



## 3912 Eagle Rock Blvd

3912 Eagle Rock Blvd, Los Angeles, CA 90065



**Lilit Tonakanyan**

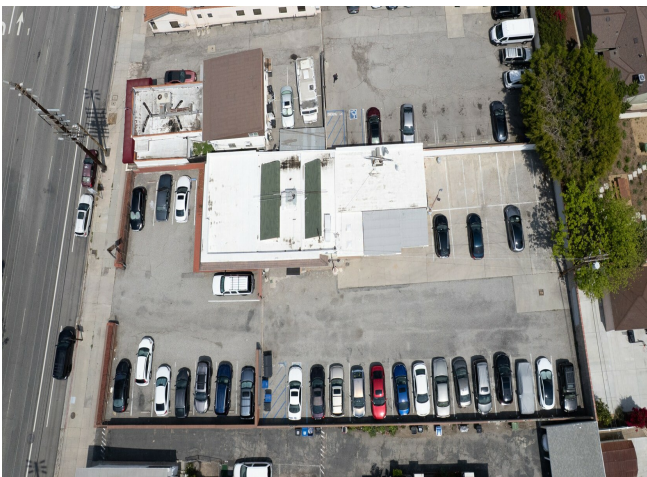
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(818) 294-0388



# 3912 Eagle Rock Blvd

\$47.00 /SF/YR

The property at 3912 N Eagle Rock Blvd, Los Angeles, CA 90065 is situated in the Glassell Park neighborhood, an area experiencing significant revitalization and increased demand for commercial spaces. The property is zoned C2-1, a General Commercial designation allowing a wide range of commercial uses. The area is home to various businesses, including retail stores, restaurants, and service providers, contributing to a vibrant commercial environment. The Glassell Park neighborhood is experiencing gentrification, leading to rising property values and rental rates, making it an attractive location for investors and newly established businesses. The property offers 18 dedicated parking spaces available during operating hours. An additional 21 spaces become available after 5:00 PM, ideal for evening operations, customers, or overflow. This property offers a combination of ample parking, versatile interior space, and a prime location, making it suitable for a variety of commercial uses. If you're interested in exploring this opportunity further or need assistance with zoning regulations and potential development...



Rental Rate:	\$47.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	2,461 SF
Year Built:	1957
Walk Score ®:	89 (Very Walkable)
Transit Score ®:	42 (Some Transit)
Rental Rate Mo:	\$3.92 /SF/MO

1st Floor

Space Available	2,461 SF
Rental Rate	\$47.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 10 Years

This beautifully remodeled property features a spacious, open floor plan with high ceilings and elegant, dark-toned exposed beams that add modern sophistication. The main gathering area is filled with natural light thanks to multiple large windows and glass doors, offering direct access to the backyard from every room—perfect for indoor-outdoor functionality. The rich wood flooring throughout enhances the warm, inviting atmosphere. wo bathrooms, designed for convenience. Property features fully equipped kitchen with an attached storage area, ideal for organizational needs. Private office, providing a quiet, enclosed space for focused work or confidential meetings and a conference room located on an elevated level, ideal for group meetings or strategic discussions. This layout is highly versatile, suitable for gatherings, workshops, or services, and the overall renovation gives the property a clean, contemporary look with functionality at its core.

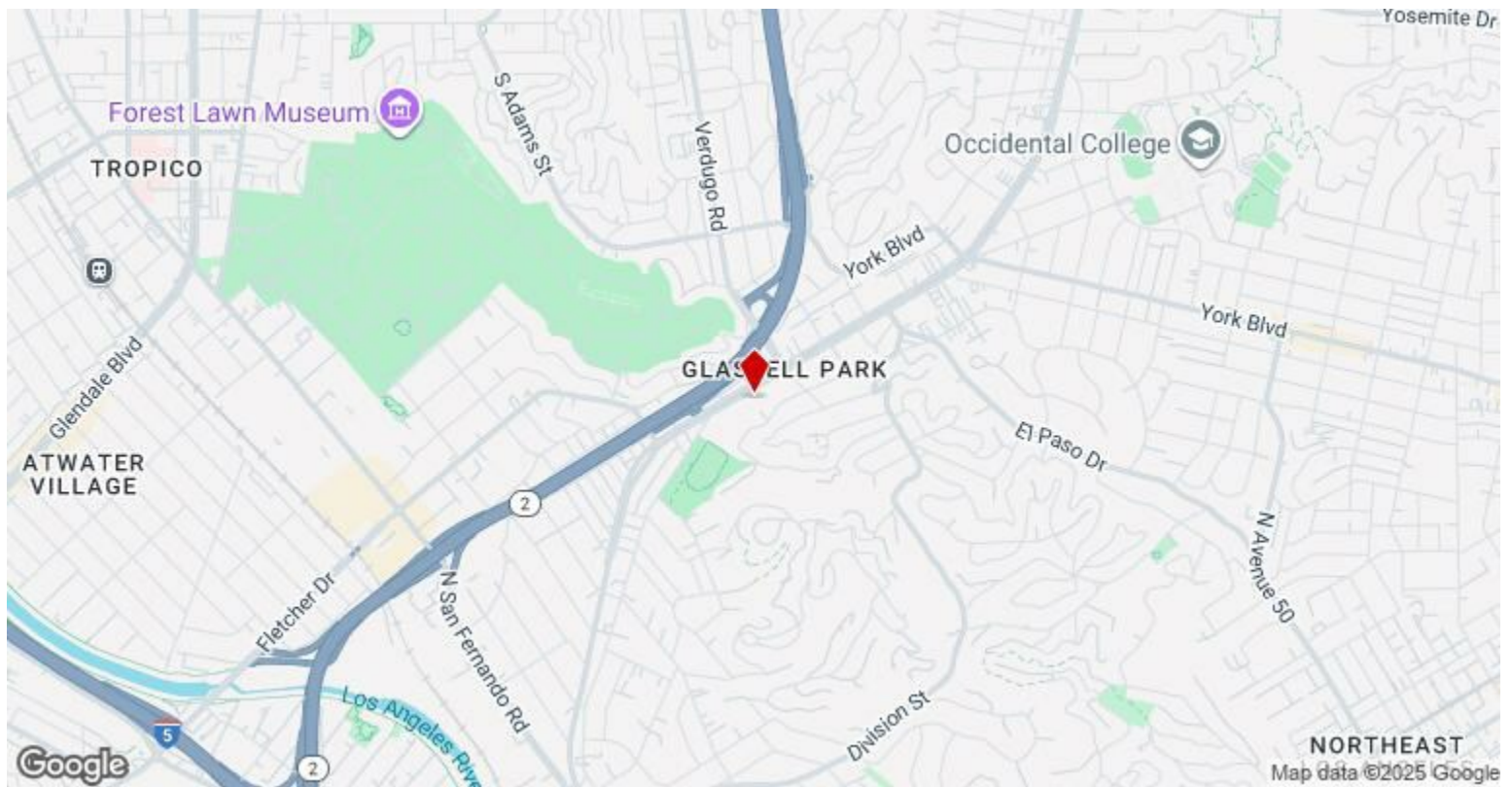
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
The Universal Church	-	





