STEVENSON

REAL ESTATE SERVICES
TRUSTED SINCE 1962

Retail Property
For Sale

5701 N Figueroa St, Los Angeles, CA 90042



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Offering Summary

SALES PRICE	$5,200,000	**PRICE/SF**	$912.28
BUILDING SIZE	5,700 SF (per owner)	**PARKING**	Four (4) Tandem Spaces
LOT SIZE	7,611 SF (per assessor)	**YEAR BUILT**	1935 (per assessor)
ZONING	[Q]C4-2D-HPOZ	**APN**	5492-001-012

Property Overview

Ground Zero Highland Park retail property for sale on the corner of Figueroa Street and Avenue 57; the property is available for either an owner-user or an investor; Antigua Bread is operated by the owners of the property and has been in business since 2007; ownership will either vacate the premises or execute a lease for the space; other tenants in the building include Kotn, Viva Hair Studio, and a barbershop; the lease for Kotn expires June 30, 2032 with one (1) five (5)-year option to extend at fair market value; Kotn will be paying $10,100/month, NNN effective July 1, 2027; Viva Hair Studio (paying $2,100/month, gross) and the barbershop (paying $1,900/month, gross) are month-to-month.

The property is immediately adjacent to a City parking lot and the Metro Gold Line Station; heavy foot and vehicular traffic (20,613 cars per day on Figueroa Street per 2024 MPSI estimate); three (3) tandem parking spaces (possibility to expand to four (4) as Antigua Bread has outdoor seating which occupies one (1) tandem space); very dense in retail shops, services and restaurants in the immediate vicinity including Highland Park Bowl, CVS, Smart & Final, Food 4 Less, Grocery Outlet, Triple Beam Pizza, Hippo, Highland Park Wine, Go Get Em Tiger, Kitchen Mouse, T-Mobile, Kinship Yoga, The Greyhound Bar & Grill, TheBeastBurgerLA, AutoZone, Mendocino Farms, Jeni's Ice Creams, Afters Ice Cream, Baskin Robbins, HomeState, Cookbook, Subway, El Pollo Loco, Taco Bell, Jack in the Box and Starbucks.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

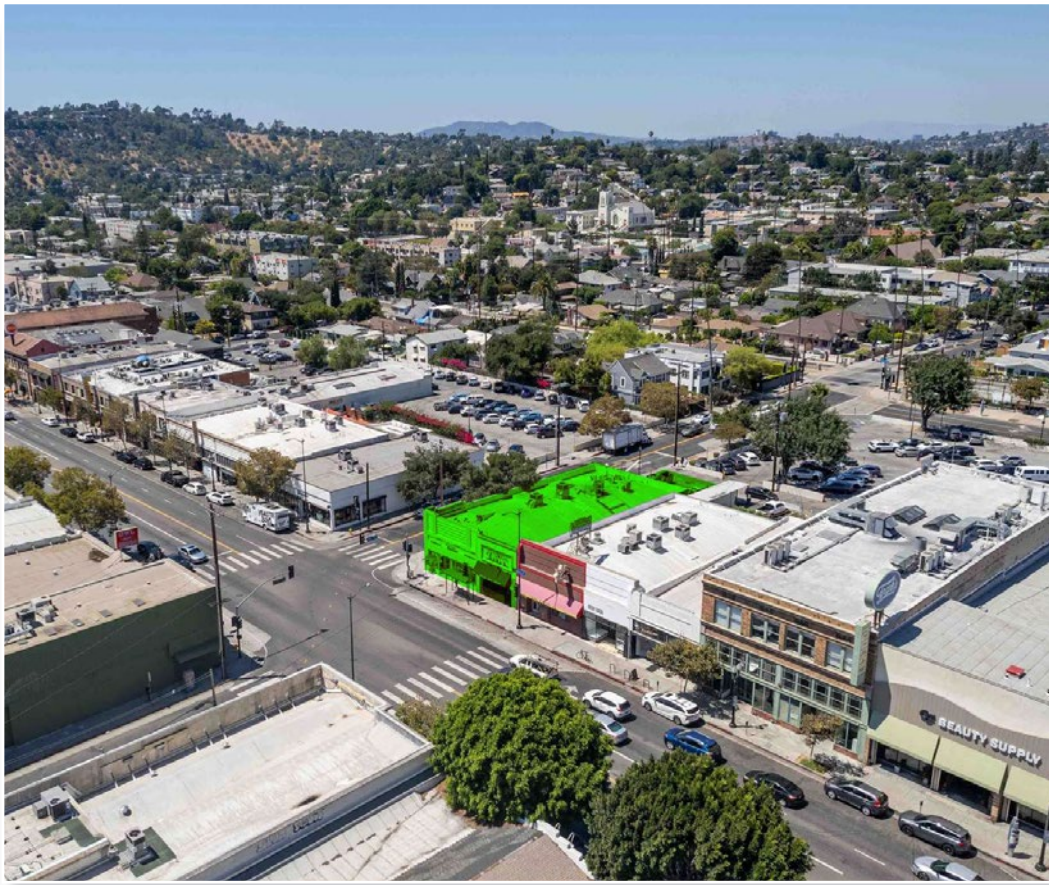
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Rent Roll

