



ANCHOR SPACE OPPORTUNITY

27,981 SF Available

For Lease

Highland Park Center | 5461 N Figueroa St, Los Angeles, CA

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Highland Park

The Neighborhood:

Located on the peripheral of both Downtown Los Angeles and Pasadena, this artsy enclave is one of the hottest up-and-coming markets in all of Los Angeles. Filled with classic Craftsman style houses and tree lined streets, this diverse neighborhood has recently seen a cultural renaissance in both its residents and retailers (from supermarkets to boutique shops and eateries). Primary local-residents are multigenerational and diverse in culture. However, in addition to lifelong home owners, this suburb has seen a steady increase in young adults flocking to this gentrifying market. Like its residents, this trade area is also home to unique blend of retailers. The Metro Gold Line stop, located in the heart of the market, provides convenient access to both local-residents and the surrounding markets. Combined with great walkability along the main retail thoroughfares of Figueroa Street and York Blvd, several trendy operators, from boutique coffee shops and pizzerias to gastropubs and entertainment concepts, have steadily entered the market over the past 5 years.

The Shopping Experience:

Family bonding and gatherings are the norm for local-residents. This family-oriented lifestyle helps to dictate the products and locations for which they tend to shop. Spending is often comprised of amenities for their children and households, along with quick bites to eat at family restaurants. However, the new-found youth of Millennial residents has generated several other requirements within the market. Purchases are typically dictated by trends in personal style, dining experiences, and entertainment, with frequent expenses consisting of the newest apparel, personal care products, and night-life activities.



Highland Park Bowl



Mr. Holmes Bakehouse

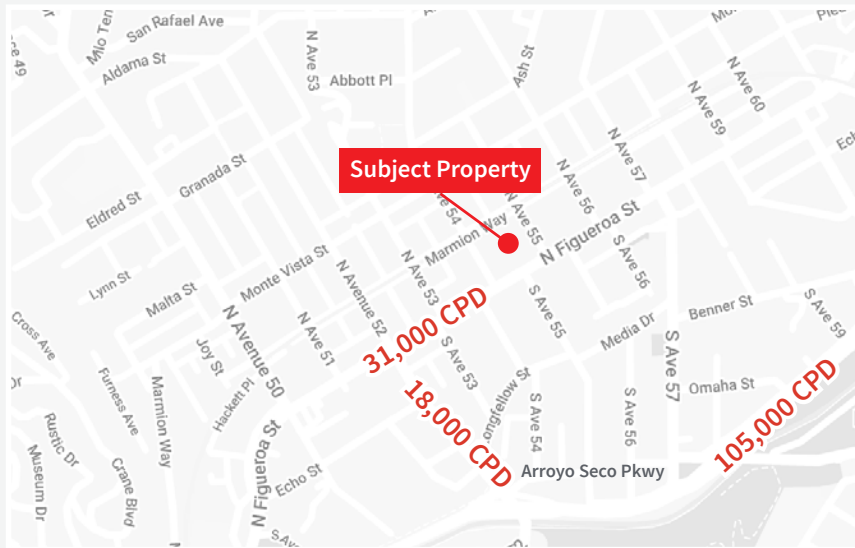


Tierra Mia Coffee

Property Highlights

Highland Park Center | 5461 N Figueroa St.





- Rare anchor opportunity in the heart of Highland Park, one of the hottest up-and-coming markets in Los Angeles
- Great visibility and access right off of N Figueroa Street, the trade areas main retail thoroughfare (31,000 cars per day)
- Front facing parking lot provides plenty of parking on-site
- Less than half a mile from the 110 Freeway (over 105,000 cars per day)
- Walking Distance to the Highland Park Metro Light Rail Station, which provides access to and from nearby Downtown LA, Pasadena, and other surrounding markets”
- Close proximity to Occidental College (over 2,000 students)



