

6320  
GARIANZA  
AVENUE  
HIGHLAND PARK

BRAND NEW/  
RETAIL / CAFE  
OPPORTUNITY



# FOR LEASE

6320 GARVANZA AVENUE  
HIGHLAND PARK, CA 90232

Opportunity to lease new construction retail in a quickly developing dynamic pocket of Highland Park. Corner space servicing brand new residential units (above) and surrounding neighborhood locals.

## SIZE

400 - 1,500 SF

## TERM

3-5+ Years

## PRICE

\$5.00/SF MG

## PARKING

6 Spaces

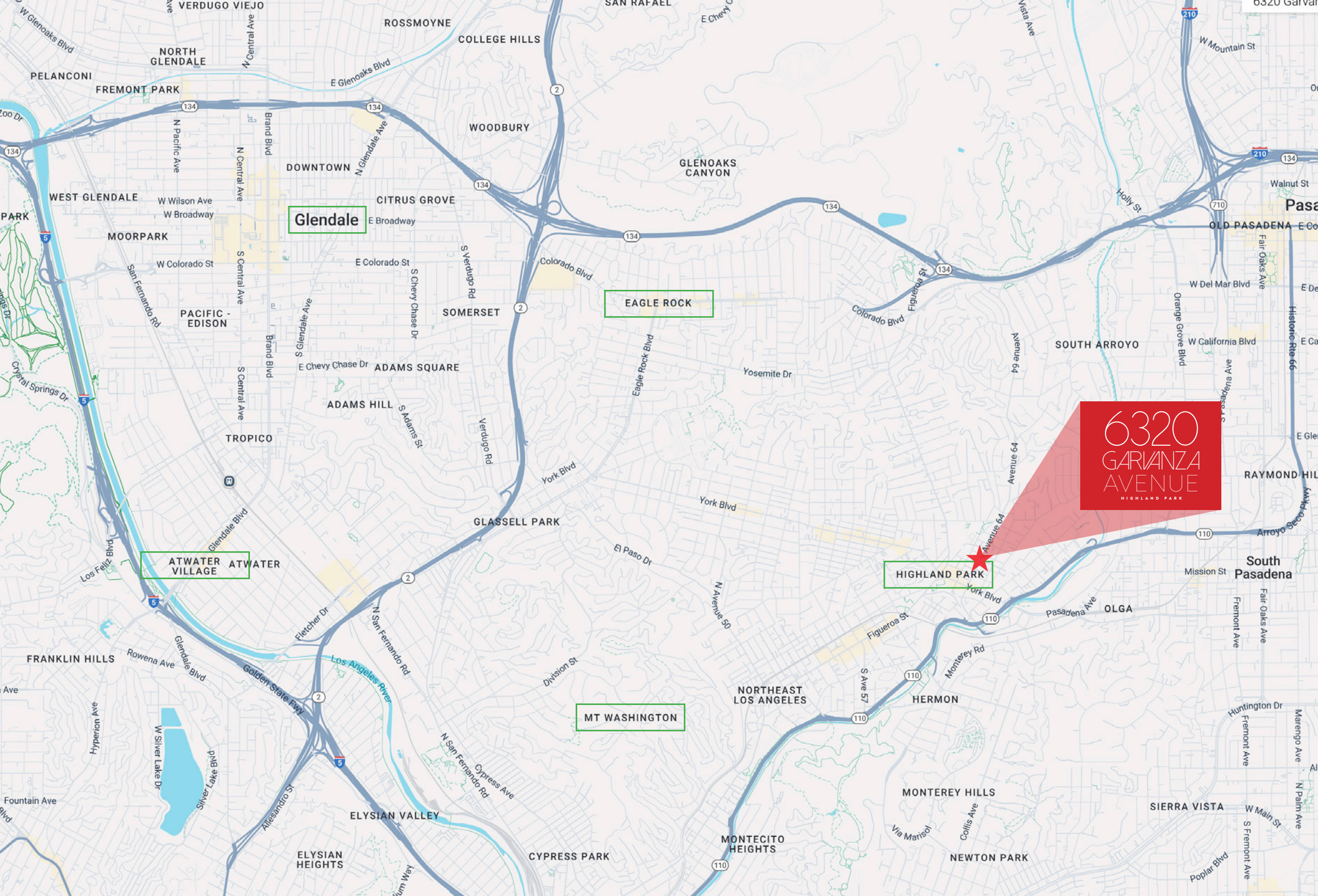
## LISTING TEAM



**JAKE ZACUTO**  
Managing Director  
310.469.9012  
jake@zacutogroup.com  
