

\$2,295,000 - 6060 La Prada Street, Los Angeles

MLS® #SR25113841

\$2,295,000

4 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

We are proud to present La Pradaâ€"Vista, a beautifully maintained, value-added multifamily investment opportunity located in the highly coveted submarket of Highland Park, Los Angeles.



This charming apartment community features the original apartment building consisting of six units built in 1955 and a new detached structure in the rear of the lot consisting of two new Accessory Dwelling Units (ADUs) built in 2024. The unit mix includes:

Unit Mix:

- (2) 1-Bedroom + 1-Bath: (ADUs)
- (1) 1-Bedroom + 1-Bath
- (5) 2-Bedroom + 1-Bath

Construction is wood frame with freshly painted stucco exterior and pitched roof, the property spans approximately $\pm 6,048$ square feet on a $\pm 9,195$ square foot lot zoned LARD1.5. Originally built as a 6-unit building, the seller has added two newly constructed ADUs, bringing the total unit count to 8. Please note that the additional square footage for the ADUs has not yet been reflected on title.

Most units are tastefully updated with renovated bathrooms, kitchens, attractive laminate flooring, new counter-tops, backsplash, cabinets and include spacious floorplans, closets and storage cabinets. Each unit is individually metered for gas and

electricity. Trash service is included in LADWP and billed to tenants. Select units have highly upgraded island kitchens with new modern bathrooms, with recessed lighting throughout the unit.

Recent upgrades that were completed in 2024, coinciding with the ADU construction, include new roof, new Siemens electrical systems and new meters throughout. The solar accompanying the ADU units are owned outright. The driveway rear parking lot and decking has recently been resurfaced, and the property has been upgraded with copper plumbing.

While significant upgrades have been completed, La Prada Vista still offers considerable value-add potential and opportunity to capture substantial untapped rental income. This makes it an exceptional acquisition for investors seeking a well-located asset in a consistently appreciating market.

Nestled just seven miles northeast of Downtown Los Angeles, Highland Park is one of the city's most exciting and fastest-evolving neighborhoods, offering multifamily investors a rare opportunity to capitalize on historically rising rents and strong appreciation. This storied neighborhood has transformed into a vibrant, culturally rich community that artfully blends historic charm with modern urban appeal.

Built in 1955

Essential Information

MLS® #	SR25113841
Price	\$2,295,000
Bedrooms	4
Bathrooms	3.00

Acres	0.21
Year Built	1955
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Raymond Rodriguez
Listing Office	Equity Union

Community Information

Address	6060 La Prada Street
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

Amenities

Parking Spaces	4
Parking	Garage
Garages	Garage
Pool	None

Interior

# of Stories	2
Stories	Two

Additional Information

Date Listed	May 21st, 2025
Days on Market	38
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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