

INDU  
STRY



RETAIL / RESTAURANT / CREATIVE OFFICE CONVERSION  
± 13,000 RSF

# 6029-6039 N FIGUEROA ST HIGHLAND PARK

FOR LEASE

**INDUSTRYPARTNERS.COM**  
310 395 5151  
CA BRE No. 01900833

**ARAM POGOSIAN**  
ap@industrypartners.com  
CA BRE No. 018162768

**MAGUIRE PARSONS**  
mp@industrypartners.com  
CA BRE No. 02047123

**ANDREW COHEN**  
acohen@pegasusinvestments.com  
CA BRE No. 01996379

**EMMET PIERSON**  
epierson@pegasusinvestments.com  
CA BRE No. 02048600

## AVAILABLE RSF

± 13,000 RSF

## RATE

Upon Request

## TERM

5-10 Years

## OCCUPANCY

Q4 2020

## RATE

Private lot with  
15 spaces

Prime large-scale retail / restaurant / creative office conversion on Figueroa in Highland Park

## FEATURES

Newest redevelopment in progress on Figueroa's retail corridor

Two beautiful bow-truss buildings with exposed ceilings, an elongated breezeway allowing for open-air common spaces and multiple patios

Corner location with maximum visibility from all sides along with a large monument sign

Plans call for new facades and storefronts with multiple points of entry and sidewalk dining

Private parking lot striped for 15 cars.

Two blocks from Metro's Gold Line Highland Park Station

Near Go Get Em Tiger, Hippo, Triple Beam, Wasteland and other prominent retailers

10 Minute Drive to Downtown LA, Pasadena, and Eagle Rock



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice. ©2020 INDUSTRY PARTNERS, INC.



CONCEPT RENDERING.  
Renderings for information purposes only.  
Layout and finishes may vary

FOR LEASE

RETAIL / RESTAURANT / CREATIVE OFFICE

6029-6039 N FIGUEROA ST HIGHLAND PARK CA 90042

CONCEPT  
RENDERINGS



CONCEPT RENDERING.  
Renderings for information purposes only.  
Layout and finishes may vary

