

Commercial Land on Lake Avenue

Altadena, California



2117 Lake Ave
Altadena, California

Commercial Land on Lake

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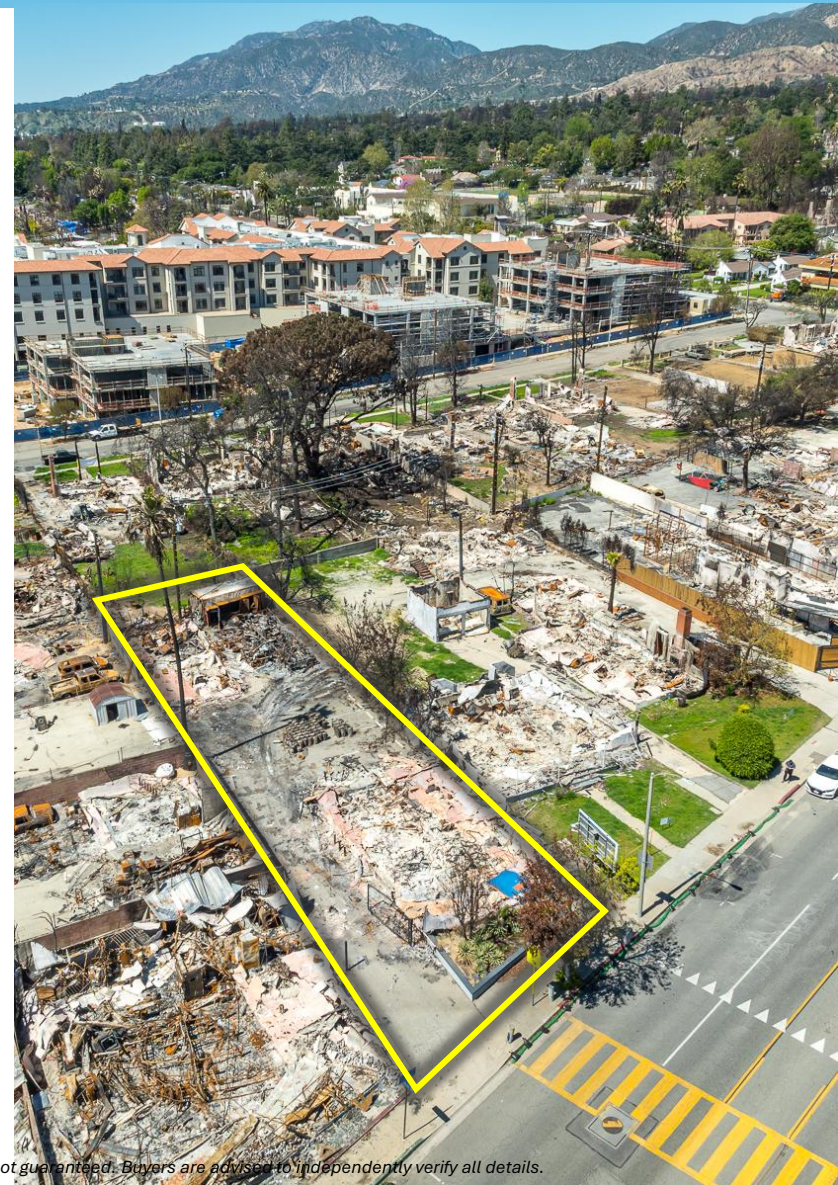
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PROPERTY SUMMARY

LISTING PRICE	\$875,000
LOT SIZE	9,077 SF (Per Plat Map)
LOT PRICE / SF	\$96 / SF
LOT DIMENSIONS	52' Wide X 178' Long (Approx.)
ZONING	C-3 (General Commercial Zoning)
PARCEL #	5845-023-019
JURISTITION	LOS ANGELES COUNTY



All information, including but not limited to square footage, lot size, financials, and plat map depictions, is deemed reliable but not guaranteed. Buyers are advised to independently verify all details.

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MetroCedro
Retirement
Community

Alameda ST

Calaveras St

SUBJECT
9,000± Lot
C-3 Zone

Lake Ave.

