



State Farm Office Building

1063 Colorado Blvd, Los Angeles,
CA 90041



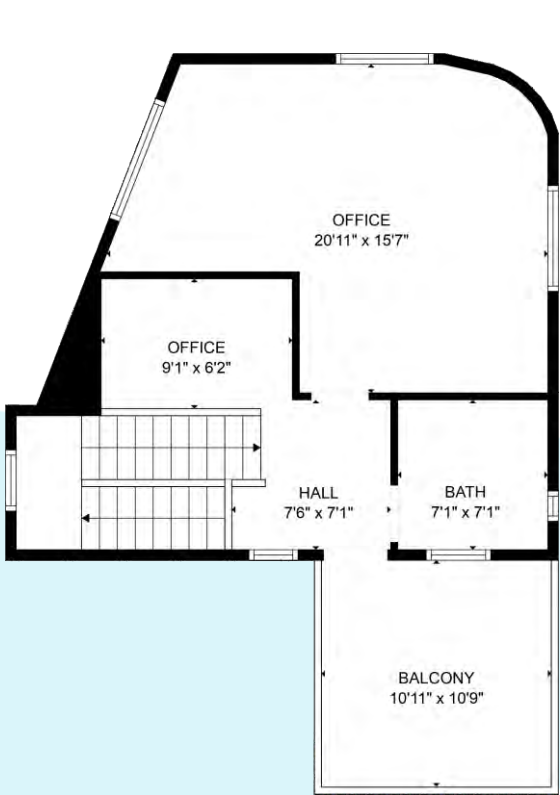
State Farm Office Building

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State Farm Office Building

\$1,250,000

Prime corner lot owner-user opportunity at 1063 Colorado Blvd in the heart of Eagle Rock. This stand alone commercial building offers unmatched visibility, strong street presence, and excellent signage along a bustling corridor. The two-level layout is highly functional and versatile, featuring a dedicated reception area, 8–10 employee workspaces, a large upstairs executive office with private patio/deck, a full kitchen, and two bathrooms including one with a shower. Interior highlights include attractive hardwood flooring and modern upgrades such as an electric car charger....



Total GLA: 1617 sq. ft | Total: 2420 sq. ft
Floor 1: 1073 sq. ft (Excluded areas 686 sq. ft)
Floor 2: 544 sq. ft (Excluded areas 117 sq. ft)

