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# EAGLE ROCK CENTER

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Los Angeles, CA 90041

Zana Zefi

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# Table of Contents

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## TABLE OF CONTENTS

PROPERTY	INFORMATION	3
PROPERTY	SUMMARY	4
COMPLETE	HIGHLIGHTS	5
ADDITIONAL PHOTOS LOCATION		6
INFORMATION REGIONAL MAP		7
LOCATION MAP AERIAL MAP		8
DEMOGRAPHICS		9
DEMOGRAPHICS MAP & REPORT		10
ADVISOR BIOS ADVISOR BIO 1		11
		12
		13
		14

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# PROPERTY INFORMATION



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# SUMMARY



## PROPERTY DESCRIPTION

Command premier frontage on Eagle Rock's main commercial corridor with this high-visibility, single-story asset delivering rare on-site parking and immediate access to the 2 & 134—minutes to Pasadena and Glendale. The ±3,300 SF building (buyer to verify) features an efficient, adaptable floor plate ideal for retail, showroom, medical/wellness, or creative office. Surrounded by destination dining, daily-needs co-tenancy, and Occidental College demand drivers, the site benefits from strong footfall, robust neighborhood spend, and expanding transit connectivity. In a supply-constrained, barrier-to-entry submarket, this is a best-in-class opportunity to plant a flag, control your basis, and capture durable long-term value.

## OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	8,216 SF
Building Size:	3,300 SF
Year Built:	1925
Property Type:	Office - Retail
Occupancy:	Vacant - Owner-User Opportunity
Zoning:	LAC4
Parking Ratio:	4.2/1000
APN:	5686-004-019

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# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

BuildingName	Eagle Rock Enter
Street Address	5008 Eagle Rock Blvd
City, State, Zip	Los Angeles, CA 90041
County	Los Angeles
Market	Eagle Rock
Cross-Streets	Eagle Rock & Colorado

## PROPERTY HIGHLIGHTS

- Trophy Eagle Rock Blvd visibility in a dense, high-income trade area
- 14 on-site stalls (~4.2/1,000 SF; buyer to verify) - A true competitive moat
- Flexible commercial use profile; ideal for owner-user or 1031/value-add plays
- Minutes to Pasadena & Glendale; quick pulls to the 2 and 134 freeways
- Walkable ecosystem across Colorado & York corridors; strong day-night activation
- Future-proofed by expanding east-west transit (NoHo-Pasadena BRT corridor)

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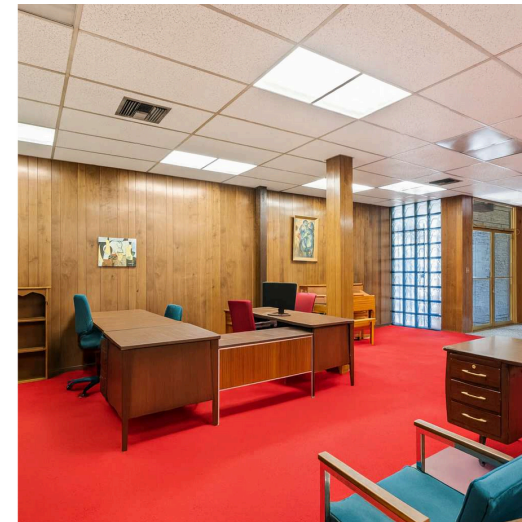
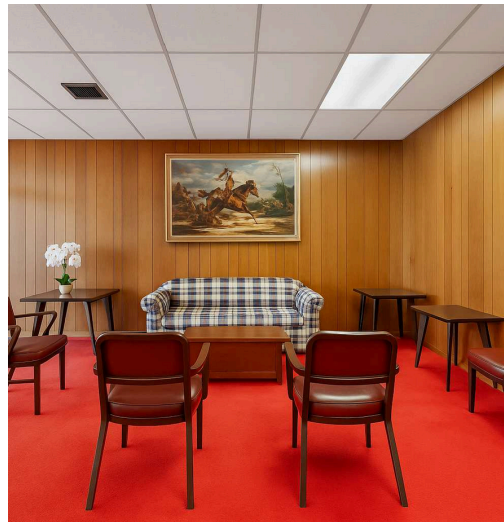
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# PROPERTY PHOTOS