DRE #01377441

**BEN KHOUBIAN**  
Senior Director  
424.254.3160  
ben@zacutogroup.com  
DRE #02197728



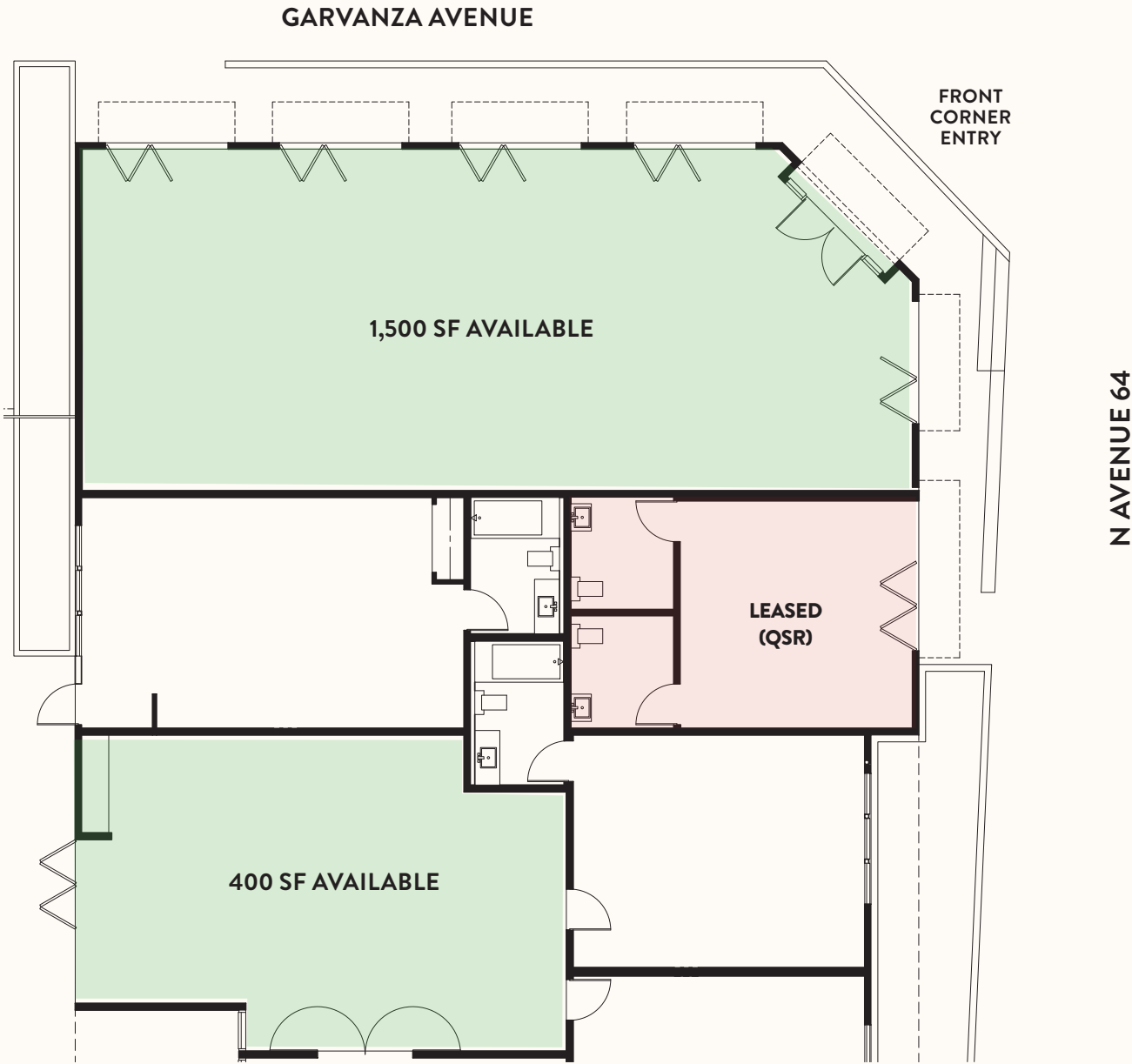


6320  
GAVIANZA  
AVENUE  
HIGHLAND PARK



# FLOOR PLAN

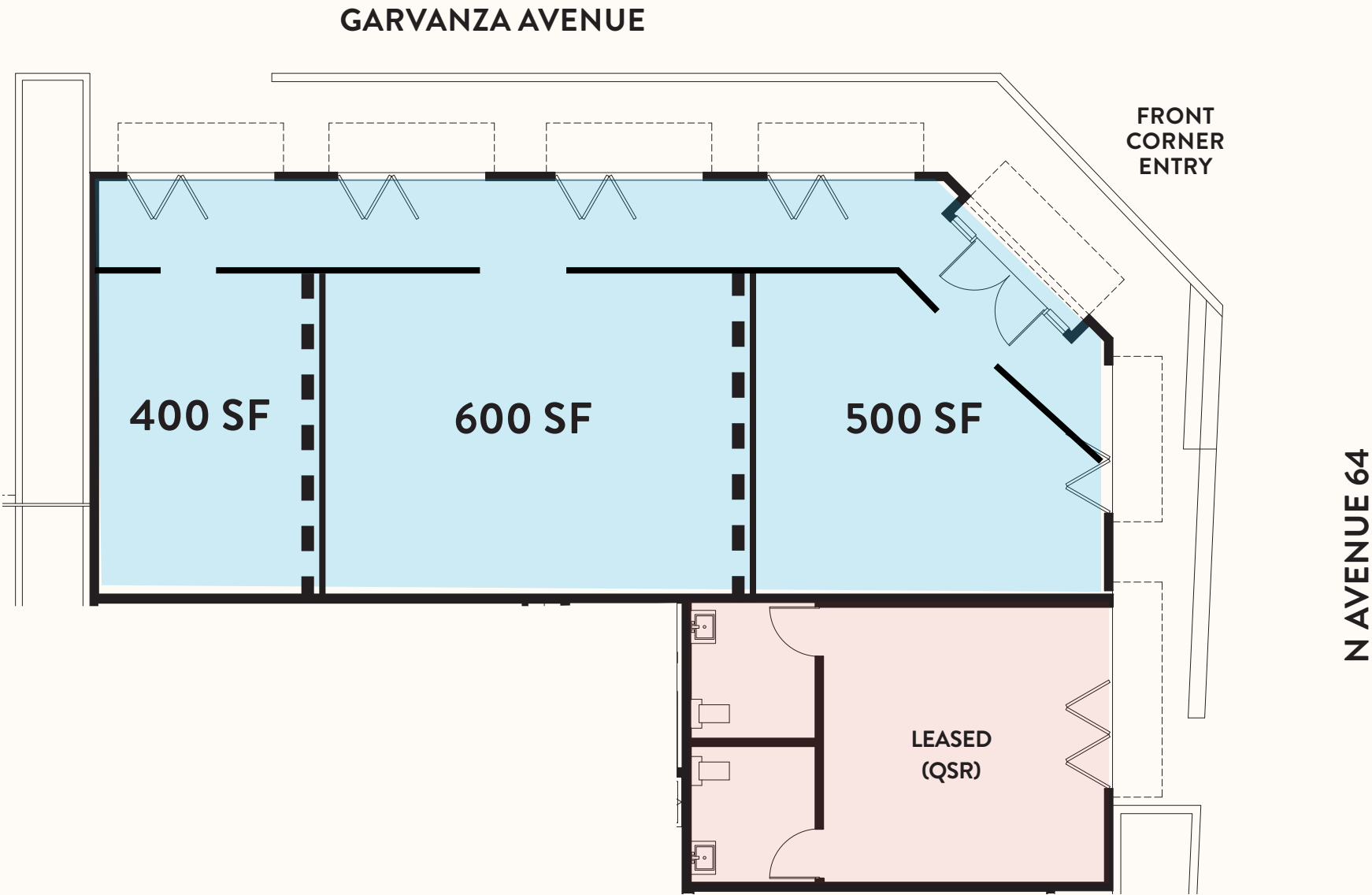
6320  
GARVANZA  
AVENUE  
HIGHLAND PARK



# FLOOR PLAN

HYPOTHETICAL DIVISIBLE PLAN

6320  
GARVANZA  
AVENUE  
HIGHLAND PARK



**BRAND NEW CORNER RETAIL | CAFE | RESTAURANT SPACE**

6320  
GARIANZA  
AVENUE  
HIGHLAND PARK





6320  
GARIANZA  
AVENUE  
HIGHLAND PARK

BUILD-TO-SUIT  
OPPORTUNITY



6320  
GARIANZA  
AVENUE  
HIGHLAND PARK

CAFE CONCEPT RENDERING





6320  
GARIANZA  
AVENUE  
HIGHLAND PARK

CORNER WITH  
VISIBILITY



# SIGNAGE AND BRANDING

3  
34  
AVENUE







CAFE COURTYARD RENDERING



# 6320 GARIANZA AVENUE

HIGHLAND PARK



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**JAKE ZACUTO**

*Managing Director*

310.469.9012

jake@zacutogroup.com

DRE #01377441

**BEN KHOUBIAN**

*Senior Director*

424.254.3160

ben@zacutogroup.com

DRE #02197728

*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Leasee to verify. 11/2025*

**ZACUTOGROUP.COM | 310-469-9300**