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

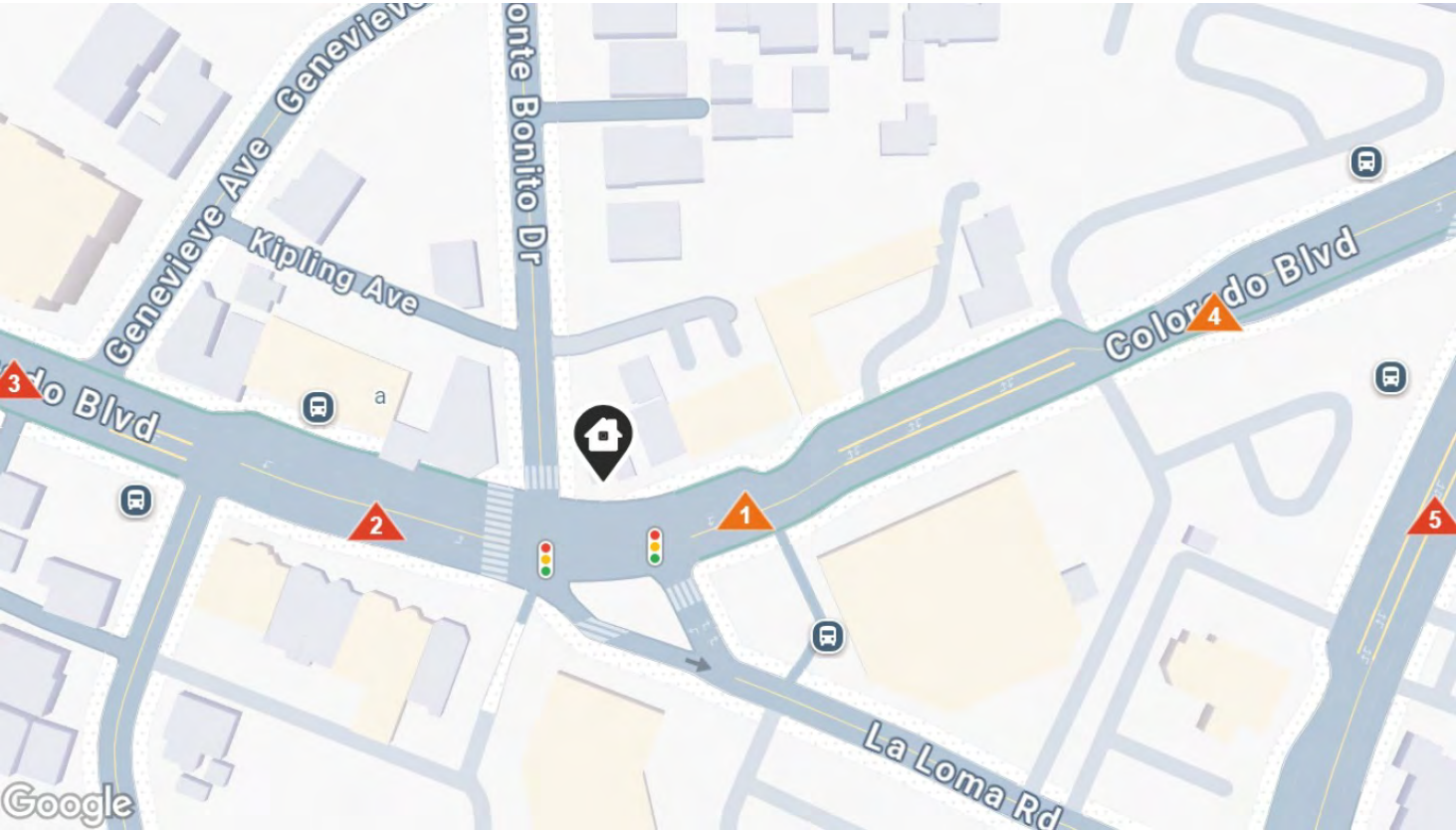


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Price:	\$1,250,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2,678 SF
Gross Building Area:	1,598 SF
Rentable Building Area:	1,598 SF
Sale Conditions:	Build to Suit

No. Stories:	2
Year Built:	1935
Tenancy:	Single
Parking Ratio:	5.05/1,000 SF
Zoning Description:	LAC4
APN / Parcel ID:	5690-023-040
:	76 (Very Walkable)



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 – 15,000
- ▲ 15,001 – 30,000
- ▲ 30,001 – 50,000
- ▲ 50,001 – 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity



13,153
Colorado Blvd
2024 Est. daily traffic counts
Cross: Monte Bonito Dr



15,203
Colorado Blvd
2024 Est. daily traffic counts
Cross: Genevieve Ave



15,882
Colorado Blvd
2024 Est. daily traffic counts
Cross: N Figueroa St



10,549
Colorado Blvd
2024 Est. daily traffic counts
Cross: N Figueroa St



23,009
N Figueroa St
2024 Est. daily traffic counts
Cross: Colorado Blvd

Legal Description

DEMOGRAPHIC




PARCEL NUMBER	5690-023-040	CENSUS TRACT	060371810.001024
COUNTRY	LOS ANGELES COUNTY	CARRIER ROUTE	C032
ZONING	LAC4	CURRENT USE	OFFICE BLDG (GENERAL)
ABBREVIATED DESCRIPTION		TR=7927 EX OF STS LOT 18	

Attribute Summary for Los Angeles, CA 90041

DEMOGRAPHIC

 **Median Household Income**
\$111,462
Source: 2024/2029 Income (Esri)

 **Median Age**
41.9
Source: 2024/2029 Age: 5 Year Increments (Esri)

 **Total Population**
25,502
Source: 2024 Age: 1 Year Increments (Esri)

 **1st Dominant Segment**
City Lights
Source: 2024 Tapestry Market Segmentation (Households)



OFFICE BLDG (GENERAL)

Eagle Rock is a neighborhood in Los Angeles, California with a population of 34,135. Eagle Rock is in Los Angeles County and is one of the best places to live in California. Living in Eagle Rock offers residents an urban suburban mix feel and most residents own their homes. In Eagle Rock there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Eagle Rock and residents tend to be liberal. The public schools in Eagle Rock are above average.

