

# COMMERCIAL PROPERTY FOR LEASE



## 4501 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

### DAVID "RANDY" STEVENSON

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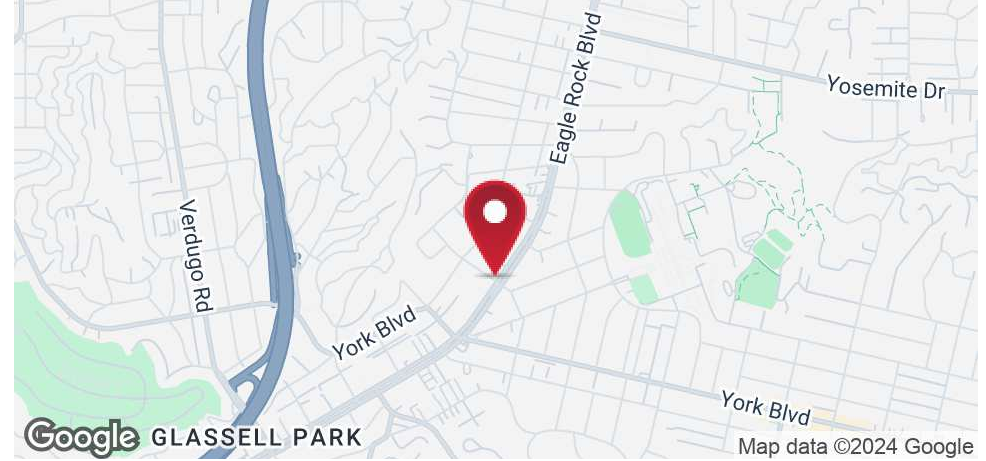
1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

REAL ESTATE SERVICES  
TRUSTED SINCE 1962



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## OFFERING SUMMARY

Available Space:	1,833 SF
Lease Rate:	\$3.50/SF/MO, NNN
NNN Charges:	\$0.50/SF/MO (estimate)
Term:	2 - 5 Years
Building Size:	1,833 SF
Parking Spaces:	2

## PROPERTY OVERVIEW

Free-standing commercial building with excellent visibility on the corner of Eagle Rock Boulevard and North Avenue 45; the space was recently updated and features a section with exposed roof and hard-ducted HVAC; great for food uses, retail, personal services, or office; the property includes an area behind the building that is not striped for parking, but in which two cars can fit; one block from trendy York Boulevard and less than a mile to major thoroughfare Colorado Boulevard, the site benefits from a high traffic count of approximately 27,000 cars per day on Eagle Rock Boulevard (per MPSI estimate); nearby amenities include Target, CVS, Sprouts and Starbucks as well as an abundance of restaurants, retail shops and services.

