

35,401 SF FOR LEASE **NEW DEVELOPMENT**

beta.

3200 N FIGUEROA ST | LOS ANGELES, CA



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2150 Park Pl, #100

El Segundo, CA 90245

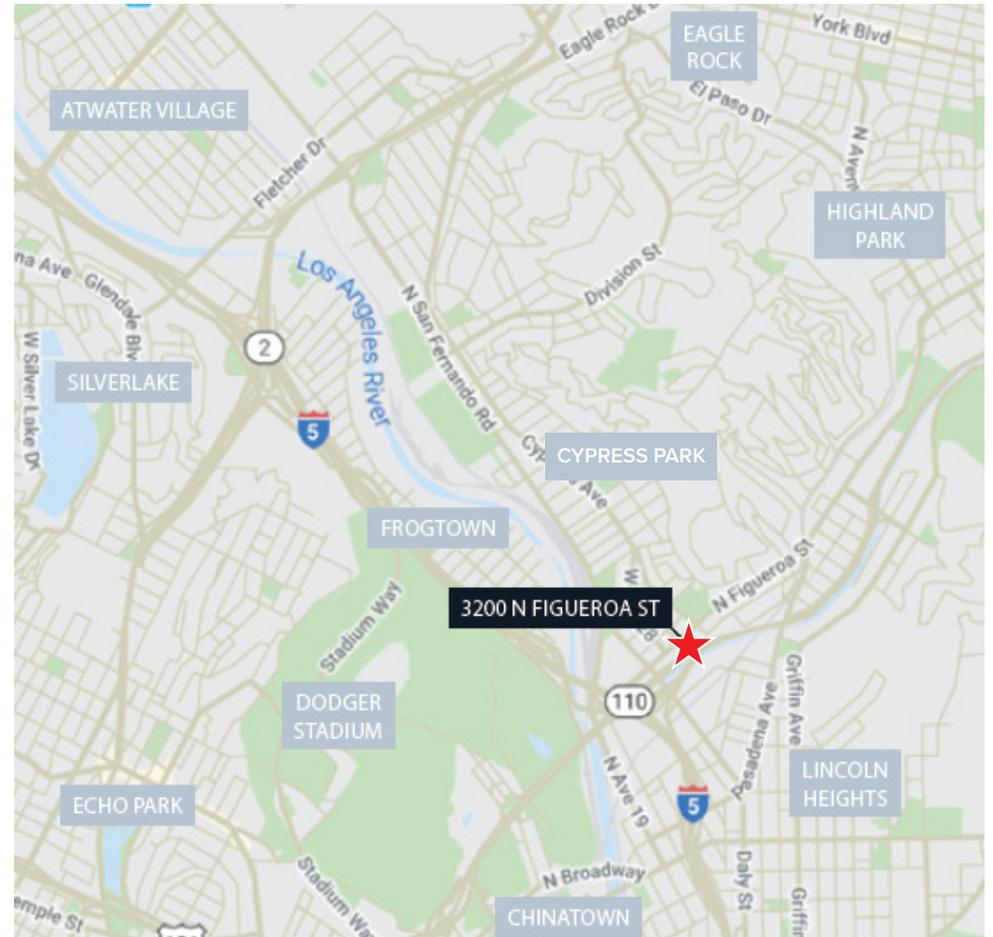
DESTINATION | CYPRESS PARK

Cypress Park sits at the geographic confluence of the River and the Arroyo Seco—a 24-mile dry stream and canyon area that starts near modern-day Chinatown and Dodger Stadium and ends just north of Pasadena.

Cypress Park had emerged as one of LA's first suburban communities that included Highland Park and Lincoln Heights. Because of its proximity to central Los Angeles, the LA River and the early industrial activity in what is today Chinatown, Cypress Park experienced an organic growth that saw a mix of workforce housing and factories. It was truly a working-class neighborhood.

Cypress Park and the general Northeast Los Angeles region has been the subject of much development activity during this last real estate cycle. Its eclectic mix of bungalows and craftsman-style homes coupled with convenient connectivity between Downtown Los Angeles, Pasadena, and Glendale has made Cypress Park particularly attractive.

In recent years, Highland Park (Cypress Park's direct neighbor to the north) has been firmly established as one of the most popular and sought-after neighborhoods in Los Angeles for new restaurants, nightlife, and retail amenities. This will provide Cypress Park with increasing opportunities for larger multi family developments and larger-format retail amenities.



CONCEPTUAL RENDERING

beta.



RETAIL

RETAIL

RETAIL

N FIGUEROA ST ±43,222 CPD

beta.

