

# FOR SALE

PRIME GLASSELL PARK

# 2415 W. AVENUE 30

LOS ANGELES, CA 90065



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TEL: 310-478-7700 | FAX: 310-479-3989  
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# PROPERTY INFORMATION

SALE PRICE \$620,000

BUILDING Approximately 1,280 square feet (Buyer to Verify)

LOT SIZE Approximately 6,540 square feet

ZONING LAR3 \* Buyer to Verify

APN #5457-010-028

YEAR BUILT 1959 Remodeled in 1991, 2015 & again in 2017

PARKING Approximately 5 - 7 spaces onsite

## TENANCY

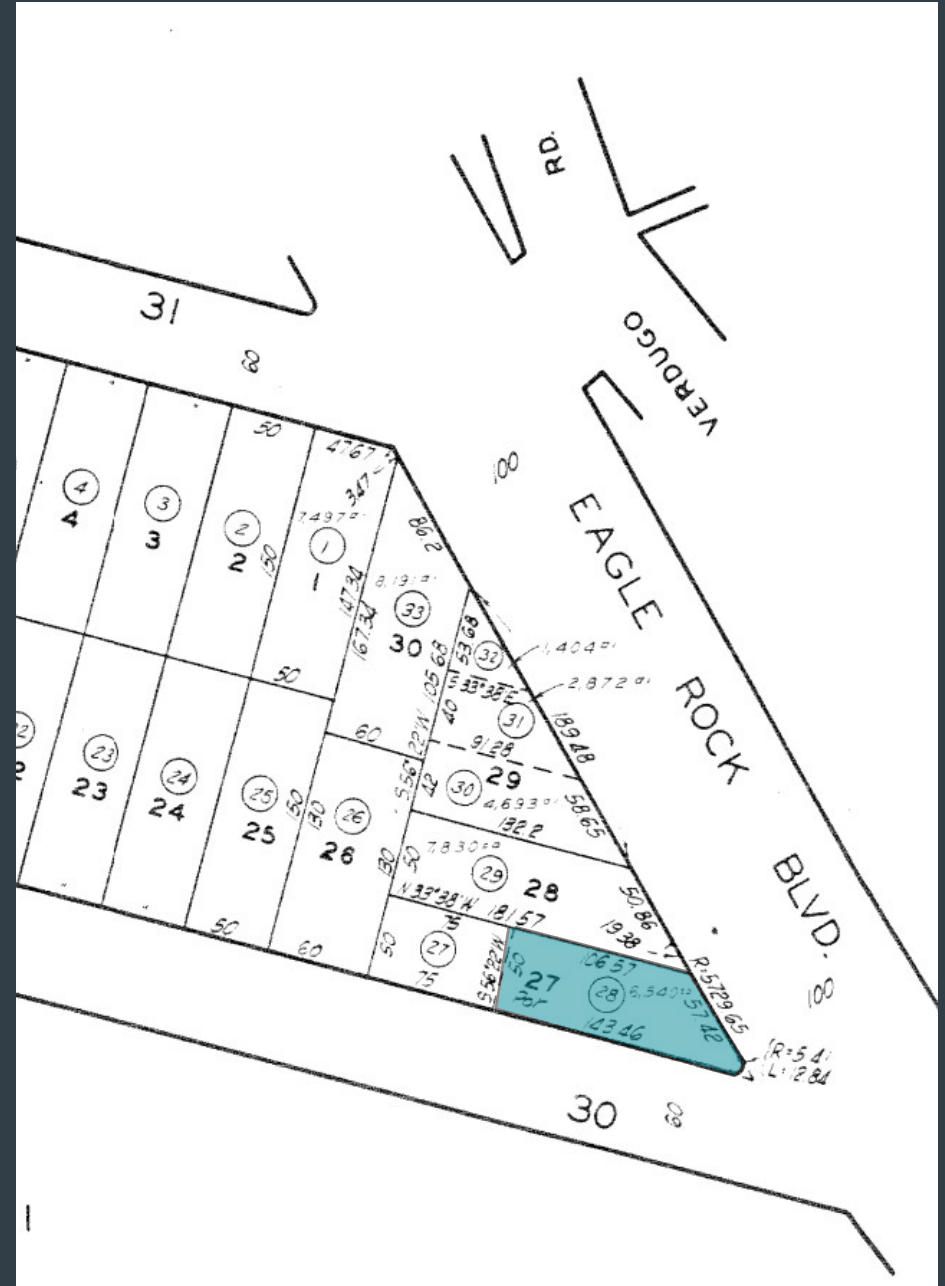
- The Property is leased to Pacific Clinics, a nonprofit corporation, which operates a Head Start/Early Head Start program for the local community through May 31, 2028
- Monthly Base Rent is currently \$3,100.68 and increases to \$3,193.70 on June 1, 2026, with another increase to \$3,289.51 on June 1, 2027 thru 5/31/2028. It is a gross lease with Tenant paying all utilities, janitorial and annual increases for insurance and real estate taxes.