TENANT	SPACE SIZE	COMMENTS
KOTN	2,278 SF	$10,100 per month, NNN on July 1, 2027; lease expires June 30, 2032 with one (1) five (5) year option to extend at MRV
ANTIGUA BREAD	2,200 SF	TBD - Business operated by building owners since 2007
VIVA HAIR STUDIO	700 SF	$2,100/month, MG, month-to-month
BARBERSHOP	400 SF	$1,900/month, MG, month-to-month
TOTAL	**5,578 SF**	**$14,100 / Month**

Property Photos



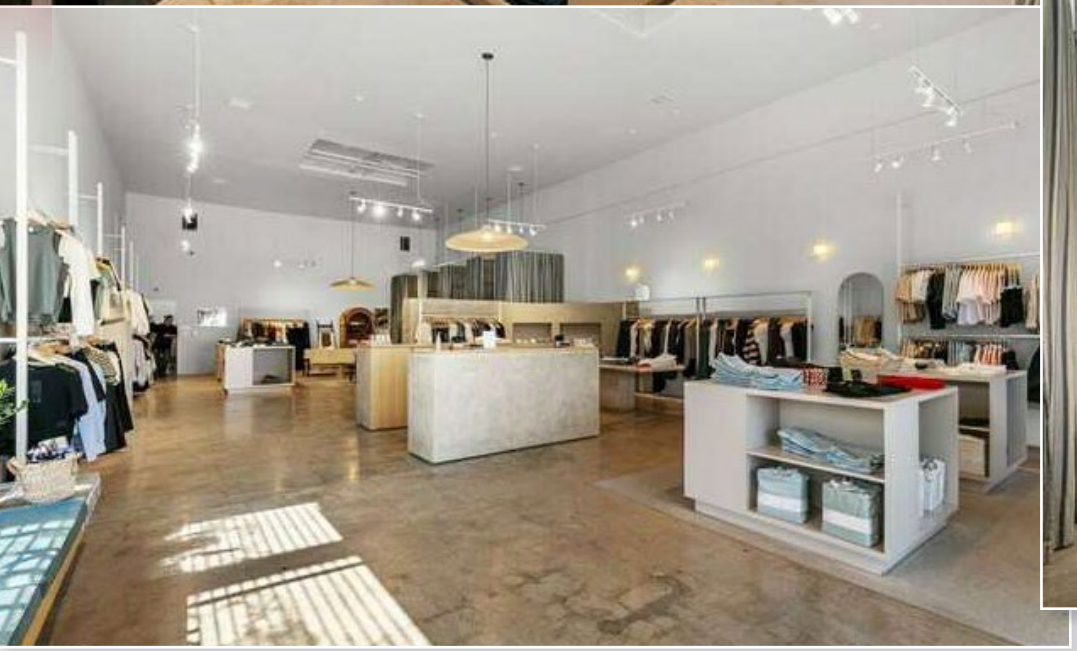


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Property Photos - Kotn









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Property Photos - Antigua Bread





