

RARE COMMERCIAL VALUE-ADD OPPORTUNITY IN LA CAÑADA FLINTRIDGE

4615 OAKWOOD AVE, LA CAÑADA FLINTRIDGE, CA 91011



OFFERING MEMORANDUM

ADDRESS:	4615 Oakwood Ave, La Cañada Flintridge, CA 91011
APN:	5815-014-029
BUILDING SIZE:	+/- 2,085 SF
LAND SIZE:	+/- 8,328 SF
YEAR BUILT:	1926
ZONING:	LFR17500*
LAND USE:	Single Family Residential
SALE PRICE:	\$1,700,000

PROPERTY DESCRIPTION

Rare Commercial Value-Add Opportunity in La Cañada Flintridge

Coldwell Banker Commercial Realty presents 4615 Oakwood Avenue, a rare chance to acquire commercial property in La Cañada Flintridge, where commercial inventory seldom comes to market. The property sits on an approximately 8,328 SF lot within the Downtown Village Specific Plan (DVSP) Institutional district, close to the city's retail, dining, and service amenities. Easy alley access and secure on-site parking set it apart from typical downtown offerings.

Rear access from the alley leads directly into a secure on-site parking lot, giving owners, employees, and clients easy access. Plenty of street parking is also available nearby.

The main building is a two-level structure, originally built in 1926, with a taped measurement of approximately 2,085 SF.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,169	69,507	240,227

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$314,763	\$223,737	\$176,189

MEDIAN HH INCOME

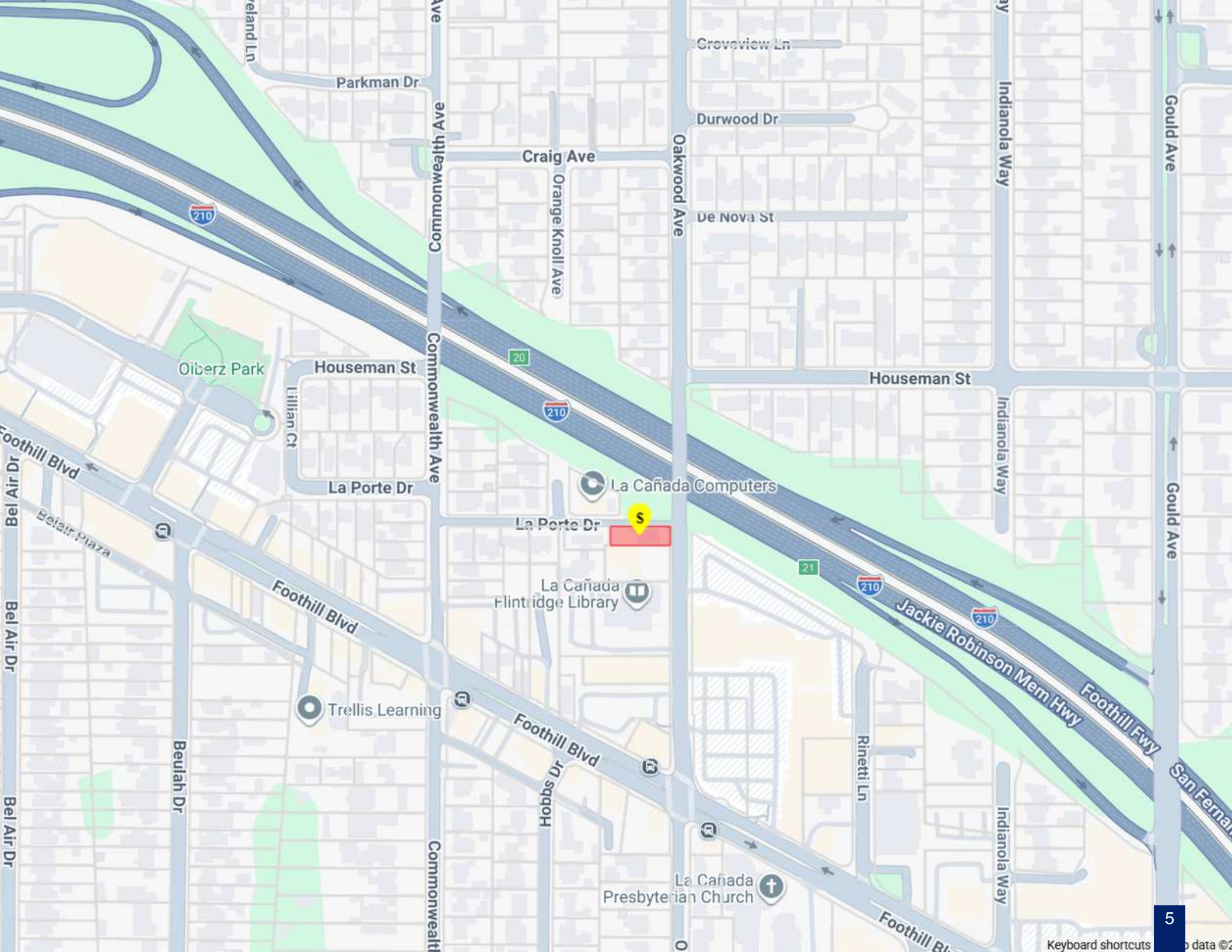
1.00 MILE	3.00 MILE	5.00 MILE
\$227,598	\$158,176	\$119,424