## COMMENTS

- Short term investment with owner/user potential
- Well maintained property
- First time on the market in approx. ± 60 years

## COMMISSION

- Three percent (3%) to an outside broker



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# PROPERTY IMAGES



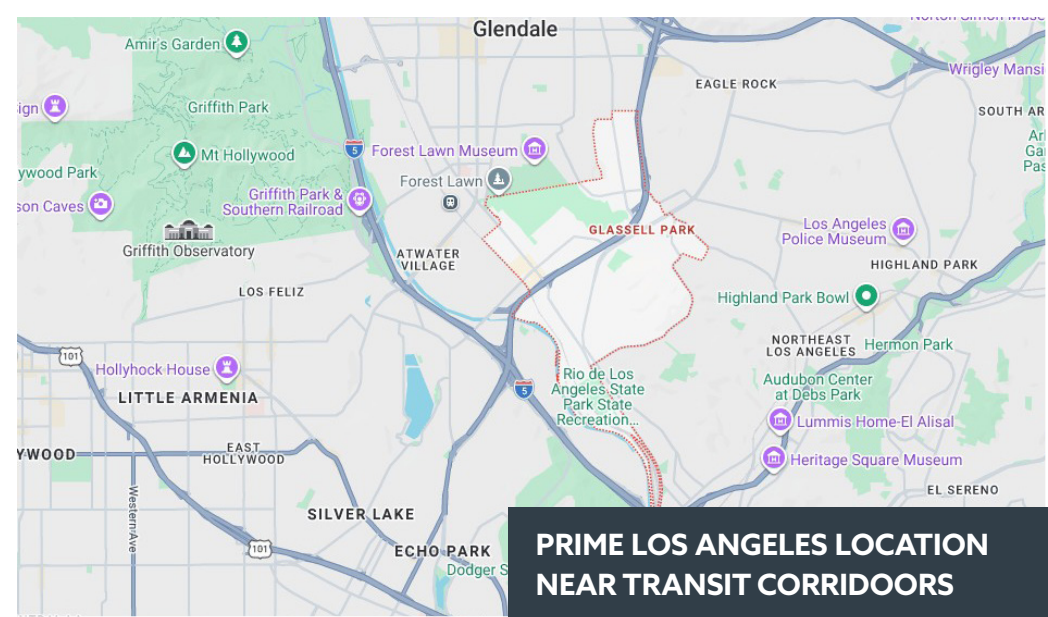
# PROPERTY IMAGES



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# DESTINATION: GLASSELL PARK