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Property Photos - Antigua Bread



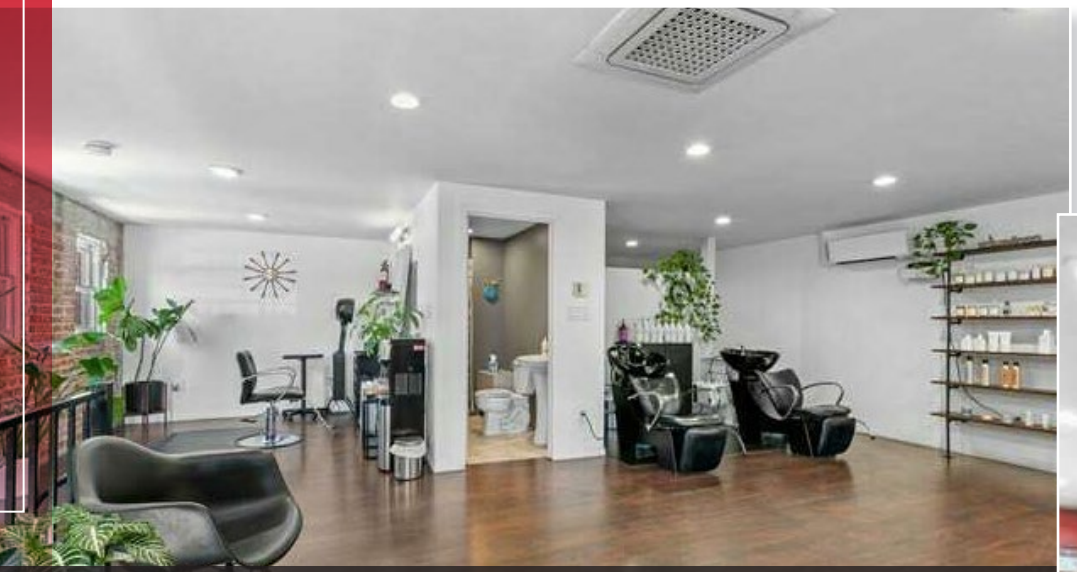




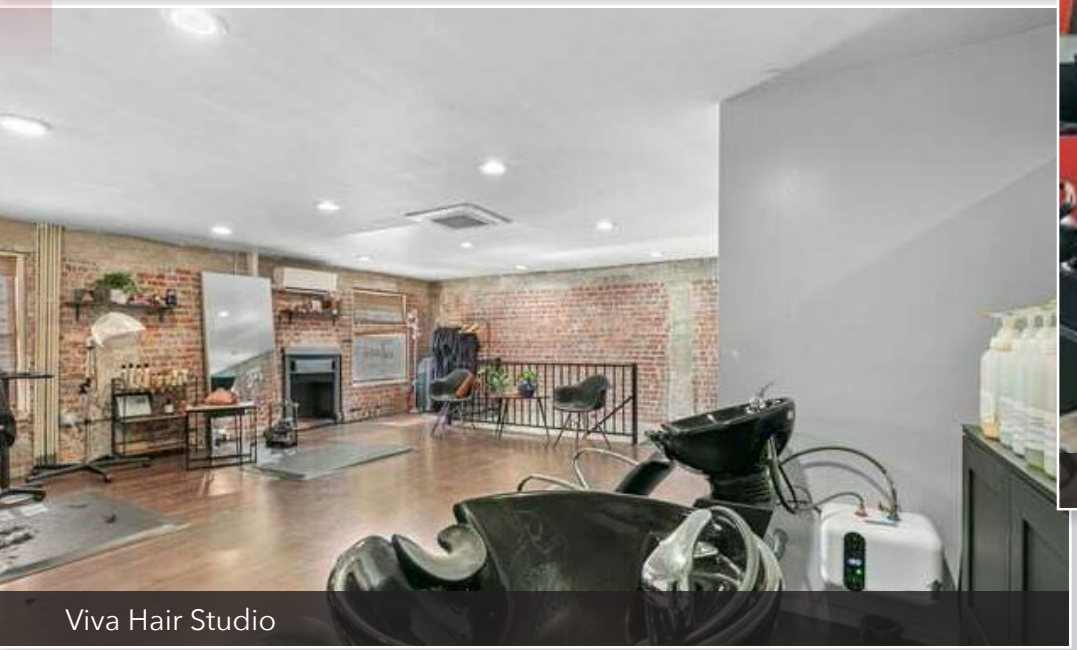


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Property Photos - Viva Hair Studio & Barbershop



