

# 4100

Eagle Rock Blvd

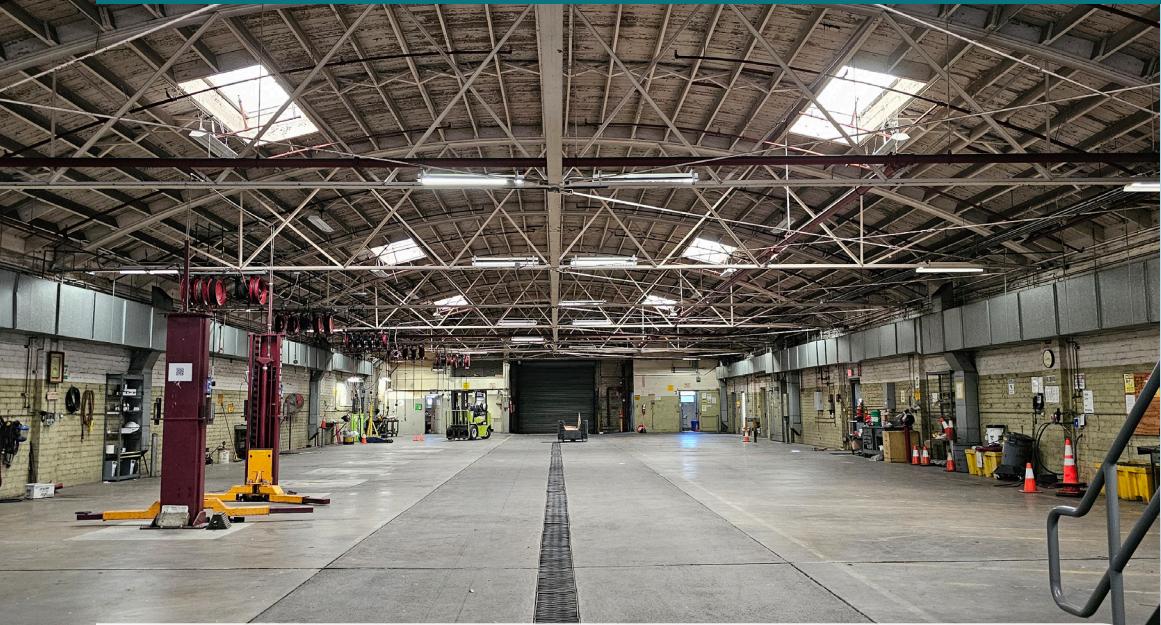
LOS ANGELES, CA 90065

# FOR SALE



INDUSTRIAL  $\pm$ 15,742 SF BUILDING

CBRE



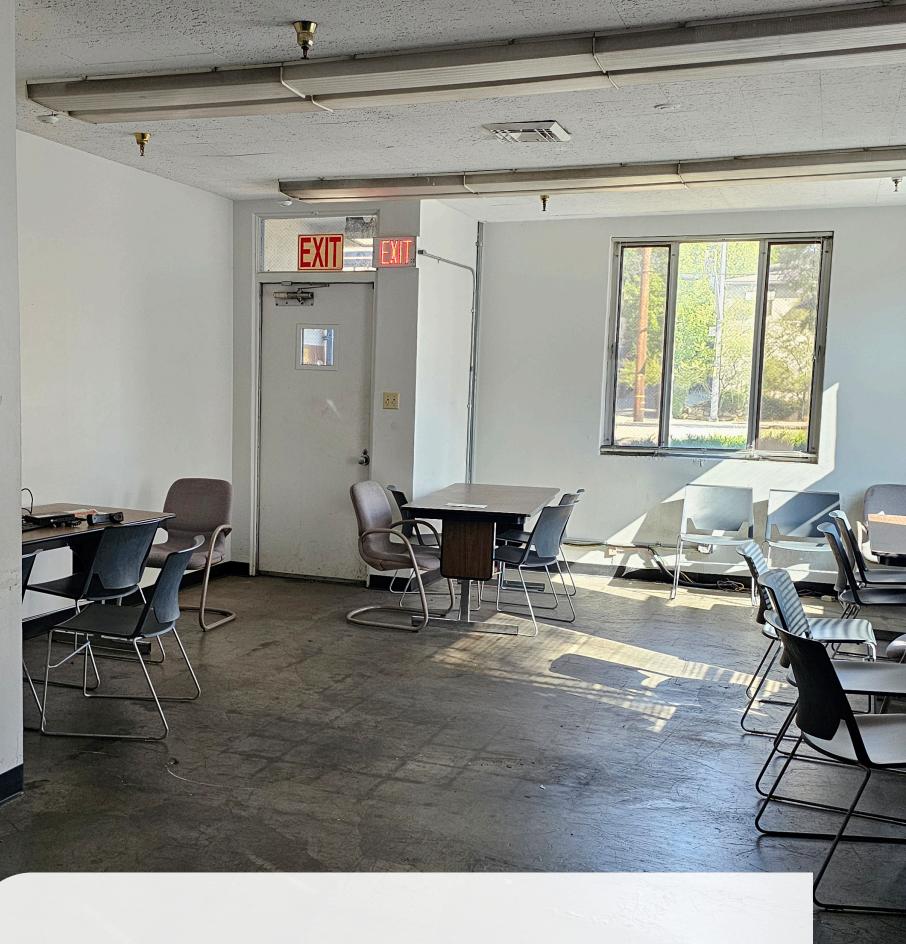
## THE OFFERING

4100 Eagle Rock Blvd is located in the Glassell Park submarket, a rapidly evolving industrial and creative business hub within Northeast Los Angeles. Positioned just east of Atwater Village and south of Eagle Rock, Glassell Park has seen increased demand from industrial users, creative office tenants, and last-mile logistics operators due to its strategic location near major freeways (2, 5, 110, and 134) and proximity to Downtown Los Angeles, Burbank, and Glendale.