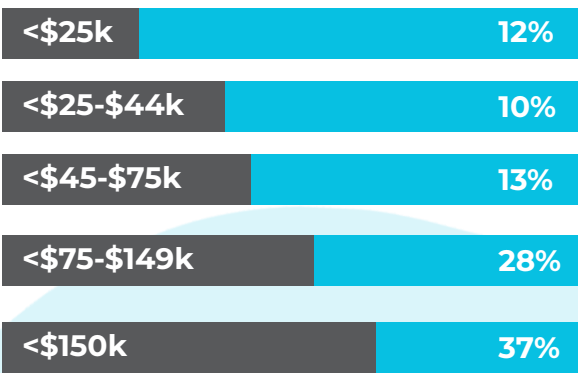
Income

Median Household Income

\$117,689

National \$78,538

Household Income Brackets



Real Estate

Median Home Value

\$1,137,404

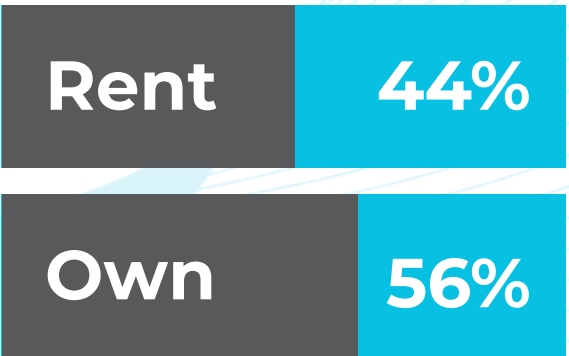
National \$303,400

Median Rent

\$1,896

National \$1,348

Urban Suburban Mix



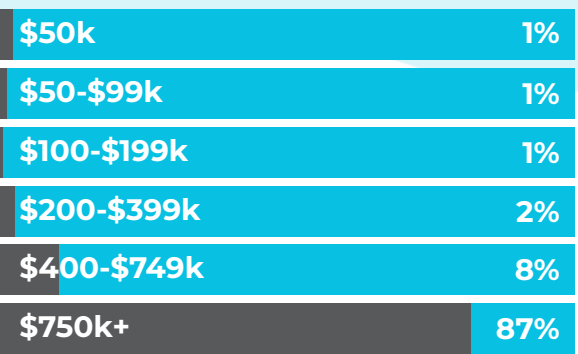
REAL ESTATE COSTS

Median Home Value

\$1,134,404

National \$303,400

Home Values



Median Rent

\$1,896

National \$1,348

Household Income Brackets



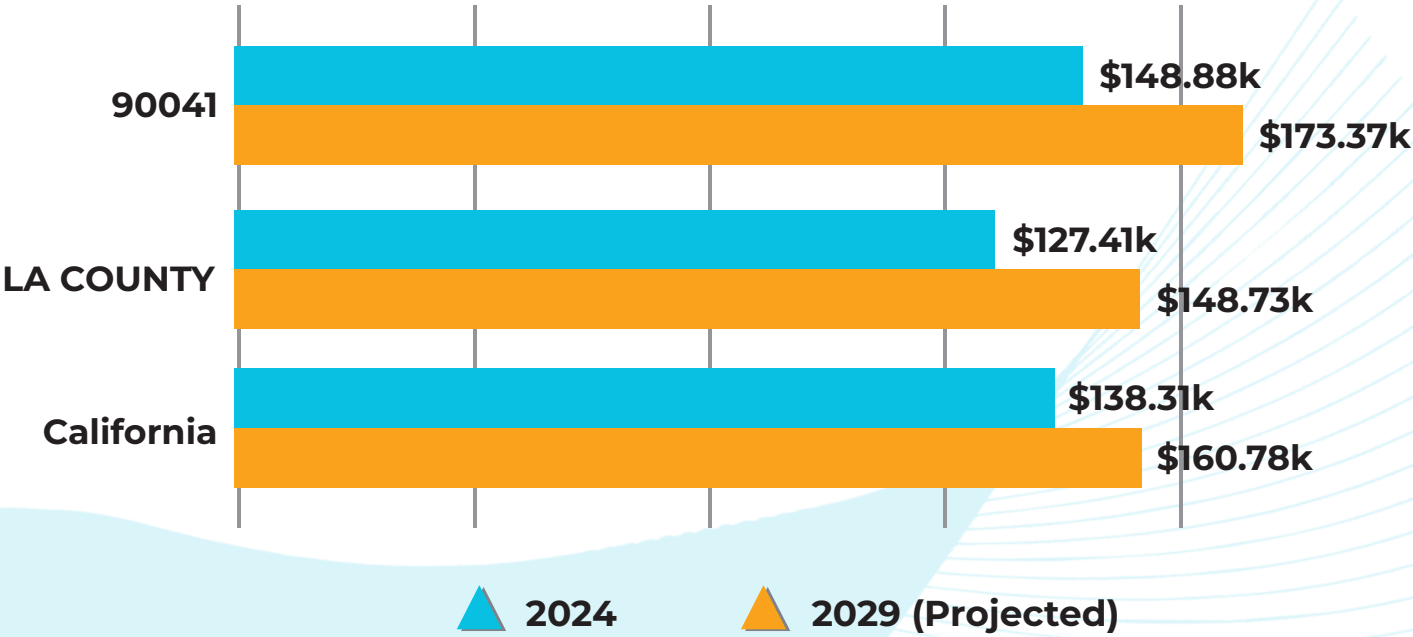
