OFFERING MEMORANDUM

HILLCREST HAVEN



APN: 5672-014-008

Kidder Mathews

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EXECUTIVE SUMMARY

Section 01

HILLCREST HAVEN EXCEPTIONAL DEVELOPMENT OPPORTUNITY IN EAGLE ROCK



We are pleased to exclusively present Hillcrest Haven, a unique and remarkably affordable opportunity to acquire approximately ±3.06 acres of vacant land in the highly sought-after neighborhood of Eagle Rock. Nestled in the hills and oriented to capture maximum natural light, this south-facing property offers breathtaking 270-degree panoramic views of Los Angeles – including Downtown LA, Eagle Rock, Glendale, Pasadena, and beyond.

This expansive hillside parcel offers a unique blend of privacy and accessibility, located directly north of and adjacent to the 134 Ventura Freeway and simultaneously directly south of the highly desirable Glenoaks Canyon neighborhood of Glendale (the neighborhood before entering the hiking trails). The site features a network of natural hiking trails with access points to Mt. Carmel Drive, Sleepy Hollow Place, and Valley Vista Drive, offering potential for recreation or thoughtfully designed development. Its elevation and orientation ensure optimal exposure to natural light throughout the day, making it ideal for thoughtfully designed homes that embrace indoor-outdoor living.

Zoned LAA1 (Residential Acreage), the property provides a range of development possibilities including single-family residences, large estate homes, or potential subdivision opportunities (buyer to verify). The A1 zoning offers favorable conditions for low-density residential development within a peaceful, natural hillside environment, yet only minutes from the vibrant commercial and cultural centers of Eagle Rock and adjacent neighborhoods.

With strong demand for new housing, continued upward pressure on home prices in Eagle Rock, and the scarcity of large parcels in Los Angeles proper, Hillcrest Haven stands out as a compelling opportunity for builders, developers, land bankers, or visionary end users.

PRICE	$185,000	LOT SIZE	±3.06 AC (±133,464 SF)
PRICE/AC	$60,457	ZONING	LAA1 (Residential Acreage)
PRICE/SF	$1.38	APN	5672-014-008

INVESTMENT HIGHLIGHTS

Unobstructed 270° Views

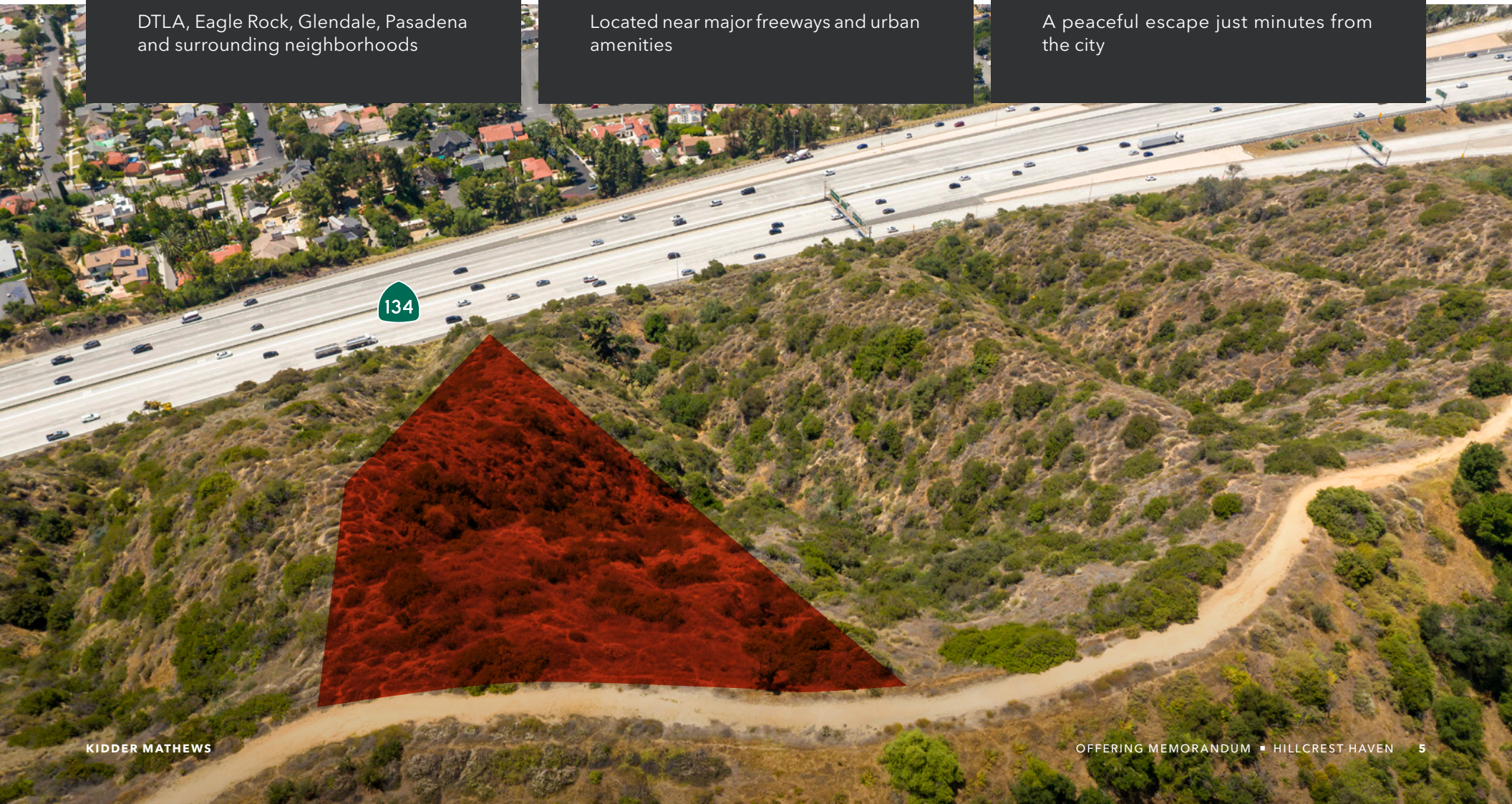
DTLA, Eagle Rock, Glendale, Pasadena and surrounding neighborhoods