The property benefits from strong frontage along Eagle Rock Blvd, a key north-south corridor in Glassell Park, providing excellent visibility and access for industrial and commercial users. The area is characterized by a mix of traditional industrial properties, newer adaptive reuse developments, and an influx of creative businesses, making it an attractive market for investors and owner-users alike.

## HIGHLIGHTS

- Large fenced parking lot
- Excellent location



## PROPERTY OVERVIEW



### Address

4100 Eagle Rock Blvd  
Los Angeles, CA 90065



### Market/Submarket

Glassell Park



### Square Footage

±15,742 SF



### Lot Size

±37,391 SF



### APN

5472-001-803

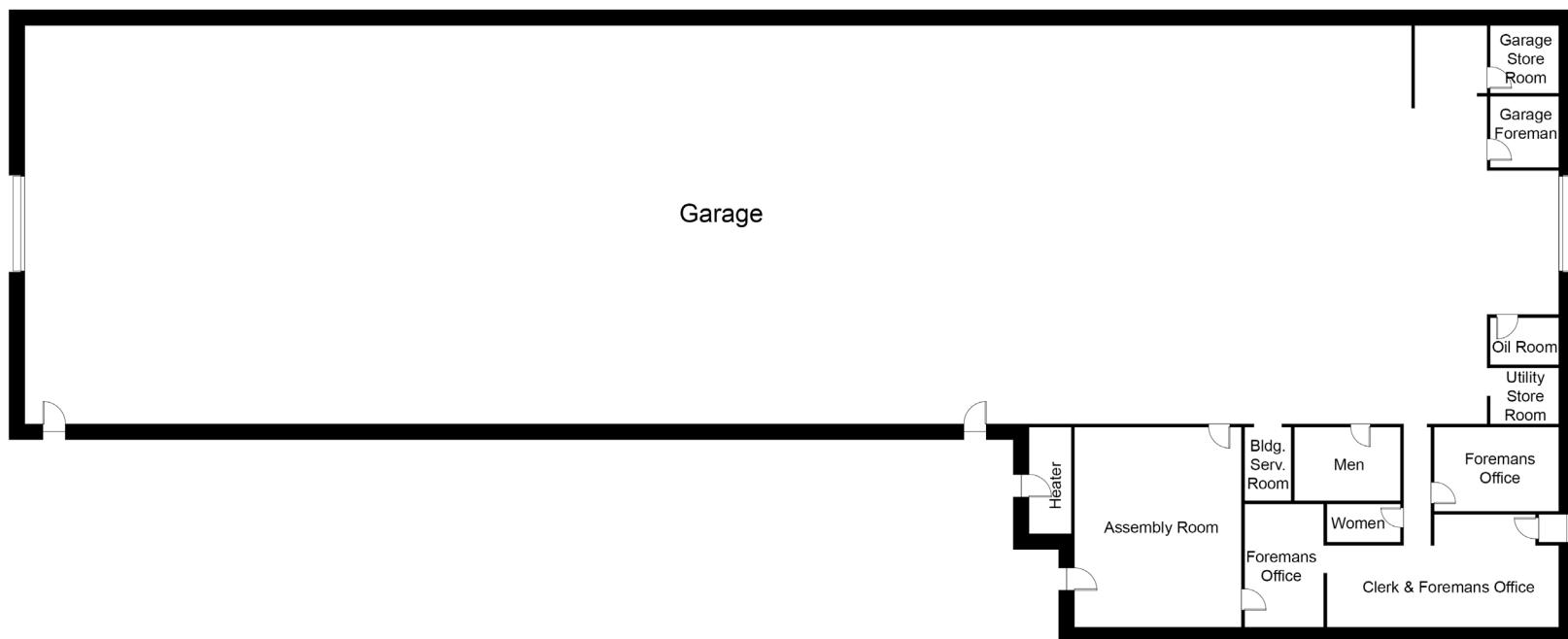


### Asking Price

\$5,000,000

# FLOOR PLAN

4100  
Eagle Rock Blvd



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Eagle Rock Blvd

LOS ANGELES, CA 90065



## INVESTMENT CONTACTS

### Gregory Barsamian

Senior Vice President  
Lic. 00873206  
+1 818 406 3658  
gregory.barsamian@cbre.com

### Abraham Kim

Senior Associate  
Lic. 02077431  
+1 213 613 3347  
abraham.kim@cbre.com

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