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UNIT IS CURRENTLY OCCUPIED. DO NOT DISTURB THE TENANTS! DO NOT VISIT WITHOUT APPOINTMENT! UNIT WILL BE AVAILABLE ON 10/01/2025.

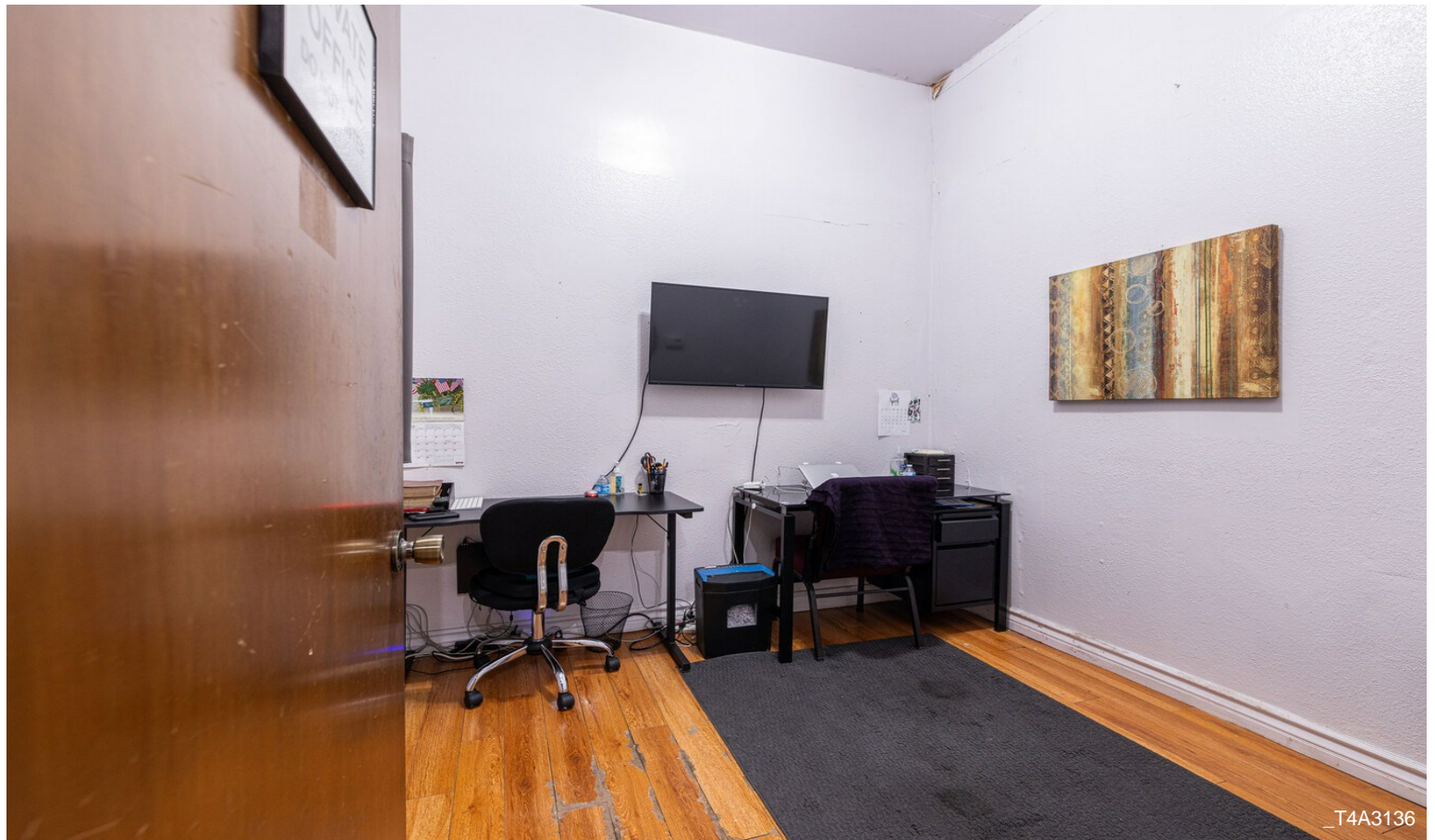


## Property Photos





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