

4136

EAGLE ROCK BLVD
LOS ANGELES, CALIFORNIA

SINGLE-TENANT RETAIL BUILDING
DEDICATED SECURED PARKING
DELIVERED VACANT
OFFERED AT \$2,550,000

OFFERING MEMORANDUM



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4136 **EAGLE ROCK BLVD**
LOS ANGELES, CALIFORNIA

OFFERING MEMORANDUM



EXECUTIVE **SUMMARY**

01

EXECUTIVE SUMMARY

THE OFFERING

One West Group | eXp Commercial is pleased to present 4136 Eagle Rock Blvd, a 5,138 square foot free-standing single-tenant commercial building located on the Eagle Rock Blvd corridor in Northeast Los Angeles.

The property occupies two contiguous parcels totaling 9,321 square feet. The building fronts Eagle Rock Blvd with 67 feet of frontage. The rear parcel is improved as a fenced and gated surface parking field with 15 striped spaces serving the building exclusively.

Constructed in 1991, the building offers a column-free retail floor plate beneath a vaulted insulated ceiling, full-height storefront glazing, and a sealed concrete slab. A second-story mezzanine improved with enclosed private offices overlooks the main level, and a full basement extends beneath the building footprint. The mezzanine is included in the reported 5,138 square feet. The basement is below grade and is not included in that figure. Back-of-house improvements include a stainless-clad service and preparation area with floor drain, restrooms, and dedicated electrical service.

The property will be delivered vacant at close of escrow. The buyer sets the floor plan, the use, and the lease terms without inherited tenancy or holdover risk.

Pricing represents \$496 per square foot against a trailing twelve month comparable median of \$738 per square foot within the trade area. The subject is the newest building in its comparable set by three decades and the only asset conveying a dedicated parking parcel.



PROPERTY AT A GLANCE

ADDRESS	4136 EAGLE ROCK BLVD, LOS ANGELES, CA 90065
SUBMARKET	EAGLE ROCK / NORTHEAST LOS ANGELES
PROPERTY TYPE	RETAIL, FREE-STANDING, SINGLE TENANT
BUILDING AREA	5,138 SF, INCLUDING MEZZANINE. FULL BASEMENT BELOW GRADE
YEAR BUILT	1991
LAND AREA	9,321 SF (0.214 ACRES), TWO PARCELS
PARKING	15 SURFACE SPACES, FENCED AND GATED
OCCUPANCY	DELIVERED VACANT AT CLOSE OF ESCROW
PRICE	\$2,550,000
PRICE PER SF	\$496

4136 EAGLE ROCK BLVD
LOS ANGELES, CALIFORNIA

OFFERING MEMORANDUM



PRICING & INVESTMENT SUMMARY

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PROPERTY AT A GLANCE

ASKING PRICE	\$2,550,000
BUILDING AREA	5,138 SF
PRICE PER BUILDING SF	\$496
LAND AREA	9,321 SF
PARKING RATIO	2.92 PER 1,000 SF
DELIVERY	VACANT AT CLOSE OF ESCROW
TERMS	ALL CASH OR SUBJECT TO NEW FINANCING
OWNER-USER FINANCING	SBA 504 ELIGIBLE AT 10 PERCENT DOWN

WHAT THE BASIS DELIVERS

- A free-standing retail building priced 33 percent below the trailing twelve month comparable median of \$738 per square foot.
- The only asset in the comparable set conveying a dedicated, fenced parking parcel under separate APN.
- Construction three decades newer than every comparable transaction in the trade area.
- A second-story mezzanine with private offices, plus a full basement below grade that is not included in the reported building square footage.
- Vacant delivery, placing the rent and use decision entirely with the buyer.

OFFER PROCESS

Offers are requested in the form of a non-binding Letter of Intent addressed to the exclusive advisor. Letters of Intent should identify the purchase price, deposit structure, due diligence and closing periods, financing contingency if any, and the source and structure of equity. Tours are available by appointment through the exclusive advisor.



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LOS ANGELES, CALIFORNIA



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OFFERING MEMORANDUM



INVESTMENT HIGHLIGHTS

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PRICING & INVESTMENT SUMMARY

ONE WEST GROUP

■ PRICED BELOW THE TRADE AREA

\$496 per square foot against a comparable median of \$738 per square foot across ten transactions closed within 2.5 miles over the trailing twelve months.

■ NEWEST BUILDING IN ITS COMPARABLE SET

Constructed in 1991. Every comparable transaction in the trade area involved a building constructed between 1921 and 1961. The subject sits outside the retrofit framework applying to pre-1976 inventory on this corridor.

