

1803 N San Fernando Rd, Los Angeles, CA

Property Overview

With ±150 feet of frontage along the busy North San Fernando corridor, the 33,052 SF (0.77 AC) industrial land property offers a great opportunity for Automotive Uses, including but not limited to Sales and Service, Towing Yard, and Parking. Located in Glassell Park and abutting the Los Angeles River, this property sits in the heart of an area currently undergoing revitalization with strong access to public transit, commuter rail, and major freeways (Hwy 5, 2, 110).

Property Highlights

- Month-to-Month Tenancy ideal for Owner/User or Investor
- Auto Uses Permitted
- 30,000+ Cars a Day Travel on San Fernando Road
- Strong Population of 991,613 Within a 5-Mile Radius
- Average Household Income of \$91,682 Within 5 Miles
- Located in an Opportunity Zone

Investment Overview

Address:	1803 N San Fernando Rd, Los Angeles, CA
Building Size:	±2,500 SF
Lot Size:	33,052 SF (0.77 AC)
APN:	5442-200-014
Zoning:	(Q)MR1-1-CDO-RIO

Market Overview

Glassell Park is a vibrant neighborhood in Northeast Los Angeles, offering proximity to DTLA, Glendale, and major job centers. With a mix of residential, hillside homes, and commercial zones, the area is attracting strong investment and redevelopment. Population within 5 miles exceeds 1.2M with a median household income of \$91,682.