## FOR SALE

5612 MONTEREY RD | HIGHLAND PARK, CA 90042



Daniel A. Bahr
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Situated on a beautiful tree-lined street in one of Highland Park's most desirable pockets, this  $\pm 8,400$  SF lot (approx. 60' x 140') is a rare development site with RD1.5 zoning. The property currently features two existing residential units, offering immediate income potential while you plan your project.

Zoning and lot configuration offer a range of paths to redevelopment, including construction of multiple by-right units in the large rear yard, addition of ADUs, or a larger ground-up housing development.

Centrally located near vibrant York Blvd and Figueroa Street corridors, the property enjoys easy access to shops, cafés, schools, and major freeways. This is an ideal site for investors, developers, or owner-users looking to capitalize on Highland Park's strong demand for quality housing and continued neighborhood growth.

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### **INVESTMENT HIGHLIGHTS**

5612 Monterey Rd Highland Park, CA 90042

- RD1.5 Zoning
- ±8,400 SF (60' x 140') Lot
- Two existing units on the site
- Tree-lined residential street in a prime Highland Park location
- Flexible development options include multiple by-right units, ADUs, or full redevelopment potential

Offered at: \$999,000



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# RENT ROLL

### 5612 MONTEREY RD | HIGHLAND PARK, CA 90042



UNIT#	UNIT CONFIGURATION	CURRENT RENT
5612	1bed / 1bath	\$1,176.53
5614	2bed / 1bath	\$1,418.12
TOTALS:	3 bed / 2 bath	\$2,594.65

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# SITE PHOTOS

### 5612 MONTEREY RD | HIGHLAND PARK, CA 90042











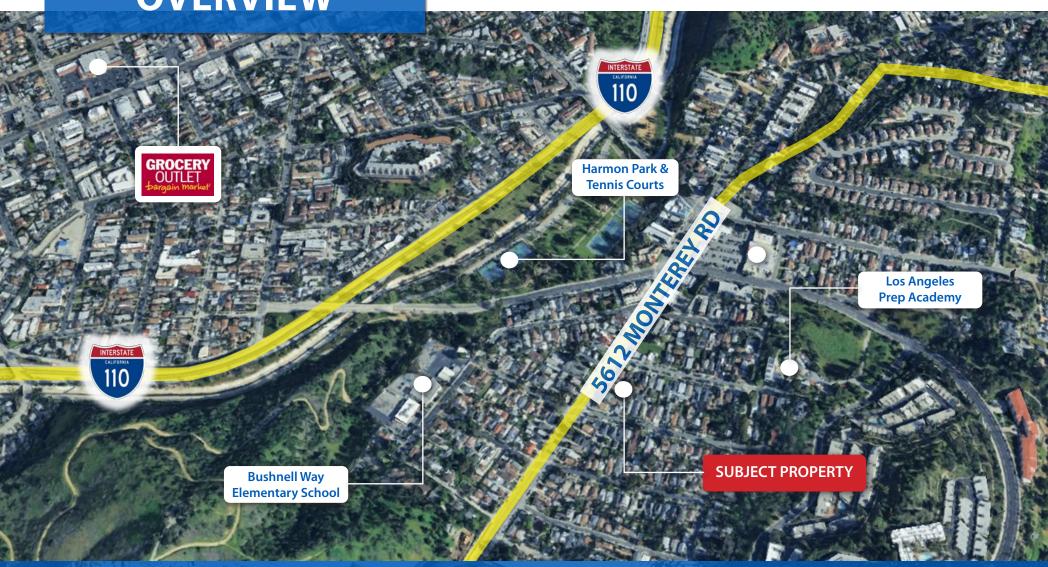


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## AREA OVERVIEW

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