

Commercial Land on Lake Avenue

Altadena, California

9,077± SF Lot
C3 Zoning

Lake Ave.

2117 Lake Ave

Altadena, California

* Aerial photo and outline is an approximation.

Commercial Land on Lake

2117 Lake Ave | Altadena, California



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PROPERTY SUMMARY

LISTING PRICE	\$895,000
LOT SIZE	9,077± SF (Per Plat Map)
LOT PRICE / SF	\$98.60 / 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.



MetroCedro
Retirement
Community

Alameda ST

SUBJECT
9,000± Lot
C-3 Zone

Lake Ave.

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Commercial Land on Lake

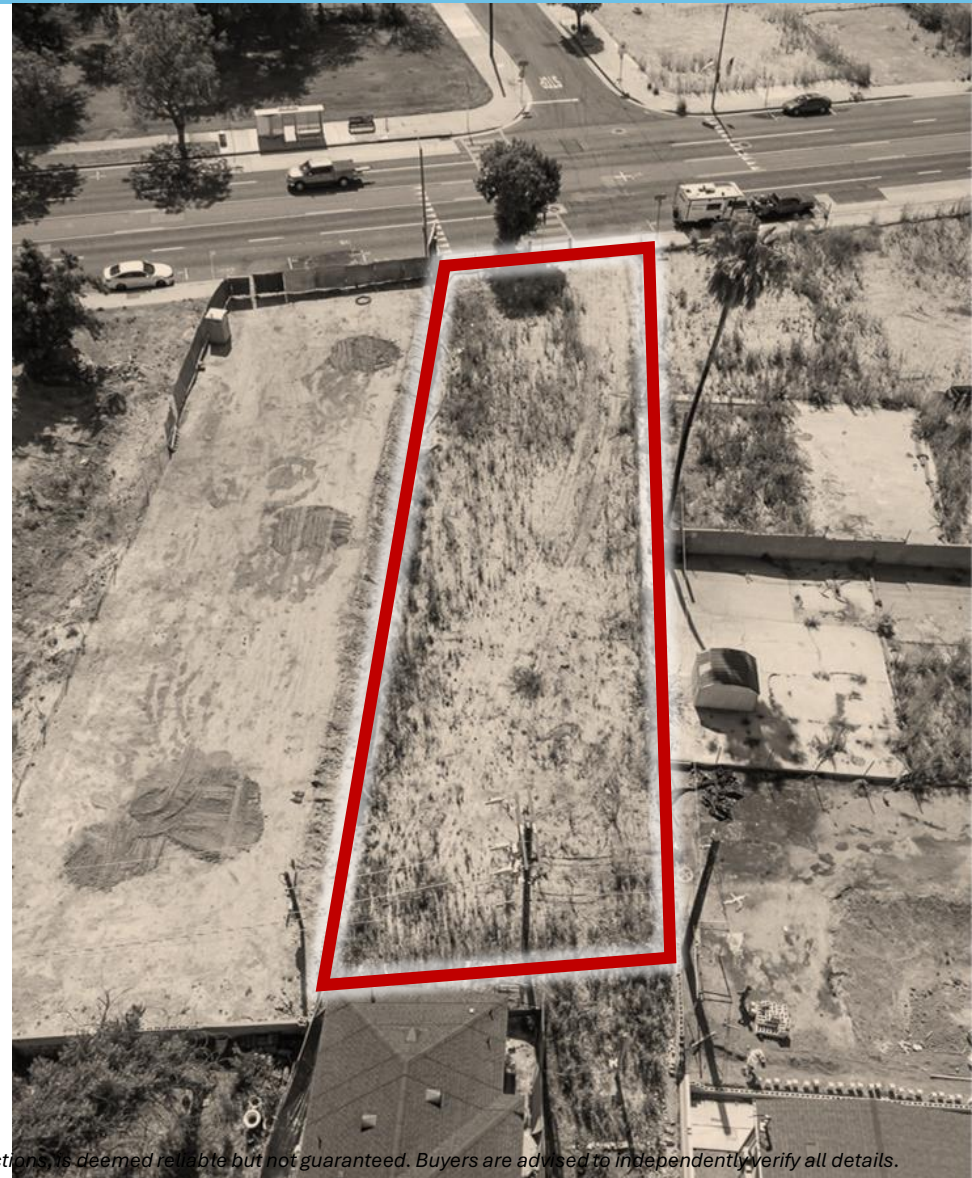
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PROPERTY DESCRIPTION

Located along the highly visible Lake Avenue corridor, this approximately 9,000 square foot parcel presents a compelling opportunity for investors, developers, and owner-users seeking a premier redevelopment site in the heart of Altadena. Formerly improved with a freestanding office building that was lost in the Eaton Fire, the property now offers a rare blank canvas with valuable C3 zoning, allowing for a wide range of commercial and mixed-use possibilities (Buyer to verify all development potential with the appropriate governmental agencies).

As Altadena continues its recovery and rebuilding efforts, North Lake Avenue is emerging as one of the area's most significant revitalization corridors. Nearby property owners have already begun pursuing approvals for new mixed-use and residential developments, creating momentum for long-term growth and reinvestment. The site benefits from excellent street visibility, strong traffic counts, convenient access to surrounding residential neighborhoods, and close proximity to the San Gabriel foothills and recreational amenities that contribute to Altadena's enduring appeal.

With existing utility connections, established curb cuts, and a strategic location along one of the community's primary commercial thoroughfares, this property offers a unique opportunity to participate in the next chapter of Altadena's redevelopment and resurgence.

