RETAIL FOR LEASE

LEASING MEMORANDUM



±3,009 SF GROUND-FLOOR RETAIL

5804 N FIGUEROA ST

Corner of Figueroa & Avenue 58 · Highland Park, Los Angeles 90042

±3,009 SF
GROUND-FLOOR RETAIL

AMPLE PARKING
9 ON-SITE + 60 PUBLIC

FOOT TRAFFIC
NORTH FIGUEROA DISTRICT

METRO A LINE
CLOSE VICINITY TO STATION

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PROPERTY HIGHLIGHTS



±3,009 SF	$4.30	9 Stalls	±19,400
AVAILABLE	/SF/MONTH NNN	ON-SITE PARKING	VEHICLES/DAY ON FIG*

- **Prominent Figueroa storefront** on North Figueroa Street, Highland Park's historic main street.
- **Hard-corner building** at N Figueroa St & S Avenue 58 with dual-street visibility.
- **Strong, steady foot traffic** along a walkable stretch of North Figueroa (CoStar Pedestrian score 80), close to the Metro A Line Highland Park Station.
- **Parking:** 9 on-site stalls (8 standard + 1 ADA); metered street parking on S Avenue 58 and N Figueroa; plus two adjacent LADOT public lots: Lot 673 (32 spaces) directly behind and Lot 638 (28 spaces, 120 S Ave 58) across Avenue 58 — 60 public spaces total.
- **Transit-oriented location** — approx. 0.1 mile from the Metro A Line Highland Park Station; within a City-designated Transit Priority Area.
- **Large pylon signage**, with 2 of the 3 sign panels reserved for the new tenant.
- **North Figueroa Association business district** — 24/7 security patrols, clean-up crews & maintenance staff 7 days a week.

LEASE TERMS

SPACE	±3,009 SF ground floor
LEASE RATE	$4.30 / SF / Month
EST. CAM (2027)	$0.64 / SF / Month
LEASE TYPE	NNN
LEASE TERM	5 Years
AVAILABILITY	05/01/2027
ZONING	C2-2D-HPOZ
IDEAL USES	Retail, fitness/studio, medical/wellness, café*, bank/credit union, service retail

CAM services included: 24/7 security patrol through the North Figueroa Association, 7-day clean-up and maintenance crews, property tax, building insurance, landscaping, roof repair, and more. **Professionally managed by ownership — no management fee.**

*Food uses subject to approvals. Traffic: N Figueroa St at subject, 19,395 VPD (CoStar, 2026). See Sources.

PROPERTY OVERVIEW

5804 N Figueroa Street is a ±3,009 SF ground-floor retail storefront in a single-story retail building at the corner of North Figueroa Street and South Avenue 58, in the heart of Highland Park's historic commercial district.

The storefront faces Figueroa behind a front surface parking court. The adjacent corner unit is occupied by Baskin-Robbins. Metered street parking lines S Avenue 58 and the Figueroa curb just west of the driveway, and two City of Los Angeles public parking lots (LADOT Lots 673 and 638, 60 spaces total) adjoin the block.

The property is one block from the Metro A Line Highland Park Station and within the Highland Park Business Improvement District, surrounded by a dense mix of restaurants, cafés, entertainment venues, and service retail. Strong pedestrian activity along this walkable stretch of North Figueroa brings steady foot traffic from the nearby Metro station, neighborhood shops and dining, and the surrounding residential streets.

