

FOR LEASE

EAGLE ROCK PAD BUILDINGS

2218 COLORADO BLVD + 5053 EAGLE ROCK BLVD | LOS ANGELES, CA 90041



Yogurtland

FOR LEASE
1,700 SF

Walgreens

FOR LEASE
1,400 SF / 900 SF PATIO

EAGLE ROCK BLVD

COLORADO BLVD

Image edited to with AI

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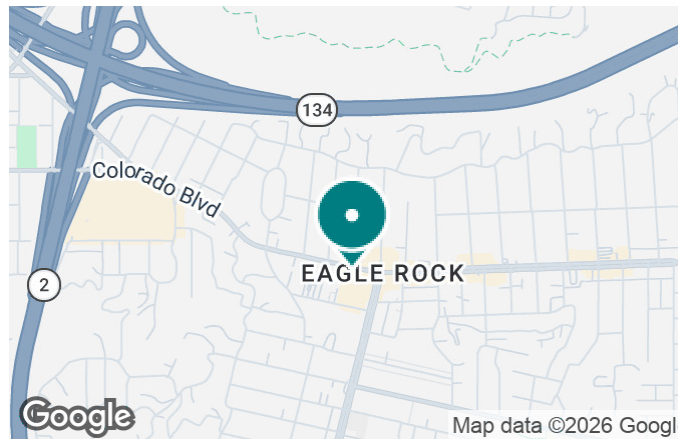
LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

EAGLE ROCK PAD BUILDINGS | 2218 COLORADO BLVD + 5053 EAGLE ROCK BLVD, LOS ANGELES, CA 90041 BROCHURE | PAGE 2



FEATURES & AMENITIES

- Join Walgreens, Chipotle + Yogurtland in multi-pad Eagle Rock shopping center
- 1,400 SF freestanding former Starbucks with 900 SF patio area
- 1,700 SF freestanding former Jamba Juice
- Signalized intersection of Colorado Blvd + Eagle Rock Blvd with strong traffic counts – 70k CPD
- Strategic position draws consumers from Pasadena, Glendale, Highland Park, Eagle Rock, Mount Washington, Glassell Park, and surrounding Northeast LA communities
- Established neighborhood with limited opportunities for new retail development, creating meaningful barriers to entry
- Many area residents are well-educated, high-income earners with significant discretionary spending power
- Convenient access to the nearby 134 + 2 Frwys

NEIGHBORING RETAILERS

Walgreens



Yogurtland



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,508	91,158	218,038
Total Population	24,441	241,174	564,304
Average HH Income	\$159,624	\$129,717	\$137,719

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Multiple spaces available in a multi-pad Walgreens anchored shopping center in prime Eagle Rock. Facing Colorado Blvd is a freestanding 1,400 SF former Starbucks location with a 900 SF dedicated patio area. Also available, facing Eagle Rock Blvd, is a freestanding 1,700 SF former Jamba Juice location. Additional A+ co-tenants include Chipotle and Yogurtland. Located at a major signalized intersection, the property features excellent street visibility, abundant onsite parking – a rare amenity in the area – and two monument signs. Available units are ideally suited for coffee, specialty food, fast-casual, wellness, professional services, and other high-frequency retail uses.

LOCATION DESCRIPTION

Multi-pad retail shopping center situated at Colorado Boulevard + Eagle Rock Blvd in the heart of Eagle Rock, one of Northeast Los Angeles' most walkable and steadily gentrifying communities. The property is adjacent to Occidental College, the Center for the Arts Eagle Rock, and a diverse mix of popular boutiques, restaurants, and service businesses. Colorado Boulevard connects Old Town Pasadena to the east and Glendale to the west, traversing an active trade area that draws consumer traffic from Eagle Rock, Highland Park, Mount Washington, Glassell Park, and the greater Northeast Los Angeles market.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,400 - 1,700 SF
Building Size:	3,100 SF