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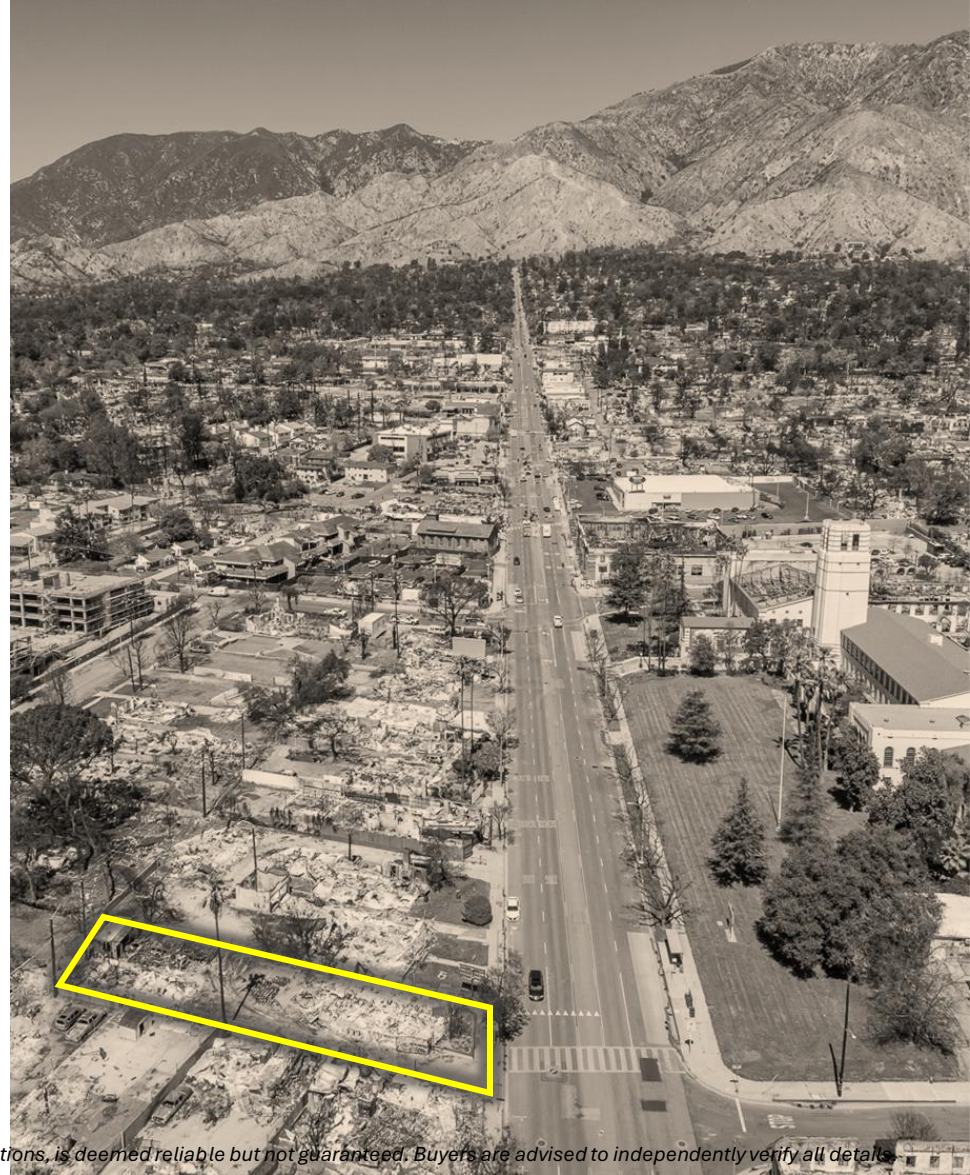
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PROPERTY DESCRIPTION

Located along the high-visibility corridor of Lake Avenue, this 9,000± square foot parcel presents a rare opportunity for investors, developers, or owner-users to reimagine a high-demand commercial site in the heart of Altadena. Formerly home to a freestanding office building lost in the recent Eaton Canyon fires, the property offers a clean slate with valuable C3 commercial zoning—permitting a broad range of potential uses including retail, office, service-based businesses, and mixed-use development with residential above. Additionally, high density opportunities are also available for developers who are adept to navigating the entitlement landscape.

Despite the fire damage to neighboring structures, this area is poised for revitalization, offering the chance to be among the first to shape the new commercial landscape of North Lake Avenue. The location benefits from a strong daytime population, steady commuter traffic, and close proximity to the foothills and trailheads that make Altadena a unique and desirable community. With utilities already on site and existing curb cuts in place, the parcel is ready for a visionary new project.