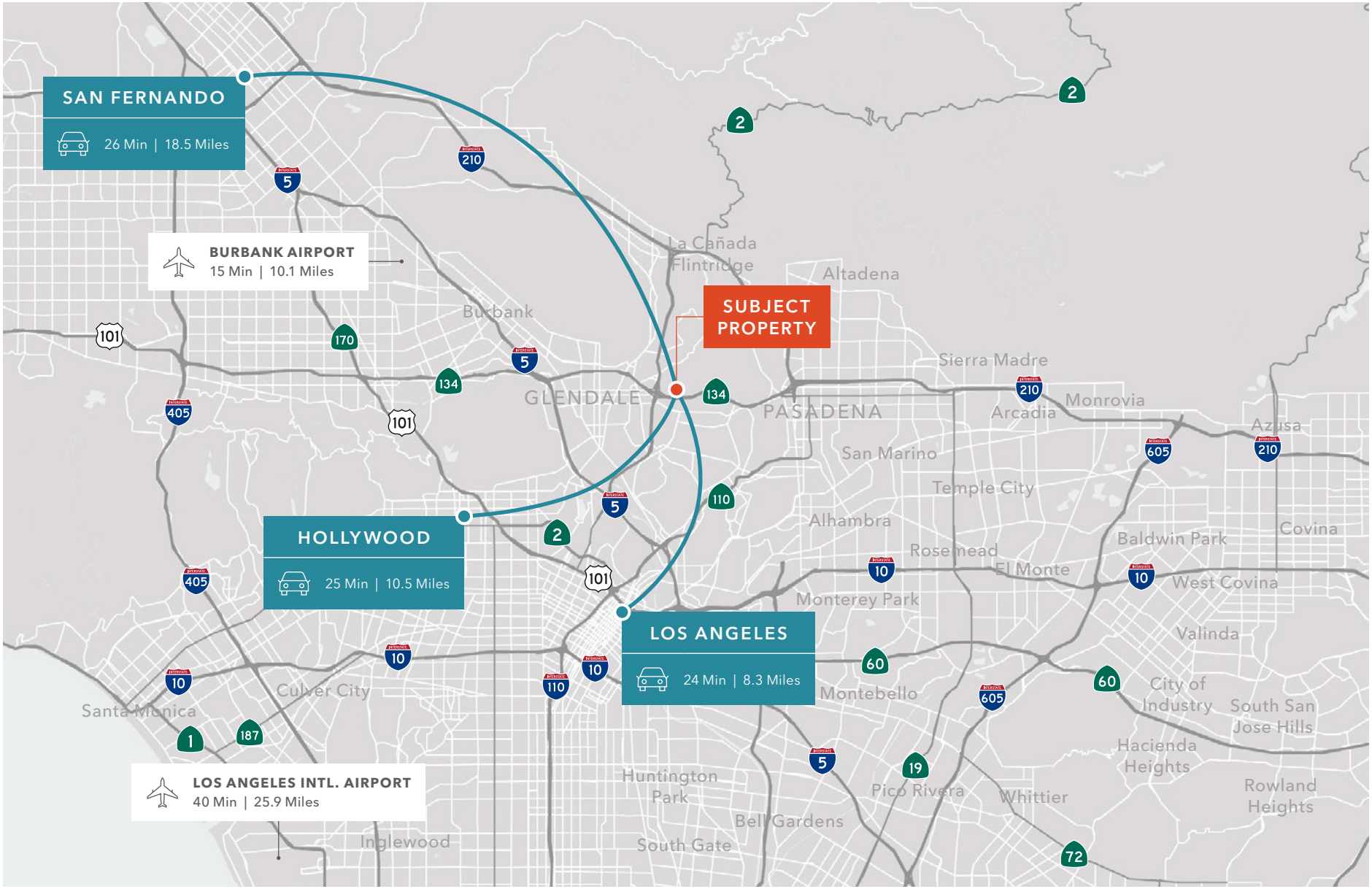
Convenient Access

Located near major freeways and urban amenities

Tucked Away Yet Central

A peaceful escape just minutes from the city




SAN FERNANDO
26 Min | 18.5 Miles
BURBANK AIRPORT
15 Min | 10.1 Miles
SUBJECT PROPERTY
HOLLYWOOD
25 Min | 10.5 Miles
LOS ANGELES
24 Min | 8.3 Miles
LOS ANGELES INTL. AIRPORT
40 Min | 25.9 Miles
La Cañada Flintridge
Altadena
Burbank
GLENDALE
PASADENA
Sierra Madre
Arcadia
Monrovia
Azusa
San Marino
Temple City
Alhambra
Rosemead
El Monte
Baldwin Park
Covina
West Covina
Monterey Park
Valinda
Montebello
City of Industry
South San Jose Hills
Hacienda Heights
Rowland Heights
Whittier
Pico Rivera
Huntington Park
Bell Gardens
South Gate
Inglewood
Culver City
Santa Monica

PROPERTY PHOTOS

Section 02

PROPERTY PHOTOS







PROPERTY PHOTOS



This south-facing hillside property captures stunning 270° panoramic views of Downtown LA, Eagle Rock, Glendale, Pasadena, and more.

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