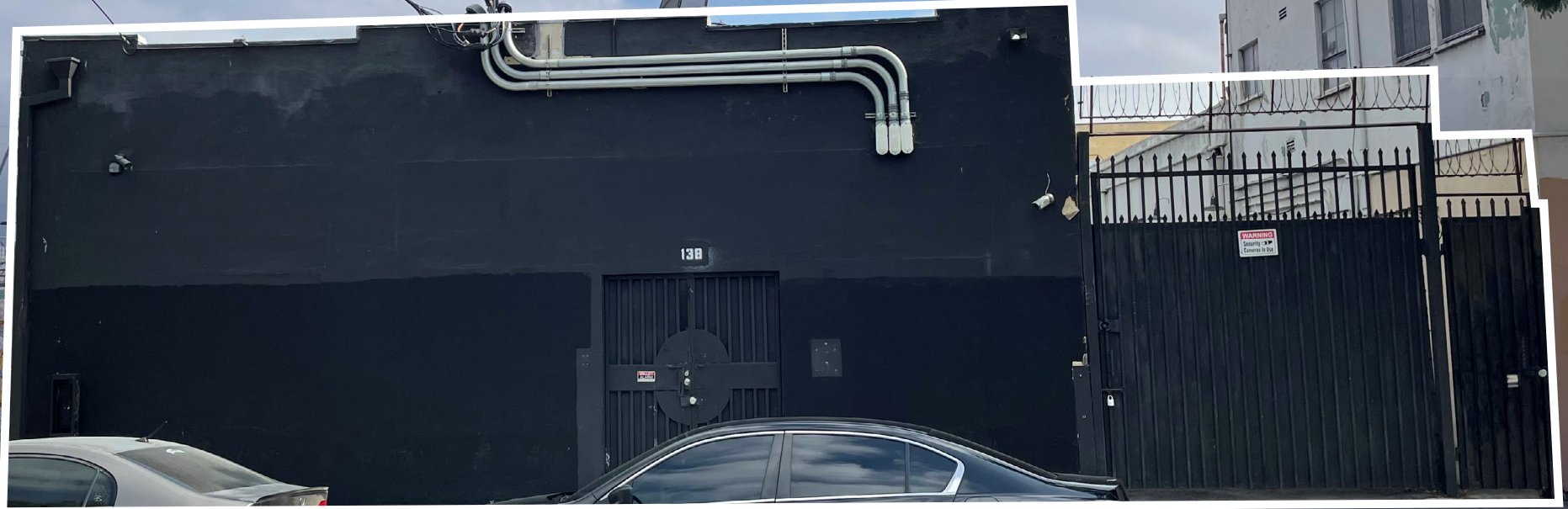


138

N. SAN FERNANDO ST

LOS ANGELES, CA 90031



±4,844 SF OF FLEX SPACE IN THE HEART OF LINCOLN HEIGHTS
Ideal for an Owner-User or Investor



