

FOR LEASE

3 RETAIL SPACES /
RETAIL OR F&B USES
/ ±1,923 RSF TO
±3,584 RSF / PATIO
POTENTIAL

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3401 PASADENA AVE

LINCOLN HEIGHTS / LOS ANGELES



RETAIL SPACE WITH PATIO POTENTIAL IN A NEW MIXED-USE PROJECT IN LINCOLN HEIGHTS

AVAILABLE FOR LEASE

3401 PASADENA AVE

Lincoln Heights
Los Angeles 90031

3401 Pasadena Avenue introduces newly constructed retail opportunities within a dynamic mixed-use community in Lincoln Heights. Positioned along Pasadena Avenue and integrated into a 468-unit residential development, the spaces benefit from built-in foot traffic, adjacent open space, and strong connectivity to surrounding Northeast Los Angeles neighborhoods.



AVAILABLE SPACE & DETAILS

Retail A	±3,584 RSF
Retail B	±1,923 RSF
Retail C	±3,454 RSF
Rate	Available Upon Request
Occupancy	Immediate
Term	3-10 Years
Parking	On-Site

FEATURES

- Three retail suites totaling ±9,761 RSF
- Direct frontage along Pasadena Avenue
- Patio potential and outdoor activation opportunities
- Located within 468-unit residential mixed-use development
- Newly developed public park adjacent to retail
- Flexible configurations suitable for restaurant or retail uses
- Immediate access to the 10 Freeway and Huntington Drive
- Close proximity to Downtown LA, Highland Park, and Boyle Heights
- On-site retail parking for customers and staff