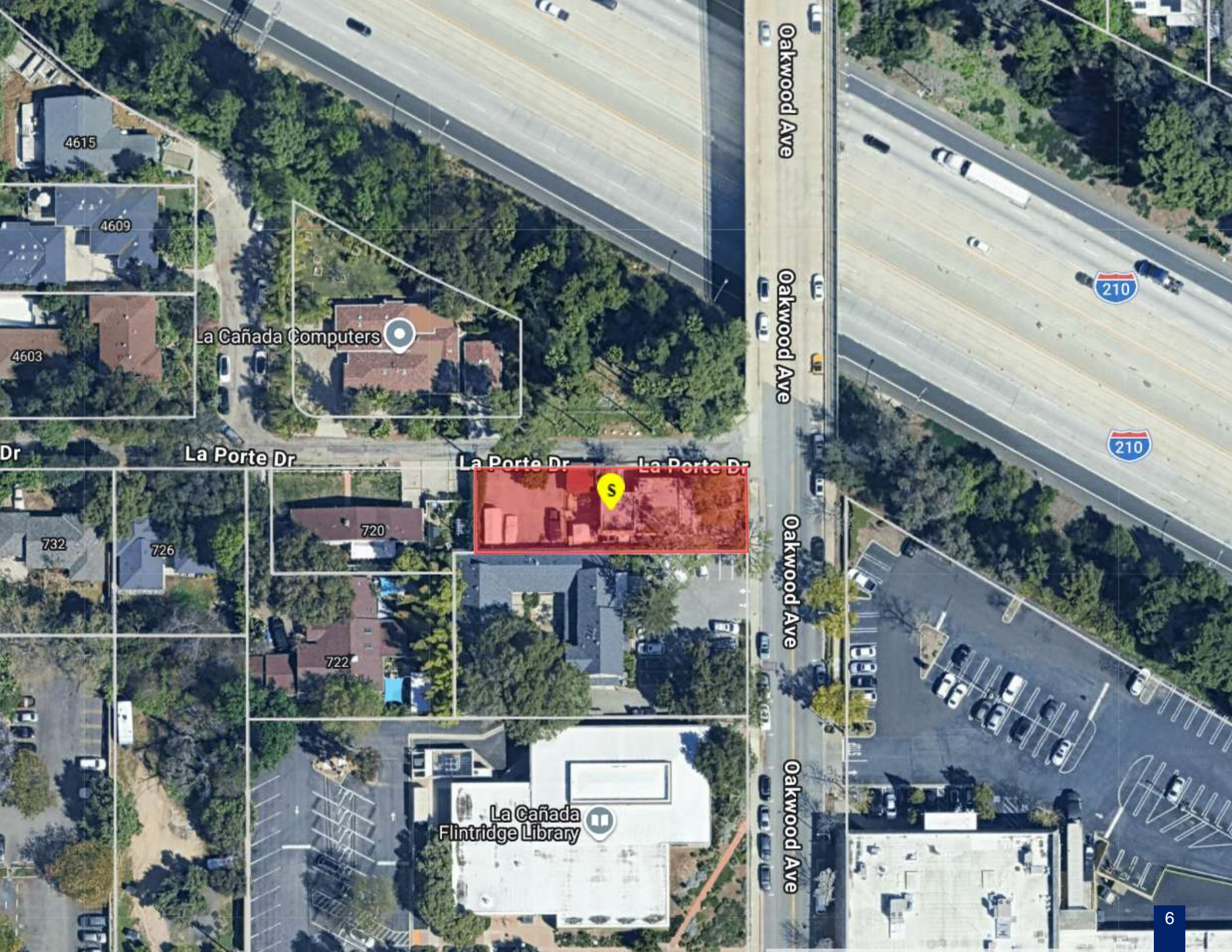
Public records show 1,615 SF. The difference comes from a permitted expansion approved by the City of La Cañada Flintridge. Its ground floor has a large front room with a fireplace, several private rooms, a kitchen, and a restroom. The second level has an additional room with its own restroom. The site also includes a detached studio of approximately 206 SF (15' x 13'9"), which is not included in the building square footage, and a detached garage. A landscaped front courtyard gives the property an attractive street presence.