SPACES	LEASE RATE	SPACE SIZE
2218	Negotiable	1,400 SF
5053	Negotiable	1,700 SF

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ADDITIONAL PHOTOS

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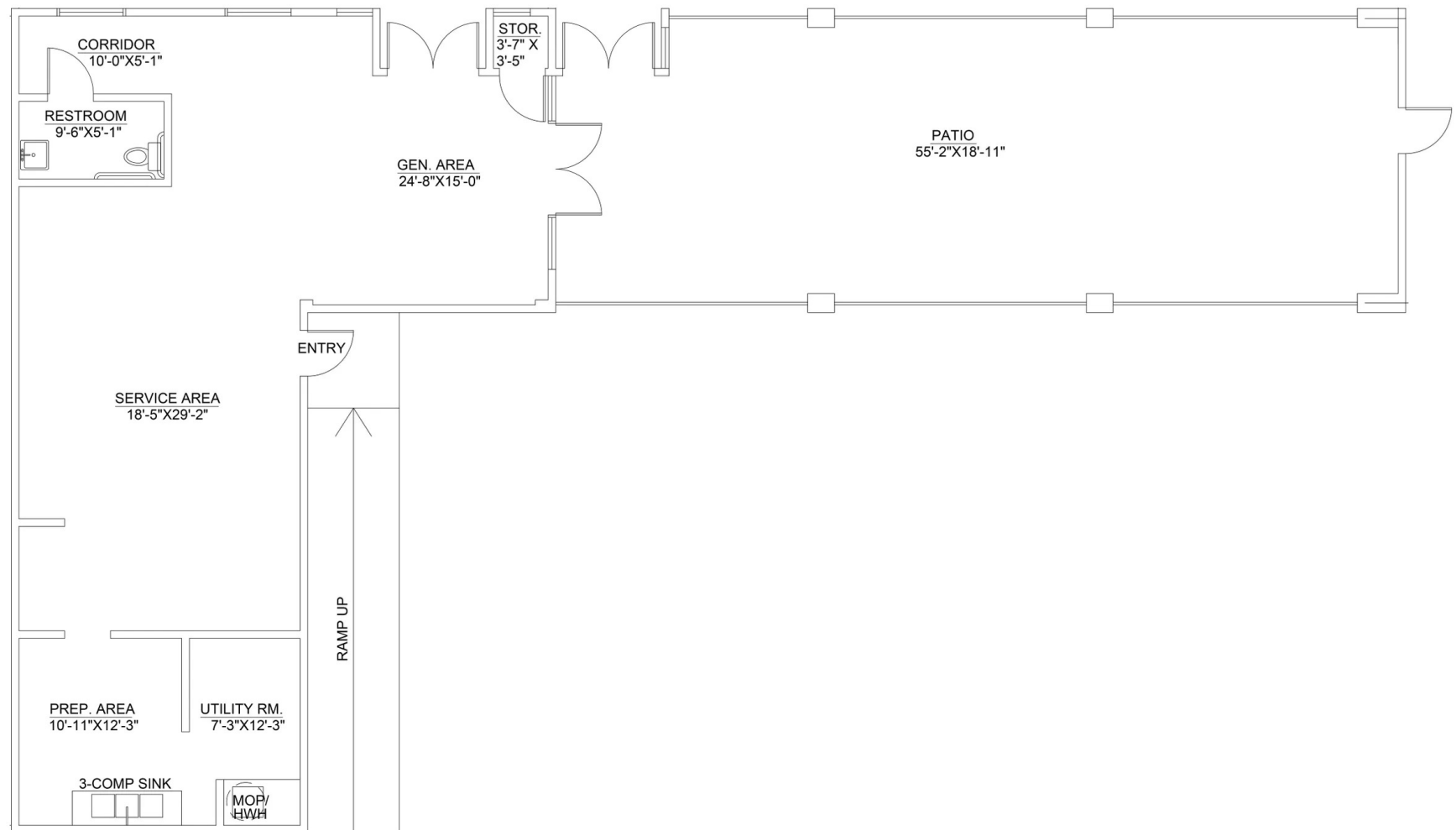
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FLOOR PLAN (2218 COLORADO BLVD - FORMER STARBUCKS)

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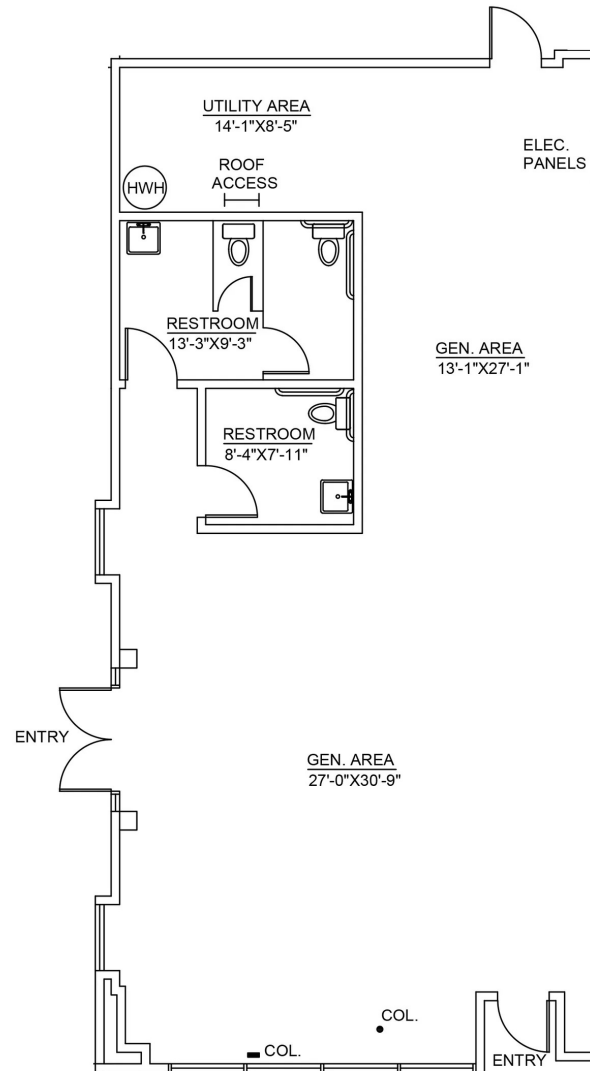
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FLOOR PLAN (5053 EAGLE ROCK BLVD - FORMER JAMBA JUICE)