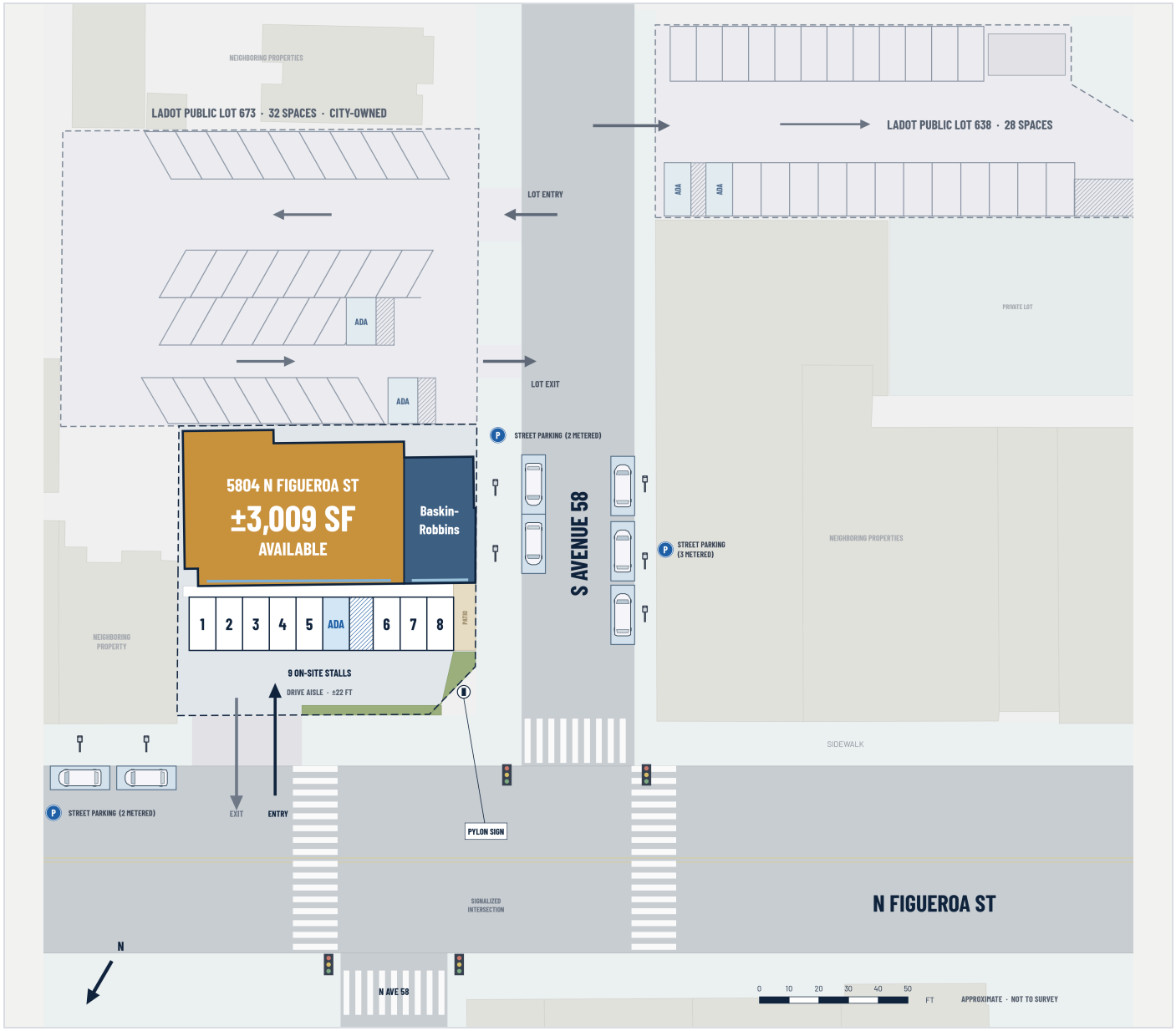


View from S Avenue 58.

ADDRESS	5804 N Figueroa St, Los Angeles, CA 90042
AVAILABLE SPACE	±3,009 SF ground-floor retail
LEASE RATE	$4.30 / SF / Month, NNN
EST. CAM (2027)	$0.64 / SF / Month
LEASE TERM	5 Years
AVAILABILITY	05/01/2027
LOT SIZE	±9,720 SF
YEAR BUILT / RENOVATED	Rebuilt in 2023, Original 1978
APN	5492-011-024
PARKING	9 on-site stalls (8 standard + 1 ADA); metered street parking on S Avenue 58 (5 spaces) and N Figueroa (2 spaces); two LADOT public lots adjacent: Lot 673 (32 spaces) directly behind and Lot 638 (28 spaces) across Ave 58, 60 public spaces total
CO-TENANT	Baskin-Robbins
ZONING	C2-2D-HPOZ
GENERAL PLAN	Neighborhood Commercial (Northeast Los Angeles Community Plan)
OVERLAYS	Avenue 57 Transit Oriented District Specific Plan; Highland Park–Garvanza HPOZ; Transit Priority Area
DISTRICT	North Figueroa Association business improvement district (Highland Park BID / Old L.A.)