Viva Hair Studio



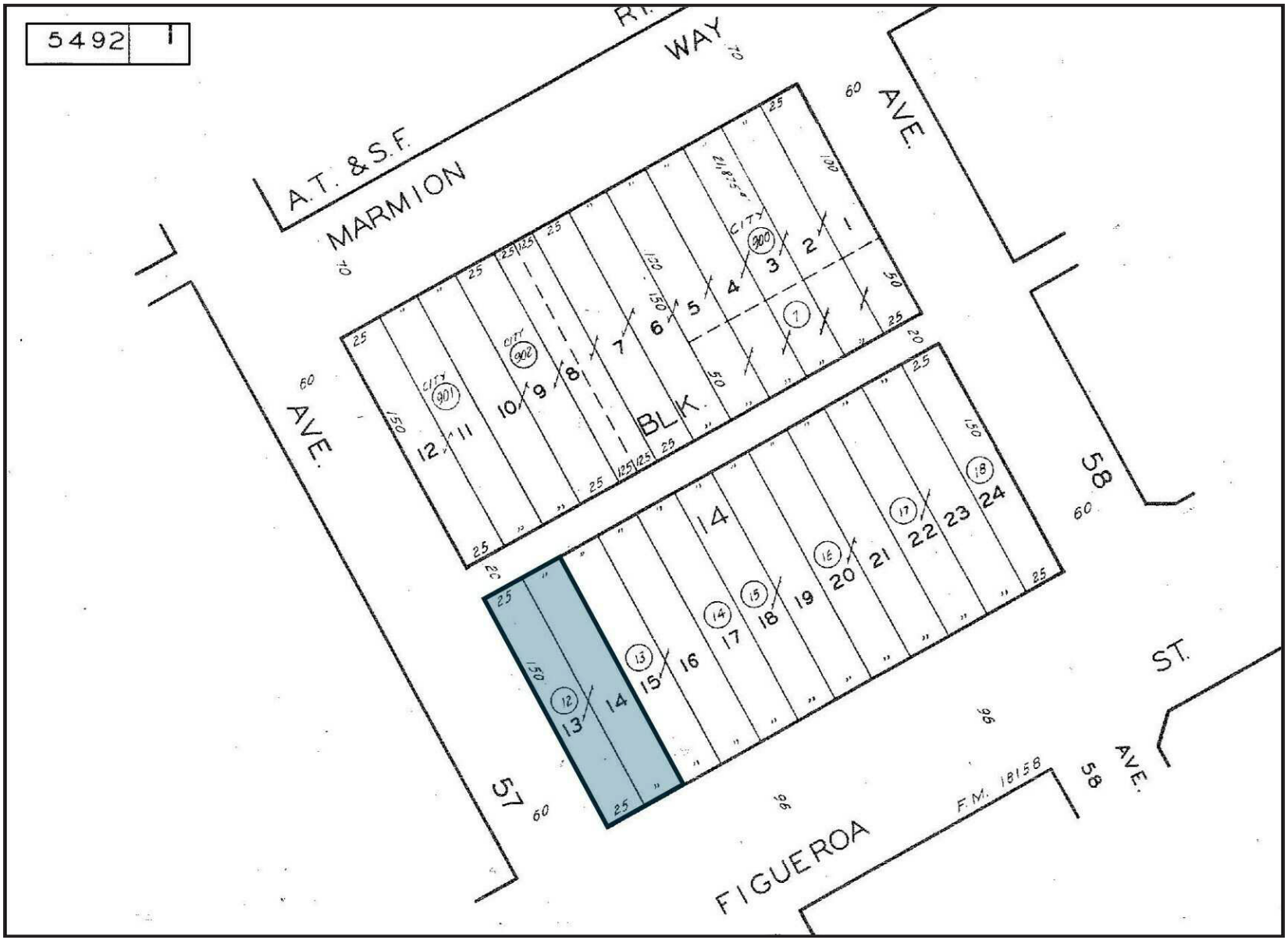
Viva Hair Studio



Barbershop