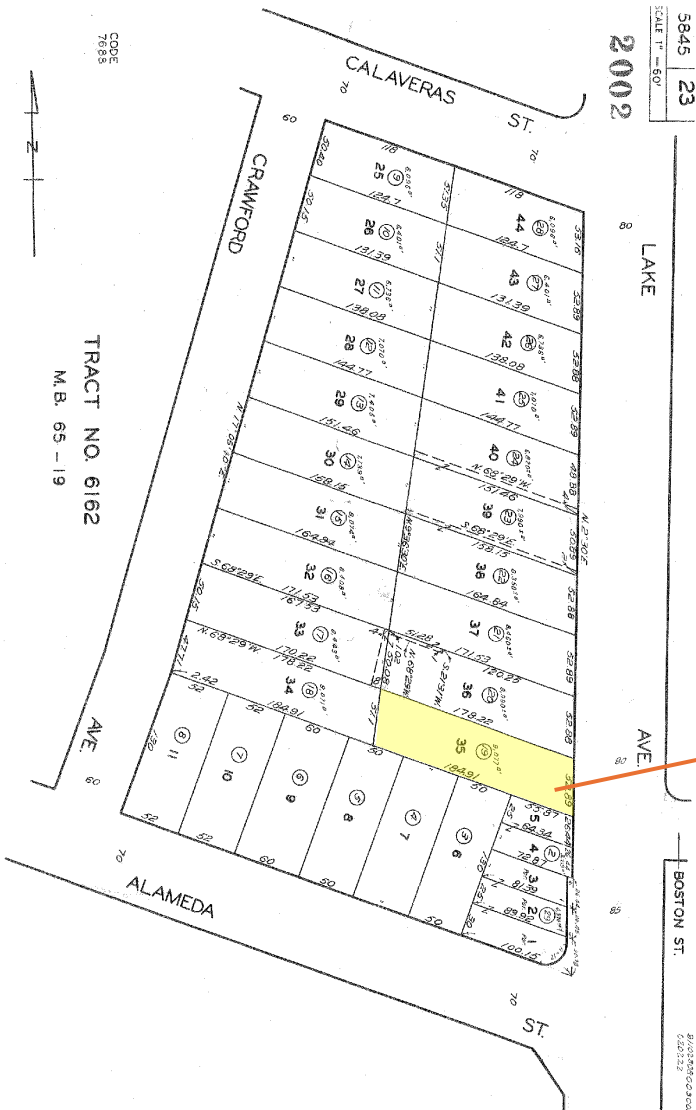
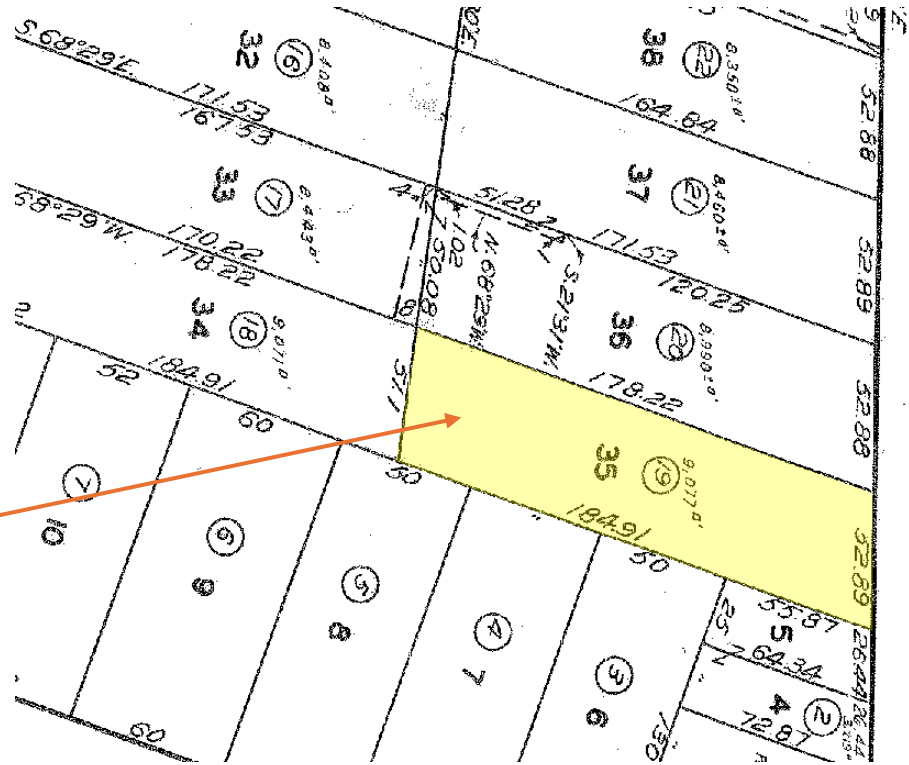


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PARCEL MAP



FOR PREP. ASHMT. SEE 1798-23

ALTERNATIVE MAP
COUNTY OF LOS ANGELES, CALIF.

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PROPERTY HIGHLIGHTS

- **Prime Location:** 9,000± SF parcel on high-visibility Lake Avenue in the heart of Altadena
- **Zoning:** C3 commercial zoning allows for retail, office, service businesses, or mixed-use with residential
- **Redevelopment Opportunity:** Previously housed a freestanding office building lost in the Eaton Canyon fires
- **Entitlement Potential:** High-density development possible for experienced developers
- **Poised for Revitalization:** Be among the first to help reshape North Lake Avenue's commercial corridor
- **Strong Local Demographics:** Close to foothills, trailheads, and supported by strong daytime population and commuter traffic
- **Development-Ready:** Utilities on site and existing curb cuts in place for ease of redevelopment

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Lake Ave.

SUBJECT PROPERTY

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GROCERYOUTLET
bargain market™

CHASE 

ELIOT
ARTS
magnet

SUBJECT PROPERTY

Lake Ave.

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