■ DEDICATED PARKING ON A SEPARATE PARCEL

15 fenced and gated surface spaces on a 4,580 square foot parcel conveying with the building. Parking is not shared and not subject to a third-party easement. Commercial inventory along Eagle Rock Blvd is predominantly pre-war construction built to the property line with no on-site parking.

■ EAGLE ROCK BLVD FRONTAGE WITH REAR ACCESS

67 feet of frontage on Eagle Rock Blvd. Signage exposure on a primary north-south arterial, with separate vehicular access to the rear parking parcel off Panamint Street.

■ COLUMN-FREE FLOOR PLATE

Clear-span main level with vaulted insulated ceiling, sealed concrete slab, full-height storefront glazing, and clerestory windows. The unobstructed configuration accommodates a broad tenant universe without structural modification.

■ BACK-OF-HOUSE INFRASTRUCTURE IN PLACE

Stainless-clad service and preparation area with floor drain, restrooms, and dedicated electrical service. Supports food and beverage, medical, veterinary, or service retail use.

■ SECOND-STORY MEZZANINE OFFICES AND FULL BASEMENT

A second-story mezzanine with enclosed private offices sits above the retail floor, delivering built-out office space without consuming sales area. A full basement extends beneath the building footprint and is not included in the reported building square footage.

■ VACANT DELIVERY

The buyer sets the floor plan, the use, and the lease terms. No inherited tenancy, no assumed lease, no holdover risk.

■ OWNER-USER FINANCING AVAILABLE

Qualifies for SBA 504 acquisition financing for a qualified owner-occupant at 10 percent down.



INTERIOR PICTURES

ONE WEST GROUP



EXTERIOR PICTURES

ONE WEST GROUP



4136 **EAGLE ROCK BLVD**
LOS ANGELES, CALIFORNIA

PROPERTY
OVERVIEW

OFFERING MEMORANDUM



04

THE BUILDING

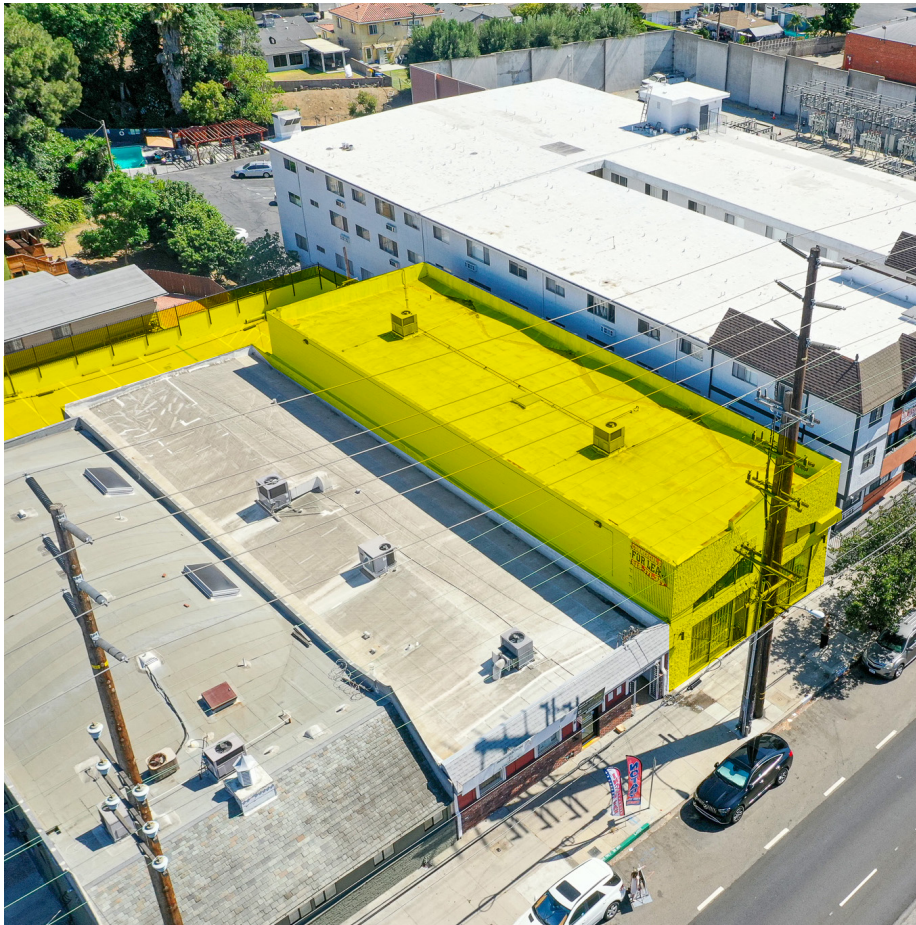
The improvements consist of a 1991 masonry commercial building configured for single-tenant occupancy. The primary level is open and column-free, finished with painted CMU walls, sealed concrete flooring, and an insulated vaulted ceiling with suspended lighting and HVAC distribution.