Zoning and overlays per City of Los Angeles Planning GIS (ZIMAS data), retrieved Nov. 2026. Tenant to verify all information and permitted uses.

SITE PLAN & PARKING



ON-SITE PARKING

9 surface stalls (8 standard + 1 ADA) facing the storefront walkway, with a ±22 ft drive aisle and driveway access from N Figueroa St.

STREET PARKING

Metered stalls on S Avenue 58 (2 along the building, 3 across the street) and 2 metered spaces on N Figueroa St just west of the driveway, per the LADOT meter inventory.

PUBLIC PARKING NEARBY

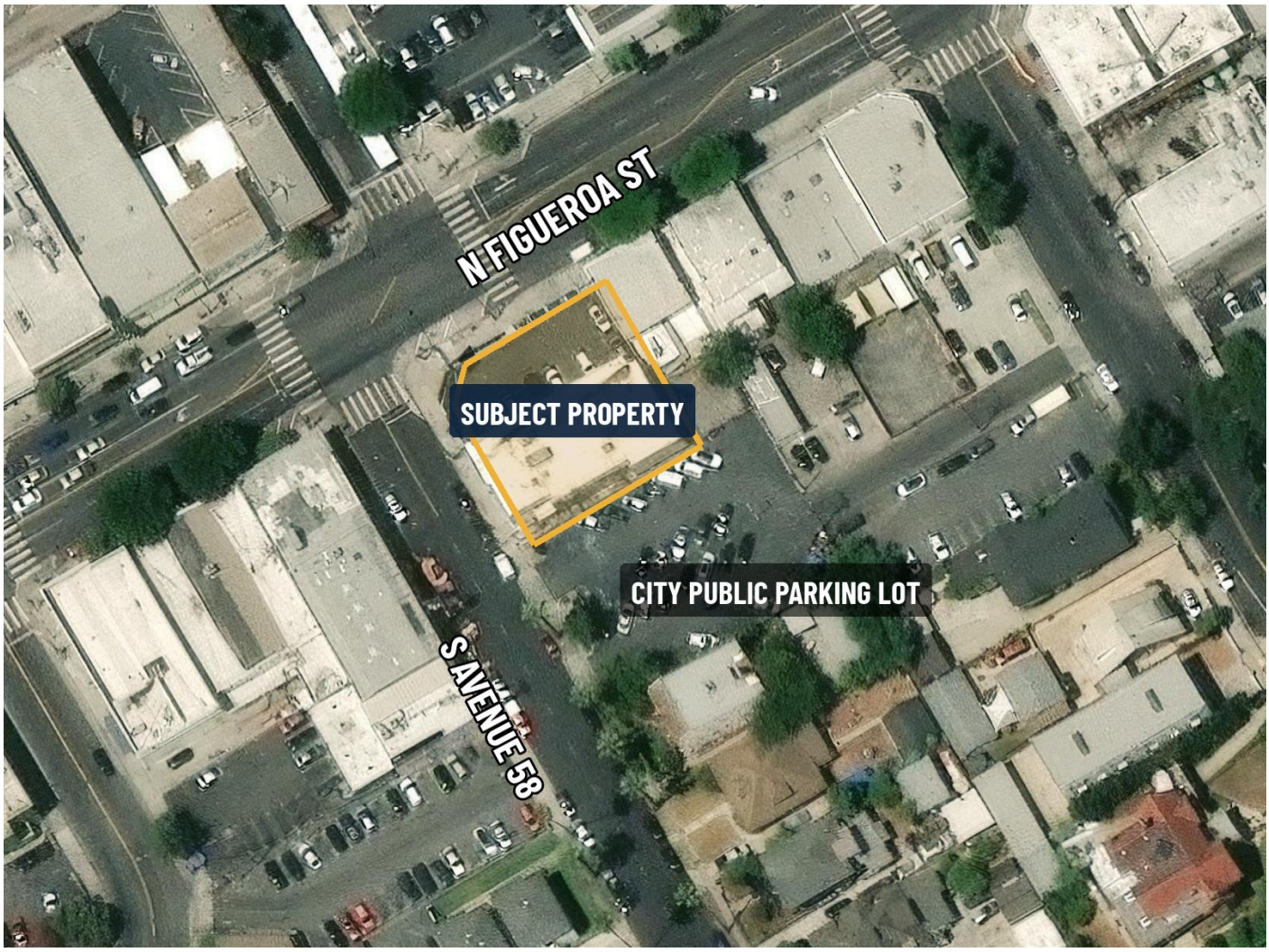
LADOT Lot 673 (117 S Avenue 58, behind the building): **32 spaces**. **LADOT Lot 638** (120 S Avenue 58, across the street): **28 spaces**. **60 public spaces** total. LADOT rates (2025 schedule): $0.40 per 30 min, $6.40 daily max; 7 AM–9 PM daily. City-owned; not part of the property.

