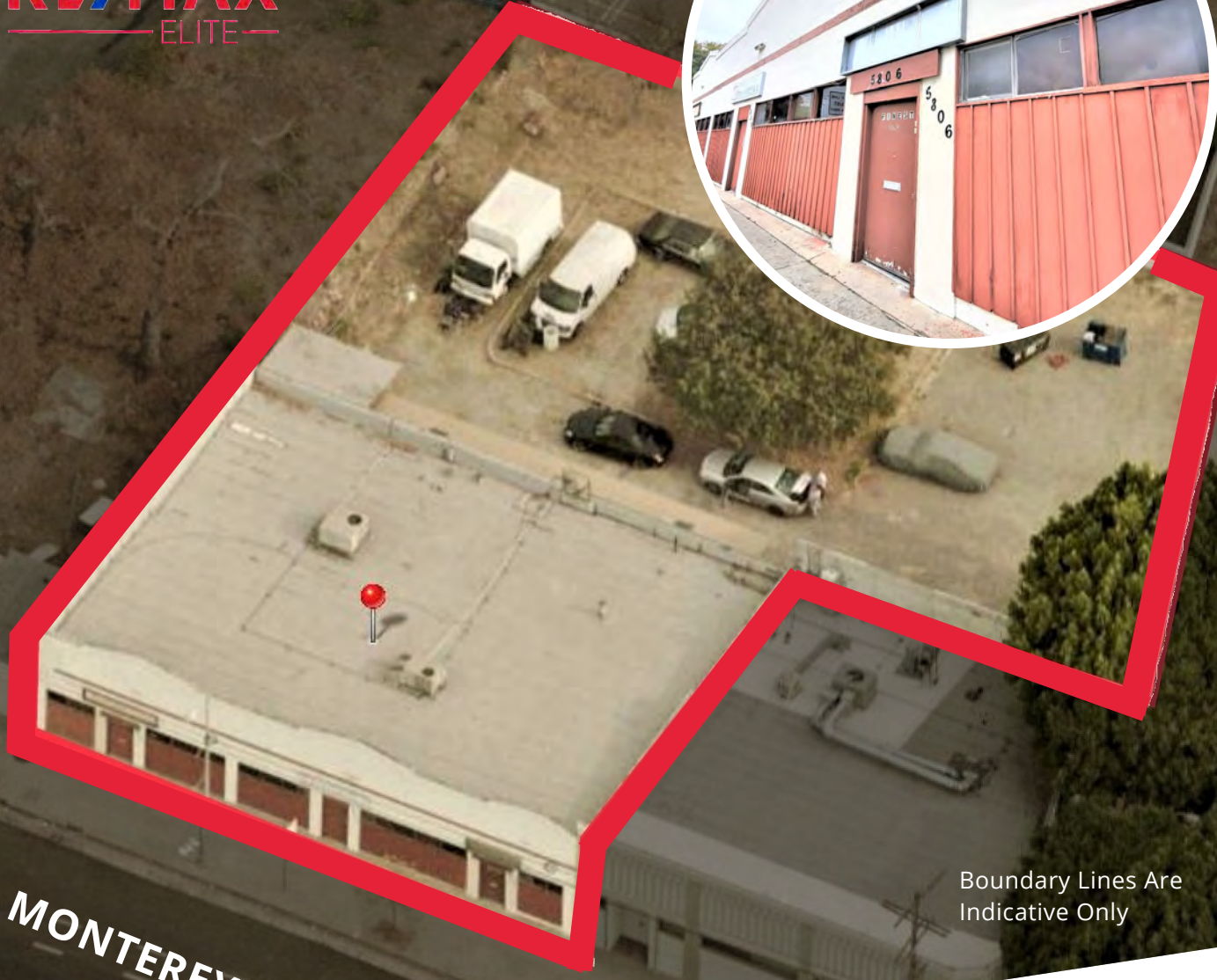


CO-LISTED WITH:



MONTEREY RD

Boundary Lines Are Indicative Only



HIGHLIGHTS

- ✓ ± 4,800 SF Office
- ✓ ± 13,828 SF Lot
- ✓ Large Parking Space
- ✓ LARD 1.5/Enterprise Zoning
- ✓ Redevelopment Opportunity

FOR SALE

5808 MONTEREY RD,
LOS ANGELES, CA 90042

PROPERTY DESCRIPTION

Attention Developer and Business Owners! This commercial flex space is located in the commuter friendly neighborhood of Hermon District, off the 110 FWY Ave 60 exit, just south of Highland Park, west of South Pasadena, and 15 minutes driving distance to Downtown Los Angeles and Koreatown. To demonstrate the flexibility of this location, within the same LARD1.5 zoning, expect to find nearby properties consist of multifamily, office building, condo development projects, and religious facilities, thus abundance of usages and potential development projects are possible upon city planning approval. The property is also situated in the county declared Enterprise Zone (EZ) to provide business owner tax credit, expense deductions, and more! The immediate street frontage from Monterey Rd, local established retail traffic from Fresco Market, and immediate nearby residential residents can be some of the retail characteristics to consider. Additional retail market report and infographics are available upon request. Currently used as office suites by owner with a large rear lot for parking, owner will vacate upon close of escrow.



ADDITIONAL PHOTOS



Showing by

APPOINTMENT

ONLY



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