The Eagle Rock Blvd elevation is glazed floor to ceiling with retractable folding security gates and a paired glass entry. Clerestory glazing above the storefront carries natural light to the full depth of the space.

Back-of-house improvements include a recessed service and preparation alcove with stainless steel wall cladding, floor drain, overhead casework, and adjacent restrooms. Two stair runs access the second-story mezzanine, which is improved with enclosed private offices overlooking the main retail level. A full basement extends beneath the building footprint and provides additional storage or conditioned support area.

ZONING & LAND USE

BUILDING AREA	5,138 SF, INCLUDING MEZZANINE. FULL BASEMENT BELOW GRADE
YEAR BUILT	1991
CONSTRUCTION	MASONRY, CLEAR-SPAN
STORIES	ONE, PLUS SECOND-STORY MEZZANINE AND FULL BASEMENT
CEILING	VAULTED, INSULATED
FLOORING	SEALED CONCRETE SLAB
STOREFRONT	FULL-HEIGHT GLAZING, FOLDING SECURITY GATES
CLERESTORY	GABLE-END GLAZING ABOVE STOREFRONT
BACK OF HOUSE	STAINLESS SERVICE AREA, FLOOR DRAIN, RESTROOMS
MEZZANINE	ENCLOSED PRIVATE OFFICES, TWO STAIR ACCESSSES
HVAC	SUSPENDED DISTRIBUTION
TENANCY	SINGLE TENANT
OCCUPANCY	DELIVERED VACANT AT CLOSE OF ESCROW



4136 EAGLE ROCK BLVD
LOS ANGELES, CALIFORNIA

OFFERING MEMORANDUM



SITE
& ZONING

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THE SITE

The property comprises two contiguous parcels totaling 9,321 square feet, or 0.214 acres.

APN 5472-001-037 contains 4,741 square feet and carries the building improvements with frontage on Eagle Rock Blvd.

APN 5472-001-069 contains 4,580 square feet and is improved as a fully fenced and gated concrete surface parking field, striped and ADA-compliant, accessed off Panamint Street. Parking serves the building exclusively and is not shared with adjacent users.

ZONING

The building parcel is zoned [Q]C2-1VL-CDO. The C2 designation permits retail, restaurant, office, medical, and personal service uses. Height District 1VL limits development to 45 feet, three stories, and a 1.5 to 1 floor area ratio. The parcel sits within a Community Design Overlay, and exterior alterations and signage are subject to design review.

The parking parcel is zoned R1-1-HCR and is improved and operated as parking serving the building.

Zoning documentation is available in the due diligence file. Prospective purchasers should independently verify zoning, permitted use, and entitlement status with the City of Los Angeles Department of City Planning.

PARCEL SUMMARY

APN	AREA	IMPROVEMENT	AREA
5472-001-037	4,741 SF	Building, Eagle Rock Blvd frontage	[Q]C2-1VL-CDO
5472-001-069	4,580 SF	Surface parking, Panamint St access	R1-1-HCR
TOTAL	9,321 SF	0.214 acres	

FRONTAGE & ACCESS

FRONTAGE & ACCESS	IMPROVEMENT
Eagle Rock Blvd Frontage	67 feet
Parking	15 surface spaces including ADA-compliant stalls
Parking Ratio	2.92 per 1,000 SF
Parking Access	Panamint Street, fenced and gated
Maximum FAR, Building Parcel	1.5 to 1





NORTHEAST
LOS ANGELES

TRADER
JOE'S

CVS
pharmacy



WHOLE
FOODS
MARKET

petco

CVS
pharmacy

RITE
AID

Bank of America

GLASSELL
PARK

4136
EAGLE ROCK BLVD

SPROUTS
FARMERS MARKET

LA FITNESS

ULTA
BEAUTY

TARGET

VONS

CHASE



EAGLE ROCK

HomeGoods
Marshalls



Ralphs



WELLS
FARGO

Mendocino
Farms

CHASE



SOUTH
PASADENA

HIGHLAND
PARK



BEST
BUY

COSTCO
WHOLESALE

LOWE'S

Michaels

210

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LOCATION
& MARKET

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EAGLE ROCK

LOCATION & MARKET

The property fronts Eagle Rock Blvd in Northeast Los Angeles, with rear parking access off Panamint Street.

Eagle Rock Blvd is a primary north-south arterial linking Glendale to Highland Park, Cypress Park, and the greater Northeast Los Angeles trade area. The corridor carries consistent commuter and neighborhood retail traffic throughout the day.