FOR SALE



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# LOCATION INFORMATION

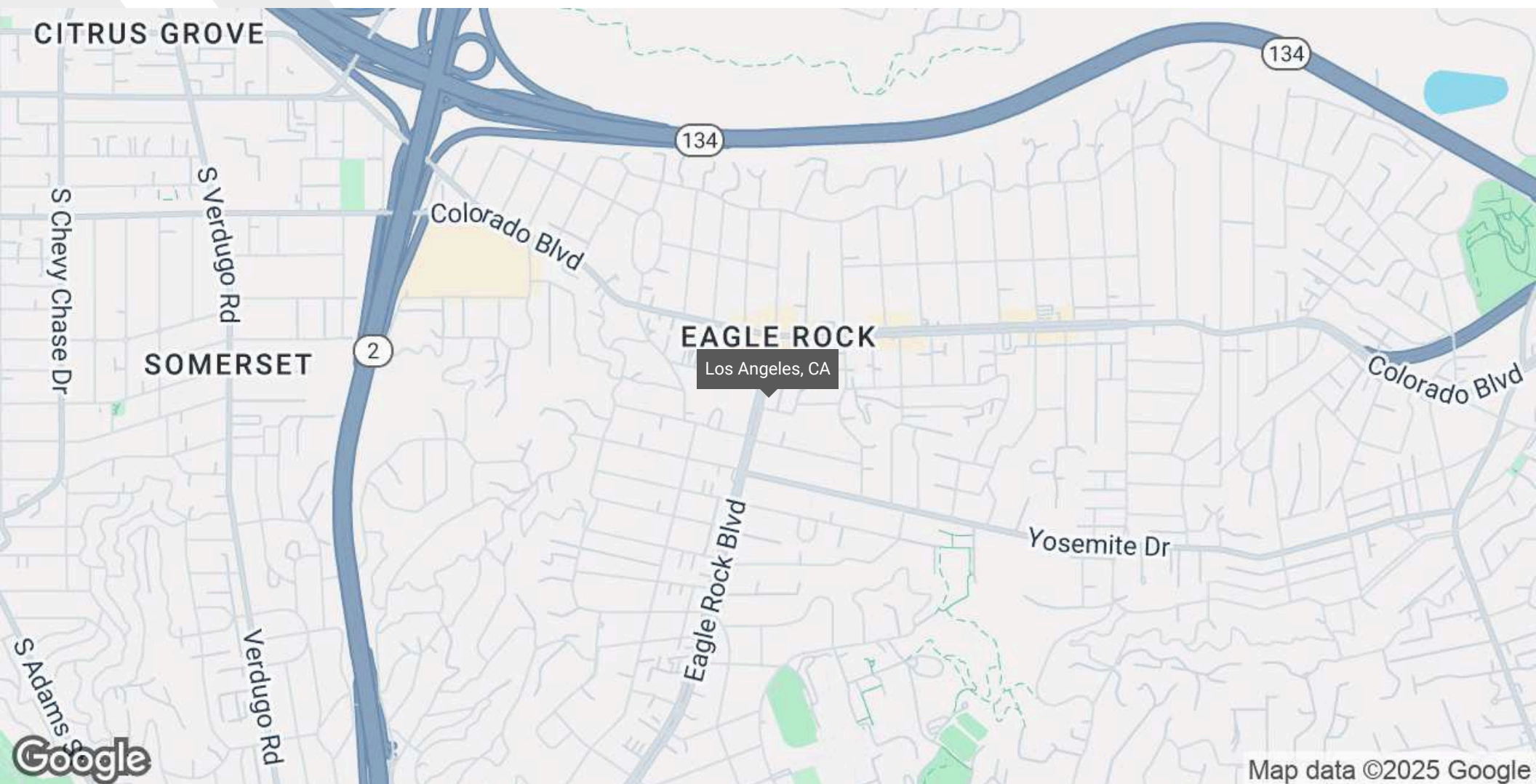


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# Regional Map