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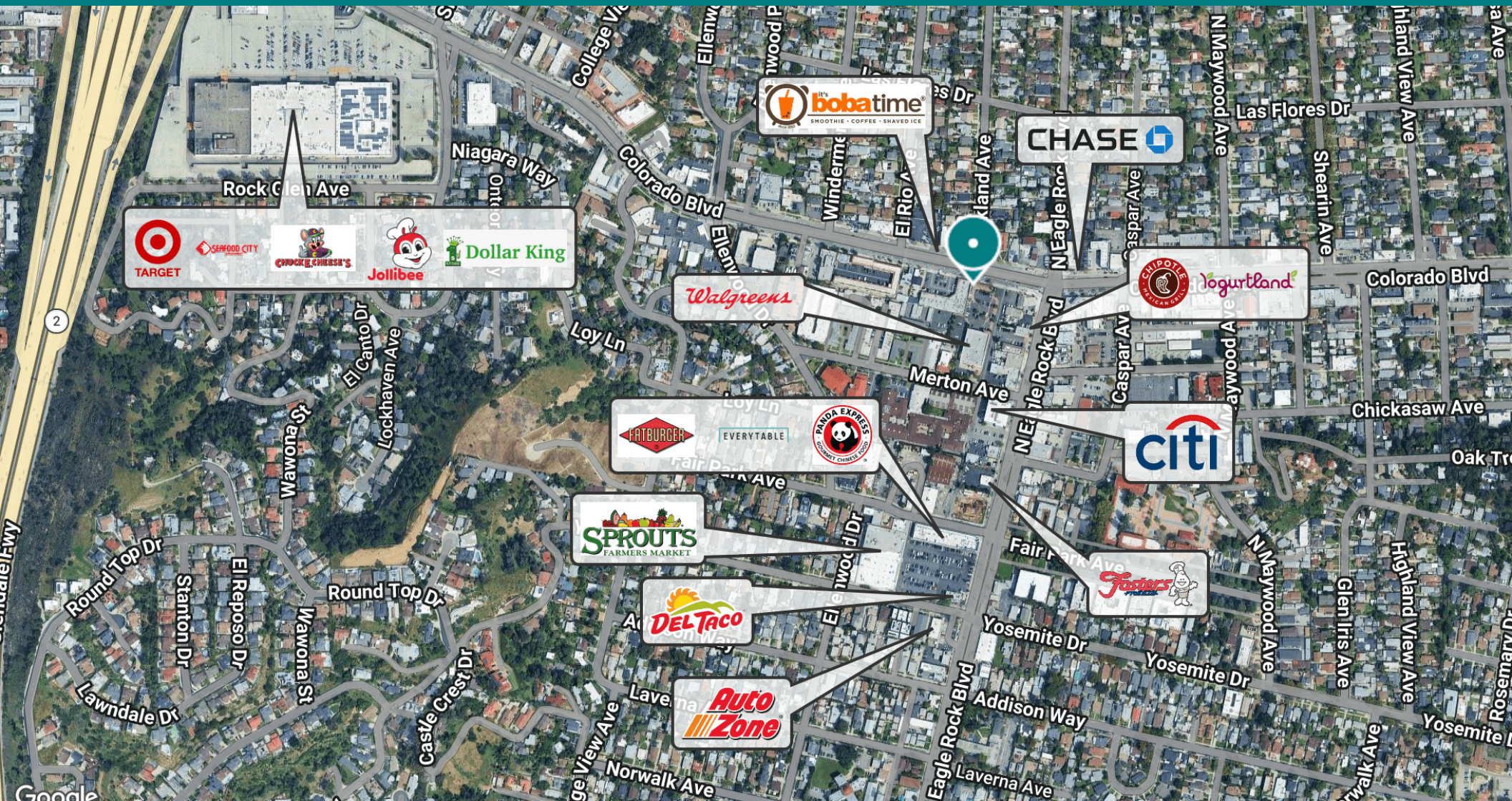
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

