

4949

YORK BLVD

LOS ANGELES, CA

90042



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4949

York Blvd

Los Angeles, CA 90042

District Realty Group, as exclusive broker, is pleased to present 4949 York Blvd Los Angeles, CA 90042. 4949 York Blvd offers an unprecedented opportunity to purchase a one-of-a-kind preserved Art Deco building excellently located in the emerging market of Highland Park. The subtle Art Deco finishes offer exceptional potential for a buyer to rekindle the unique charm of the property and capitalize on the upswing of one of the nation's hottest real estate markets.

ASKING PRICE: NEGOTIABLE



The recent changes experienced in the East L.A neighborhood of Highland Park have not only been noticed by locals but have gained nationwide recognition, with real estate platform giant, Redfin, announcing it to be one of the country's hottest real estate markets. Highland Park has evolved into one of the hippest areas with attractive restaurants, bars, and art galleries. It has emerged itself as a highly desirable submarket with tremendous growth potential.

Retail/restaurant rental rates in Highland Park are now comparable to that of areas such as Silver Lake, Echo Park and Downtown L.A / Arts District.

PRIME LOCATION

Excellent located on the corner of N Avenue 50 & York Blvd, this property is centrally located between Los Angeles' hottest emerging markets. Property is situated among Highland Park's favorite eateries and nightlife.

RICH HISTORY

Subtle Art Deco facade and vintage aesthetics preserved. Property was home to Highland Park's first theater, The York Theatre, which was opened in 1923.

ONE STORY

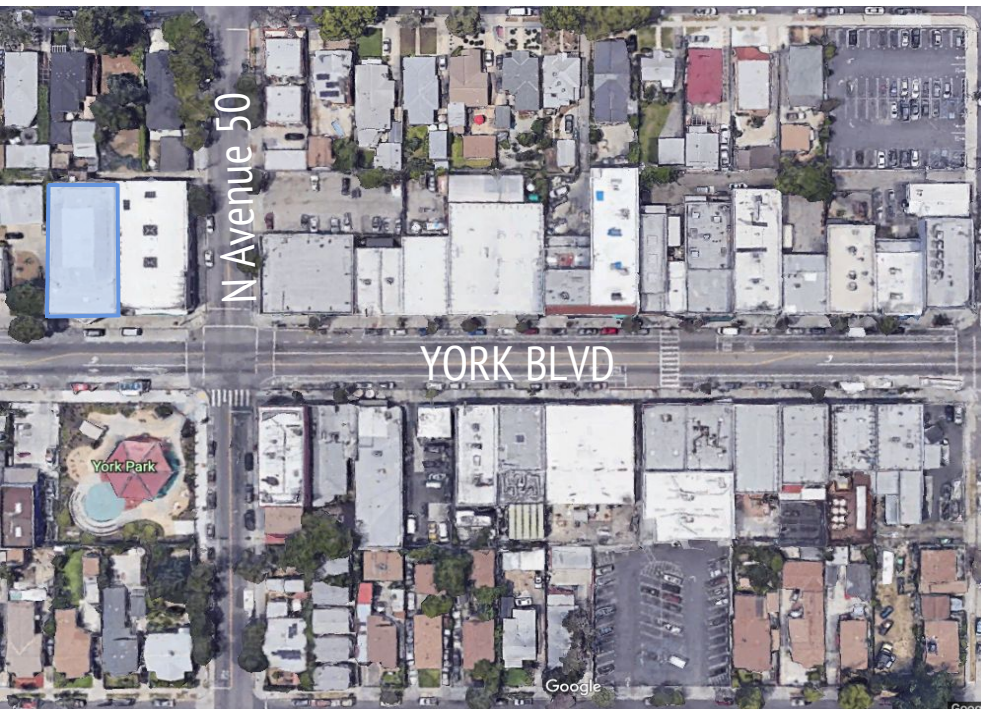
Property is a one story building plus mezzanine.

HIGH CEILINGS

Ceiling heights range approximately from 9' to 22'+.



*"HIGHLAND PARK AMERICA'S HOTTEST
NEIGHBORHOOD FOR REAL ESTATE" - LA WEEKLY*



PROPERTY INFORMATION

PARCEL AREA | 10,977 SF

GROSS BUILDING AREA | 9,480 SF (Ground + Mezzanine)

APN | 5476 - 017 - 017

PROPERTY TYPE | COMMERCIAL

YEAR BUILT | 1925 / 1930

CURRENT USE | CHURCH / THEATER / OFFICE

CROSS STREETS | YORK BLVD & N. AVENUE 50

ZONING | C4-1 XL [EAST L.A STATE ENTERPRISE ZONE]

FAR | 13:1

LOT DIMENSIONS | APPROX 60' x 121'

