

FOR SALE IN GLASSELL PARK

3401 EAGLE ROCK BLVD

| BUILDING SF | LAND SF | PRICE | ZONING | YEAR BUILT | PARKING |
|--------------------|------------------------|----------------------------|----------|-------------------------|------------|
| ±2,703 square feet | ±3,382 square feet lot | \$1,650,000 (±\$610/SF) | R3-1-CDO | 1966 with 1980 addition | 3 Vehicles |



3401 Eagle Rock Blvd offers a rare opportunity to acquire a freestanding, creatively improved commercial building in one of Northeast Los Angeles' most desirable corridors. The property features approximately 2,703 SF of flexible showroom, office, and storage space, strong street frontage, and on-site parking. The building is well suited for owner-users, creative businesses, and investors seeking stable income with future occupancy potential.

Inside: Showroom/warehouse/office space with additional storage mezzanine.

Outside: Well maintained block construction. Off-street parking for 3 vehicles. The building features a modern glass storefront in front of the roll-up door, allowing for abundant natural light and an upgraded flex/showroom presence.

Near: Located along the rapidly improving Eagle Rock Boulevard corridor with close proximity to Bub & Grandma's, And Destroy Coffee, and Dunsmoor. Just 3 minutes to the 2 Freeway, 5 minutes to the I-5, and 12-15 minutes to DTLA.

All information is deemed reliable but not guaranteed. Buyer is advised to independently verify zoning, legal non-conforming use status, permitted uses, and lease terms through their own due diligence.