This is a building with great bones, and it is ready for an owner-user or investor to transform it. Renovation and upgrades offer a strong value-add opportunity to reposition the property and capture its full potential in one of the San Gabriel Valley's most sought-after communities. The property currently houses a hair salon in the front and a dental lab in the rear, which shows the layout's flexibility across service and professional uses.









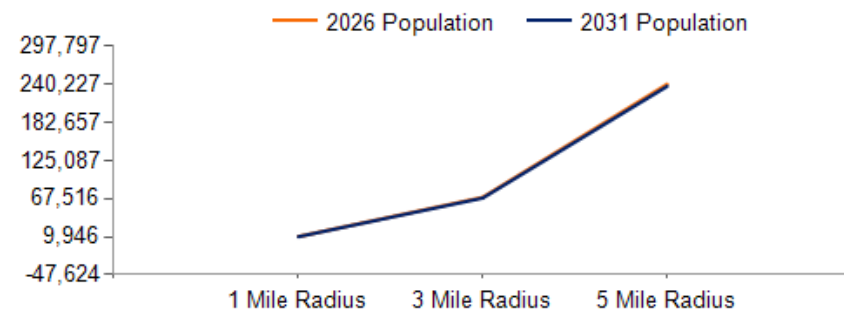
4615 Oakwood Avenue La Cañada, California



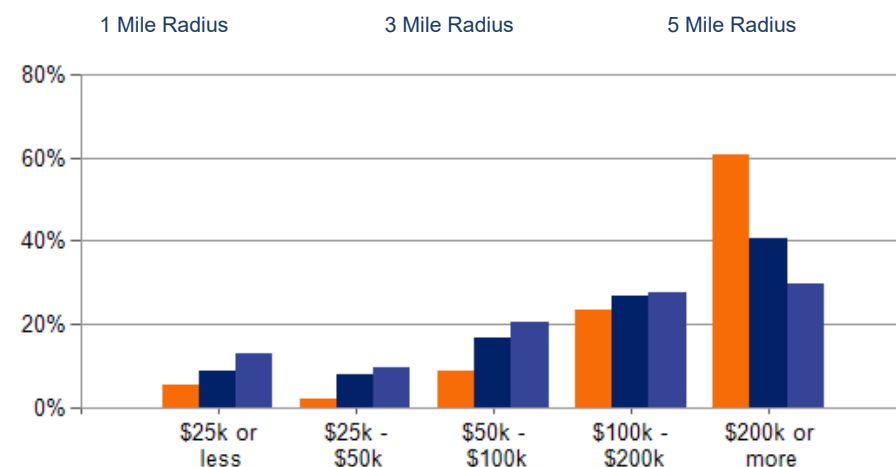
Drawn by Planlab LA - Information is deemed reliable, but not guaranteed

