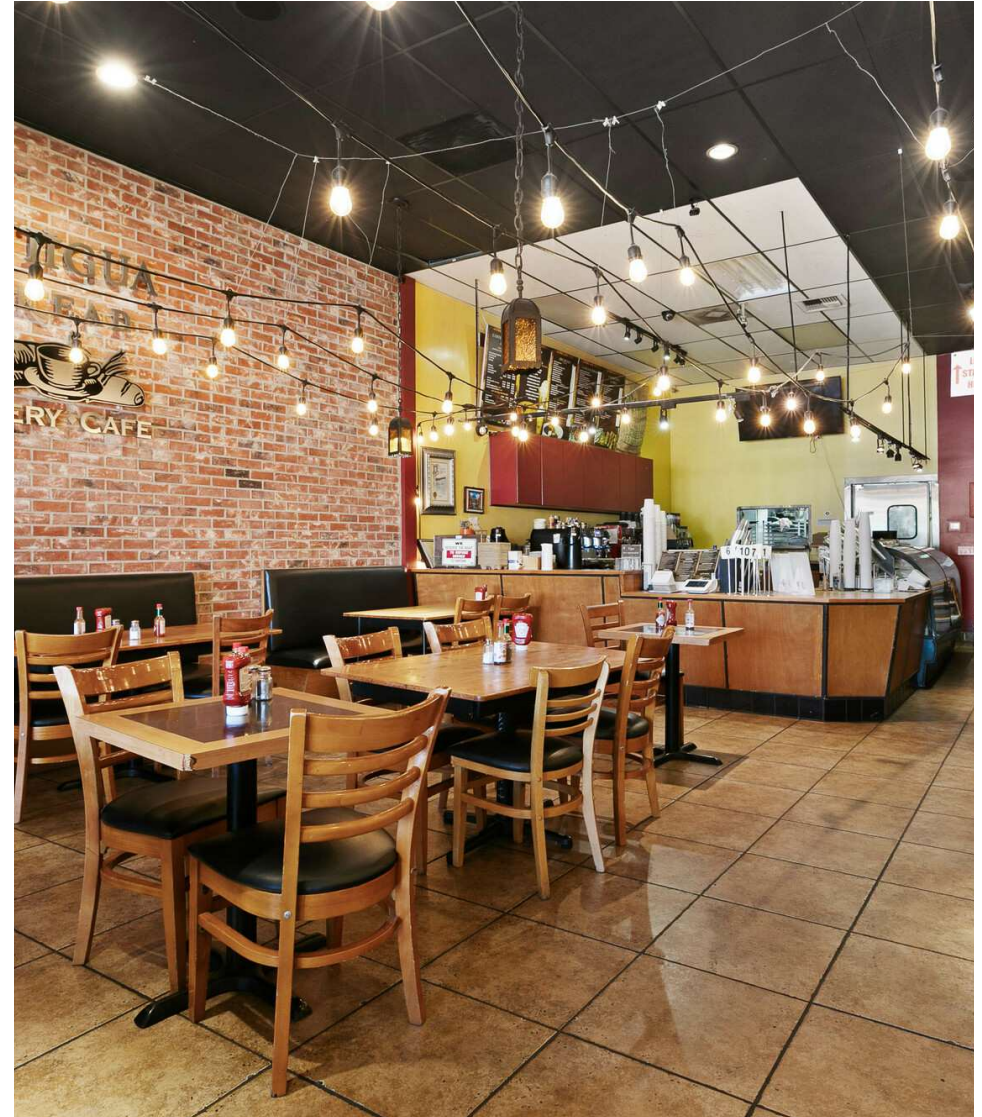
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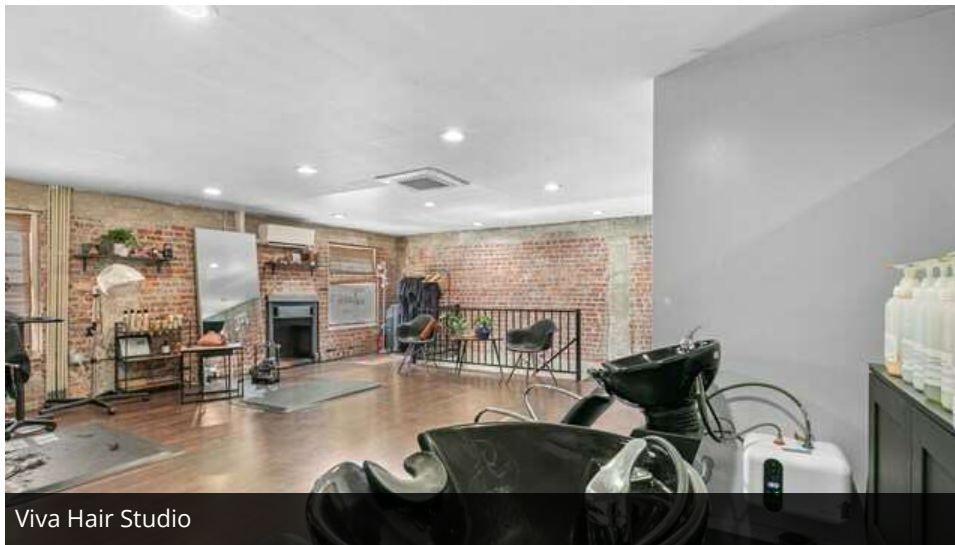
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Viva Hair Studio



