

# \$380,000 - 70 Mendocino Street, Altadena

MLS® #25559711

## \$380,000

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Altadena,

Located West of Fair Oaks Ave, east of Glenrose Ave and just south of East Altadena Drive, this approximately 5,363 square foot lot (per the LA County Assessor) presents a rare opportunity to build anew in a serene Altadena neighborhood. The property is zoned LCR1YY, supporting low-density residential development. The previous residence, a 2-bedroom, 1-bathroom single-family home with approximately 858 of living space, was unfortunately lost in the Eaton Canyon Fire. Prior to the fire, the site had established connections to sewer, water, electricity, and gas. Phase 2 of the debris removal process has been completed. The lot is situated near several popular hiking trails, including the Altadena Crest Trail and the Sam Merrill Trail, offering access to the natural beauty of the San Gabriel Mountains. Interested buyers are advised to independently investigate potential future uses and parcel remediation processes with the County and applicable government agencies. Please do not walk on the property.



## Essential Information

MLS® #	25559711
Price	\$380,000
Bathrooms	0.00
Acres	0.12
Type	Land
Status	Closed

Listing Agent	Imraan Ali
Listing Office	Compass

## Community Information

Address	70 Mendocino Street
Area	604 - Altadena
Subdivision	N/A
City	Altadena
County	Los Angeles
Zip Code	91001

## Amenities

View	None
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## Additional Information

Date Listed	July 2nd, 2025
Days on Market	63
Zoning	LCR1YY
Short Sale	N
RE / Bank Owned	N

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