

Eagle Rock Shopping Center

CBRE

2245 YOSEMITE DR. | EAGLE ROCK, CA

AVAILABLE



Yosemite Dr.

N. Eagle Rock Blvd.

+ 18,267 SF Anchor Opportunity Available for Lease

What These Spaces Have to Offer

Multi-tenant neighborhood retail center anchored by Sprouts Farmers Market. The ±18,257 SF junior anchor space available for lease puts a single tenant at the center of it all boasting unmatched visibility, parking and foot traffic.



Prime Location & High Visibility

The center offers a junior anchor opportunity with highly visible pylon signage situated at the intersection of Eagle Rock Blvd & Yosemite Drive, the neighborhood’s defining intersection.



Convenient Parking

There are 234 at-grade parking spaces available for customers.



Accessibility

The center is conveniently located adjacent to major freeways, including the Glendale Freeway (CA 2), which sees upwards of 351,100 cars per day, and the Ventura Freeway (CA 134), with an average of 435,000 cars per day.



Local Attractions and Amenities

Local amenities include highly rated dining and coffee shops including Creature’s Coffee, Lola Café, Relentless Brewing and Penny Oven alongside Occidental College and Yosemite Recreation Center.



Demographics

The average age of residents in Eagle Rock is 41, and the average household income is \$114,526 per year.



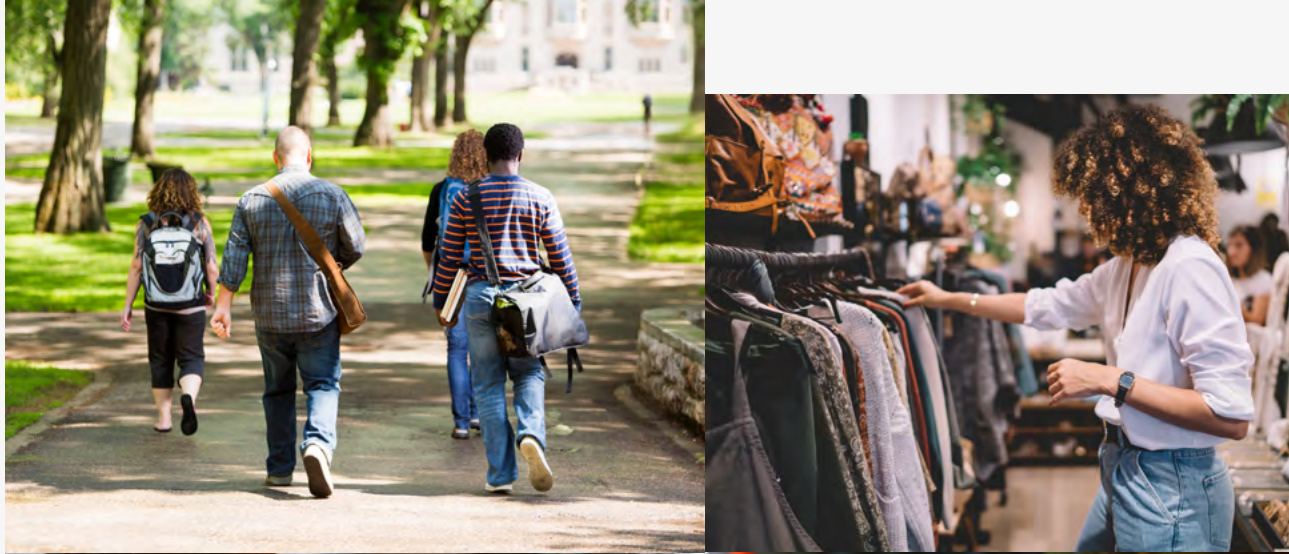
Neighboring Communities

The center serves a broad trade area, including Glendale, Montrose, La Cañada Flintridge, South Pasadena and Pasadena.



Location & Trade Area

Eagle Rock Shopping Center is situated in the Eagle Rock neighborhood of Northeast Los Angeles, between the cities of Glendale and Pasadena. The neighborhood is characterized by a calm, residential feel with an independent business core. In recent years, Eagle Rock has experienced a renaissance in terms of both the residential and commercial areas within this community. Following in the footsteps of Silverlake and Los Feliz, this area is now home to some of the regions trendiest restaurants, and boutique retail. Eagle Rock has also witnessed a significant influx of younger professionals and families significantly increasing the demand for housing.



As a result of this high demand, Eagle Rock is rapidly becoming one of the “hottest neighborhoods” in LA County. It is an ethnically diverse, relatively high-income neighborhood known for being the home of Occidental College and for a counterculture element among its 34,000+ people. Eagle Rock maintains a number of historically significant buildings and has a connection with the motion picture industry. Colorado Boulevard, a main stretch in Eagle Rock, is known for its walkable corridor with restaurants and shops, and the neighborhood offers a mix of specialty clothing stores, unique markets, antique crafts shops, and various dining options.



An aerial photograph of the Eagle Rock Shopping Center, a long, single-story commercial building with a flat roof. The building houses various businesses, including Kebab, Subway, Great Clips, AT&T, and Panda Express. A large parking lot with several cars is in the foreground. The surrounding area includes other commercial buildings and trees. The text 'AVAILABLE' is in a red box on the left, and 'CBRE' is in the top right corner. The address '2245 YOSEMITE DR. | EAGLE ROCK, CA' is at the bottom right. The street name 'N. Eagle Rock Blvd.' is written diagonally on the right side.

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