STORIES | One

WALK SCORE

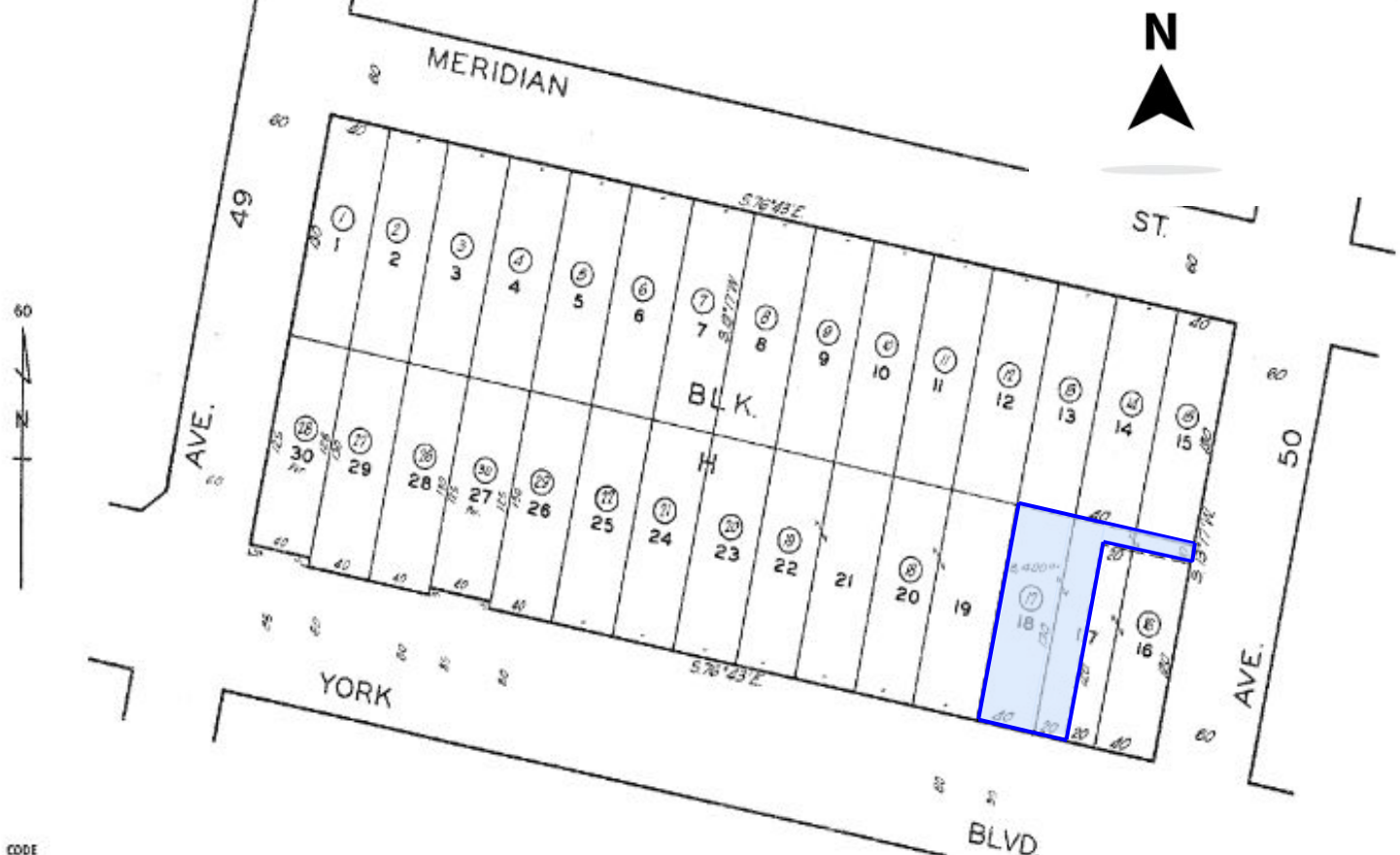
86

VERY WALKABLE

5476 | 17
SCALE 1" = 60'