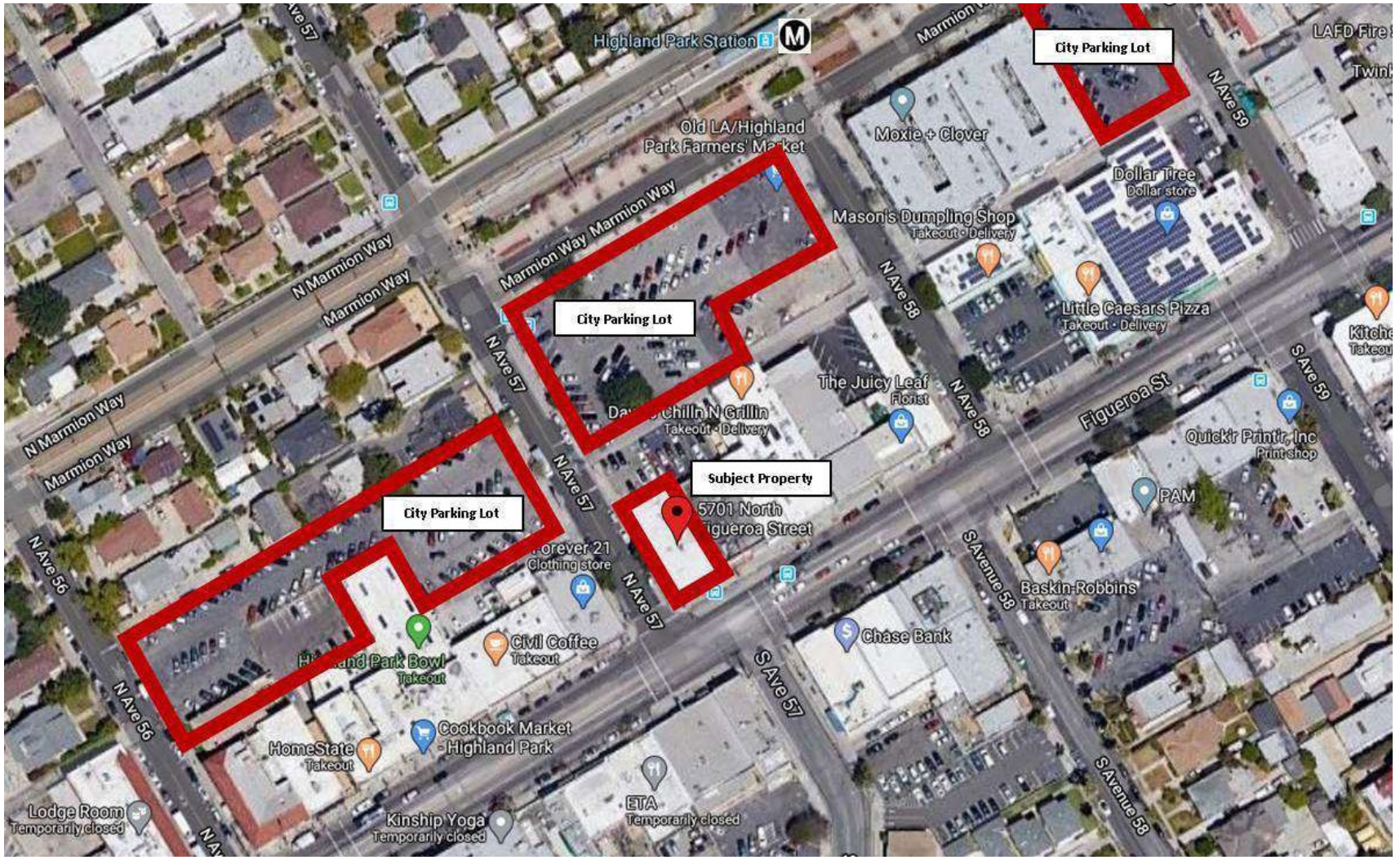
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Parcel Map