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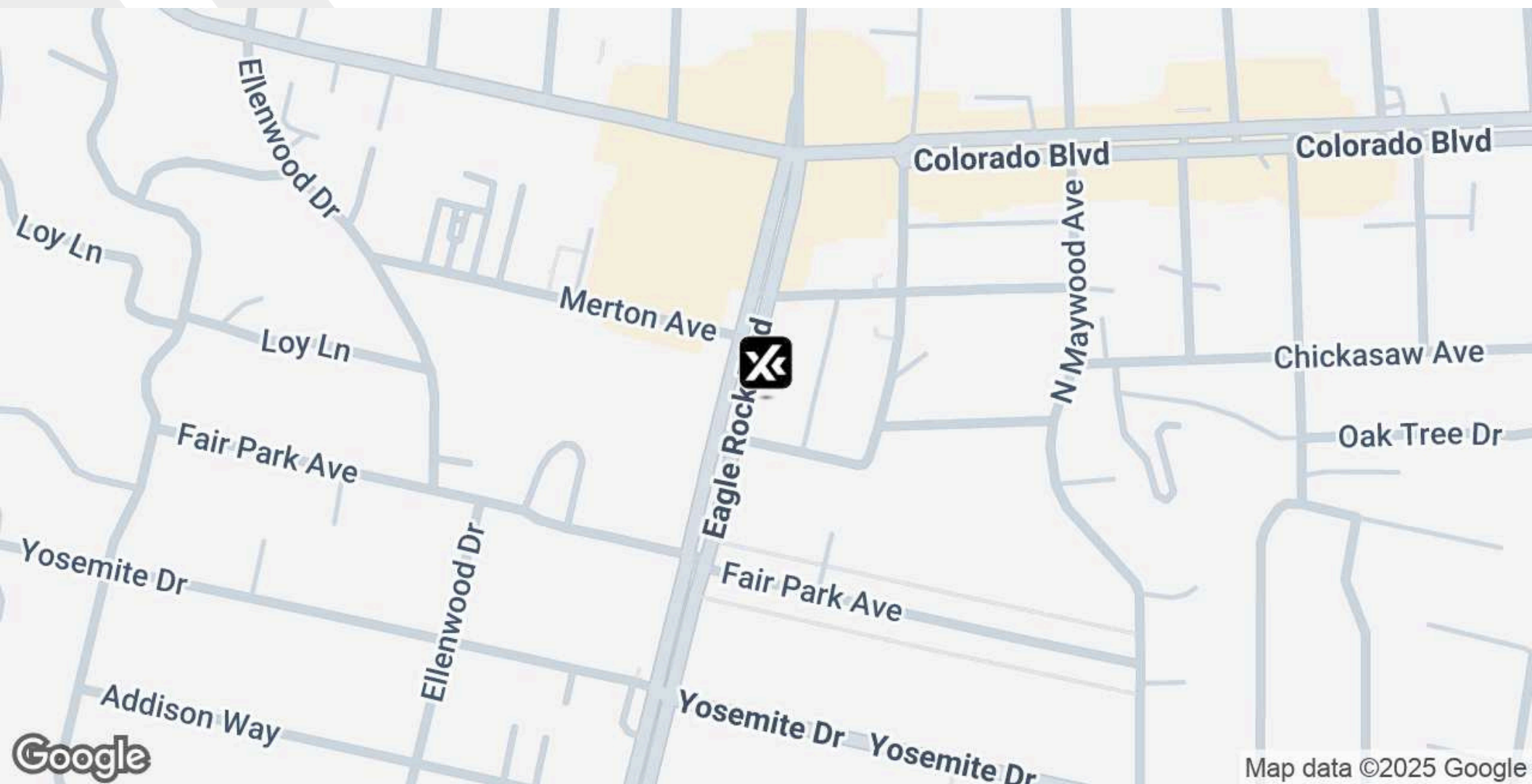
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# Location Map