TRANSIT-ORIENTED

Approx. 0.1 mile from the Metro A Line station. AB 2097 (2022) generally eliminates public minimum parking requirements near major transit; tenant to verify applicability.

Site plan drawn to a common scale (see scale bar) from LA County Assessor parcel boundaries, LA County building outlines and Google/Esri aerial imagery; approximate, not to survey. Building dimensions to be confirmed by field measurement. Public-lot and on-street meter counts per LADOT; stall layouts interpreted from aerial imagery. Rates subject to change; verify posted signage.

PROPERTY AERIAL



Imagery: Esri World Imagery (Esri, Maxar, Earthstar Geographics, and the GIS User Community). Parcel outline approximate, from LA County Assessor parcel data.

CORNER POSITIONING

The building occupies the corner of N Figueroa St and S Avenue 58, with its storefronts facing Figueroa across a front parking court. Avenue 58 connects Figueroa north to Marmion Way and the Metro A Line Highland Park Station.

AT A GLANCE

- Parcel: ±9,720 SF (APN 5492-011-024)
- Single-story building; rebuilt in 2023 (original 1978)
- Frontage on N Figueroa St and S Avenue 58
- Metered street parking on S Avenue 58 and N Figueroa; two adjacent LADOT public lots (60 spaces)
- Approx. 0.5 mile to the Arroyo Seco Parkway (SR-110)

HIGHLAND PARK & THE FIGUEROA CORRIDOR







Historic Highland Theatre; Highland Park community sign; Highland Park Masonic Temple on Figueroa. Photos: Wikimedia Commons (see Sources).

Highland Park is one of Northeast Los Angeles' most sought-after neighborhoods, known for its Craftsman-era streets, independent restaurants and cafés, galleries, and a lively nightlife scene.

North Figueroa Street is the neighborhood's first and primary commercial corridor. The Old L.A. district stretches from Avenue 50 to York Boulevard and mixes decades-old family businesses with destination dining, record shops, vintage stores, and wellness studios. Figueroa also carried historic Route 66 through Highland Park.

The neighborhood lies within the Highland Park–Garvanza Historic Preservation Overlay Zone, which the Los Angeles Department of City Planning identifies as the largest HPOZ in the city (approx. 4,000 structures).

The property is located in the North Figueroa Association business improvement district, which provides 24/7 security patrols and clean-up and maintenance crews seven days a week.

Neighborhood amenity: the Old L.A. Farmers Market sets up every Tuesday at Figueroa & Avenue 58, close to the property.

NEARBY LANDMARKS

Highland Park Bowl · Historic Highland Theatre · Arroyo Seco Regional Library · Highland Park Recreation Center · Sycamore Grove Park · Lummis Home · Occidental College (Eagle Rock)