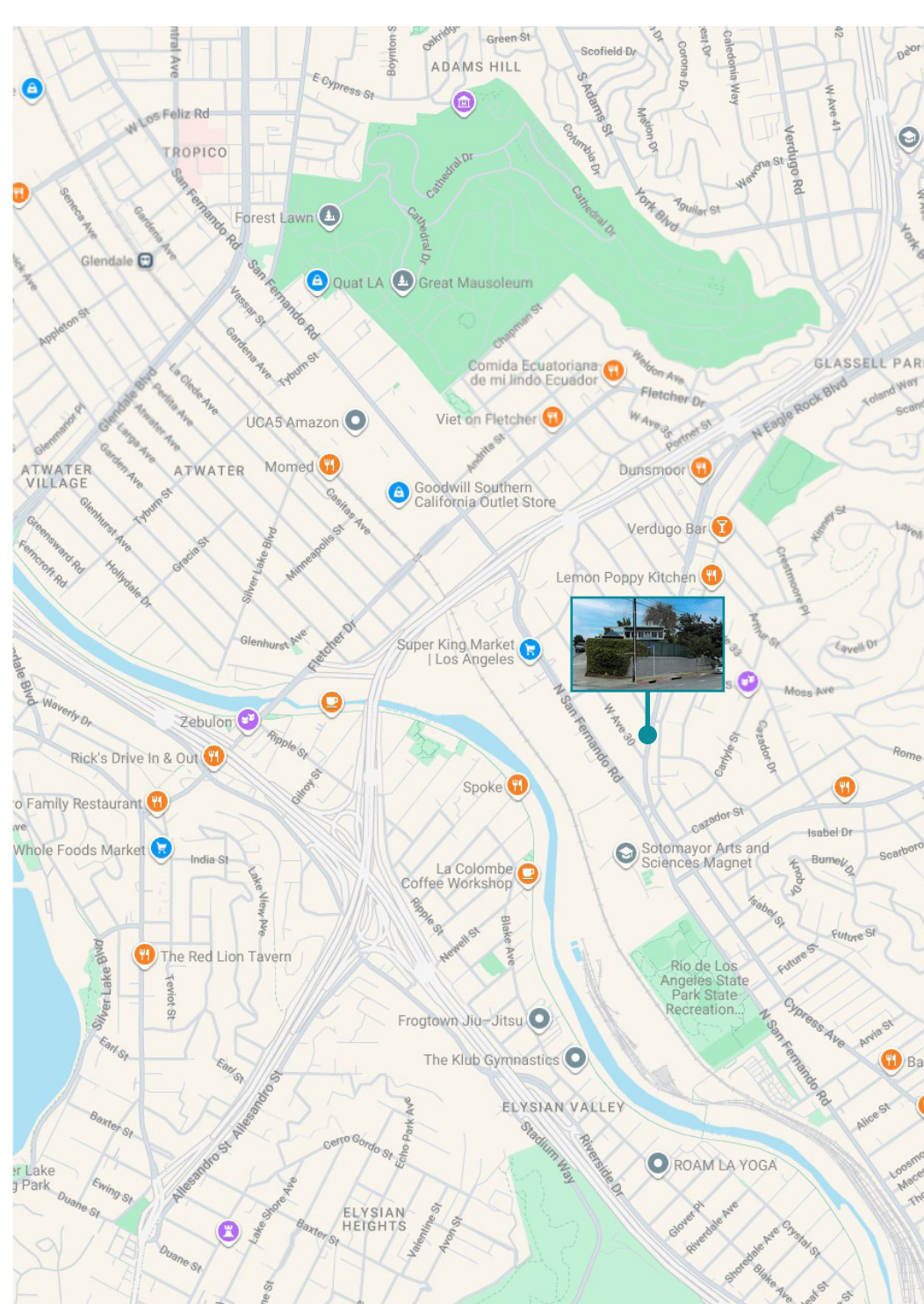
Strategically nestled between Atwater Village and Eagle Rock, Glassell Park has solidified its status as the premier hub for the “maker economy” in Northeast Los Angeles. Once characterized by its mid-century industrial architecture, the neighborhood has undergone a sophisticated transformation into a sanctuary for creative production, architectural firms, and tech-driven flex spaces. Its competitive edge lies in its seamless blend of gritty, bow-and-truss warehouse character with high-end, adaptive reuse developments, offering a “blank canvas” appeal that is increasingly rare within the Los Angeles urban core.

