

3600 FLETCHER DRIVE
LOS ANGELES, CA 90065

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



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**LIVE-WORK BUILDING
AVAILABLE FOR SALE**

PROPERTY HIGHLIGHTS

THE SLEEK, CONTEMPORARY DESIGN

of the building features clean lines and a functional layout, providing an aesthetically pleasing and highly efficient space. Ideal for creative studio, a home office, or a professional workspace, this property can be easily adapted to meet your specific needs. Spacious and adaptable for various business needs

Two private rooms that can serve as bedrooms or offices. These rooms offer a quiet secluded environment, perfect for focused work or restful sleep, and the larger of the two rooms has a sliding glass door leading to a private deck surrounded by trees and shrubbery. Two well-maintained bathrooms with contemporary fixtures and a clean, minimalist design. A functional kitchen equipped with essential appliances, ample counter space, and sufficient cabinetry for storage, making it ideal for preparing meals or catering for small gatherings.

The open area is expansive and features modern lighting, high ceilings, skylights and a large window, offering a versatile space suitable for a variety of business operations or creative setups. Attached garage has its own heating and cooling, and has been used as a studio or a guest house. The modern metal Quonset hut is also included in the sale.

The property is enclosed within a secure, gated yard, ensuring privacy and peace of mind. The yard offers a safe space for outdoor activities, storage, or additional parking. Equipped with solar panels, this property embraces green energy solutions, significantly reducing energy costs and contributing to environmental sustainability.



PROPERTY HIGHLIGHTS & IMPROVEMENTS

- Large, one level striking modern architectural building designed by Tony Unruh.
- No steps
- Occupies its own city block
- Separate adjoining approximately 100 x 20 foot unbuilt large flat lot with its own parcel number and vehicle gate access
- Central high efficiency Carrier HVAC and additional Mitsubishi HVAC in the guest unit / studio
- Quonset storage shed unit in the gated patio / parking area - 15 X 12 feet
- 5 kw solar power generation system
- All-electric building
- High ceilings with large skylight plus two Sola-tube skylights
- Power gate with inside parking for 2-3 cars
- Seismic foundation strengthening/retrofitted
- Full sound insulation throughout as was built to include a musician's recording studio
- Delray ceiling lights and Fleetwood sliding glass doors
- Full stainless steel kitchen and bathrooms
- Large deck