PARCEL MAP

REVISED
4-6-88
3-14-92
3/20/2011



CODE
4

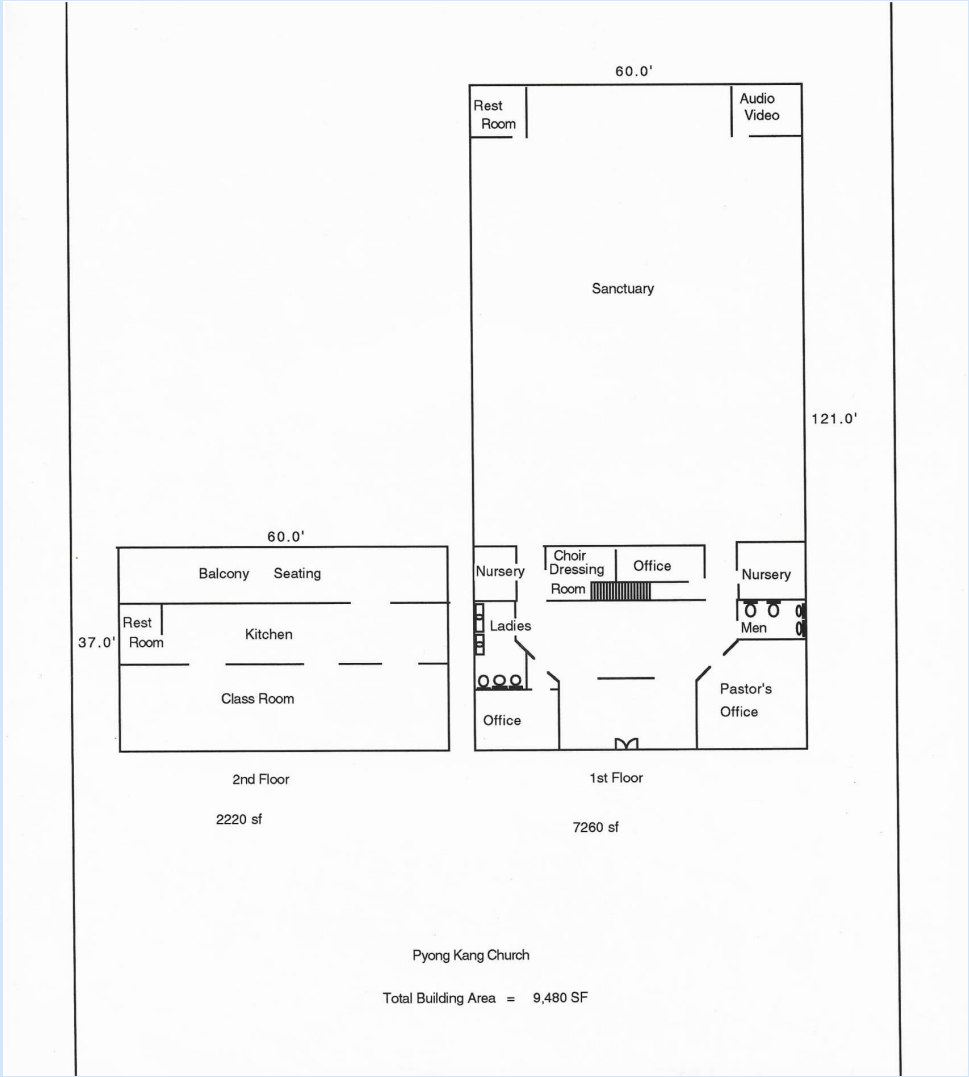
HIGHLAND PARK ELECTRIC TRACT
M. B. 9 - 162

FOR PREV. ASSNT. SEE: 642 - 14

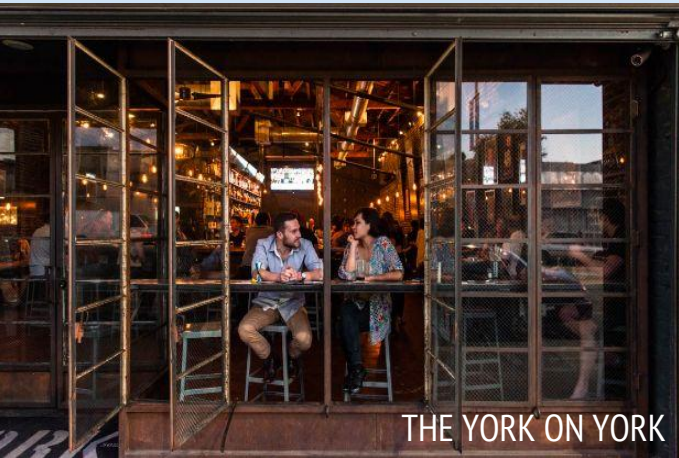
ASSessor'S MAP
COUNTY OF LOS ANGELES, CALIF.