**INDUSTRYPARTNERS.COM**  
**PEGASUSINVESTMENTS.COM**

310 395 5151  
310 691 1350

CA BRE NO. 01900833  
CA BRE NO. 01961545

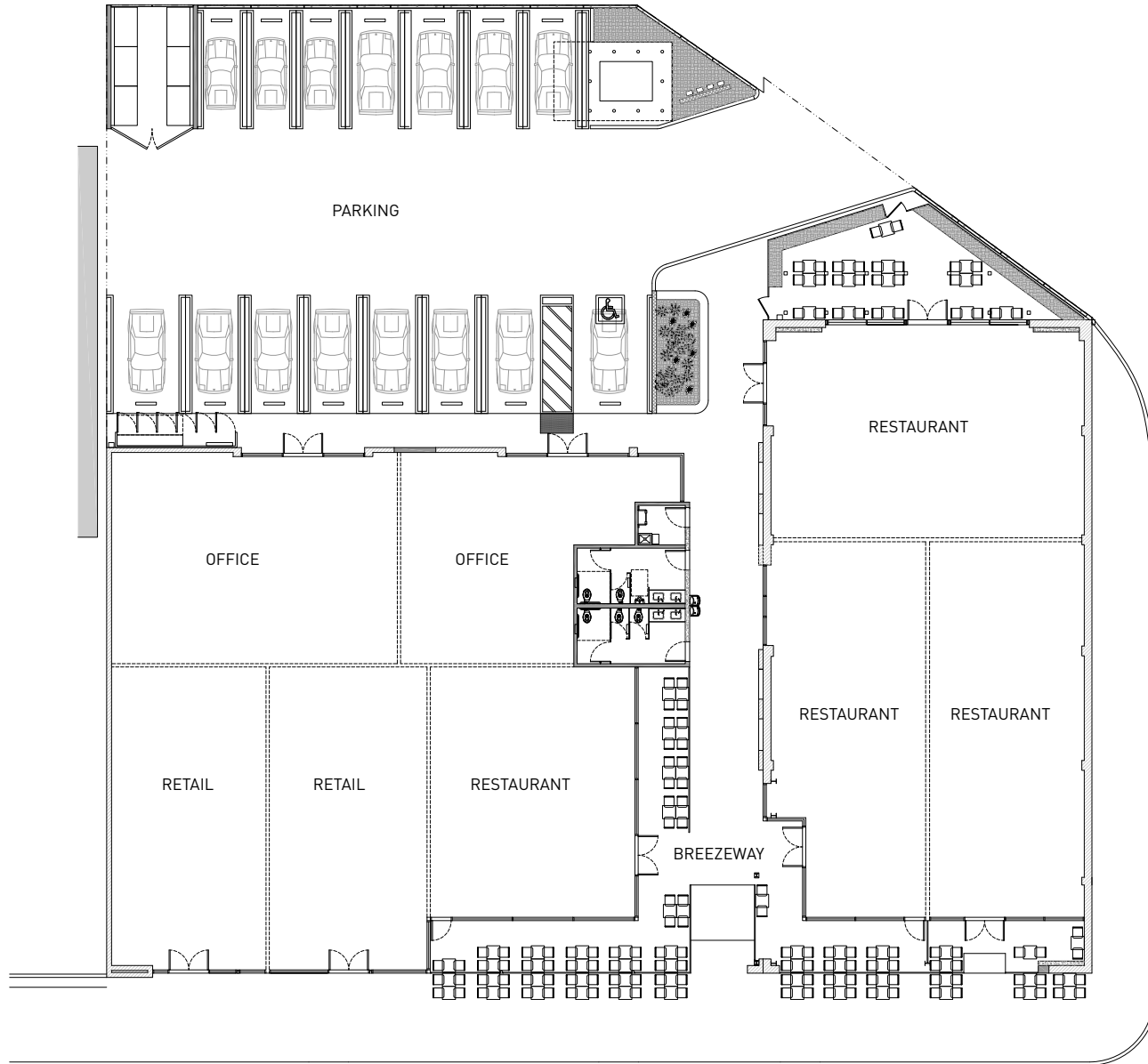


CONCEPT RENDERING.  
Renderings for information purposes only.  
Layout and finishes may vary



CONCEPT RENDERING.  
Renderings for information purposes only.  
Layout and finishes may vary