The surrounding land use pattern is a mix of neighborhood-serving retail, service commercial, and multifamily residential, with rooftops immediately adjacent on three sides. Eagle Rock has recorded sustained income and rent growth over the past decade as demand migrated east from Silver Lake and Los Feliz, supporting a broadening independent retail, restaurant, and creative tenant base.



LOCATION & MARKET

Median household income within one mile of the property is \$105,823, and 22.2 percent of households earn above \$200,000. The three mile trade area holds 259,391 residents and 98,572 households at 63.2 percent renter occupancy. Rooftop and renter density at this level supports daytime, evening, and weekend traffic for food and beverage, medical, service, and neighborhood retail use.

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY	📍 1 MILE	📍 3 MILE	📍 5 MILE
👤 Population	28,565	259,391	669,757
🏠 Households	10,329	98,572	257,384
💰 Average Household Income	\$136,586	\$119,929	\$115,687
👛 Median Household Income	\$105,823	\$89,001	\$85,160
📈 Households Above \$200,000	22.2%	17.6%	16.5%
🔑 Renter Occupied	50.4%	63.2%	69.0%

REGIONAL ACCESS

🚏 DESTINATION	🚗 DRIVE TIME
🚆 Glendale Metrolink Station	5 minutes
🏢 Los Angeles Union Station	11 minutes
✈️ Hollywood Burbank Airport	20 minutes
✈️ Los Angeles International Airport	34 minutes
✈️ Long Beach Airport	39 minutes

TRAFFIC COUNTS

🚧 STREET	🚗 VEHICLES PER DAY
1 W Ave 42	46,385
2 E Paso Drive	45,150
3 N Verdugo Road	42,522
4 W Ave 41	42,329

WALKABILITY & ACCESS SCORES

🚗 CAR FRIENDLY	100 exceptionally friendly
🚶 PEDESTRIAN FRIENDLY	60 moderately friendly
🚌 TRANSIT FRIENDLY	50 fairly friendly
🚲 CYCLING FRIENDLY	40 fairly friendly

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SALE COMPARABLES

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PRICING & INVESTMENT SUMMARY

Commercial building sales within 2.5 miles of the subject property closed over the trailing twelve months.

 PROPERTY	 TYPE	 BUILT	 SIZE	 SALE DATE	 PRICE	 \$/SF
 3400-3402 Eagle Rock Blvd, Los Angeles	 Retail	1921	5,403 SF	Dec 2025	\$4,950,000	\$916
 5001-5007 York Blvd, Los Angeles	 Retail	1931	5,650 SF	May 2026	\$5,100,000	\$903
 4448 York Blvd, Los Angeles	 Office	1957	4,600 SF	Dec 2025	\$4,000,000	\$870
 4142 Verdugo Rd, Los Angeles	 Office	1961	2,656 SF	Feb 2026	\$2,090,000	\$787
 416-418 E Colorado St, Glendale	 Office	1929	6,000 SF	Oct 2025	\$4,500,000	\$750
 1487-1489 E Chevy Chase Dr, Glendale	 Retail	1955	3,216 SF	Aug 2025	\$2,337,500	\$727
 2100 Cypress Ave, Los Angeles	 Retail	1936	3,387 SF	Jul 2026	\$2,350,000	\$694
 3608-3610 San Fernando Rd, Glendale	 Office	1927	5,121 SF	Sep 2025	\$2,600,000	\$508
 4970 Eagle Rock Blvd, Los Angeles	 Retail	1954	3,631 SF	Feb 2026	\$1,675,000	\$461
 2002 Colorado Blvd, Los Angeles	 Retail	1959	5,850 SF	Dec 2025	\$1,940,000	\$332
 4136 EAGLE ROCK BLVD, LOS ANGELES	 Retail	1991	5,138 SF	Subject	\$2,550,000	\$496

COMPARABLE SET SUMMARY

 TRANSACTIONS	10
 COMPARABLE MEDIAN	\$738 per SF
 COMPARABLE AVERAGE	\$695 per SF
 COMPARABLE RANGE	\$332 to \$916 per SF
 4136 EAGLE ROCK BLVD	\$496 per SF



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OFFERING MEMORANDUM



TRANSACTION PROCESS

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OFFER GUIDELINES

Offers are requested in the form of a non-binding Letter of Intent addressed to the exclusive advisor. Letters of Intent should identify the following:

1. Purchase price and proposed deposit structure.
2. Due diligence period and closing timeline.
3. Financing contingency, if any, and lender contact.
4. Source and structure of equity, and evidence of funds
5. Any conditions to closing not otherwise stated.

TOURS

Property tours are available by appointment and must be scheduled through the exclusive advisor. Prospective purchasers and their representatives may not contact ownership, neighboring occupants, or municipal staff regarding the property without prior written consent.



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