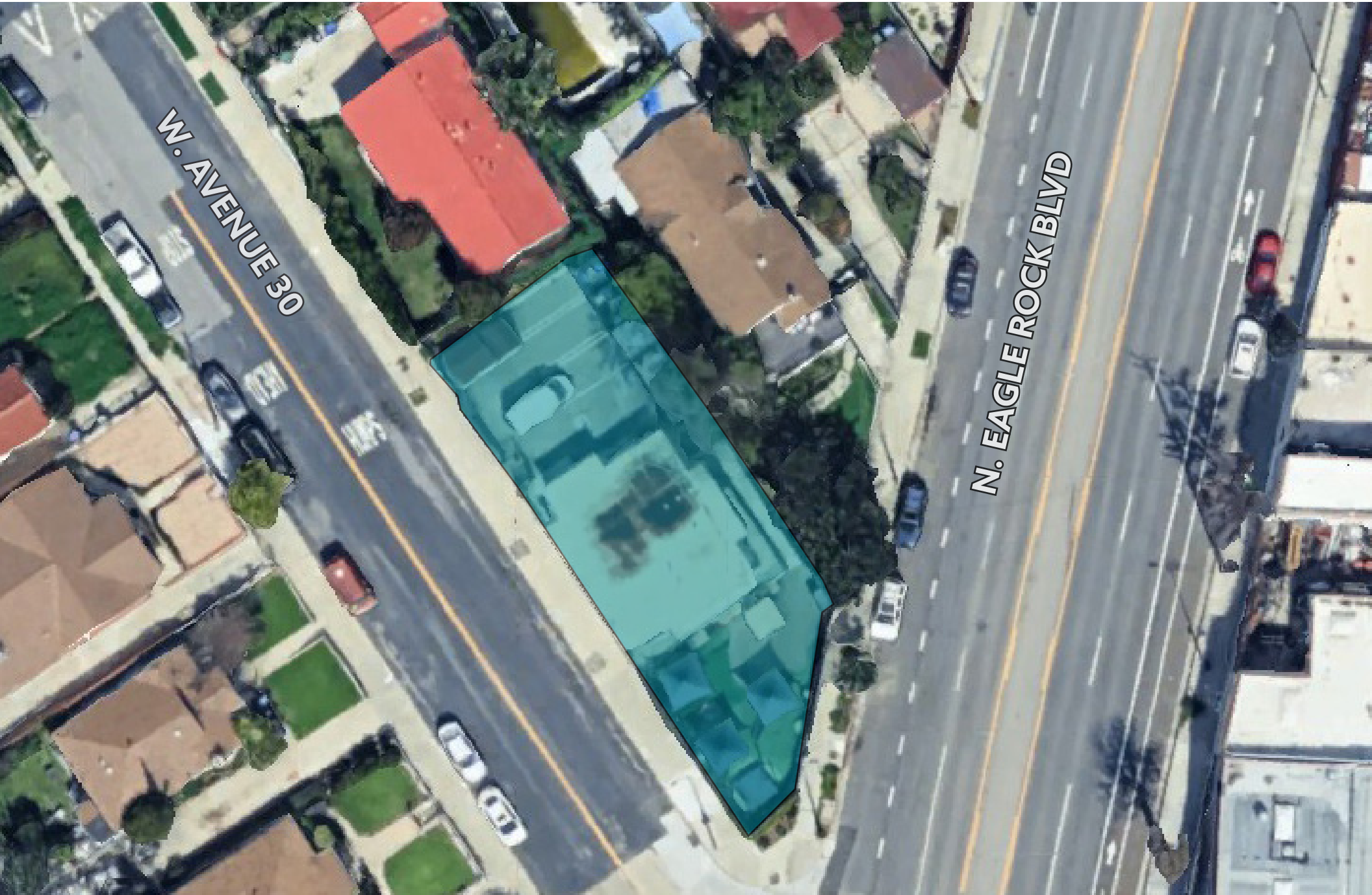
The area is supported by a rapidly evolving demographic profile that presents a compelling case for high-yield commercial investment. As of 2026, Glassell Park boasts a significant concentration of high-earning young professionals, with over 30% of households reporting annual incomes exceeding \$150,000. The median age trends toward the mid-30s, representing an influential consumer base of “creative-class” residents who prioritize local, artisan, and wellness-oriented services. This shift has created a lucrative “amenity gap,” signaling a high demand for boutique retail, premium fitness concepts, and elevated dining experiences to serve a community with high discretionary spending power.

