

\$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

Additional Information

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

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