

# FOR SALE

DEVELOPMENT OPPORTUNITY  
IN HIGHLAND PARK

5612 MONTEREY RD | HIGHLAND PARK, CA 90042



**Daniel A. Bahr**

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

## PROPERTY OVERVIEW

5612 Monterey Road | Highland Park, CA 90042

Situated on a beautiful tree-lined street in one of Highland Park's most desirable pockets, this  $\pm 8,400$  SF lot (approx. 60' x 140') is a rare development site with RD1.5 zoning. The property currently features two existing residential units, offering immediate income potential while you plan your project.

Zoning and lot configuration offer a range of paths to redevelopment, including construction of multiple by-right units in the large rear yard, addition of ADUs, or a larger ground-up housing development.

Centrally located near vibrant York Blvd and Figueroa Street corridors, the property enjoys easy access to shops, cafés, schools, and major freeways. This is an ideal site for investors, developers, or owner-users looking to capitalize on Highland Park's strong demand for quality housing and continued neighborhood growth.

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# INVESTMENT HIGHLIGHTS

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5612 Monterey Rd  
Highland Park, CA 90042

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- RD1.5 Zoning
- $\pm 8,400$  SF (60' x 140') Lot
- Two existing units on the site
- Tree-lined residential street in a prime Highland Park location
- Flexible development options include multiple by-right units, ADUs, or full redevelopment potential

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***Offered at: \$799,000***

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# RENT ROLL

5612 MONTEREY RD | HIGHLAND PARK, CA 90042



UNIT #	UNIT CONFIGURATION	CURRENT RENT
5612	1bed / 1bath	\$1,176.53
5614	2bed / 1bath	\$1,418.12
<b>TOTALS:</b>	<b>3 bed / 2 bath</b>	<b>\$2,594.65</b>

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# SITE PHOTOS

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# AREA OVERVIEW

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