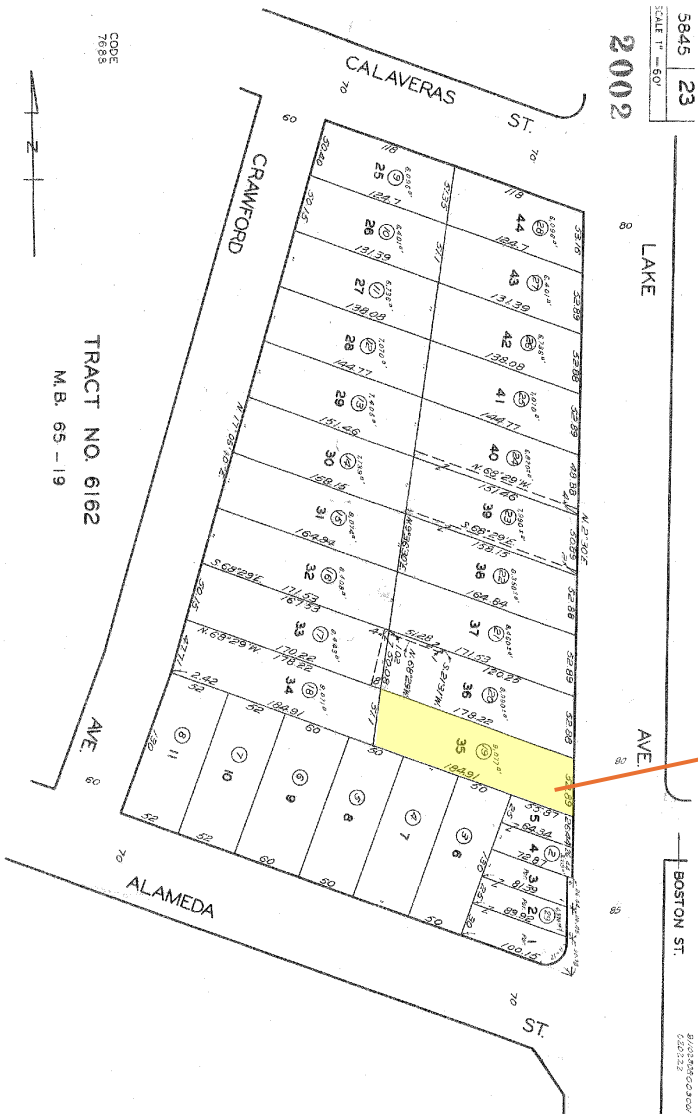
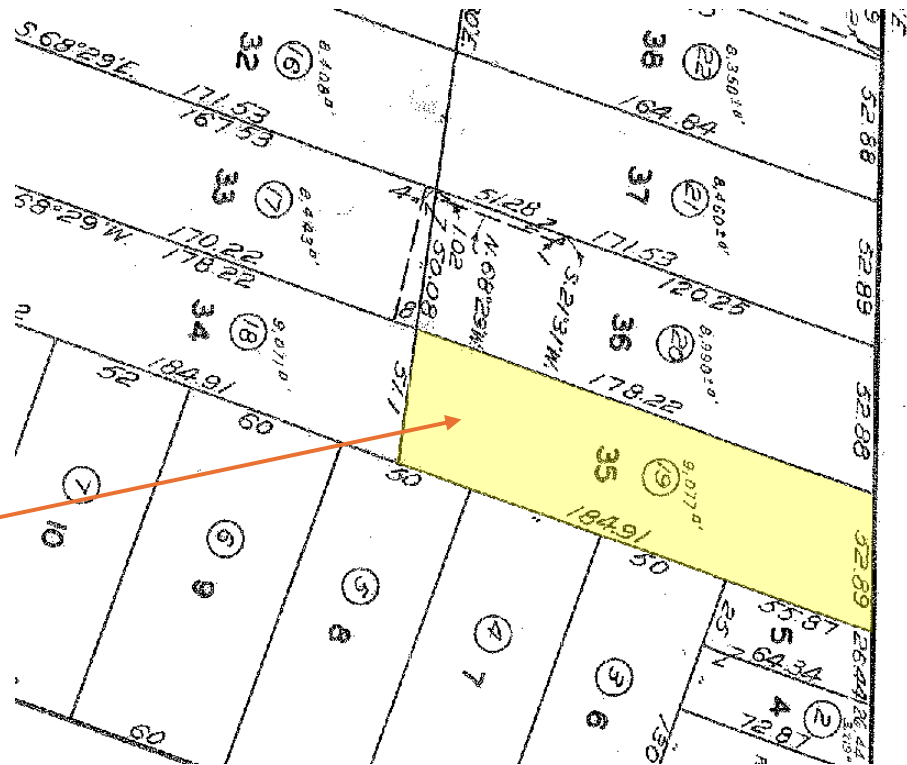


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PARCEL MAP



2002

5845 23

SCALE 1" = 50'

LAKE AVE

AVE

BOSTON ST.

ST

CALAVERAS ST.

CRAWFORD

ALAMEDA

CODE 7685

TRACT NO. 6162

M.B. 65-19

FOR PREV. ASMT. SEE 1798-23

ASSIGNED BY THE 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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CVS

Food4Less

AutoZone

Lake Ave.

SUBJECT
PROPERTY

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GROCERYOUTLET
bargain market™

CHASE 

ELIOT
ARTS
magnet

Lake Ave.

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