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,517	77,272	260,935
2010 Population	10,435	79,271	263,540
2026 Population	10,169	69,507	240,227
2031 Population	9,946	68,336	236,946
2026 African American	49	4,036	12,710
2026 American Indian	24	380	2,262
2026 Asian	3,471	14,562	43,855
2026 Hispanic	835	13,144	60,511
2026 Other Race	192	5,521	28,448
2026 White	5,378	36,522	121,465
2026 Multiracial	1,054	8,450	31,271
2026-2031: Population: Growth Rate	-2.20%	-1.70%	-1.35%

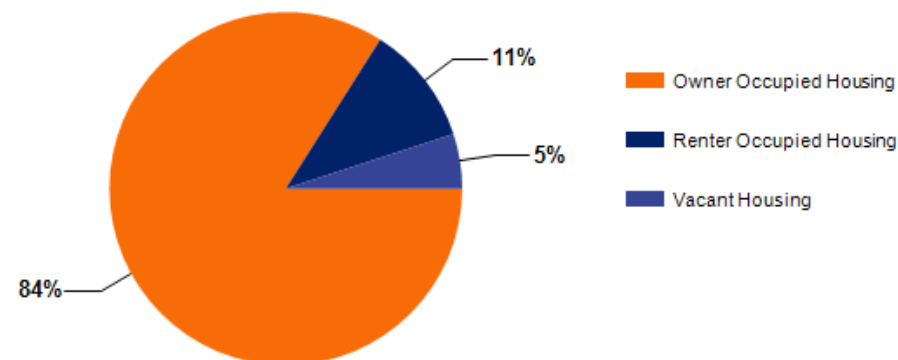
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	115	1,363	7,825
\$15,000-\$24,999	66	797	4,118
\$25,000-\$34,999	19	774	3,614
\$35,000-\$49,999	52	1,177	5,271
\$50,000-\$74,999	178	2,288	10,118
\$75,000-\$99,999	121	1,889	9,038
\$100,000-\$149,999	402	3,740	14,971
\$150,000-\$199,999	404	3,014	10,853
\$200,000 or greater	2,105	10,248	27,906
Median HH Income	\$227,598	\$158,176	\$119,424
Average HH Income	\$314,763	\$223,737	\$176,189



