

RARE INVESTMENT OR OWNER-USER
OPPORTUNITY IN PRIME HIGHLAND PARK

BEAUTIFUL BOW TRUSS BUILDING LOCATED ON THE COOLEST STREET IN LOS ANGELES

HIGHLAND PARK
5317
YORK
BLVD
LOS ANGELES

ARCHITECTURAL
RENDERING



OFFERING MEMORANDUM



**“HIGHLAND PARK IS THE 9TH
COOLEST NEIGHBORHOOD
IN THE WORLD.”** -TIMEOUT

**5317
YORK
BLVD**

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“YORK BOULEVARD IS LOS ANGELES’S COOLEST STREET”

— CONDE NAST TRAVELER

EXECUTIVE SUMMARY

Pegasus Investments Real Estate Advisory Inc., in conjunction with Kohan & Associates Real Estate Inc., as exclusive investment sale advisors to seller, are pleased to offer the rare opportunity to acquire a freestanding, bow truss architectural building located on the premier street in the highly sought-after Highland Park neighborhood of Los Angeles. The Property, 5317 York, is available for sale to an investor or owner-user, and is vacant and ready for immediate occupancy.

The beautiful 1920s brick and timber building benefits from 65 feet of frontage on York Boulevard, named the “coolest street in Los Angeles” by *Conde Nast*. York is a hub of activity with craft beer bars, top restaurants, independent shops and a well-attended monthly art walk. The Property benefits from a rare and highly coveted master CUP allowing for alcohol sales for both on- and off-site consumption. 5317 York also benefits from favorable zoning allowing for most commercial and retail uses and no required parking – although parking is available for lease from the Seller. Located in the heart of Highland Park, 5317 York provides investors an opportunity to take advantage of the continued growth in one of the coolest neighborhoods in the world.

OFFERING PRICE: \$3,334,000



**BEAUTIFUL
BOW TRUSS
ARCHITECTURE**

EXPANSIVE AND ARCHITECTURALLY ENGAGING BUILDING

At nearly 7,000 SF across a single story, the expansive brick and timber bow truss building has ceilings soaring over 20 feet and a large in-place skylight providing great natural light and incredible character. This rare architectural gem is an ideal investment or owner-user opportunity. The property will be delivered vacant and can be occupied immediately or redeveloped to include indoor/outdoor patio space, a mezzanine floor, and more.



IN-PLACE CUP

HIGHLY COVETED MASTER CUP IN PLACE

The Seller has secured both on-site type 47 full liquor and off-site type 21 full liquor conditional use permits entitling the Property for alcohol sales and both onsite and off-site consumption. This highly coveted CUP runs with the property. These permits are extremely difficult, often times impossible, to obtain. Not only is an investor benefiting from this rare CUP, they are saving nearly \$150,000 and over a year of work.

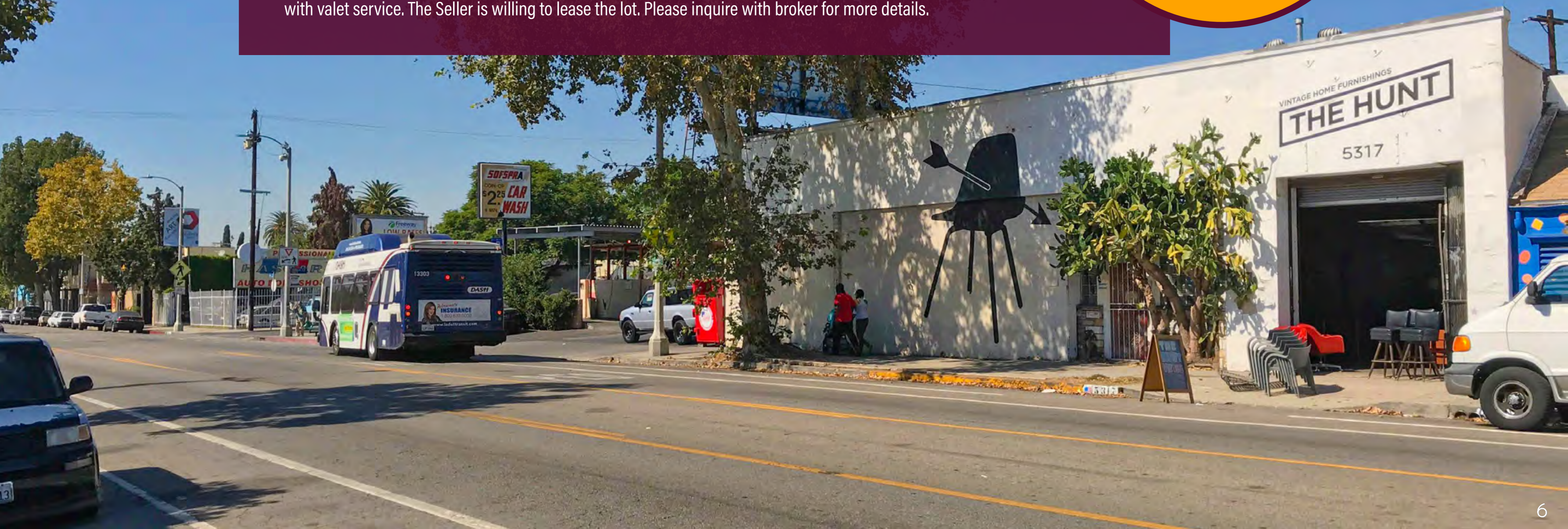
FAVORABLE C2-1 AND STATE ENTERPRISE ZONING