HIGHLIGHTS

Ground-Floor Retail Anchoring a
468-Unit Mixed-Use Community



Direct Pasadena Avenue Frontage with
Strong Street Presence



Patio Potential with Paseo and Public
Park Adjacency



New Construction Delivering Modern
Retail in Lincoln Heights



Easy Access to Downtown LA, Pasadena,
and the the Greater Eastside



Immediate Access to I-5, US-101, I-10,
and Other Major Thoroughfares



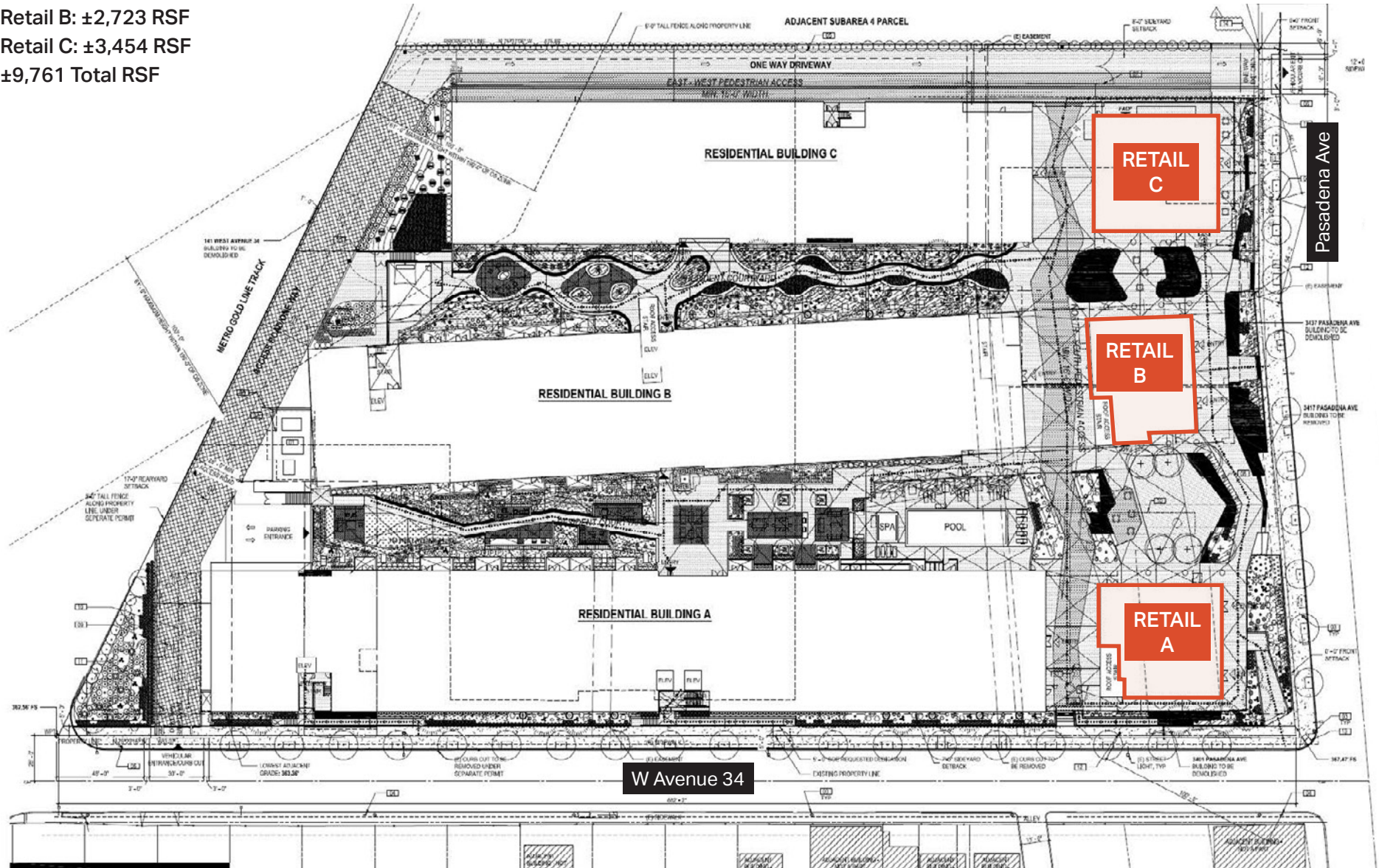
SITE PLAN

Retail A: ±3,584 RSF