tracy do | COLDWELL BANKER REALTY

388 S. LAKE AVENUE
PASADENA, CA, 91101
www.tracydo.com

Tracy Do
DRE#01350025
323.842.4001
tracy@tracydo.com

Ryan Judd
DRE#01992275
214.929.6643
ryan@tracydo.com

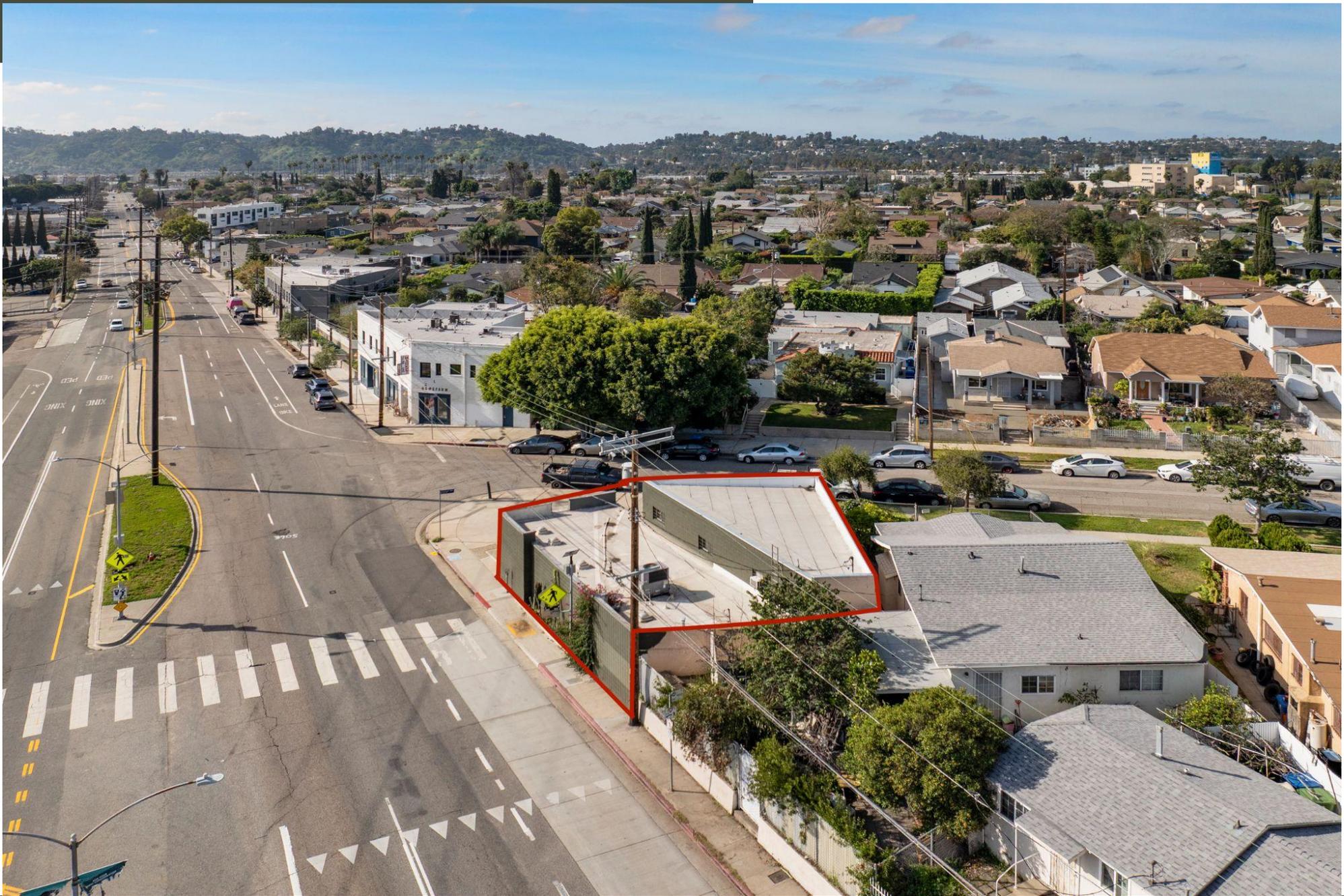


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HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- ±2,703 SF freestanding creative commercial building
- Showroom/warehouse/office space with additional storage mezzanine.
- Legal non-conforming use in R3-1-CDO zone
- Leased through 12/31/2027 at \$7,425/month MG
- One 3-year tenant renewal option at market rent
- On-site parking
- Strong owner-user and investor appeal
- High-visibility Eagle Rock Blvd frontage
- Limited competing supply in Northeast LA

ZONING & USE

The property is zoned R3-1-CDO and operates as a legal non-conforming commercial use. Existing and similar low-impact commercial and creative uses may continue consistent with historical operations. More intensive uses or material changes in use may be subject to additional City review and buyer due diligence.

LEASE AND INCOME SUMMARY

The property is currently leased through December 31, 2027 at \$7,425 per month on a modified gross basis. The lease provides stable near-term income and offers flexibility for future owner-user occupancy. Tenant holds one three-year renewal option at market rent, subject to good-faith negotiation.

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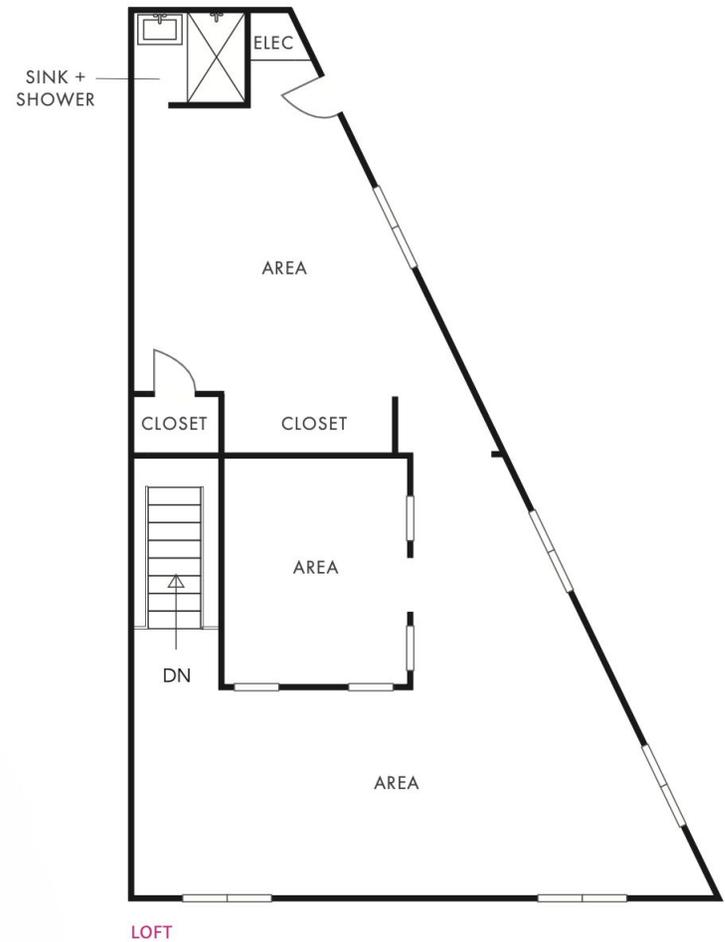
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FLOOR PLAN



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INTERIOR



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AREA AMENITIES

3401 Eagle Rock Blvd 90065

1
BLOCK
AWAY



LA Homefarm Grocery offering organic produce, wine, flowers and gifts, strong local community draw and visibility.

1
BLOCK
AWAY



And Destroy Coffee & Gaming Specialty coffee, a work and gaming hub, consistent foot traffic, and creative community magnet.

2
BLOCKS
AWAY



Bub and Grandma's Restaurant Artisanal bakery-driven cuisine, with a loyal following, and vibrant foot traffic.

2
BLOCKS
AWAY



Dunsmore Restaurant Neighborhood gem offering destination dining with seasonal California cuisine, warm ambiance, and craft cocktails.

5
BLOCKS
AWAY



Lemon Poppy Kitchen Local favorite, loved by families, with all-day breakfast and brunch, coffee and pastries with charming atmosphere.

5
BLOCKS
AWAY



Verdugo Bar Craft beer haven, lively nightlife, weekend buzz, dynamic anchor for neighboring ventures.

5
BLOCKS
AWAY



Wife and the Somm Refined wine bar, seasonal cuisine, intimate ambiance, curated bottles, destination dining.

1 MIN
AWAY
BY CAR



Habitat Coffee Artisanal coffee, cozy gathering spot, remote-work crowd, daily regulars, vibrant street presence and visibility.

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AERIAL MAP



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