ON THE BLOCK · CORRIDOR MOMENTUM

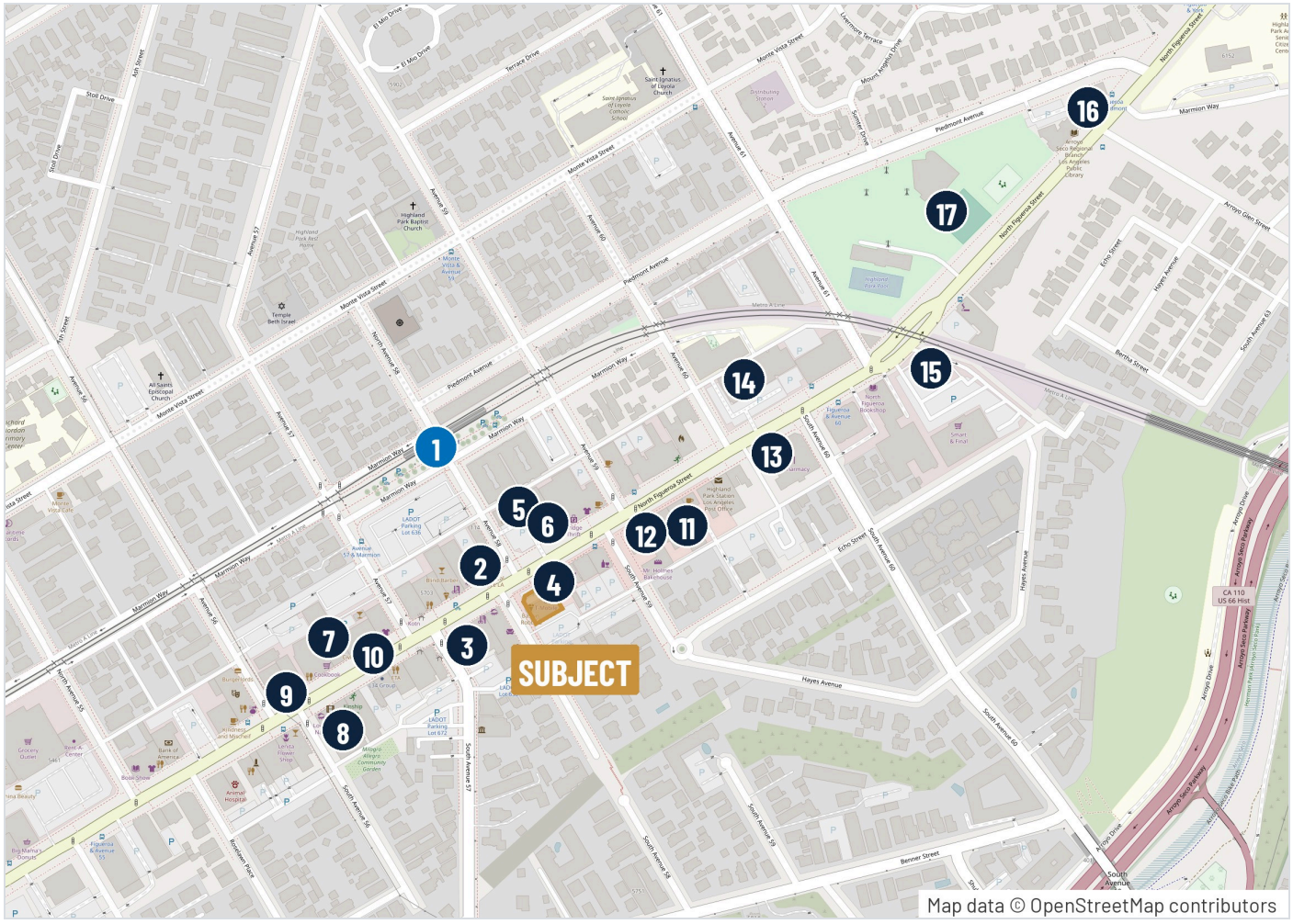
Música y Poemas Festival — annual free street festival on Figueroa between Avenues 55 and 58, directly in front of the property (4th edition, Oct. 2026).

Historic Highland Theatre — 5604 N Figueroa, about two blocks south, being restored as a community cinema under new ownership.

Highland Park Holiday Parade — annual December parade on Figueroa (Ave 60 to Ave 50) passing the property; billed as the second-oldest and largest Christmas parade in the City of L.A. (80th edition, Dec. 2025).

New on Figueroa — Rosebud Coffee (opened 2026, one block north), Mokja Korean café & market (opened 2026), Palomino (across from Highland Park Bowl) and Lucky Tiki at the Bowl, two blocks south.