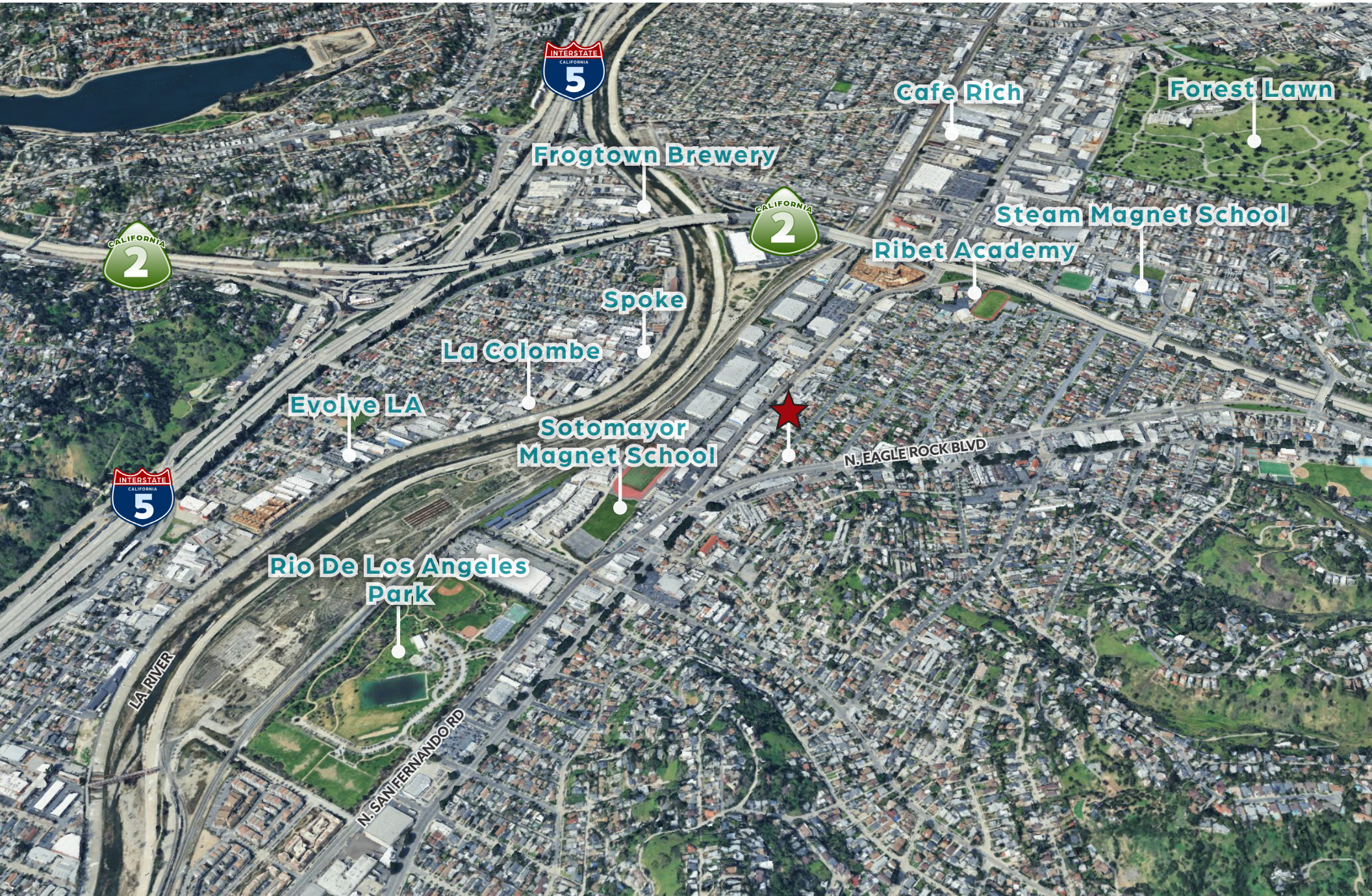
Connectivity remains the neighborhood’s greatest logistical asset, providing tenants with unmatched regional access. Located at the nexus of the CA-2, I-5, and SR-134, Glassell Park serves as a central gateway to the major media hubs of Burbank, Glendale, and Downtown Los Angeles, all reachable within a 15-minute drive. This accessibility is further enhanced by the ongoing Los Angeles River Revitalization projects and the development of the Taylor Yard G2 Parcel, which continue to drive long-term land value appreciation. For businesses seeking a strategic foothold in a culturally rich, transit-accessible, and economically surging district, Glassell Park is the definitive choice.

# DEMOGRAPHICS & AREA MAP

- ± 150,000 population within two (2) miles
- ± 48,000 households within two (2) miles
- \$94,000 average income per year within two (2) miles
- \$108,000 average income per year within five (5) miles
- \$806,000 median home value within two (2) miles
- ± 39,252 employed within two (2) miles
- ± 6,100 businesses within two (2) miles









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