PROPERTY SUMMARY & HIGHLIGHTS

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Asking Price: \$2,200,000

Total Building SF: ±2,265 SF

Lot Size: ±7,595 SF

Parking Ratio: 3.22/1,000

Zoning: RD2-1-CDO, R3-1-CDO

Year Built: 1968



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AERIAL OVERVIEW

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EXTERIOR PHOTOS

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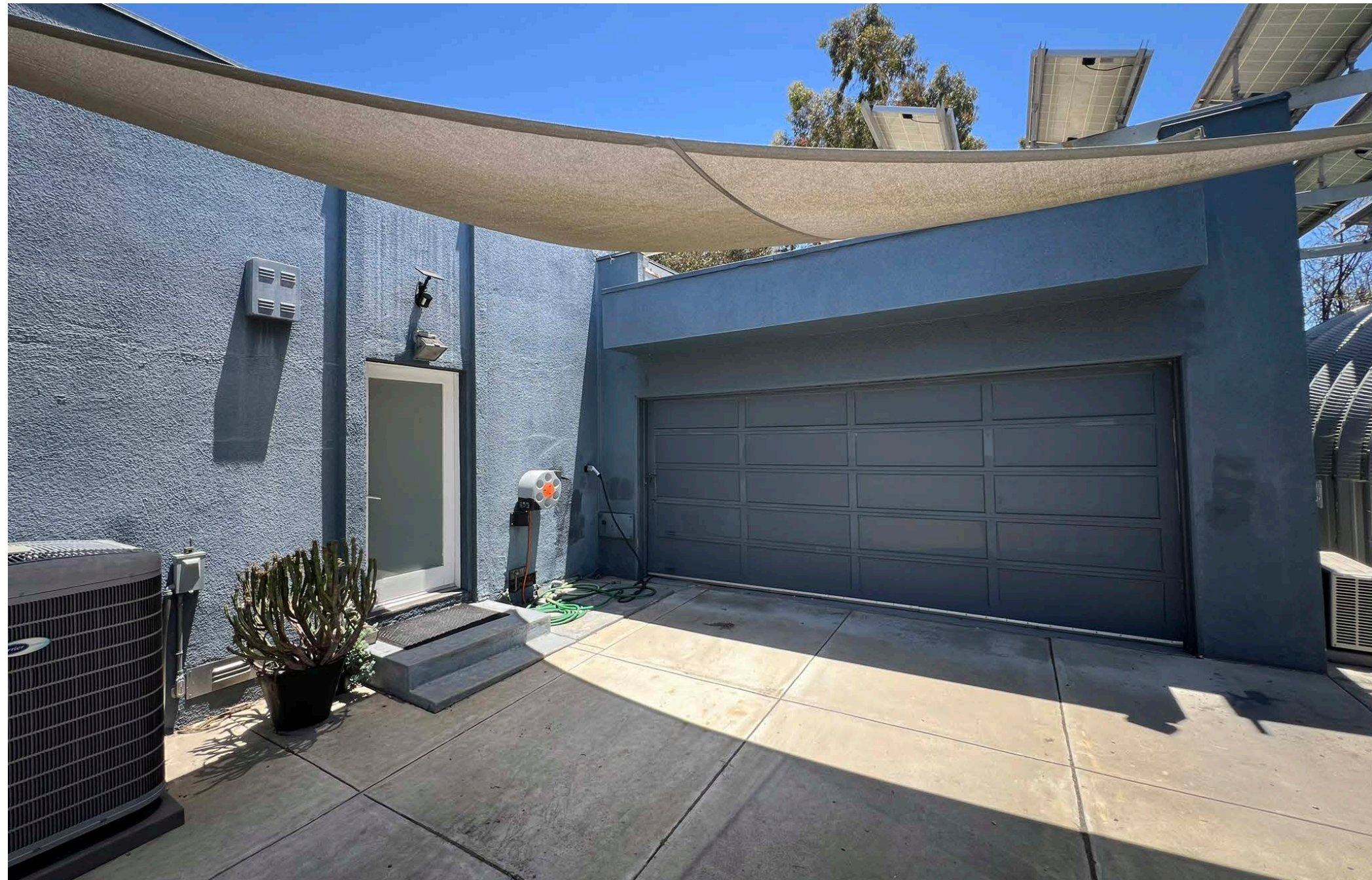
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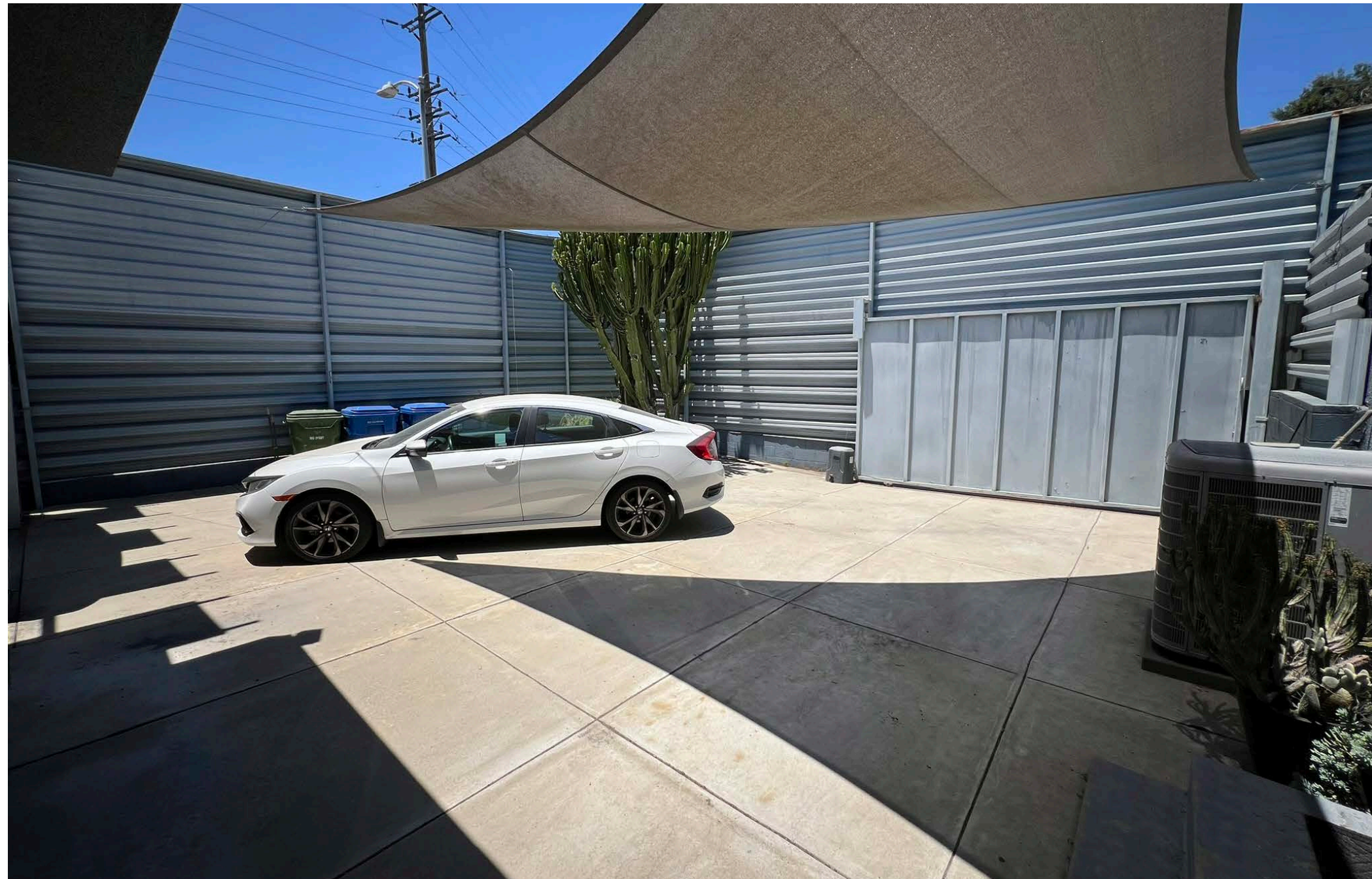
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EXTERIOR PHOTOS - SOUTHSIDE GARDEN/LOT