**Virtual Tour:** <https://my.matterport.com/show/?m=8JHt7gvXNXj>

**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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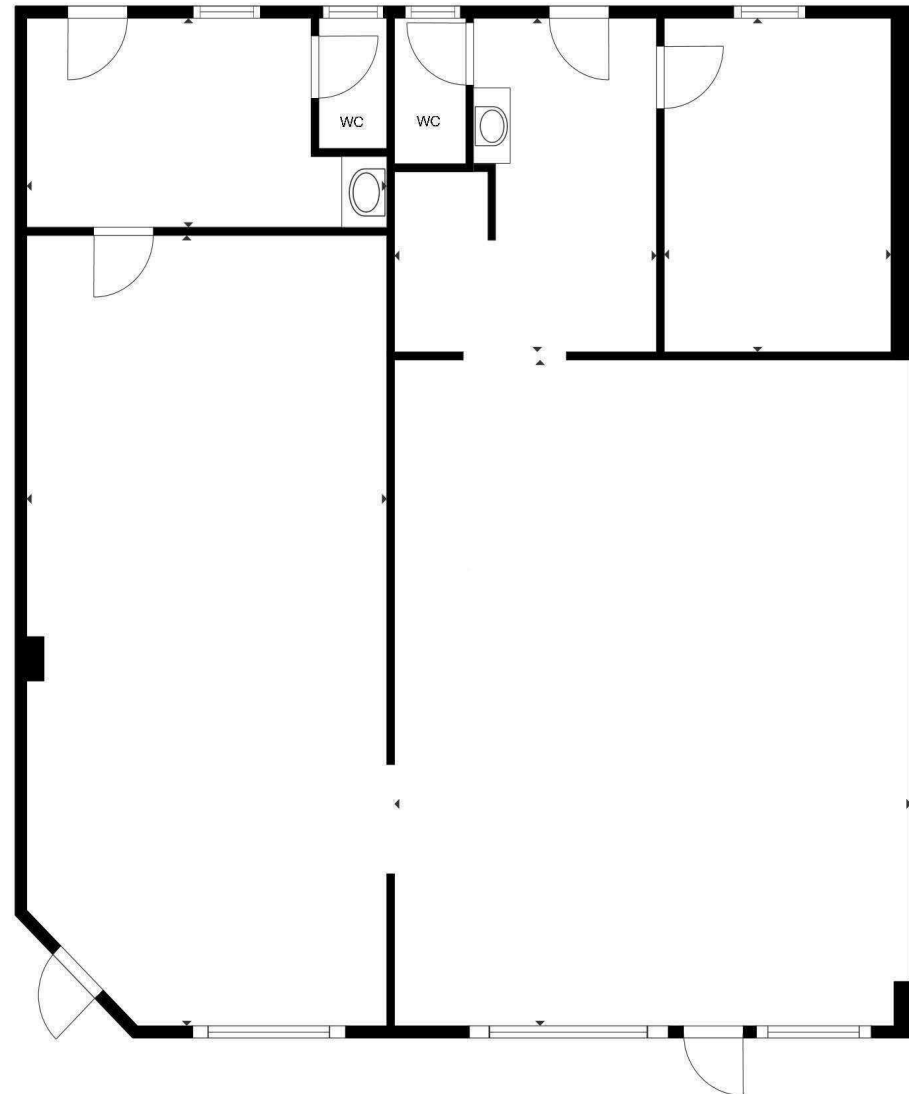
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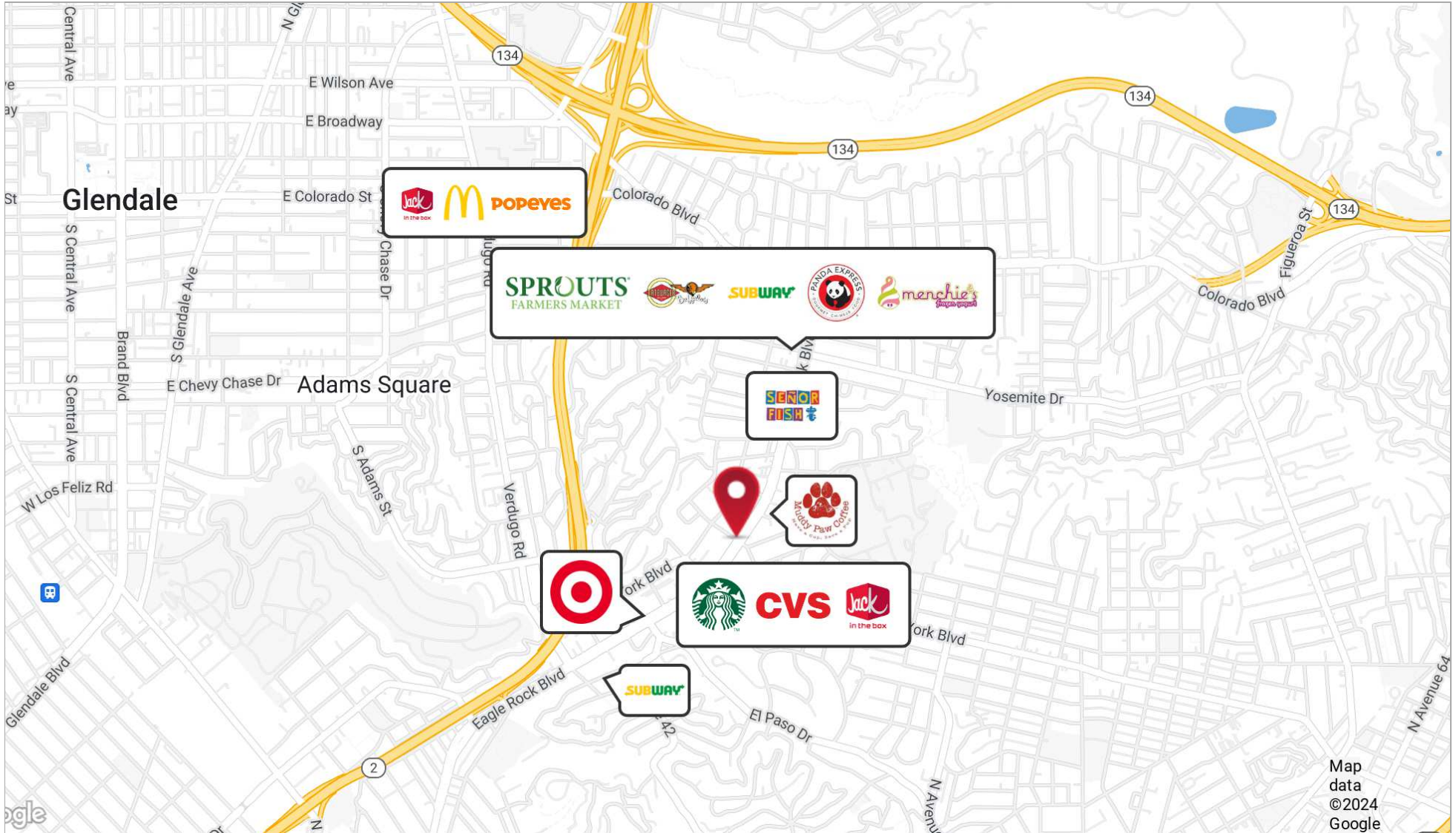
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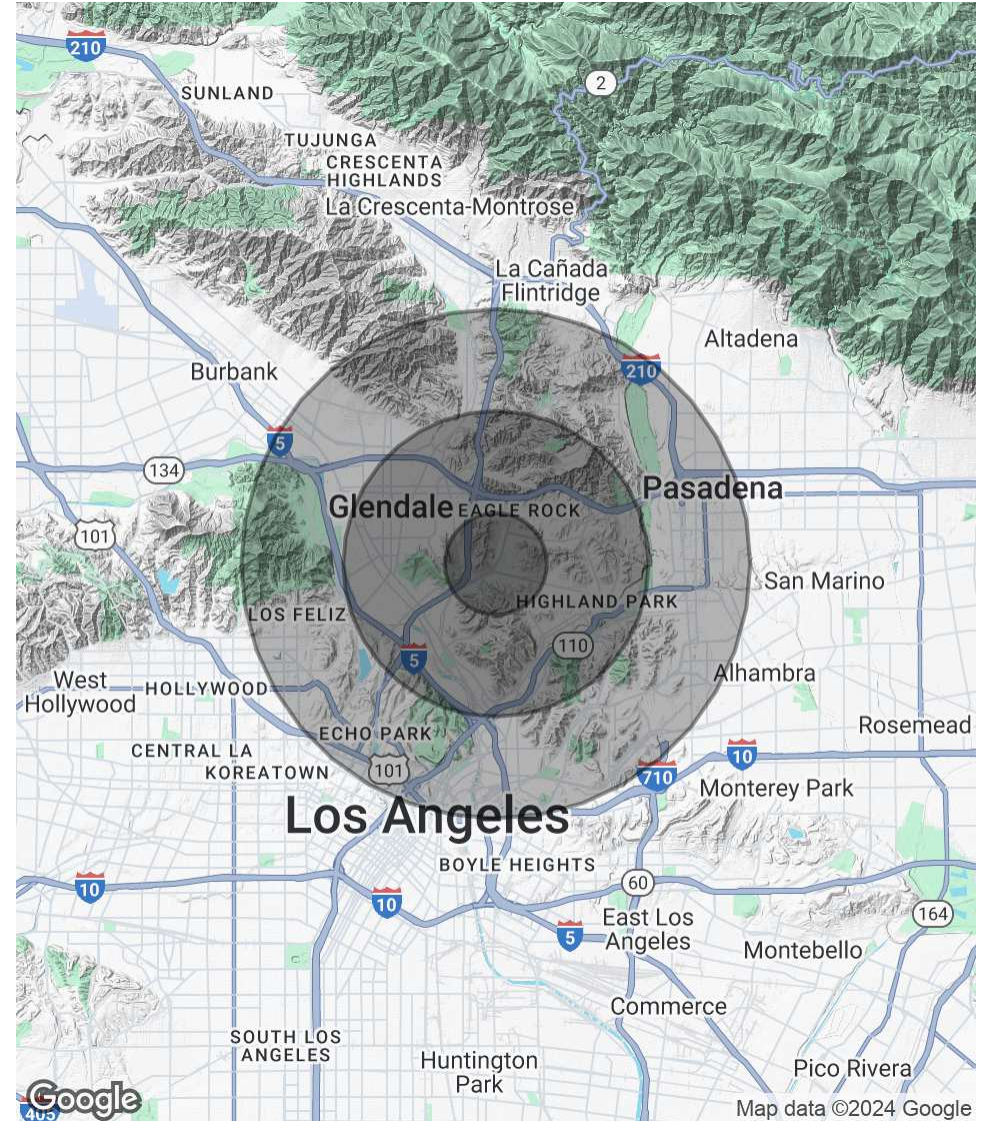


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,241	252,927	676,867
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,536	97,281	264,130
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$139,723	\$122,395	\$119,614
Average House Value	\$1,174,384	\$1,086,913	\$1,125,218

Demographics data derived from AlphaMap



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