GROUND FLOOR  
± 13,000 RSF

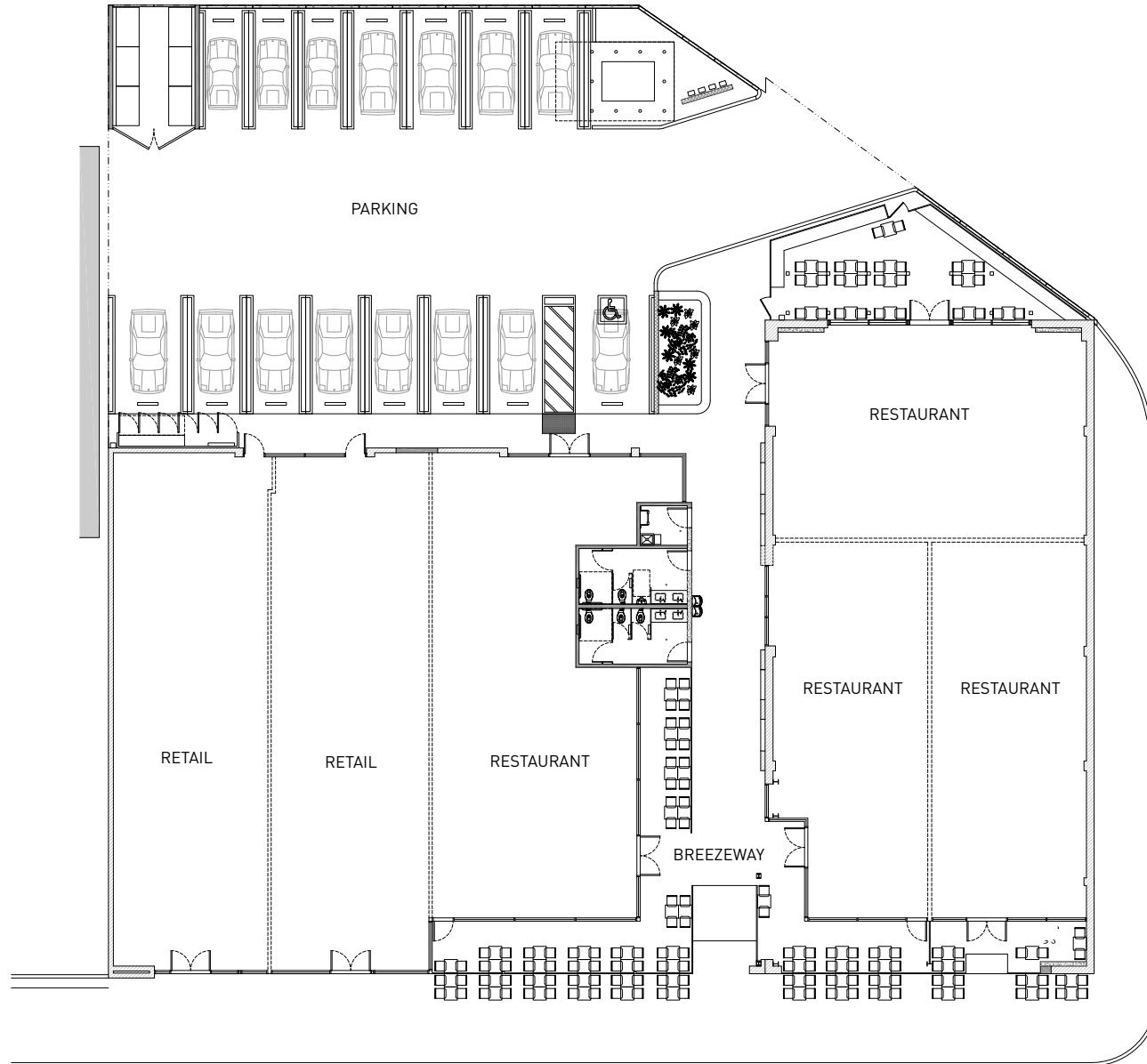


NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

FIGUEROA ST

N AVE 61

GROUND FLOOR  
± 13,000 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

FIGUEROA ST

N AVE 61



FOR LEASE

RETAIL / RESTAURANT / CREATIVE OFFICE

6029-6039 N FIGUEROA ST HIGHLAND PARK CA 90042

EXTERIOR PHOTOS



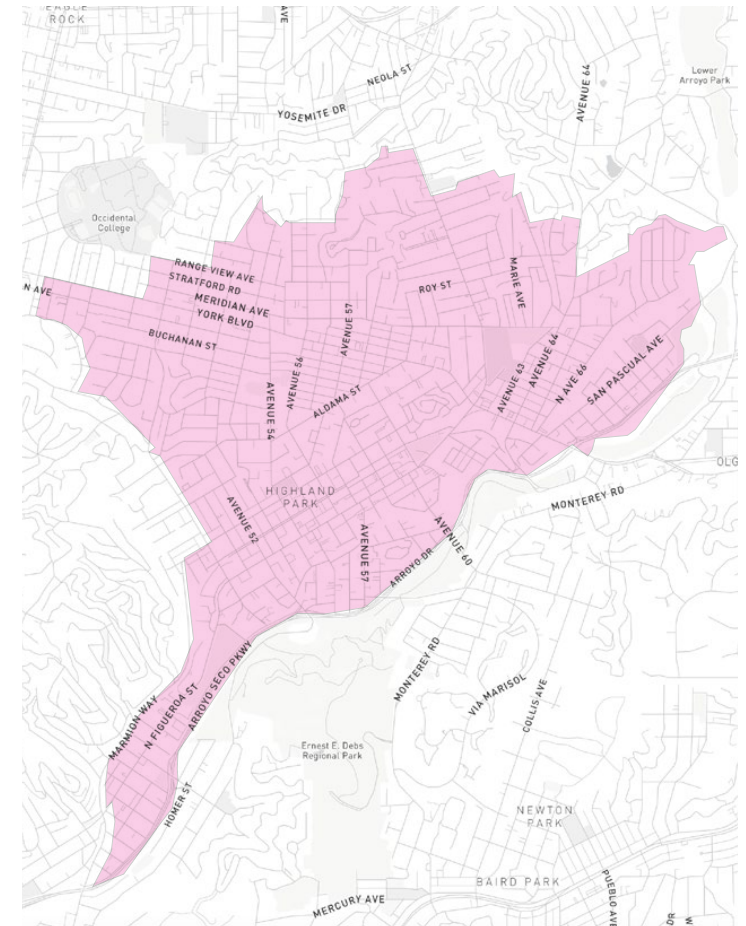
**Sprawling neighborhood with strong demographics**