SITE PLAN

The plan is to redevelop the site as an urban mixed-use project and upon completion, the project is expected to consist of 170 live-work residential units with up to 35,401 SF of retail availability, a stand-alone self storage facility, and 17,456 SF of existing theater to be converted into office and production space.

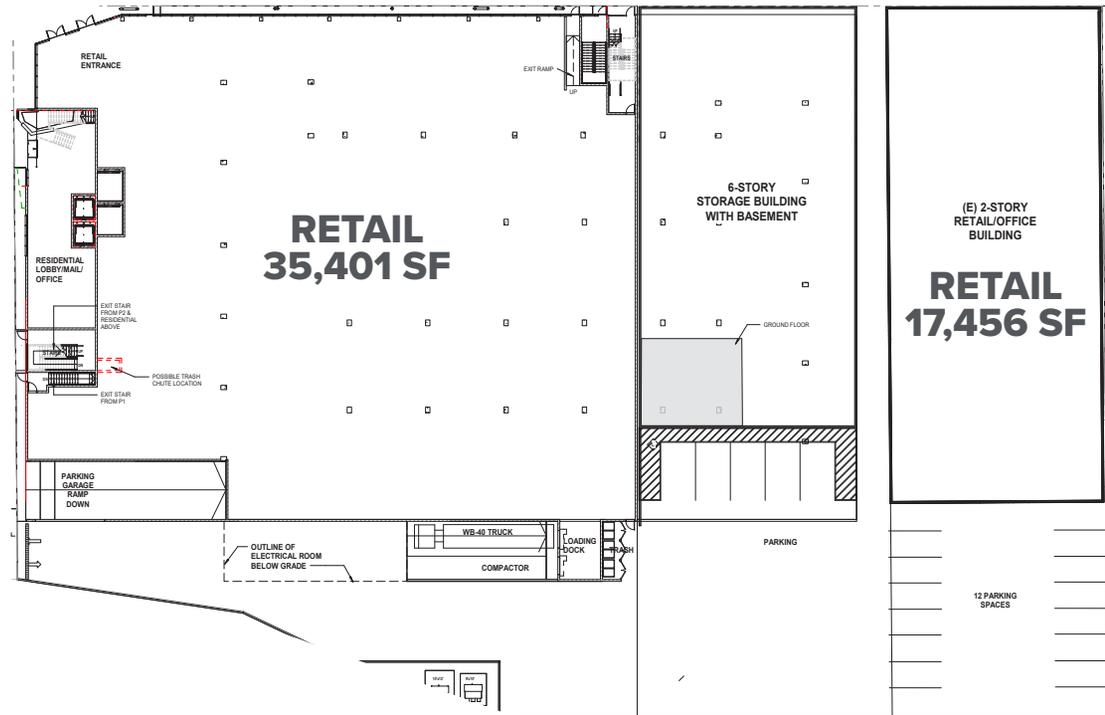
The site is centrally located in Cypress Park, a Northeast Los Angeles neighborhood directly in the path of growth of the rapid revitalization of Downtown Los Angeles, Chinatown, Lincoln Heights, and Highland Park. The 2 acre-site, 240,000 SF development including over 35,401 SF of potential retail is a rare opportunity in an area where parcels generally are much smaller and building at institutional scale is particularly difficult.

In addition, the Subject Property has great accessibility from the 110, 5, and 2 freeways. This convenience allows drivers to avoid the gridlock of Downtown LA. North Figueroa Street provides direct route to Highland Park, Eagle Rock, and Pasadena while Cypress Ave and San Fernando Road guides drivers straight into Glendale.

DEVELOPMENT INFORMATION

The site is in the Cornfield Arroyo Seco Plan and the developer is building everything by-right. No public hearings or CEQA approvals are needed during the entitlement process. Once the drawings are finished, the developer proceeds straight to the administrative approval process with Planning and building plan check with LADBS.