NEIGHBORHOOD RETAIL & AMENITIES



1. Metro A Line – Highland Park Station
2. Old L.A. Farmers Market (Tuesdays)
3. Chase Bank
4. Gimme Gimme Records
5. Subway
6. Little Caesars
7. Highland Park Bowl
8. Historic Highland Theatre
9. Mendocino Farms / Jeni's Splendid Ice Creams
10. Civil Coffee
11. Go Get Em Tiger / Hippo
12. Kitchen Mouse
13. CVS Pharmacy
14. El Pollo Loco
15. Taco Bell
16. Arroyo Seco Regional Library
17. Highland Park Recreation Center

Business locations from Esri World Geocoder place data and business websites, Nov. 2026; tenancies are subject to change. Map data © OpenStreetMap contributors.

TRANSIT & ACCESS





Metro A Line Highland Park Station. Photos: Wikimedia Commons (see Sources).

METRO RAIL

The **Metro A Line Highland Park Station** (Avenue 57 & Marmion Way) is approx. 0.1 mile from the property — a two-to-three-minute walk. The A Line provides a one-seat ride to Pasadena, Union Station / Downtown Los Angeles and Long Beach, with trains about every 8 minutes at weekday peak.

BUS CONNECTIONS

- **Figueroa & Avenue 59** (approx. 1 block north, 1–2 min walk): Metro Lines 81 and 182; LADOT DASH Highland Park/Eagle Rock
- **Figueroa & Avenue 57** (approx. 1 block south, 2 min walk): Metro Lines 81 and 182; LADOT DASH Highland Park/Eagle Rock; Pasadena Transit Route 33

FREEWAY ACCESS

Approx. 0.5 mile to the Arroyo Seco Parkway (SR-110), linking Downtown Los Angeles and Pasadena.

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BEST LOCATION

COSTAR LOCATION SCORE

Car Friendly	**100**	Pedestrian	**80**
Transit	**70**	Cycling	**70**

Source: CoStar, 2026.

TRAFFIC COUNTS

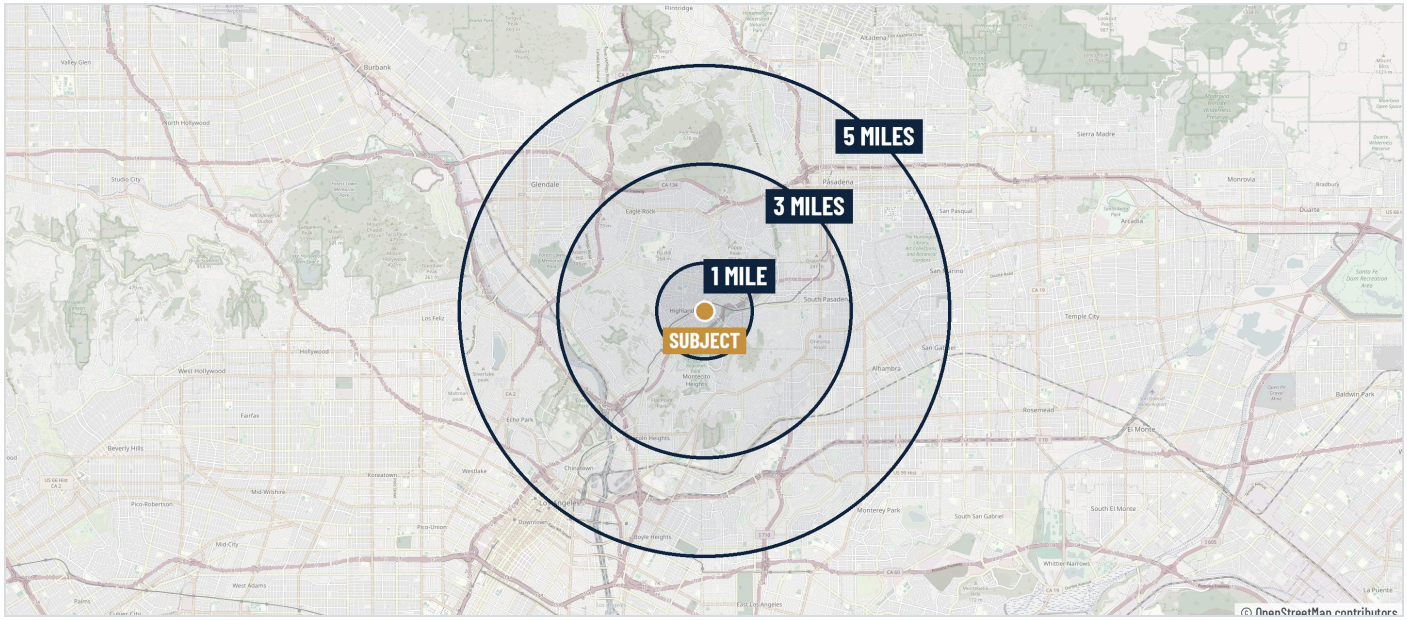
LOCATION	VEHICLES/DAY	YEAR
N Figueroa St at subject	19,395	2026
N Figueroa St / S Ave 57	20,613	2024
N Figueroa St / N Ave 55	22,672	2024
S Ave 60 / N Figueroa St	12,040	2026