Located on the northeast edge of Los Angeles, the 3.4 square miles comprising the Highland Park neighborhood represents a rich social, political, and economic history. As families have reclaimed this historic area, what stands out most about Highland Park is how it has maintained its eclectic mix of galleries, performance arts, and funky hot spots like the Steampunk-themed Highland Park Bowl.

The renaissance happening here even earned it top accolades in 2013 when LA Weekly declared it "LA's greatest neighborhood." Mom and pop shops, local award-winning restaurants, and small businesses dominate this town. Highland Park has twin main drags — Figueroa Street and York Boulevard — both stocked with third-wave coffee shops, artisan bakeries, and pretty stores peddling vinyl and vintage handicrafts.

With the recent opening of Metro's Gold Line Station near the intersection of North Avenue 57 at Marmion Way, the neighborhood is rapidly evolving into a transit-friendly community. The new station, paired with the influx of hip new nightlife establishments, have activated the Figueroa corridor as Highland Park's most pedestrian-friendly and trendy area. The L.A. Metro Gold Line can get commuters downtown in about 35 minutes.

Median home price in Highland Park is \$631,248.  
Median rent is \$1,330.



AREA	POPULATION	WORKFORCE	HOUSEHOLDS	AVERAGE HH INCOME
Highland Park	56,087	7,116	16,838	\$75,882
LA County	10,255,222	5,302,319	3,362,815	\$97,587
LA Metro 	13,507,681	7,020,210	4,423,701	\$103,493

