

OFFICE BUILDING FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2900 WEST BROADWAY

LOS ANGELES, CA 90041

DAVID "RANDY" STEVENSON

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1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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**OFFERING SUMMARY**

Sales Price: \$2,100,000

Building Size: 4,057 SF

Lot Size: 11,290 SF

Zoning: [Q]C4-1XL

Price/SF: \$517.62

APN: 5682-037-036

PROPERTY OVERVIEW

Outstanding opportunity for an owner-user to purchase a beautifully updated office complex in Eagle Rock; currently occupied by an insurance agency (vacating 5/31/2026), the property is comprised of two structures (3,327 square feet in the front structure (per Assessor) and 730 square feet in the back structure (per LADBS permit)) which affords a buyer great flexibility to occupy the entire property or create a multi-tenant scenario to generate additional income; the front building includes a reception area, glass wall conference room, nine (9) private offices, kitchen, two (2) restrooms and ample storage areas; the back structure includes a reception area, two (2) private offices, an open area and one (1) restroom; currently striped for fifteen (15) parking spaces (five (5) of which are tandem), buyer to verify property line; the property is located just east of the city of Glendale and has outstanding access to the 134 and 2 Freeways; a quarter mile to Eagle Rock Plaza (Target, Starbucks, Fitness 19, Seafood City, and Jollibee), and less than one (1) mile to the intersection of Colorado Boulevard and Eagle Rock Boulevard; showings by appointment only