Source: CoStar, 2026.

TRANSIT-ORIENTED LOCATION

The property lies within the City's Avenue 57 Transit Oriented District Specific Plan area and a designated Transit Priority Area. Under AB 2097 (2022), public agencies generally may not impose minimum parking requirements on most development within one-half mile of a major transit stop. Tenants should verify applicability to their specific use.

AREA DEMOGRAPHICS



1-, 3- and 5-mile radii from the property. Map data © OpenStreetMap contributors.

2026	1 MILE	3 MILES	5 MILES
Population	38,201	230,635	683,704
Households	13,850	81,039	250,053
Median Age	39	41	41
Median Household Income	$93,701	$101,305	$88,906
Average Household Income	$119,968	$131,022	$118,326
Households Earning $75K+	61%	62%	57%
College Graduates	35.3%	38.3%	37.8%
Buying Power	$1.3B	$8.2B	$22.2B
Median Home Value	$950,101	$1,024,225	$984,478
Employment	6,125	59,649	356,424

Source: CoStar, 2026.

230,635
residents within 3 miles

$131,022
avg. household income, 3 miles

$8.2B
consumer buying power, 3 miles

IDEAL USES

A ±3,009 SF storefront on Highland Park's main street with on-site parking, prominent Figueroa frontage and rail transit one block away.

RETAIL
Apparel, home goods, specialty and lifestyle retail

CAFÉ / FOOD*
Coffee, juice, fast-casual

FITNESS / STUDIO
Pilates, yoga, cycling, training

FINANCIAL
Bank branch or credit union

MEDICAL & WELLNESS
Dental, optometry, physical therapy, wellness

SERVICE RETAIL
Salon, spa, shipping, cleaners and daily-needs services

*Food uses subject to approvals.

ZONING & PLANNING NOTES

Zoned **C2-2D-HPOZ** with a **Neighborhood Commercial** General Plan land-use designation, within the Avenue 57 Transit Oriented District Specific Plan and the Highland Park–Garvanza HPOZ. Exterior changes and signage may be subject to HPOZ and Specific Plan review; food, medical and fitness uses may require additional permits or approvals. Tenants should confirm permitted uses, parking and signage with LA City Planning and LADBS.





FOR LEASING INFORMATION

5804 N FIGUEROA ST

±3,009 SF Retail · $4.30/SF/Month NNN · 5-Year Term

ZADORIAN GROUP LLC

MARTIN ZADORIAN

EMAIL martin@zadoriangroup.com

TEL (818) 275-4888

Please contact Martin Zadorian for tours, availability and additional information.