The C2 zoning allows for most commercial and retail uses, including restaurant, bar, retail, hotel, etc. While the State Enterprise Zone ("SEZ") itself has been retired, the parking requirements under the SEZ have been grandfathered in, even upon a change of use. That said, since no parking was required under the SEZ at the Subject Property, even with a change in use, no new parking will be required. This and all other information to be confirmed independently by buyer.

ADDITIONAL PARKING AVAILABLE

While the Property is not required to provide any parking per the SEZ, the Seller owns a 5,000 SF lot directly across from the property (see page 8 for map). This lot allows for 12 parking stalls with the potential to stack more with valet service. The Seller is willing to lease the lot. Please inquire with broker for more details.

LOCATED IN THE
HEART
OF HIGHLAND PARK





**WALKABLE
YORK BLVD
LOCATION**

**PHENOMENAL WALKABILITY AND EASY
ACCESS VIA METRO GOLD LINE**

Unlike the rest of Los Angeles, there is a strong walking culture in Highland Park, and 5317 York is strategically located on the neighborhood's most celebrated walk-street. This walkability is in large part why York and Highland Park have earned such high local and international acclaim. Additionally, the property is located just 5 minutes from the Metro Gold Line Station which quickly connects Highland Park to rest of the city. This accessibility has further stimulated the neighborhood's phenomenal growth over the last several years.

SUBJECT

**HIGHLAND PARK WAS RECENTLY RANKED
AT THE TOP OF REDFIN'S LIST OF UP-AND-
COMING NEIGHBORHOODS IN THE NATION**

EXCELLENT FRONTAGE AND VISIBILITY ON ONE OF THE MOST IN-DEMAND RETAIL CORRIDORS IN LOS ANGELES

The Property benefits from 65 feet of frontage on York Boulevard, which boasts traffic counts of over 22,000 VPD and the title of "Los Angeles's Coolest Street" by *Conde Nast*. While the tree-lined thoroughfare has seen an influx of top restaurants, wine bars and beer gardens, coffee houses, and eclectic shops, these new additions thrive alongside old-school music venues and taquerias. This easy juxtaposition of old and new and eclectic mix of retail and food is not replicated anywhere else in the city. 5317 York is located directly in the heart of the retail expansion along the corridor. Some of the newest neighbors include Barcade, Pine & Crane's sophomore restaurant, Joy, the Muffler Shop redevelopment anchored by Stumptown Coffee and multiple new residential developments.