Property Overview

PROPERTY ADDRESS



**138 N San Fernando Rd,
Los Angeles, CA 90031**

ASKING PRICE



**\$1,550,000
(\$317/SF)**



APN
5447-014-024



YEAR BUILT
1952



TOTAL LAND SIZE
±7,287 SF



TOTAL IMPROVEMENTS
±4,844 SF



FRONT BUILDING
±2,952 SF



BACK BUILDING
±1,892 SF



OCCUPANCY
Vacant

PARKING



**Potential for tandem
parking of ±6 cars + street**

ZONING



**Urban Village
(CASP)**

JURISDICTION

COMMUNITY PLAN AREA



**Northeast
Los Angeles**



AREA PLANNING COMMISSION
East Los Angeles APC

COUNCIL DISTRICT



**CD1 – Eunisses
Hernandez**



NEIGHBORHOOD COUNCIL
Lincoln Heights NC

TRANSPORTATION

WALK SCORE



**81 –
Very Walkable**

BIKE SCORE



**64 –
Bikeable**

TRANSIT SCORE



63 – Good Transit



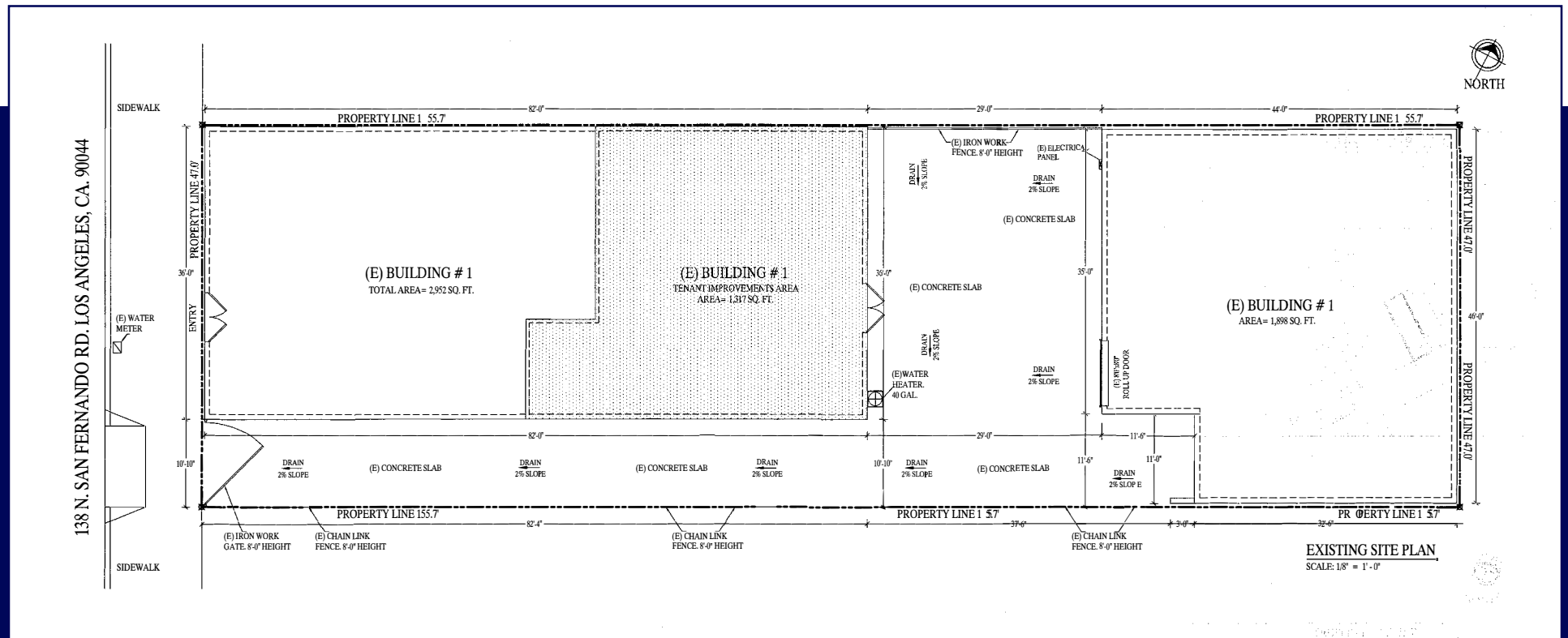
PROPERTY HIGHLIGHTS

138 N SAN FERNANDO RD, LOS ANGELES, CA 90031

- Ideal opportunity for an owner-user seeking immediate occupancy or an investor pursuing value-add potential
- Flexible open-floor-plan configuration suitable for a variety of industrial, creative office, showroom, retail, and mixed-use uses
- Rare gated on-site parking area that can also be utilized as secure outdoor storage, staging or tenant amenity space
- Located in the rapidly evolving Lincoln Heights submarket, one of Los Angeles' most dynamic creative and infill neighborhoods
- Ample power capacity to accommodate a wide range of manufacturing, production, technology, and industrial users
- Centrally positioned with convenient access to Downtown Los Angeles, Pasadena, Glendale, Northeast Los Angeles, and major regional transportation corridors