SOURCES

1. Original year built, lot size, APN: Los Angeles County Assessor parcel data (APN 5492-011-024), 2026 roll.
2. Zoning (C2-2D-HPOZ), General Plan land use, Avenue 57 Transit Oriented District Specific Plan, Highland Park–Garvanza HPOZ, Transit Priority Area, BID boundary: City of Los Angeles Planning GIS services (maps.lacity.org; ZIMAS data), retrieved Nov. 18, 2026.
3. HPOZ size ("largest HPOZ," approx. 4,000 structures): Los Angeles City Planning, planning.lacity.gov/preservation-design/overlays/highland-park-garvanza.
4. Highland Park BID, clean & safe programs, Old L.A. Farmers Market (Tuesdays, N. Figueroa & Avenue 58), Route 66 history: North Figueroa Association / Old L.A., oldla.org and oldla.org/clean-safe.html.
5. Bus stops and lines: LA Metro bus GTFS (feed valid Jun. 7–Dec. 12, 2026), LADOT Transit GTFS (ladotbus.com, May 2026 feed) and Pasadena Transit Route 33 stop list (rt.pasadenatransit.net), retrieved Nov. 20, 2026; walking times approximate. Metro A Line Highland Park Station location and service frequency: Wikipedia, "Highland Park station (Los Angeles Metro)," citing LA Metro A Line timetable and FY 2026 average weekday boardings (1,501) from LA Metro ridership-by-station public records; LADOT Transit, ladottransit.com. Distance measured from parcel centroid to station coordinates (straight-line approx. 0.1 mi).
6. Public lots: LADOT Lot 638, 120 S Avenue 58 (28 spaces), per LADOT parking lot inventory and CAO report CF 19-1308-S1 (June 2026); LADOT Lot 673, 117 S Avenue 58 (32 spaces, 7 AM–9 PM daily) — City of Los Angeles city-owned parking lot inventory (LADOT, Feb. 2014) and LADOT report to City Council CF 25-0600 (July 2, 2025) on adopted parking facility rates; boundary per LA County Assessor parcels 5492-011-900/-901; stall layout from Google and Esri aerial imagery and OpenStreetMap.
7. On-street meters: LADOT Metered Parking Inventory & Policies (City of Los Angeles Open Data, dataset s49e-q6j2): 2 single-space meters on the 101 Avenue 58 block face (building side), 3 on the 100 Avenue 58 block face (east curb), and 2 on the 5800 Figueroa St block face immediately west of the driveway.
8. Traffic counts, demographics (2026), and CoStar Location Score: CoStar Group property report dated Nov. 19, 2026, © 2026 CoStar Group, licensed to Zadorian Group, LLC.
9. Nearby businesses: Esri World Geocoder place data (Nov. 2026); highlandparkbowl.com; gimmegimmerecords.com; City of LA business registration and press coverage for Mendocino Farms and Jeni's at 5601 N Figueroa St; Wikipedia, "Highland Theatre."
10. Corridor events & openings: Música y Poemas Festival, L.A. City Council file 26-1274 (lacouncilwatch.org/files/26-1274); Holiday Parade, Historic Highland Park Neighborhood Council (highlandparknc.com/post/80th-annual-christmas-parade); Highland Theatre restoration, *Los Angeles Times*, Feb. 4, 2026; Rosebud Coffee, rosebudcoffee.com/highland-park; Mokja, *Eater LA* (la.eater.com, "Korean Cafe and Market Mokja Opens in Highland Park"); Palomino, *The Eastsider* (theeastsiderla.com, restaurant openings in Highland Park).
11. Maps: © OpenStreetMap contributors (openstreetmap.org/copyright). Aerial imagery: Esri World Imagery (Esri, Maxar, Earthstar Geographics, GIS User Community); Google satellite imagery. Site plan: drawn to scale from LA County Assessor parcels, LA County Countywide Building Outlines (LARIAC) and aerial imagery; approximate, not a survey.
12. Photos (Wikimedia Commons): "Highland Park 030721 20" by guydeborg, CC BY-SA 2.0; "HighlandParkSignage" by Phatblackmama, CC BY-SA 4.0; "Highland Park Masonic Temple, Figueroa Street Facade," CC BY-SA 3.0; "LA Metro Highland Park station platform, January 2024" by OrdinaryScarlett, CC0; "Northbound A train approaching Highland Park, August 2023" by OrdinaryScarlett, CC BY-SA 4.0. Property photos: interim street-level imagery, to be replaced with professional photography.

DISCLAIMER

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