N FIGUEROA ST ±43,222 CPD



UNDERSERVED ESSENTIAL RETAIL



POPULATION

- 1 MILE | 32,768
- 2 MILE | 116,076
- 3 MILE | 322,712



DAYTIME POPULATION

- 1 MILE | 5,204
- 2 MILE | 4,761
- 3 MILE | 122,896



AVG. HOUSEHOLD INCOME

- 1 MILE | \$78,674
- 2 MILE | \$88,641
- 3 MILE | \$89,608



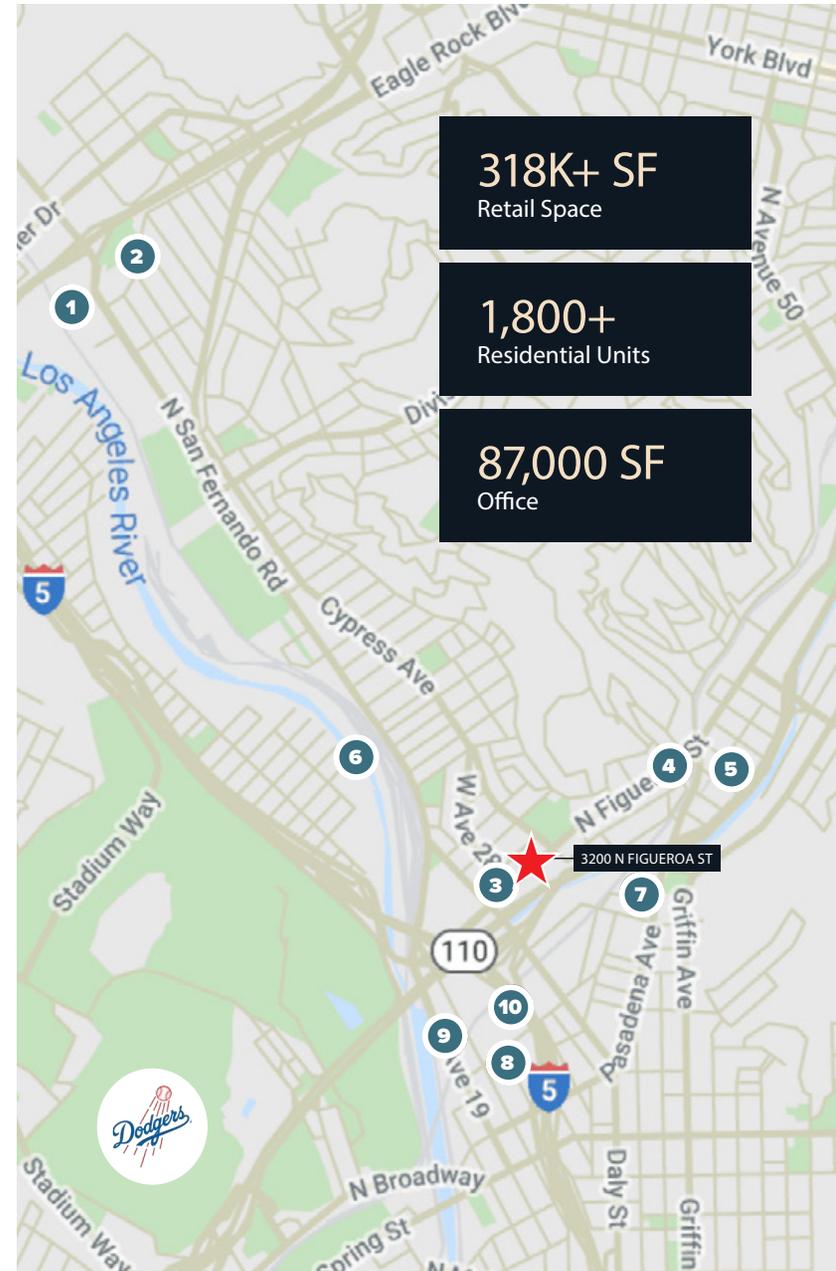
RESIDENTIAL GROWTH

AREA DEVELOPMENTS MAP

From new housing and retail, to creative office and river-related activations, there is a significant amount of planned or in-progress development in the area.

PLANNED/IN PROGRESS PROJECTS

Project Name	Type	Description
1 2750 W Casitas Ave	Mixed-Use	419 apartments with flexible commercial space
2 2910 N San Fernando Rd	Residential	370 apartments
3 2619 N Figueroa St	Retail	44,000 SF of office/retail
4 3585 N Figueroa St	Mixed-Use	55 apartments with retail
5 3836 N Figueroa St	Residential	100 residential units with retail
6 Orange Bridge—Cypress Park/ Elysan Valley Connection	Public	New pedestrian bridge over the LA River connecting Frogtown and Cypress Park
7 3433 N Pasadena Ave	Mixed-Use	Office, retail and 410 residential units
8 181 N Avenue 21	Mixed-Use	114,000 SF development with apartments, a hotel and retail
9 Lincoln Heights Jail	Mixed-Use	Apartments, artist studios, office space, retail and green space
10 City of LA / Goodwill Development	Mixed-Use	To-be-determined mixed-use project



SITE PLAN OVERVIEW

- ➔ = ACCESS TO PARKING | 95 PARKING SPACES



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