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Aerial View



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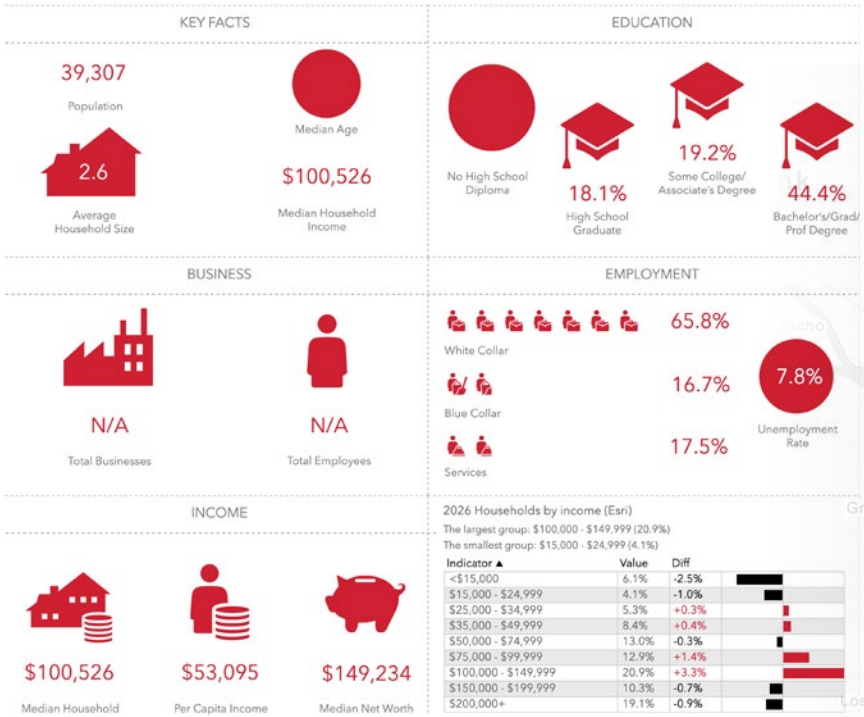
Location Map



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Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	39,307	234,706	696,206
Households	15,070	86,943	269,130
Families	8,761	55,551	161,507
Average Household Size	2.59	2.65	2.51
Owner Occupied Housing Units	5,427	39,812	95,069
Renter Occupied Housing Units	9,643	47,131	174,061
Median Age	38.3	40.4	39.7
Median Household Income	$100,526	$108,760	$96,432
Average Household Income	$137,311	$156,000	$139,679



For more information, please contact:

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