*no floorplan for building #2



Property Photos

138 N SAN FERNANDO RD, LOS ANGELES, CA 90031

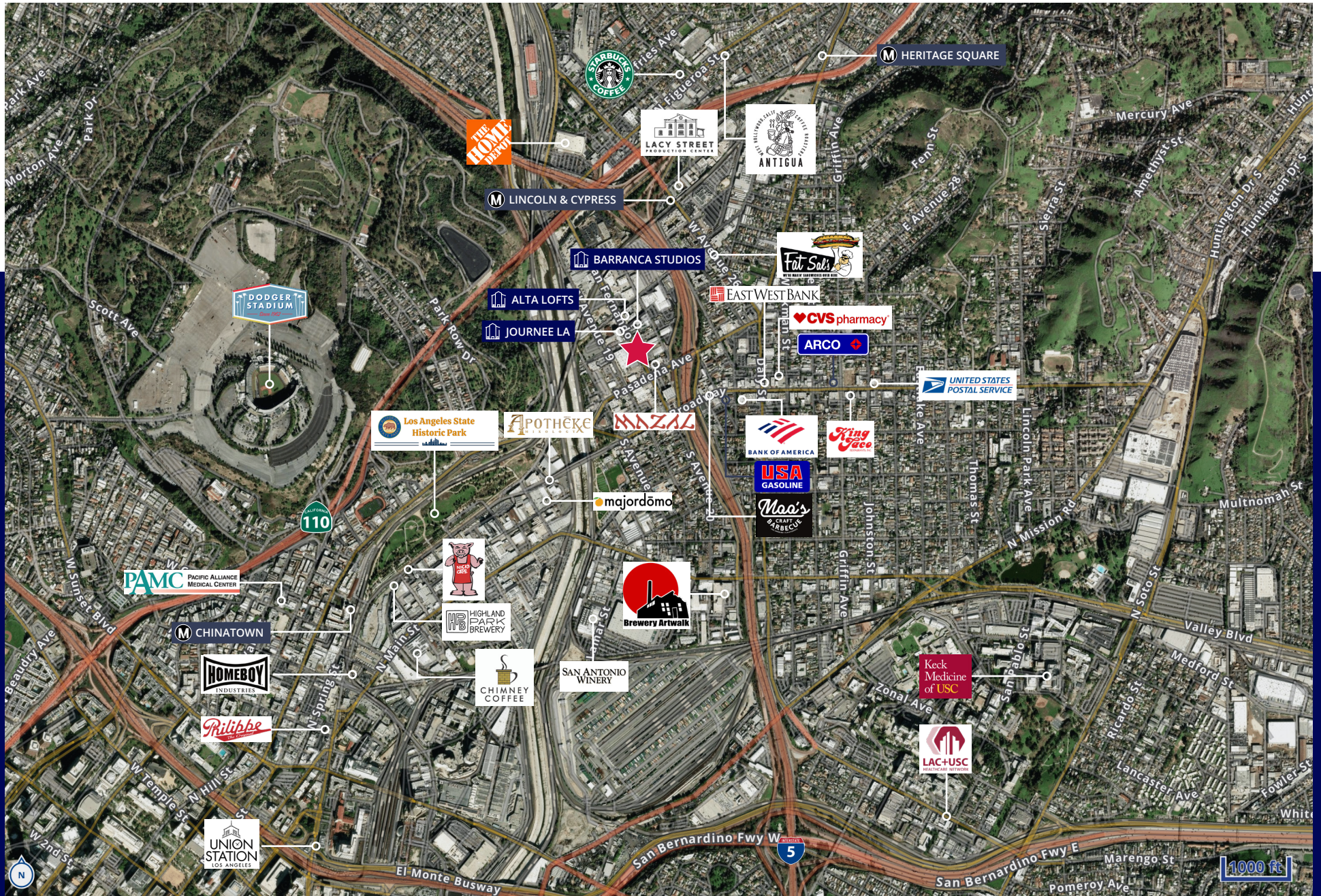


Property Photos

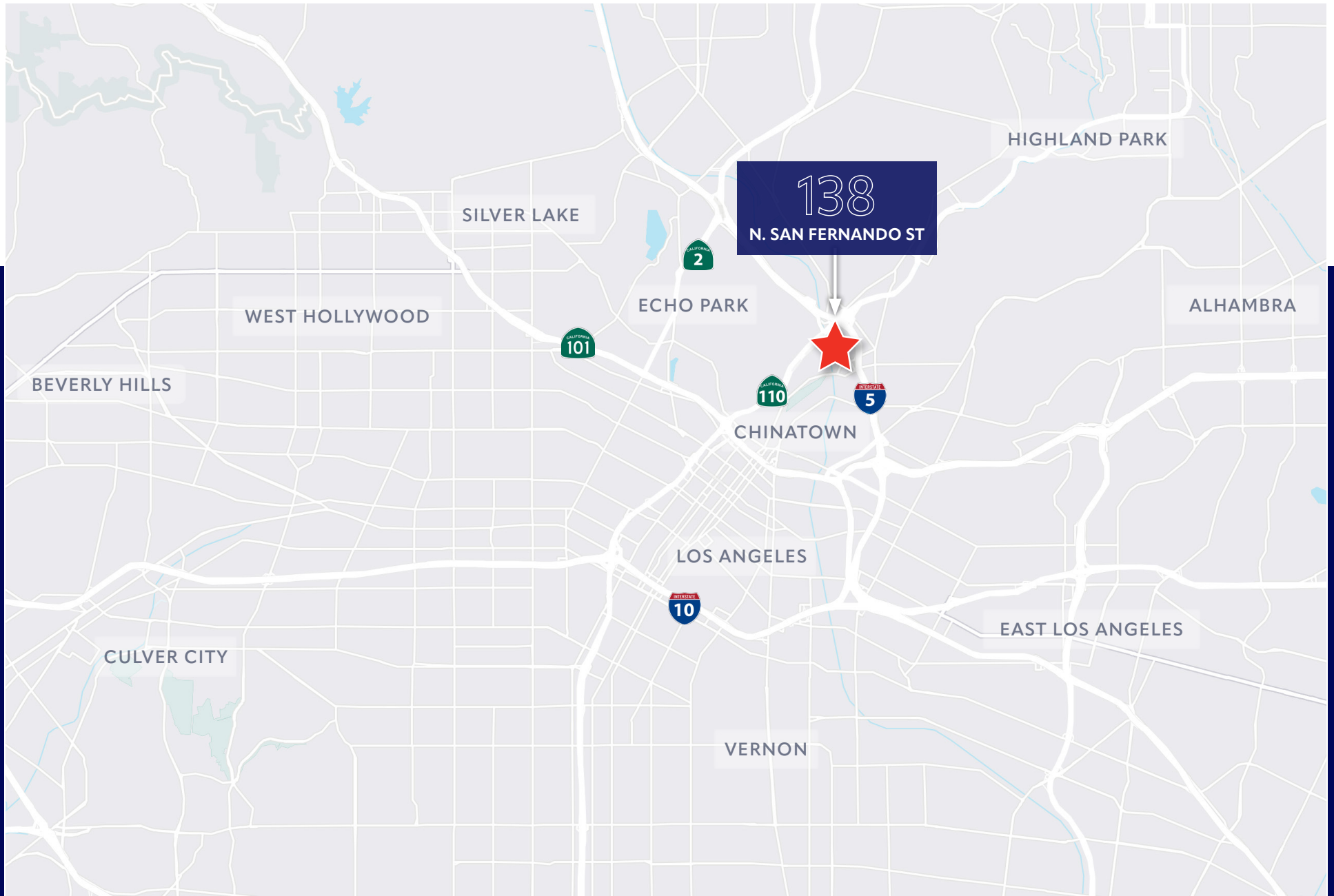
138 N SAN FERNANDO RD, LOS ANGELES, CA 90031



Amenities Map



Property Location



138

N. SAN FERNANDO ST

LOS ANGELES, CA 90031

Mick Moody

Lic. 01972547

+1 213 532 3257

mick.moody@colliers.com

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