Viva Hair Studio



Barbershop



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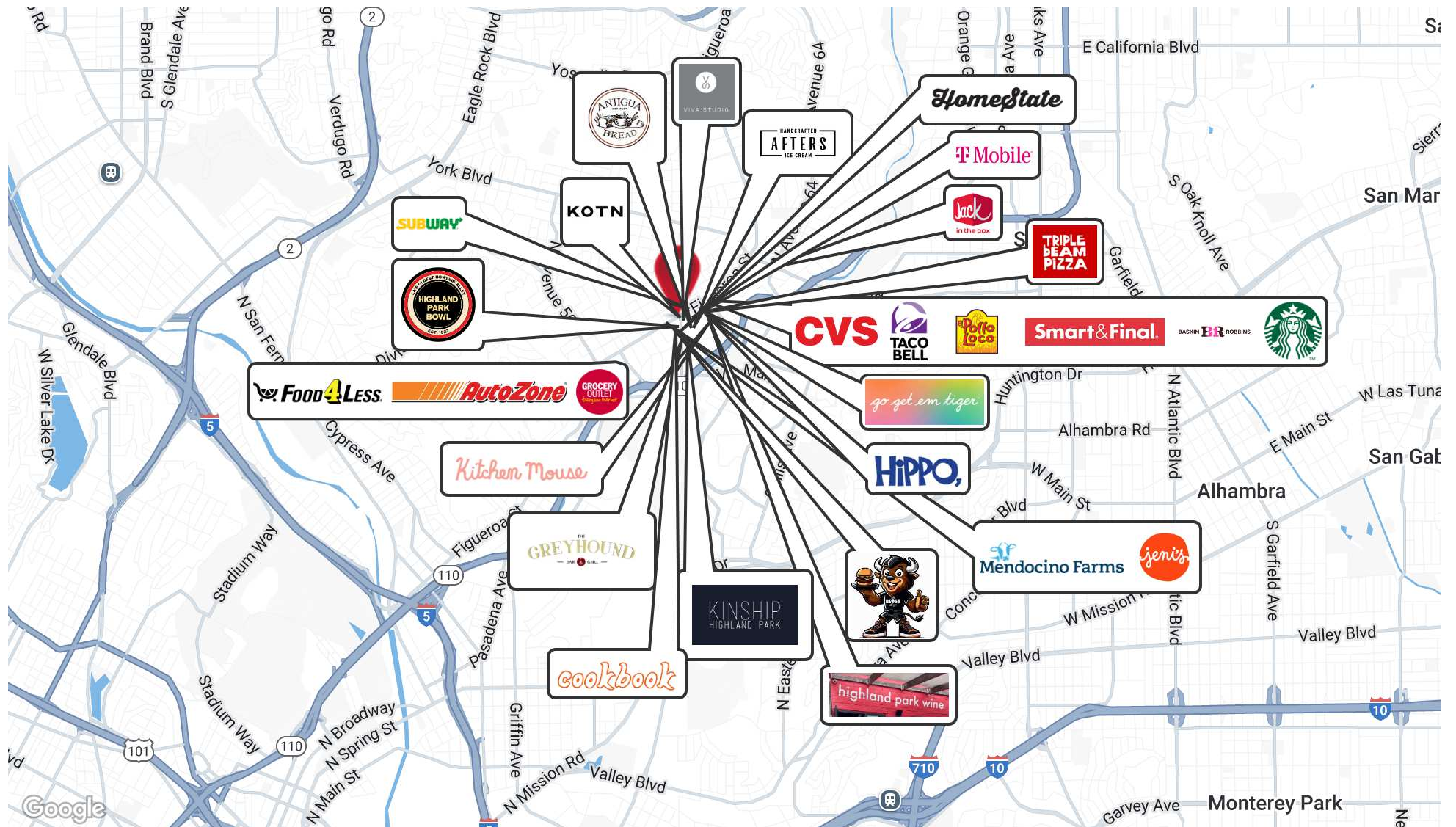
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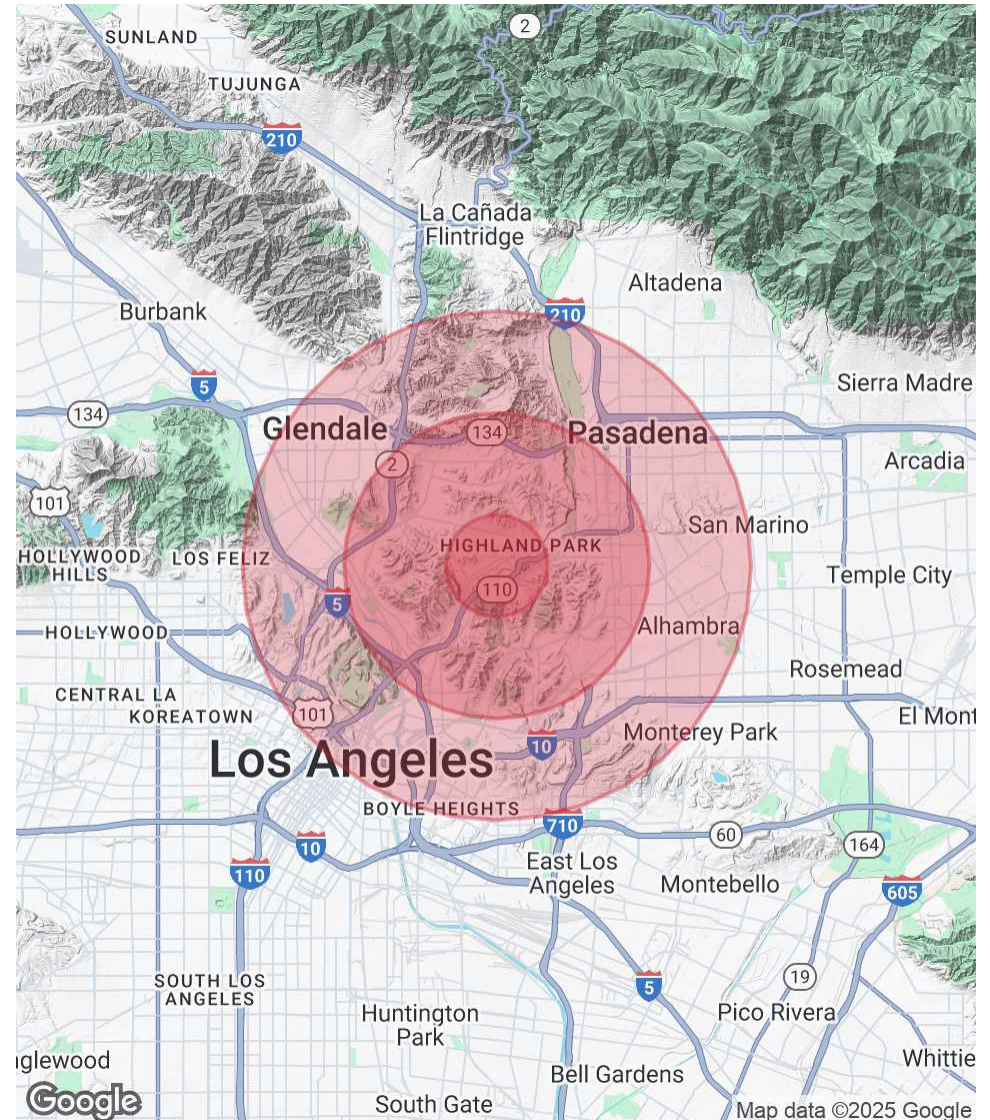
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,135	237,610	692,449
Average age	39	41	41
Average age (Male)	39	40	40
Average age (Female)	40	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	14,533	85,401	260,282
# of persons per HH	2.7	2.8	2.7
Average HH income	\$121,254	\$130,072	\$117,942
Average house value	\$1,065,746	\$1,122,530	\$1,072,604

* Demographic data derived from 2020 ACS - US Census

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