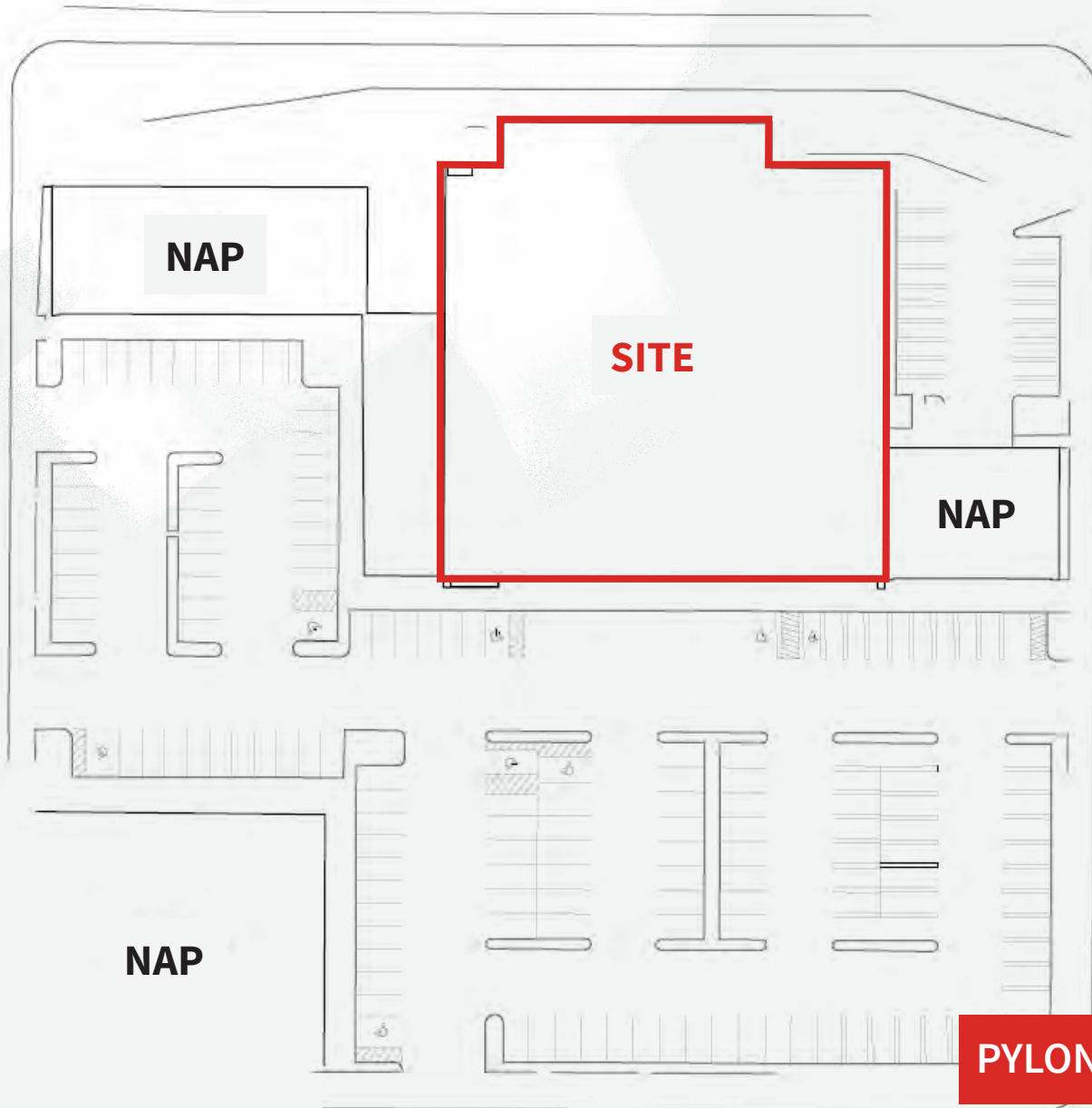
AREA RETAILERS



DEMOGRAPHICS

	1 mile ▼	2 miles ▼	3 miles ▼
	43,544 Total Population	267,345 Total Population	778,192 Total Population
	13,629 # of Households	88,367 # of Households	275,801 # of Households
	3.2 Household Size	3.0 Household Size	2.7 Household Size
	\$74,478 Avg. HH Income	\$93,330 Avg. HH Income	\$90,883 Avg. HH Income

Site Plan



Aerial





jllretail.com

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