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EXTERIOR PHOTOS - DECK

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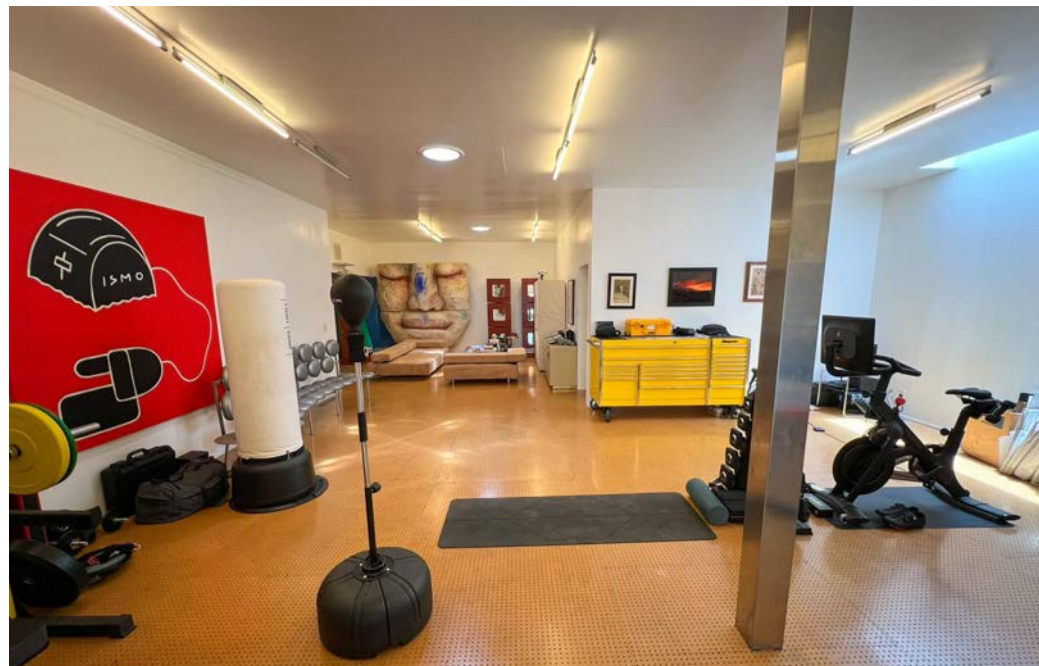
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INTERIOR PHOTOS