Los Angeles, CA 90041

INCOME

Source: U.S. Census American Community Survey
via Esri, 2024
Update Frequency: Annually

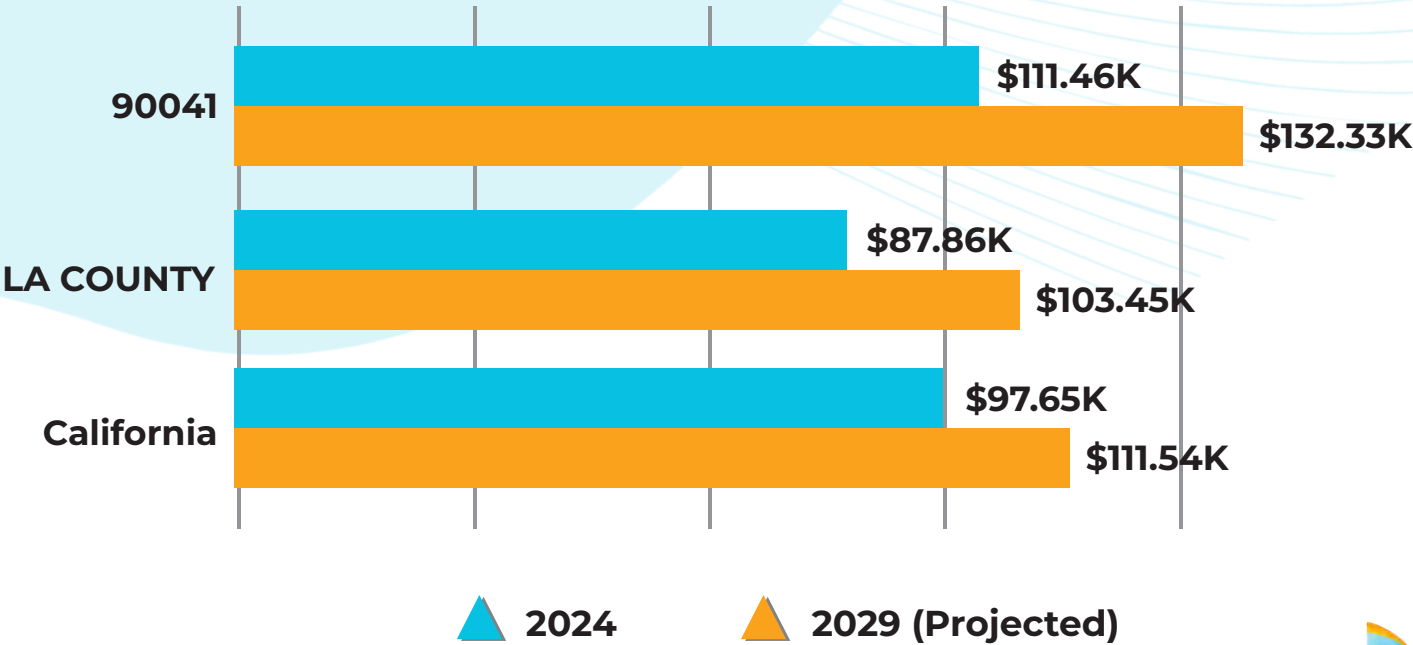
AVERAGE HOUSEHOLD INCOME

This chart shows the average household income in an area, compared with other geographies.



MEDIAN HOUSEHOLD INCOME

This chart shows the median household income in an area, compared with other geographies.



Property Photos







Your Trusted *Partners*

Albert McCray

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