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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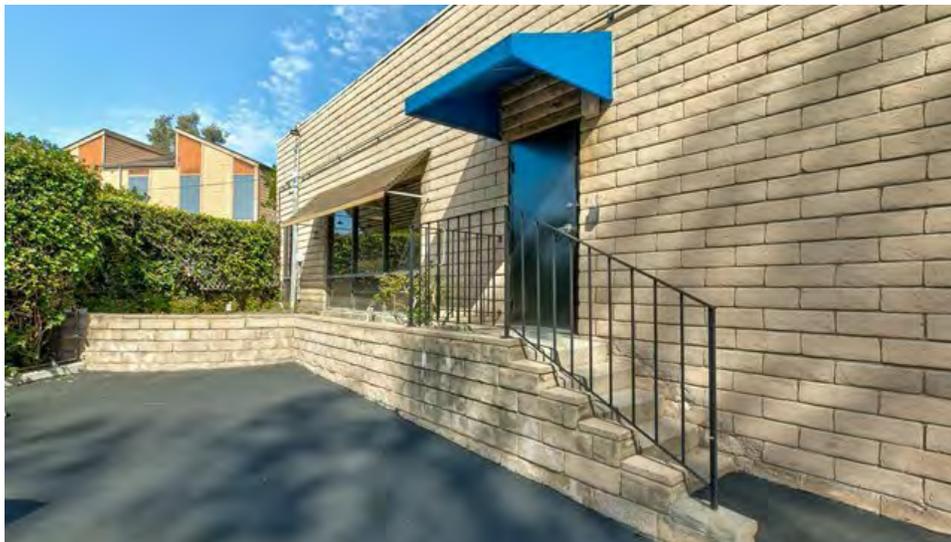
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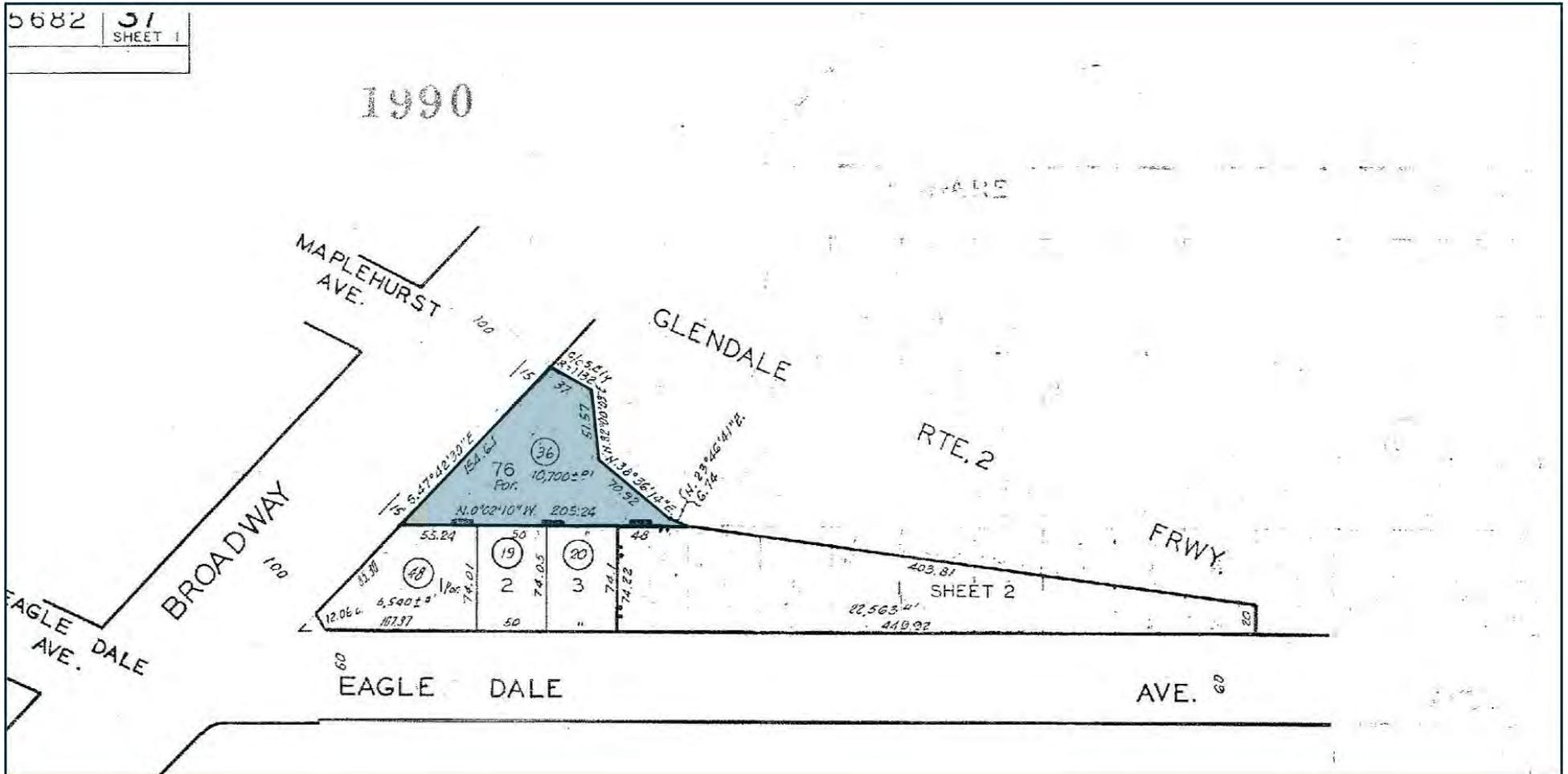
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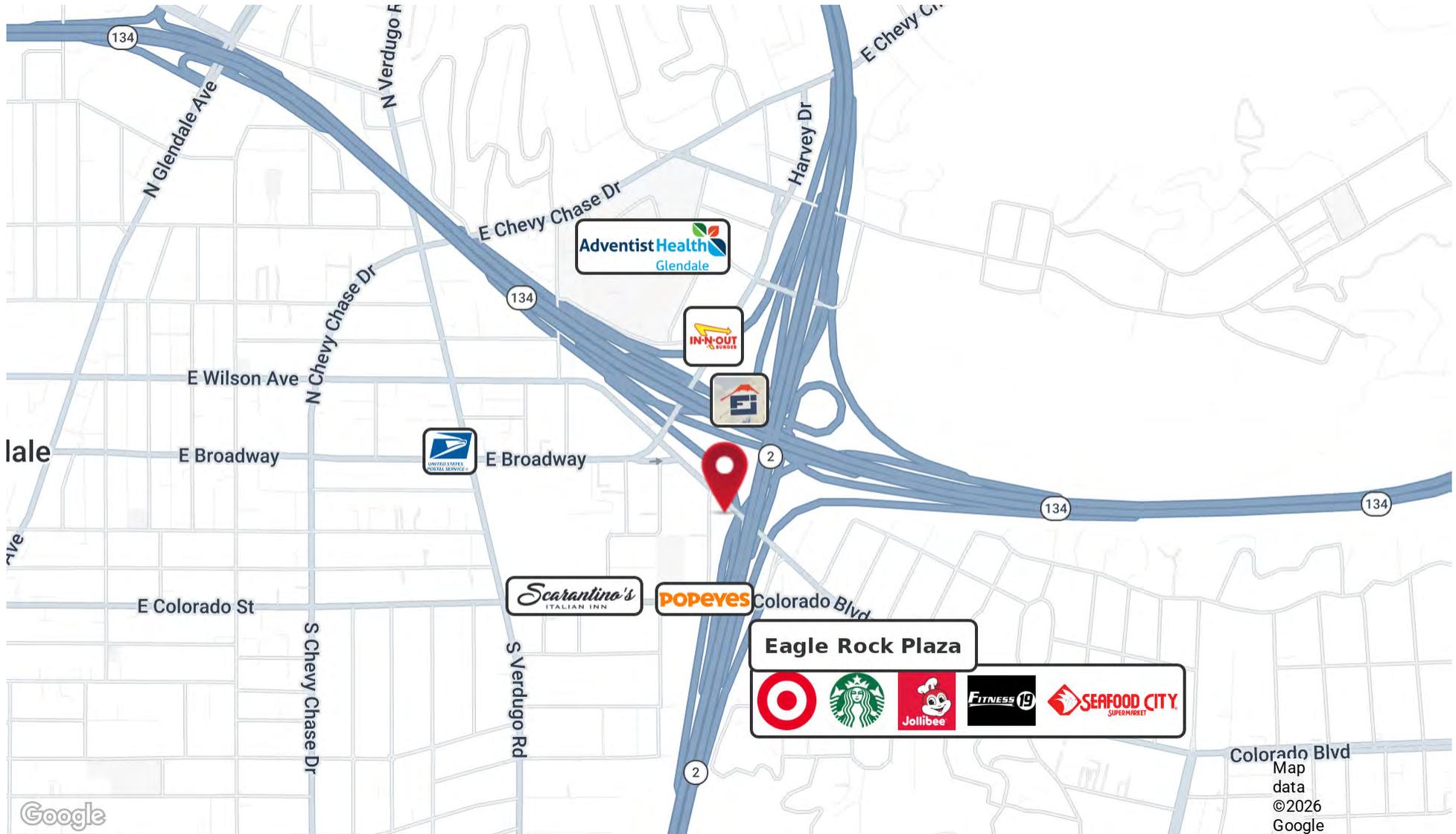
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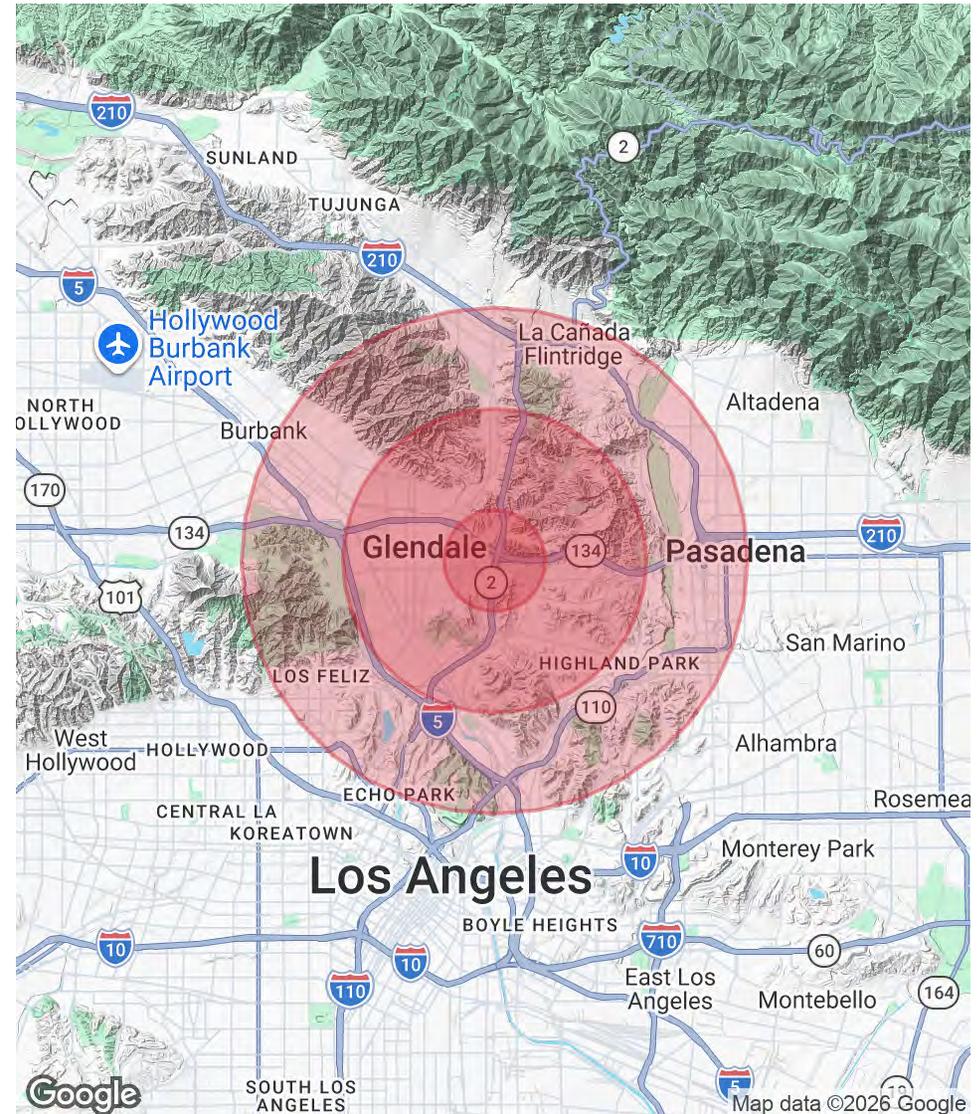
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,345	231,086	522,329
Average Age	44	43	42
Average Age (Male)	42	42	41
Average Age (Female)	46	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,827	90,229	208,311
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$107,379	\$123,812	\$133,034
Average House Value	\$1,082,068	\$1,084,609	\$1,176,978

Demographics data derived from AlphaMap



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