Retail B: ±2,723 RSF

Retail C: ±3,454 RSF

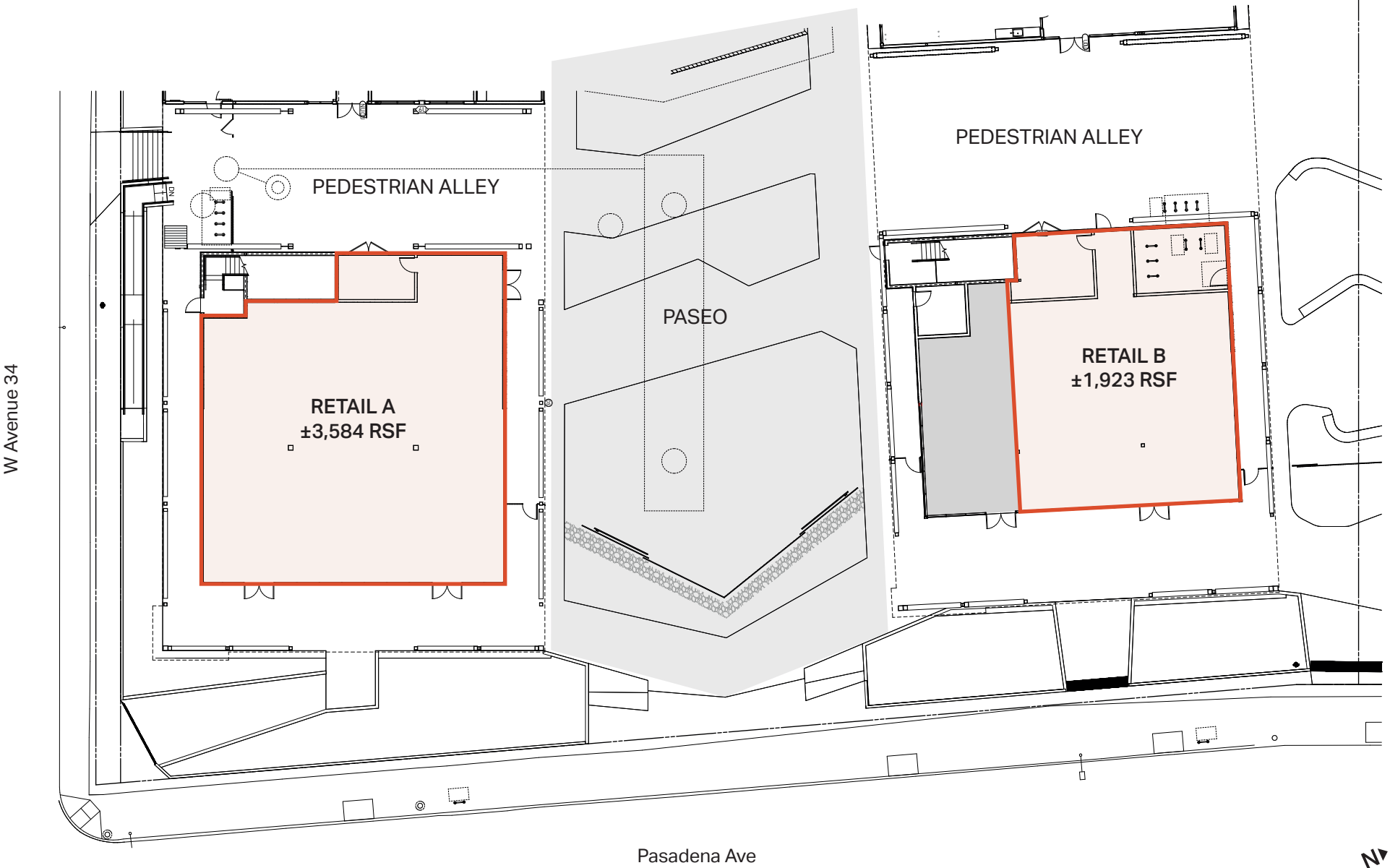
±9,761 Total RSF



FLOOR PLAN—RETAIL A & RETAIL B

Retail A: ±3,584 RSF

Retail B: ±2,723 RSF



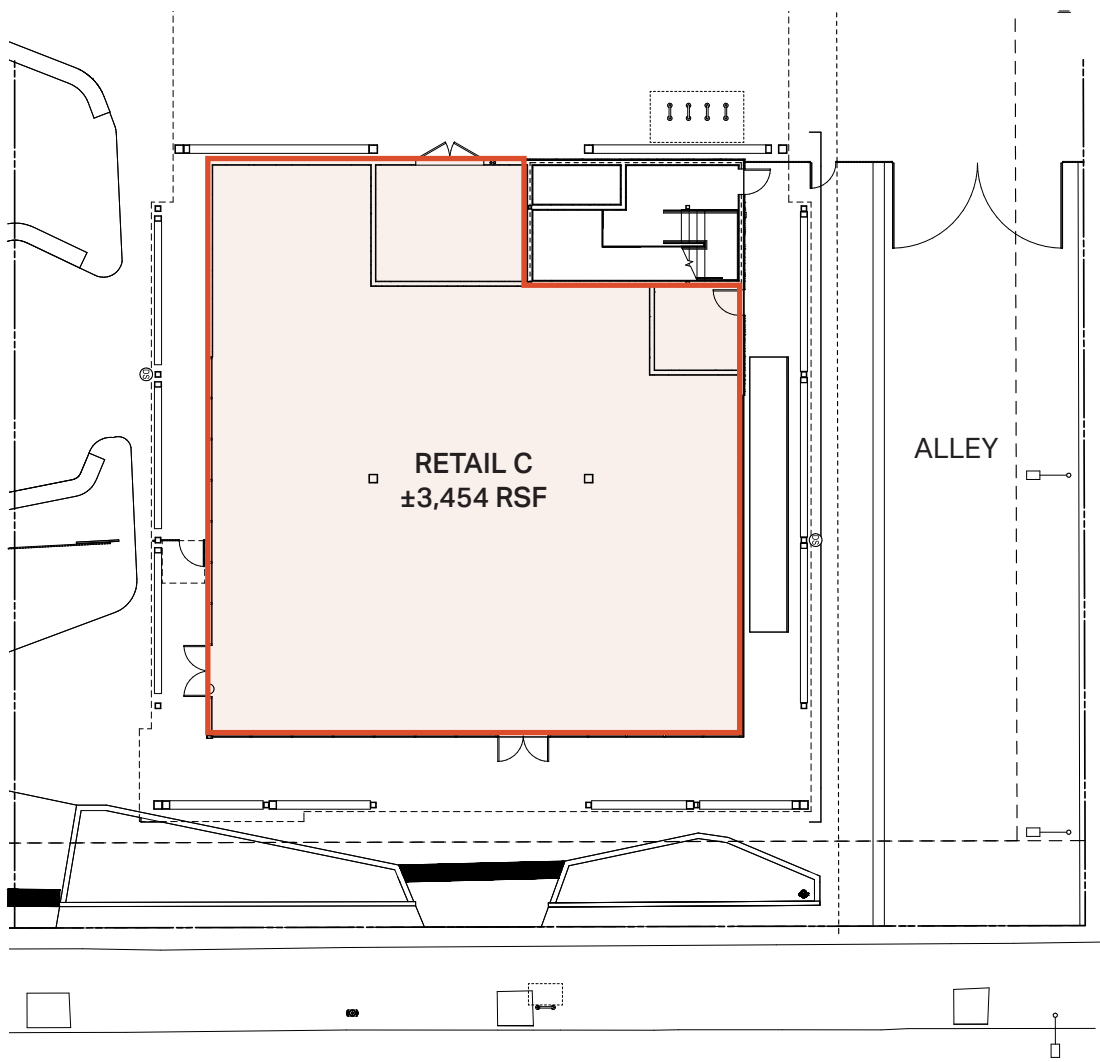
W Avenue 34

Pasadena Ave



FLOOR PLAN—RETAIL C

Retail C: ±3,454 RSF





LOCATION



For More Information Contact

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Last Updated Feb 11, 2026.

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