



FOR LEASE OR SALE



CUSHMAN &
WAKEFIELD

GILL | BURNS | YOO

SPECIFICATIONS



LAND SIZE
±26,837 SF



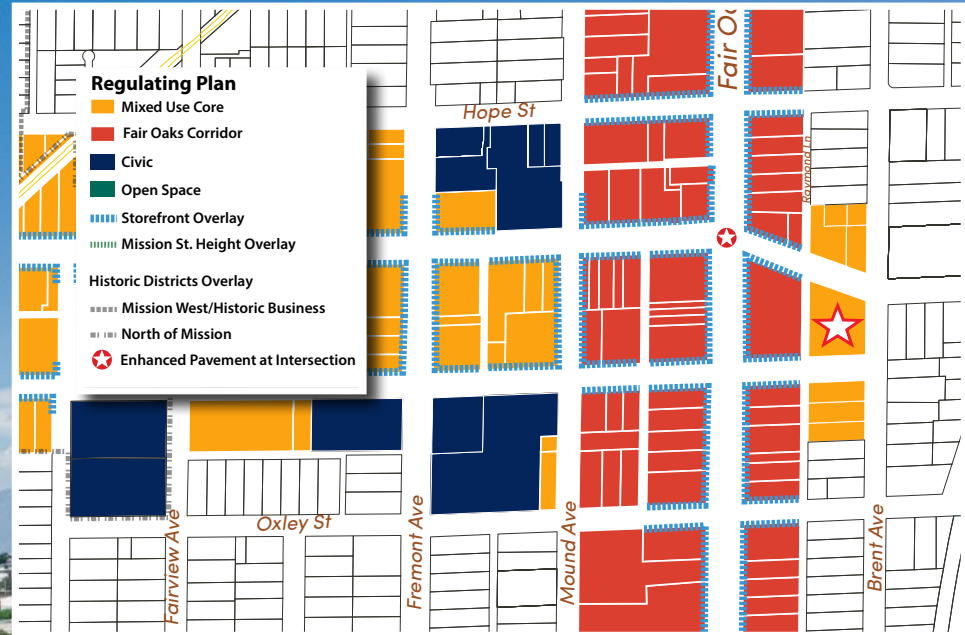
ZONING
Downtown Specific
Plan (DTSP)
Mixed-Use Core Zone



PARKING
±75 Spaces



APN
5318-015-036



HIGHLIGHTS

Strategic Location – Critical for Parking in the Neighborhood

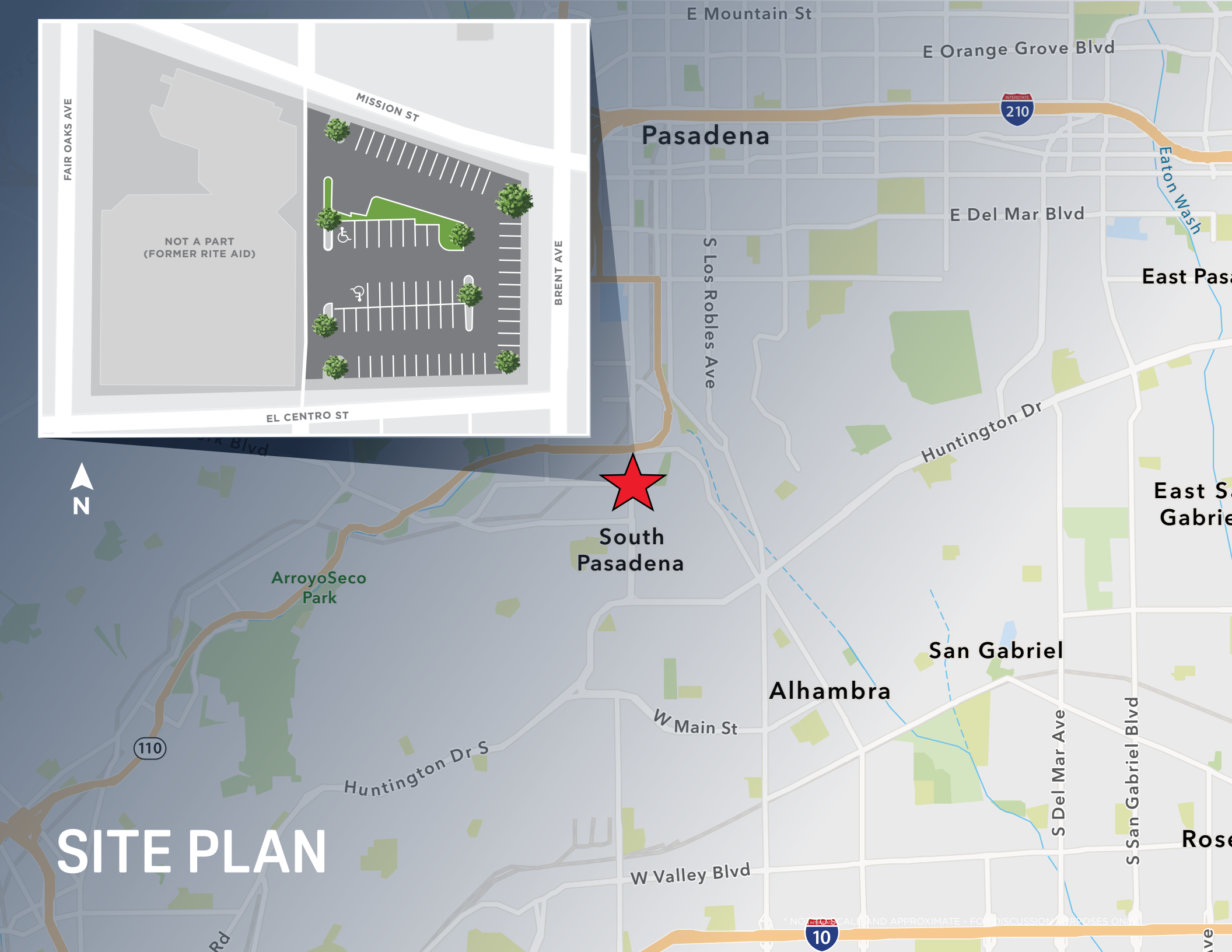
New Zoning Implemented in 2023 that Encourages Development and Density

