

**For Lease**

Asking Rate:

**\$2.25/SF/MG****Get in touch:****Mick Moody**

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**Colliers**865 S. Figueroa St  
Suite 3500

Los Angeles, CA 90017

P: +1 213 627 1214

# 1860 Colorado Blvd. Los Angeles, CA 90041

±15,323 SF of combined office space located  
in the heart of Eagle Rock

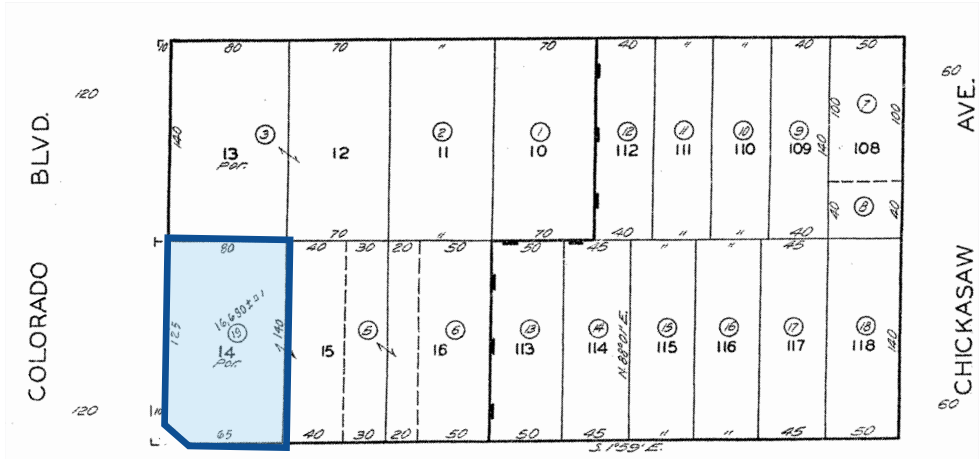
- **4 separate units available:**
  - 3 Individual Ground floor office units
  - 2nd Floor can be leased as one unit or easily demised
  - Please call broker for information on square footage
- Unit sizes are conducive to a variety of tenant needs
- Located in an amenity rich area with walking distance to several shops, cafes and restaurants
- Standalone building with rare, onsite, gated parking

*\*Landlord will need to lease a portion of the building so the entire building is not available for lease*





# Property Overview



| 20234<br>Demographics    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------|-----------|-----------|-----------|
| Population               | 21,141    | 214,735   | 556,728   |
| Median Age               | 41.7      | 41.2      | 40.5      |
| Est. Households          | 7,514     | 84,303    | 220,115   |
| Avg. Household<br>Income | \$154,973 | \$134,870 | \$139,779 |



# Property Photos





# Nearby Amenities



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