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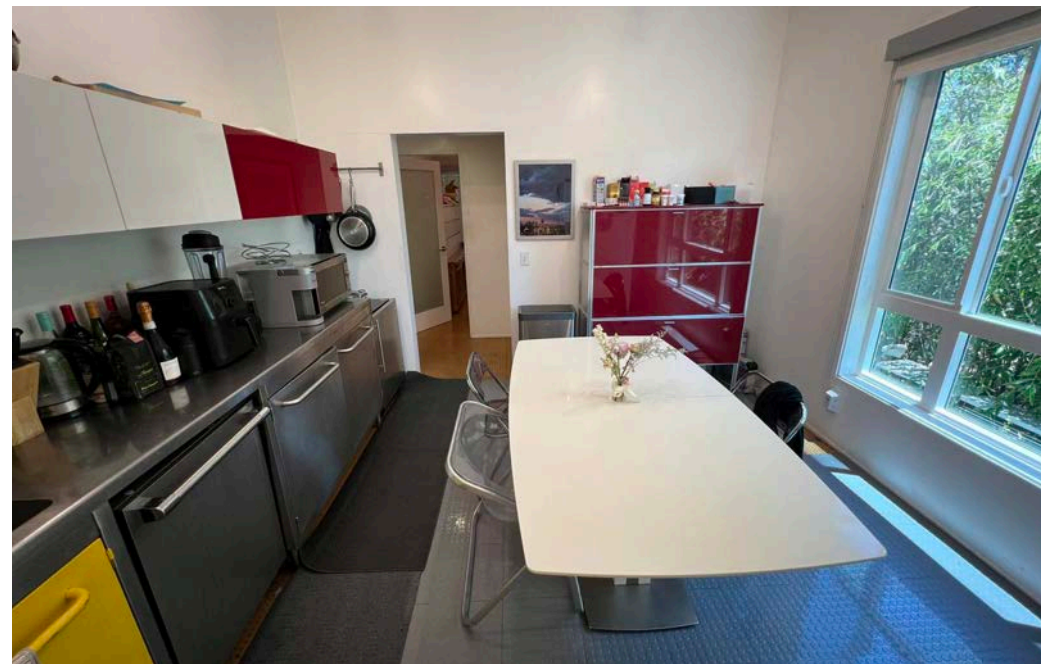
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AMENITIES MAP

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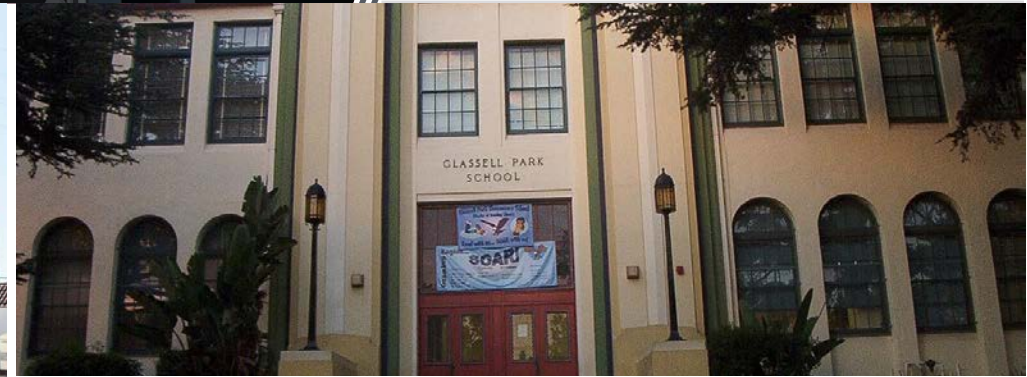
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PASADENA AREA & DEMOGRAPHICS

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Glassell Park, a neighborhood with a rich history dating back to the early 20th century, has been undergoing remarkable changes in recent years. Originally developed through subdivisions between Verdugo and San Fernando Roads in 1907, Glassell Park was fully annexed by the city of Los Angeles by 1916. The neighborhood's growth was facilitated by the Los Angeles Railway line running through Eagle Rock Boulevard.

Today, Glassell Park is witnessing a surge in demographic shifts, driven by its charming craftsmen and hillside homes, as well as its prime location in close proximity to Downtown Los Angeles, Silver Lake, and Highland Park. The median home prices in Glassell Park are on a rapid incline, outpacing the average in Los Angeles County. The neighborhood is a melting pot of diverse ethnicities and socioeconomic groups, reflecting the ongoing demographic changes and economic progress in the area. Glassell Park is certainly a neighborhood to watch as it continues to evolve and thrive.