Extremely Affluent Neighborhood - Avg. Household Income \$131,462 & Median Home Value \$1,012,968

Generational Opportunity to Develop in a Supply Constrained Market

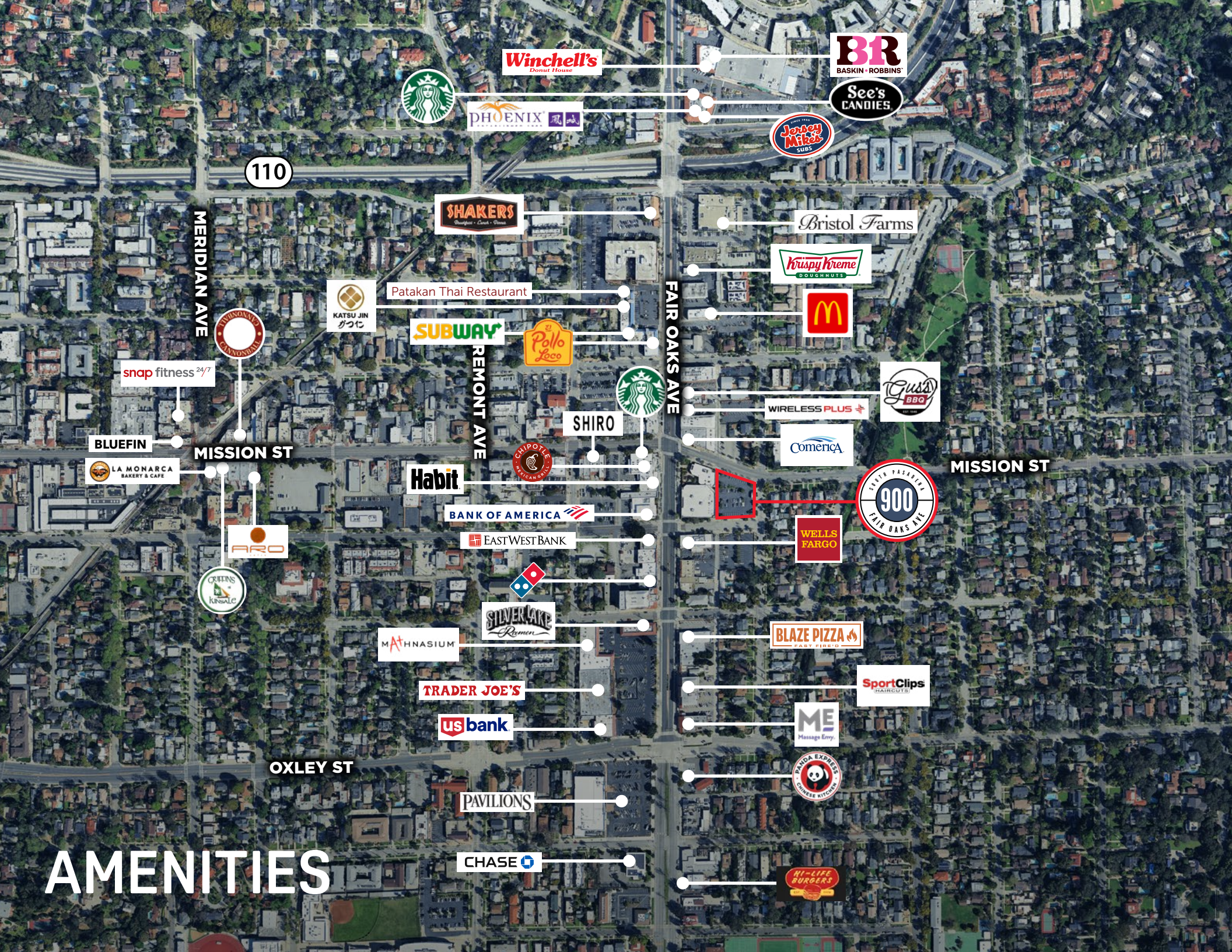
Convenient Freeway 110 Access via Fair Oaks Ave (±0.20 Miles)





REGIONAL





Winchell's
Donut House

BR
BASKIN-ROBBINS

See's
CANDIES

Jersey Mike's
SUBS

PHOENIX
RESTAURANT

SHAKERS
Burgers • Greek • Diner

Bristol Farms

Krispy Kreme
DOUGHNUTS

McDonald's

Patakan Thai Restaurant

KATSU JIN
カツ仁

SUBWAY

Pollo
Loco

SHIRO

CHIPOTLE
MEXICAN GRILL

Habit

BANK OF AMERICA

EAST WEST BANK

WIRELESS PLUS

Gus's
BBQ

Comeica

900
FAIR OAKS AVE

WELLS FARGO

BLAZE PIZZA
FAST FIRE'S

SportClips
HAIRCUTS

ME
Massage Envy

PANDA EXPRESS
CHINESE KITCHEN

HI-LIFE
BURGERS

PAVILIONS

CHASE

MATHNASIUM

TRADER JOE'S

US bank

SILVER LANE
Ramen

DOMINO'S

MISSION ST

MISSION ST

OXLEY ST

FAIR OAKS AVE

MERIDIAN AVE

110

AMENITIES

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