FLOOR PLAN



MEET THE NEIGHBORS



THE YORK ON YORK



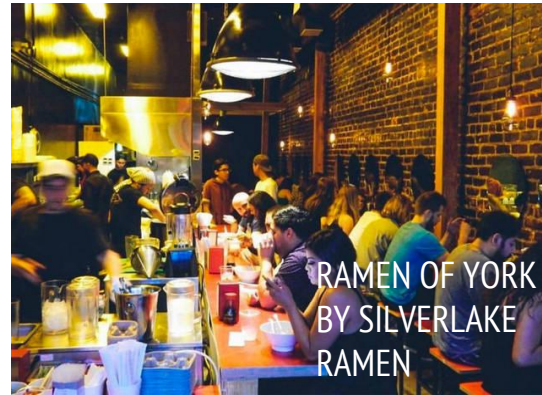
BLOCK PARTY



CAFE BIRDIE



OCCIDENTAL COLLEGE



RAMEN OF YORK
BY SILVERLAKE
RAMEN



CAFE DE LECHE



HIGHLAND PARK BOWL



SUMMARY OF ZONING

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Commercial (see loading and parking, next page)								
CR	Limited Commercial Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 (8)	75 ft. (8)	10 ft. min.	10% lot width < 50 ft.; 10 ft.; 5 ft. min., for corner lots, lots adj. to A or R zone, or for residential uses	15 ft. min + 1 ft. for each story over 3rd	same as R4 for resid. uses; otherwise none	50 ft. for resid. uses; otherwise none
C1	Limited Commercial Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses Except for Churches, Schools, Museums, R3 Uses	Unlimited (8)			same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3rd; 20 ft. max for resid. uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none	
C1.5	Limited Commercial C1 Uses—Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						same as R4 zone for residential uses; otherwise none	
C2	Commercial C1.5 Uses; Retail w/Limited Manuf., Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses			none	none for commercial uses; same as R4 zone for residential uses at lowest residential story	same as R4 for resid. uses; otherwise none	same as R4 for residential uses; otherwise none	
C4	Commercial C2 Uses with Limitations, R4 Uses							
C5	Commercial C2 Uses, Limited Floor Area for Manuf. of CM Zone Type, R4 Uses							
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manuf., Limited C2 Uses, R3 Uses	Unlimited (8)		none	none for commercial uses; same as R4 for residential uses	same as R3 for residential uses; otherwise none		



SUMMARY OF ZONING

Height Districts							
Zone	1 ‡	1L ‡	1VL ‡	1XL ‡	2	3	4
A1§, A2§, RE40§, RZ, RMP, RW2, RD, R3, RAS3	45' 3:1 FAR		45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 6:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 10:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 13:1 FAR
RE11 §, RE15 §, RE20 §, RA § *	36' 3:1 FAR		36' 3 stories † 3:1 FAR				
R1§, R2, RS §, RE9 § *	33' 3:1 FAR		33' 3 stories † 3:1 FAR				
PB	none 2 stories	75' 2 stories	45' 2 stories	30' 2 stories	none 6 stories	none 10 stories	none 13 stories
R4, RAS4, R5	none 3:1 FAR	75' 6 stories † 3:1 FAR	45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	none 6:1 FAR	none 10:1 FAR	none 13:1 FAR
C, M	1.5:1 FAR	75' 6 stories † 1.5:1 FAR	45' 3 stories † 1.5:1 FAR	30' 2 stories † 1.5:1 FAR	75' for CR; otherwise none 6:1 FAR	75' for CR; otherwise none 10:1 FAR	75' for CR; otherwise none 13:1 FAR
PB	2 stories	2 stories	2 stories	2 stories	6 stories	10 stories	13 stories

SALE COMPARABLES

NOTABLE RECENT SALE TRANSACTIONS IN THE IMMEDIATE AREA



4035 EAGLE ROCK BLVD

SALE PRICE: \$1,650,000

\$/SF: \$407.41

BUILDING: 4,050 RSF

LAND: 24,699 SF

SALE DATE: 08 / 07 / 2017



5684 YORK BLVD

SALE PRICE: \$1,650,000

\$/SF: \$407.41

BUILDING: 4,050 RSF

LAND: \$24,699

SALE DATE: 08 / 07 / 2017



4685 YORK BLVD

SALE PRICE: \$2,350,000

\$/SF: \$373.08

BUILDING: 6,299 RSF

LAND: 14,374 SF

SALE DATE: 04 / 19 / 2018



3322 VERDUGO RD

SALE PRICE: \$2,192,735

\$/SF: \$283.30

BUILDING: 7,740 RSF

LAND: 16,877 SF

SALE DATE: 12 / 28 / 2017



5050 EAGLE ROCK BLVD

SALE PRICE: \$2,850,000

\$/SF: \$370.13

BUILDING: 7,700 RSF

LAND: 5,662 SF

SALE DATE: 03 / 29 / 2018



3342 VERDUGO RD

SALE PRICE: \$2,595,019

\$/SF: \$283.30

BUILDING: 9,160 RSF

LAND: 4,231.9 SF

SALE DATE: 08 / 07 / 2017



4475 EAGLE ROCK BLVD

SALE PRICE: \$2,100,000

\$/SF: \$363.45

BUILDING: 5,778 RSF

LAND: 19,874 SF

SALE DATE: 04 / 29 / 2016



2614 ARTHUR ST

SALE PRICE: \$1,412,246

\$/SF: \$283.30

BUILDING: 4,985 RSF

LAND: 4,538.6 SF

SALE DATE: 12 / 28 / 2017

FOR MORE INFORMATION



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