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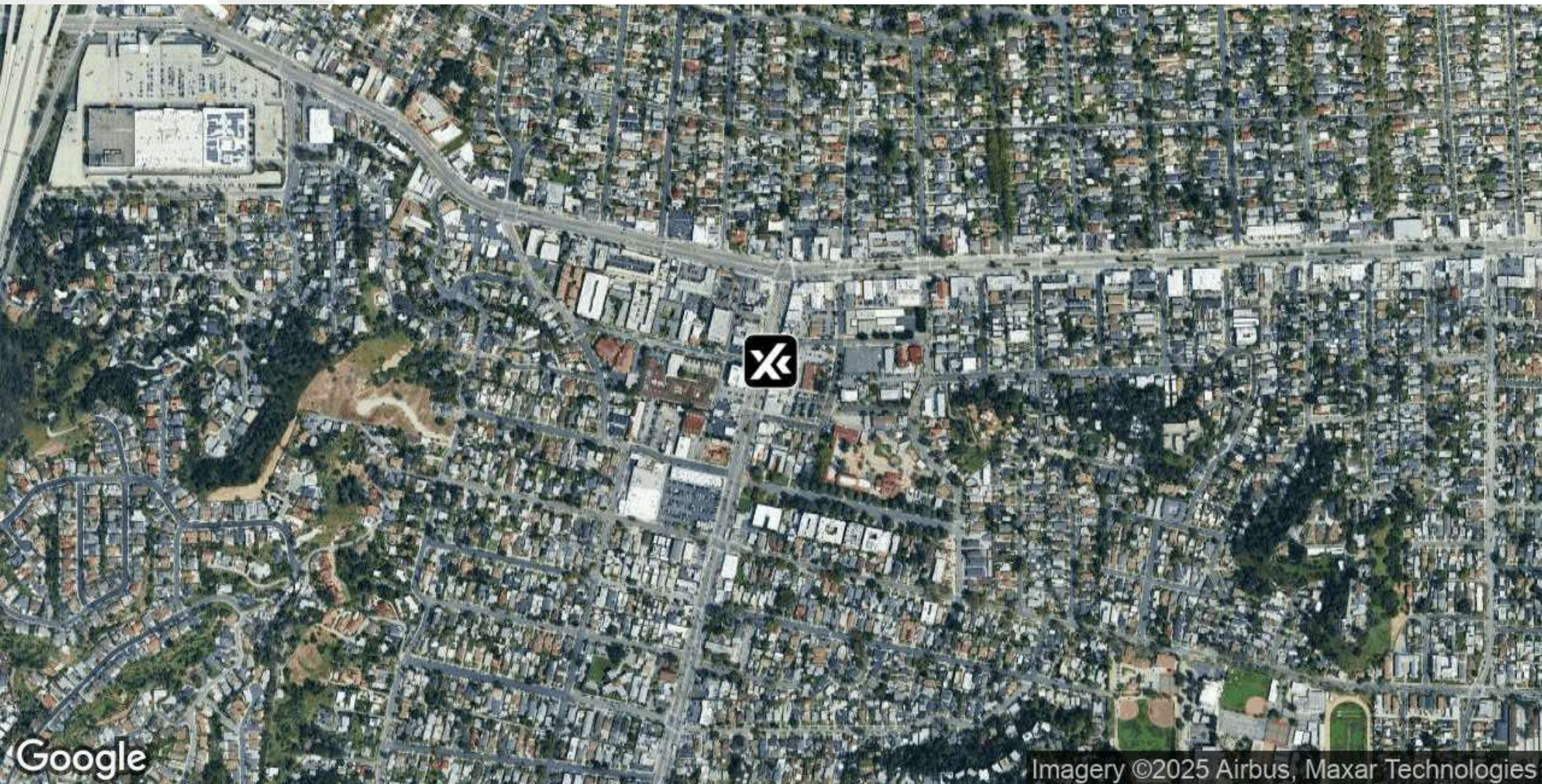
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# Aerial Map