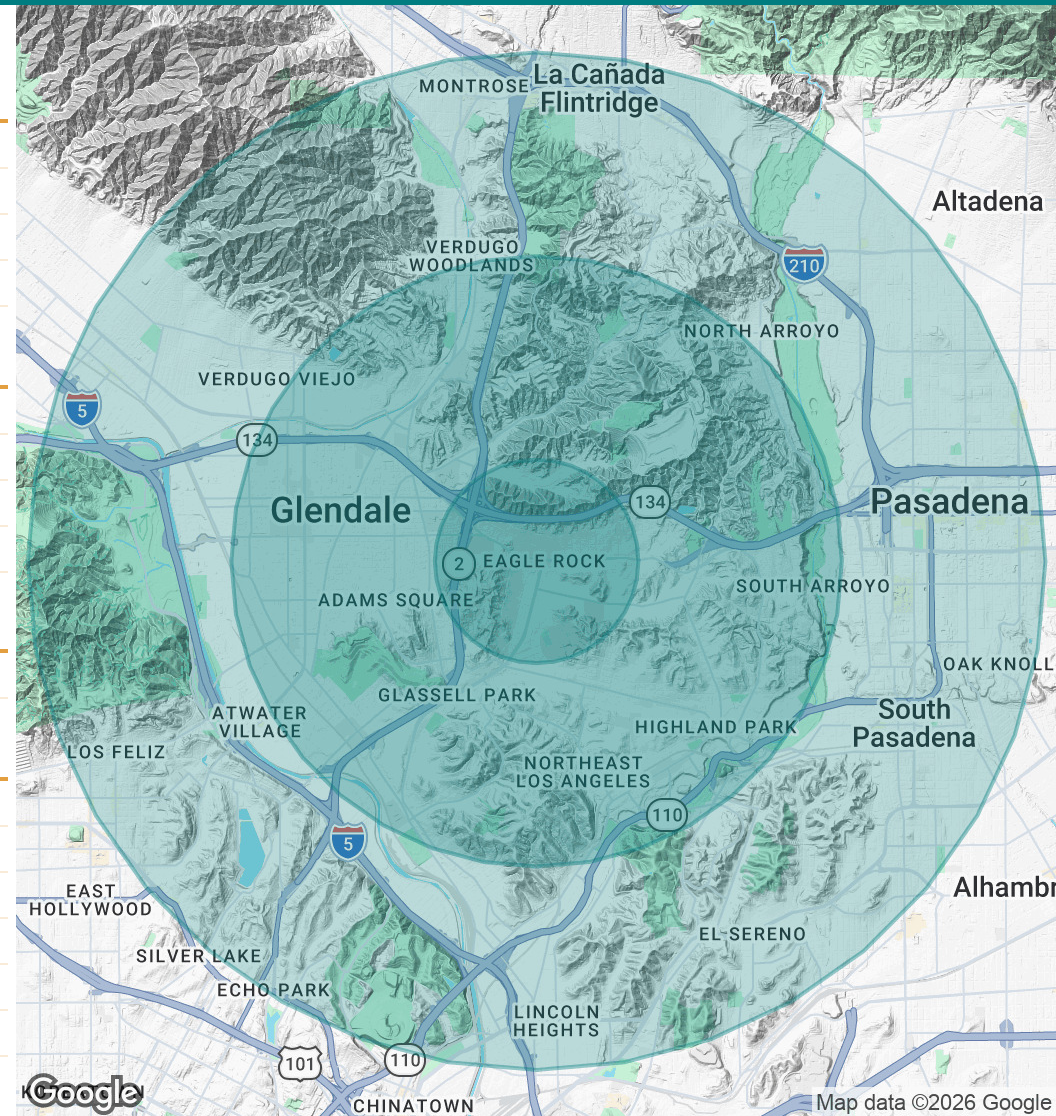
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,441	241,174	564,304
Average Age	39.2	40.4	40.6
Average Age (Male)	38.2	39.5	39.4
Average Age (Female)	40.3	41.3	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,508	91,158	218,038
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$159,624	\$129,717	\$137,719
Average House Value	\$1,177,173	\$1,128,690	\$1,184,739

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	30.4%	34.8%	35.5%

RACE	1 MILE	3 MILES	5 MILES
% White	42.0%	50.9%	46.6%
% Black	1.6%	1.8%	3.4%
% Asian	26.2%	14.7%	16.7%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.4%	1.6%	1.3%
% Other	11.4%	17.0%	18.4%



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