DEMOGRAPHICS



2019 EST.
POPULATION



2019 EST.
AVG. INCOME

1-MILE

42,943

\$77,437

3-MILE

241,128

\$89,730

5-MILE

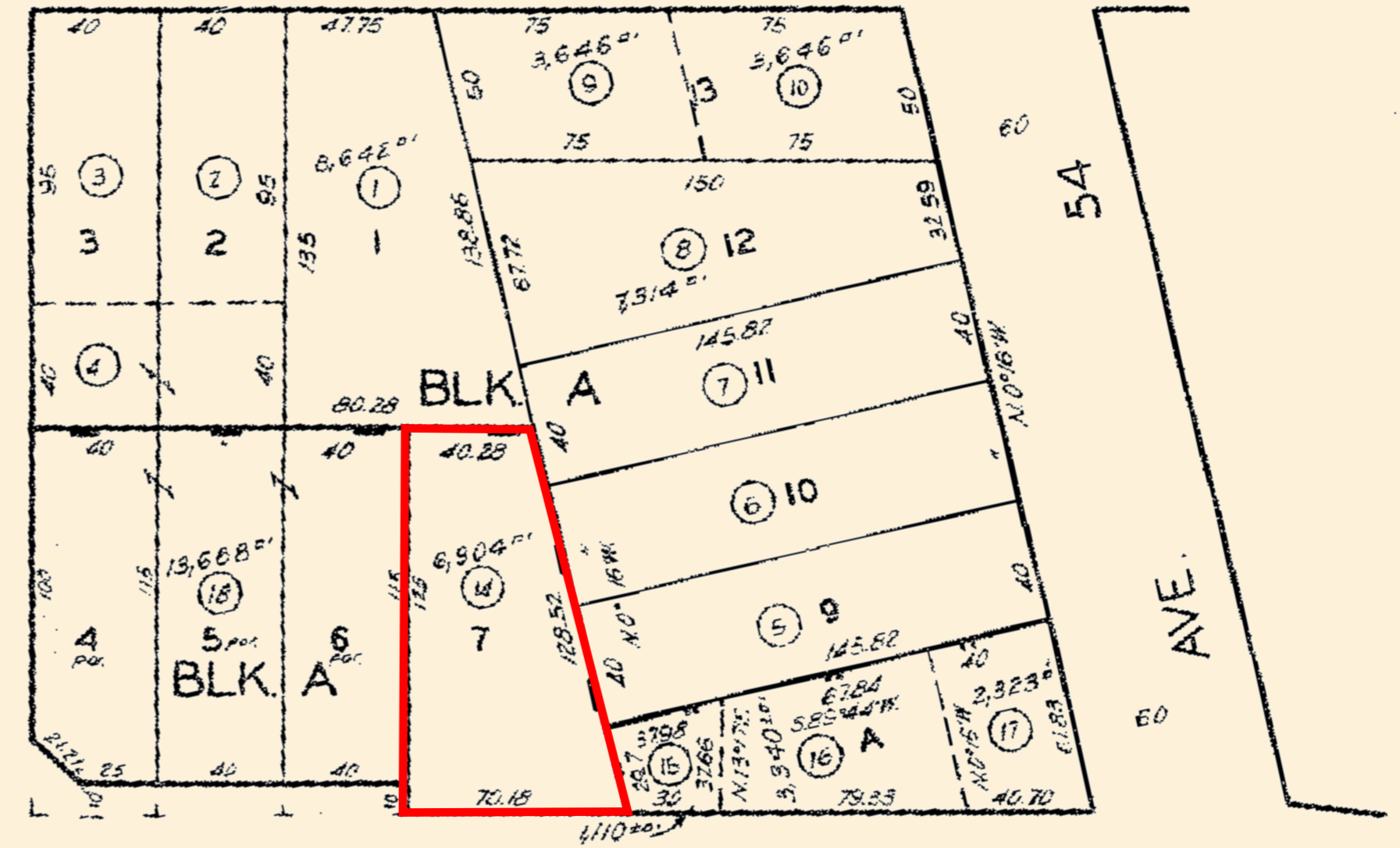
704,260

\$88,232



BUILDING & SITE PROFILE

OFFERING PRICE	\$3,334,000
PRICE PER SF - BUILDING & LAND	\$485
ADDRESS	5317 YORK BOULEVARD LOS ANGELES, CA 90042
APN	5478-003-014
ZONING	C2-1 STATE ENTERPRISE ZONE
GROSS LEASABLE AREA	6,875 SF
LOT SIZE	6,891 SF
YEAR BUILT / RENOVATED	1926 / 2018
FRONTAGE	65 FEET ON YORK BLVD
CEILING HEIGHT	21'
PARKING	LOT FOR LEASE & STREET