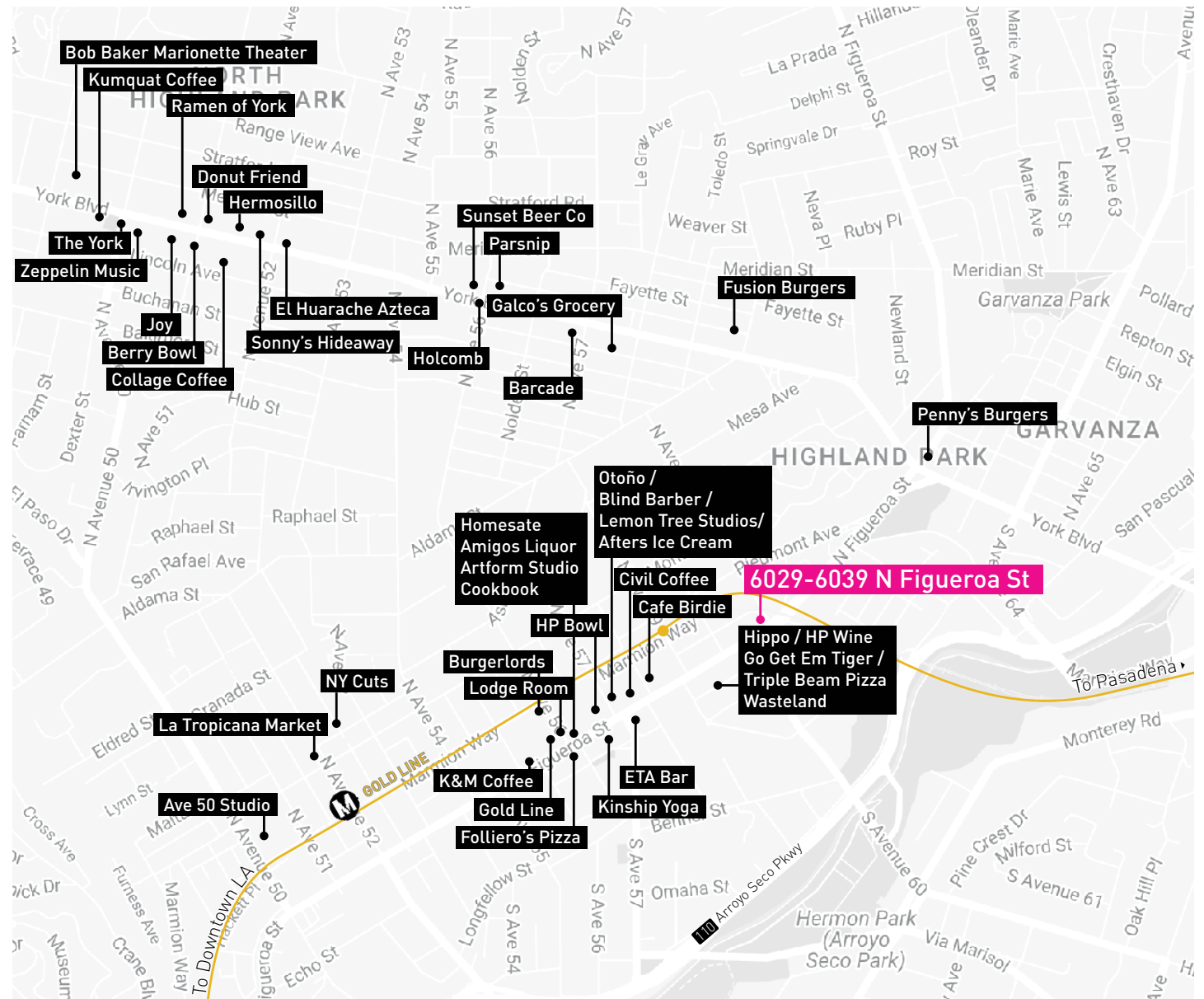
**About the neighborhood**

Highland Park has undergone a considerable transformation into a hot-spot in LA's creative enclaves that include Silver Lake and Echo Park. Highland Park features new coffee concepts like Civil Coffee and K&M Coffee; bars and lounges like ETA Bar and Good Housekeeping; restaurants like Café Birdie and Good Girl Dinette; and destinations like Highland Park Bowl and Highland Park Brewery.

In addition to the various places to eat and drink, 6029-6039 N Figueroa St is a 5-min walk to the Gold Line Station, allowing easy access to DTLA and the rest of northeast LA

**5-MIN WALK TO GOLD LINE STATION**  
**20-MIN TO DTLA**  
**90/100 WALKSCORE**

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.  
 ©2020 INDUSTRY PARTNERS, INC.





**Civil Coffee.** Bright, airy cafe offering craft coffee, espresso & pastries, plus light breakfast & lunch fare.



**Highland Park bowl.** Hip, antique-filled spot for bowling, live music, craft cocktails, pizzas, salads & seasonal fare.



**Otoño.** A menu featuring elevated Spanish cuisine in a rustic space with dim lighting & a lively bar.



**Blind Barber.** Hidden behind a barber shop, this lounge offers craft cocktails & modern pub bites in a hip setting.



**Triple Beam Pizza.** Nancy Silverton & Matt Molina's Roman pizzeria serves rectangular pieces of pie, plus beer & wine.



**Hippo.** Contemporary American & Italian fare from an open kitchen with wine & cocktails in artful environs.