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# DEMOGRAPHICS



# Demographics Map & Report

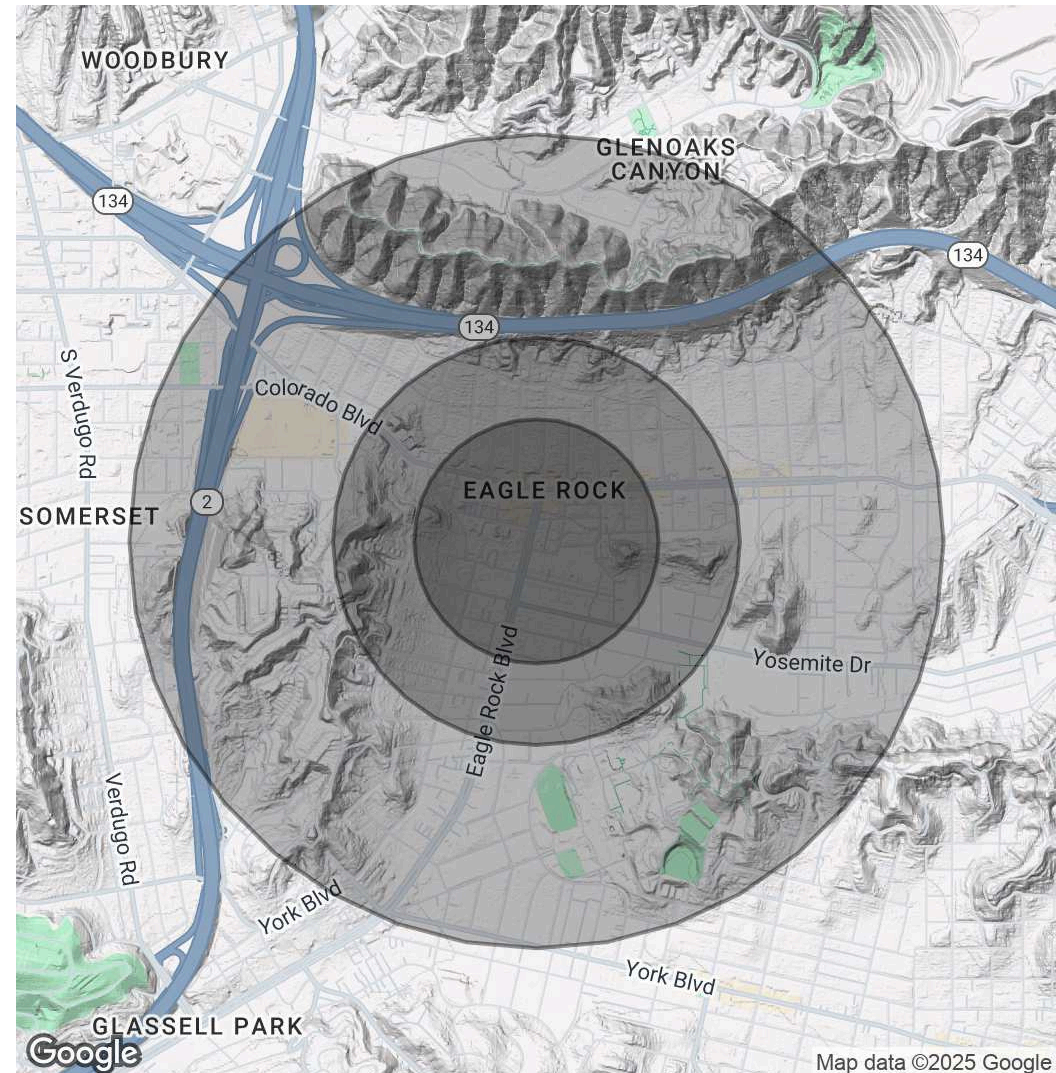
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POPULATION	0.3 MILES	0.5 MILES	1MILE
Total Population	2,838	7,499	22,533
Average Age	43	43	42
Average Age (Male)	40	41	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	998	2,692	8,011
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$135,845	\$138,647	\$145,430
Average House Value	\$1,307,708	\$1,268,005	\$1,239,168

Demographics data derived from AlphaMap



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Luxury Real Estate Advisor

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**ZANA ZEFI**

## PROFESSIONAL BACKGROUND

CaIDRE #02251852

Zana started her career path in the real estate 25 years ago, at a large law firm in San Francisco, California. Educated in law schools in both Europe and USA, she drafted and revised real estate agreements and deals for some of the largest hospital networks, medical and retirement providers, retail groups, and Silicon Valley companies. Zana was born and raised in the Mediterraneans, and remains true to her roots! She loves people, and she has an unparalleled knowledge of the real estate markets - on both business and regulatory levels - across multiple industries. Her primary advisory activity is in the luxury real estate and in the special interest real estate (tech and healthcare) markets.

## EDUCATION

Trento University, (Italy)  
School of Law

Strasbourg University, (France)  
School of Law

Golden Gate University, (USA)  
School of Law

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