Artist's Rendering - Not to Scale

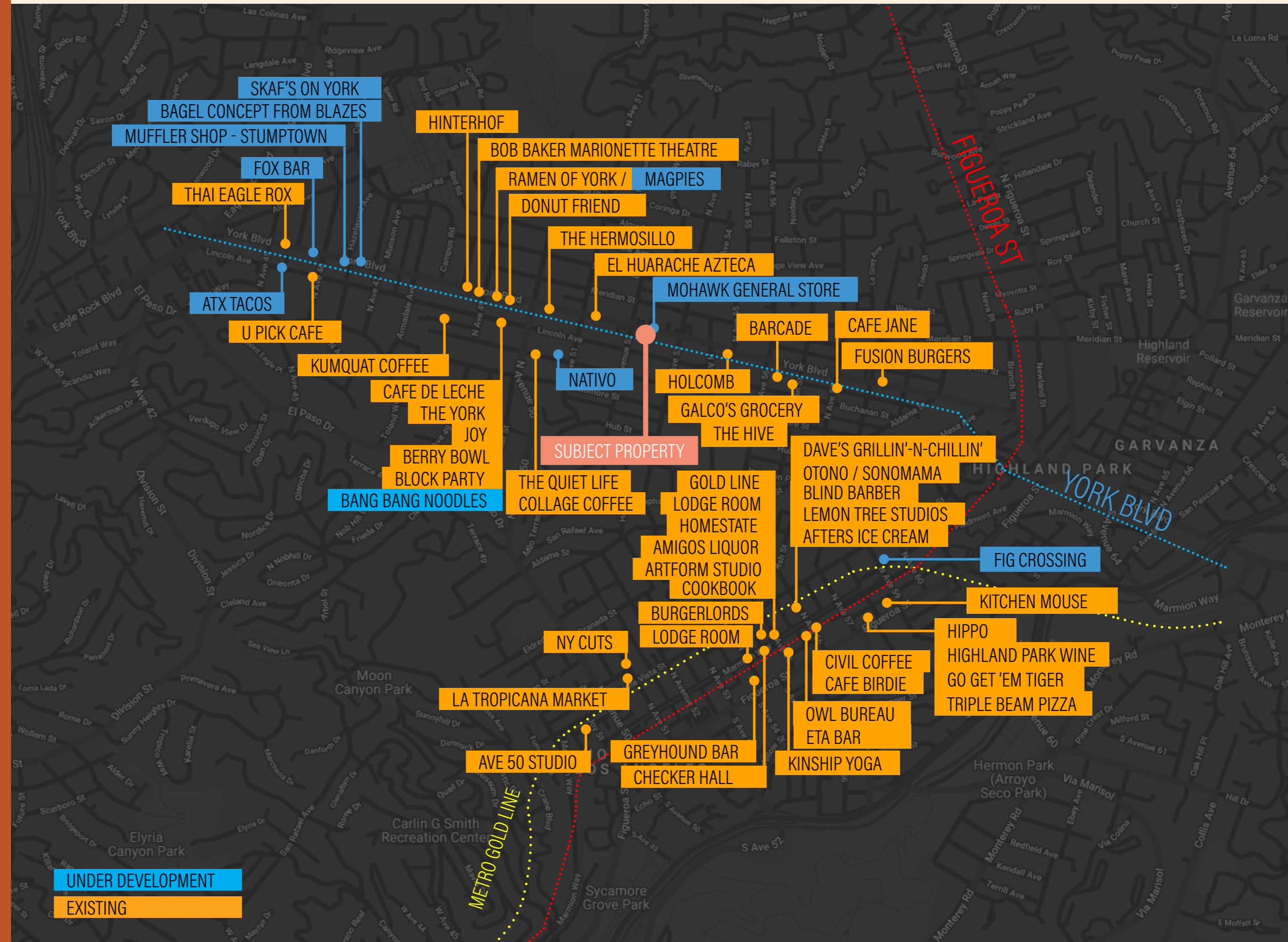
THE NEIGHBORHOOD

HIGHLAND PARK, LOS ANGELES, CA

Highland Park is a rapidly evolving historic neighborhood in northeast Los Angeles, California located in the San Rafael Hills along the Arroyo Seco. It was one of the first subdivisions of Los Angeles, and is inhabited by a diverse set of ethnic and socioeconomic groups. Home to the Arts and Crafts movement in Southern California, much of the neighborhood's tree-lined streets are filled with historic Craftsman style homes and California bungalows.

Highland Park sits adjacent to financial and cultural hub Downtown Los Angeles and just south of Eagle Rock and Pasadena. In the early 2000s, Highland Park began to experience changes with an influx of new residents with interest in revitalizing its multitude of Craftsman-style homes. Highland Park's relatively affordable rents made it increasingly popular among young people. Residents of this neighborhood can enjoy the neighborhood's unique architectural aesthetics and its highly walkable urban lifestyle, particularly along the burgeoning York Boulevard, a street stocked with trendy gastropubs and galleries. More recently, Figueroa Street has developed as another source of pedestrian activity, supported by its close proximity to the Metro Gold Line.

Highland Park has quickly joined the ranks as one of the city's most sought after neighborhoods to live, work and play. Over the years the neighborhood has even earned international praise from publications including Vogue, New York Times, TimeOut and Conde Nast Traveler. With its walkable tree-lined streets and eclectic vibe—unlike much of the rest of Los Angeles—Highland Park still feels like a neighborhood.