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

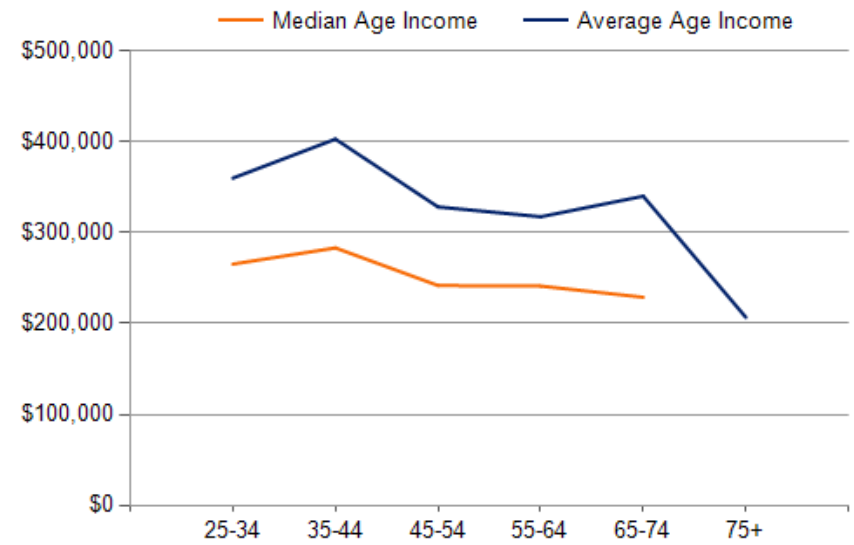
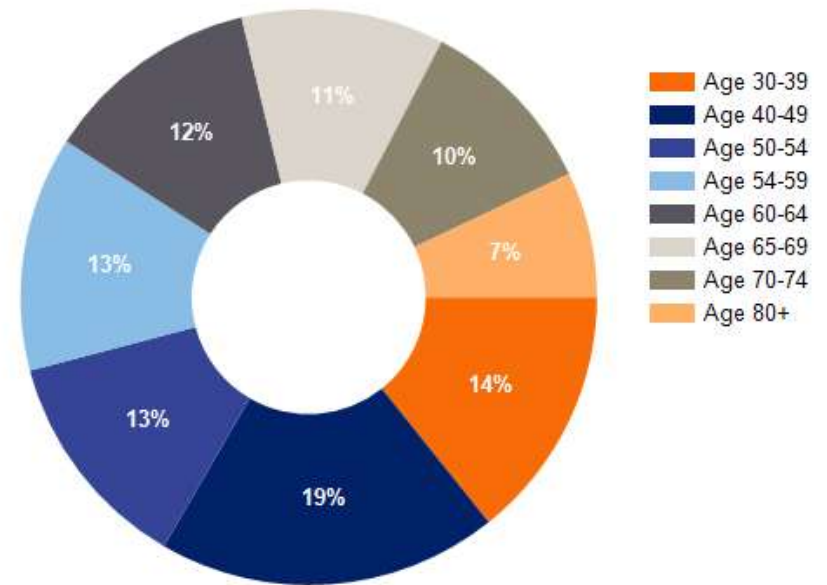


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	543	4,119	16,652
2026 Population Age 35-39	330	3,467	15,928
2026 Population Age 40-44	453	4,537	17,652
2026 Population Age 45-49	716	4,681	16,303
2026 Population Age 50-54	766	5,132	16,409
2026 Population Age 55-59	808	4,968	15,763
2026 Population Age 60-64	743	4,853	15,558
2026 Population Age 65-69	696	4,644	14,737
2026 Population Age 70-74	632	3,827	12,602
2026 Population Age 75-79	431	2,971	9,878
2026 Population Age 80-84	329	2,044	6,630
2026 Population Age 85+	266	1,811	6,515
2026 Population Age 18+	8,098	56,319	197,485
2026 Median Age	47	45	43
2031 Median Age	47	46	45

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$265,495	\$132,156	\$112,026
Average Household Income 25-34	\$360,123	\$215,175	\$162,292
Median Household Income 35-44	\$283,347	\$203,023	\$160,174
Average Household Income 35-44	\$403,129	\$267,921	\$210,959
Median Household Income 45-54	\$241,850	\$178,704	\$145,579
Average Household Income 45-54	\$328,430	\$232,091	\$194,335
Median Household Income 55-64	\$241,280	\$177,116	\$131,961
Average Household Income 55-64	\$317,620	\$227,537	\$184,581
Median Household Income 65-74	\$228,996	\$159,459	\$106,970
Average Household Income 65-74	\$340,291	\$242,335	\$179,548
Average Household Income 75+	\$206,874	\$160,921	\$123,032

Population By Age



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La Cañada Flintridge, CA 91011

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