2024 Total Population

1 Mile	3 Miles	5 Miles
27,000	271,716	757,053



2024 Total Households

1 Mile	3 Miles	5 Miles
10,234	108,971	306,900



2024 Average Household Income

1 Mile	3 Miles	5 Miles
\$135,985	\$130,166	\$117,836



Traffic Count

Collection Street	Cross Street	Traffic Volume
Eagle Rock Blvd	Ave 36	40,044



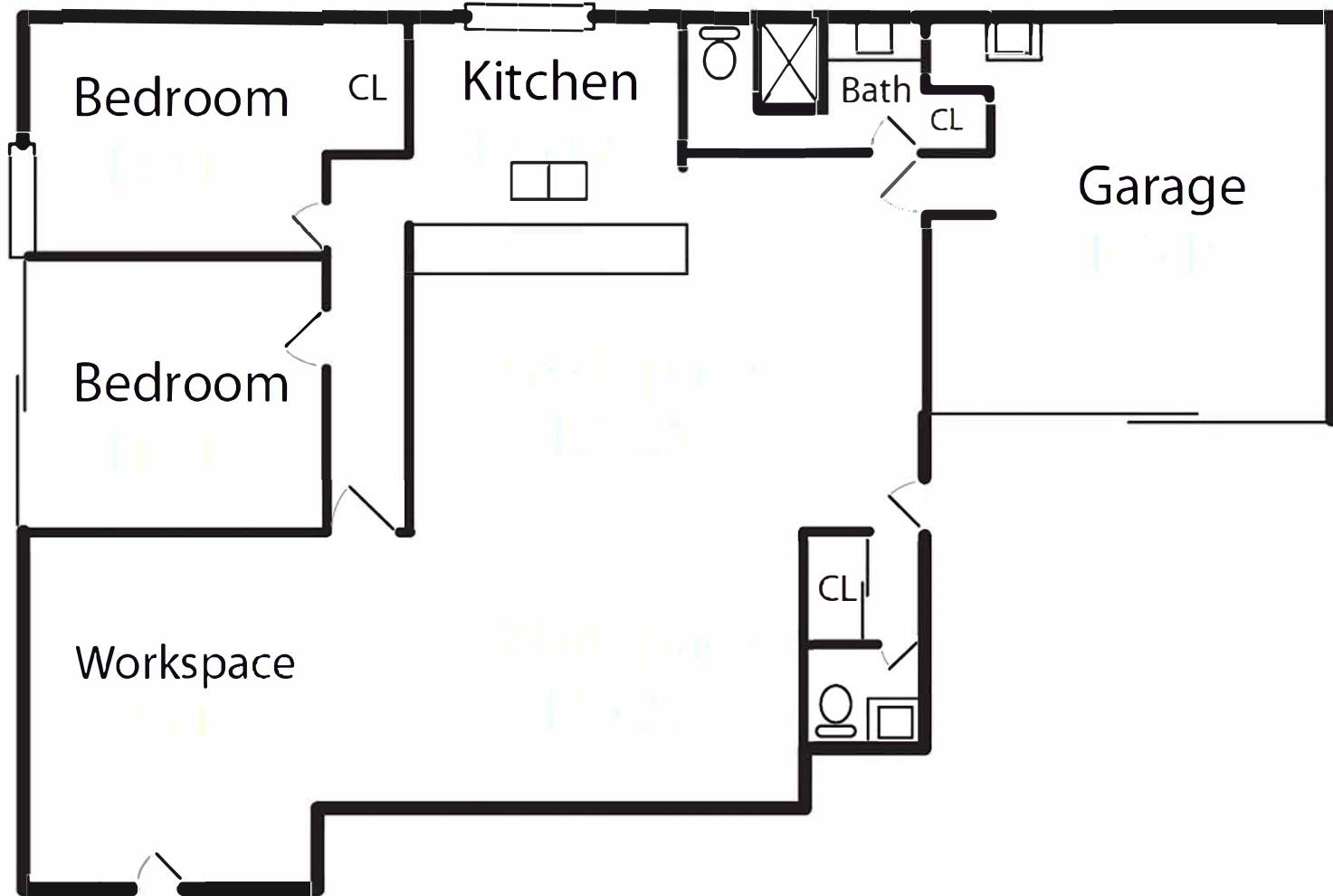
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FLOOR PLAN

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.