MR. HOLMES BAKEHOUSE



HIGHLAND PARK'S RETAIL RENAISSANCE

Recently named the 9th-coolest neighborhood in the world by Time Out and ranked at the top of Redfin's list of up-and-coming neighborhoods in the nation (based on sales volume, average price PSF, sale-to-list ratio and on-market listings), Highland Park is surely thriving. It has quickly become one of the most highly sought-after neighborhoods in Los Angeles thanks to its combination of location, historical charm, relatively affordable housing (for now) and an influx of exciting retailers and restaurants over the last 10 years.

The neighborhood is minutes from Occidental College and Downtown Los Angeles and is bordered by Pasadena and Eagle Rock. Highland Park was the epicenter of the Arts and Crafts Movement in Southern California, so the tree lined streets are dotted with beautiful historic craftsman-style homes. The neighborhood is home to world-renowned chefs, including Nancy Silverton and Matt Molina of Mozza fame, art galleries that rival Downtown LA, cozy book shops and music venues. Additionally, Highland Park benefits from phenomenal demographics—241,000 people within 3 miles, a third of which are Millennials, and \$90,000 average household incomes—which bolster continued development and rental growth along both York and Figueroa, the other major thoroughfare in Highland Park.

HIPPO



CAFE BIRDIE



OCCIDENTAL COLLEGE

One of the oldest liberal arts colleges on the West Coast, Occidental College sits in the heart of the Eagle Rock neighborhood on an exquisitely landscaped 120-acre campus covered in oak trees and historic buildings. The private institution is one of the very few liberal arts colleges in Los Angeles, one that has been providing an unparalleled educational experience to a tight-knit community of students and scholars for over 125 years. Fondly referred to as “Oxy”, the college has been ranked the sixth “most beautiful campus” by Newsweek. Occidental College is also one of the most racially and economically diverse institutions; its approximately 2,000 undergraduate students enjoy small, intimate classroom settings, which ultimately prepares them to emerge as leaders in an increasingly pluralistic and complex world.



OXY ARTS ON YORK

Occidental College purchased a 5,400 SF building on the northwest corner of York and Armadale Avenue with the goal of further integrating student life with the local community. After a thorough renovation the building opened in Spring 2019 as the home of Oxy Arts – the interdisciplinary hub for creativity and the arts at Occidental College. Oxy offers programs in Art & Art History, Interdisciplinary Writing, Media Arts & Culture, Music, and Theater. The Oxy Arts building will act as an interactive space where Oxy Arts will continue to stimulate collaboration and creativity between Oxy Arts and current and new creative partners. Within the new art center there will also be units set aside for commercial uses and restaurants, which is anticipated to bring the emerging York retail scene closer to the college campus and ultimately strengthen the relationship between the college and the local community.





NEW MIXED-USE DEVELOPMENT: THE E.R.B.

Located at the intersection of Eagle Rock and York Boulevards, The E.R.B. is a mixed-use development that consists of 45 small lot houses, seven of which feature street-fronting commercial space. The complex will be a mix of two- and three-story townhomes with three- and four-bedroom floor plans between 1,800 and 2,500 SF. There will also be a balcony, a two-car garage and a rooftop deck featured in each house. Additionally, "smart technology" will be incorporated into the building with a comprehensive system that monitors each home's front door, thermostat, and entryway security camera.



THE ARROYO HP

Arroyo HP is a new single family home development by Shea Homes located on Avenue 56, one block above York Blvd. The development was completed in 2020 with sales currently ongoing. Sales for available units range in price from \$870,593 to over \$1,119,341. The project has a total of 20 small lot subdivision homes. Arroyo HP offers three- and four-story small lot homes ranging from approximately 1,666 to 2,250 square feet. All homes feature contemporary architecture and modern finishes—with spacious balconies or expansive rooftop decks adding incredible outdoor living space.





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Pegasus Investments Real Estate Advisory (“Pegasus Investments”) represents a broad range of clients, from institutional investment firms to developers, high net worth individuals, family trusts and partnerships in connection with the purchase & sale and leasing of high quality investment properties nationwide. Pegasus Investments is one of the foremost leading advisory firms within the single tenant and multi-tenant triple net leased retail property category having completed in excess of \$1.5 billion in volume since 2014.

Pegasus Investments offers a highly differentiated advisory platform given its ability to collaborate within a vertically integrated environment with Pegasus Capital Markets and Pegasus Asset Management to ensure a seamless transaction for all parties involved. The result is highly customized, creative, streamlined execution.

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