

Commercial Kitchens | FOR LEASE

CBRE



# Brand New Customizable Commerical Kitchens Just Add Your Ingredients



Need a kitchen? Northeast LA's hottest culinary scene is calling! We're offering flexible solutions: 14 commercial kitchens available for lease by the year. Whether you're planning a long-term venture or a pop-up, we have the space to help you succeed.



# Key Features

## Fully Customizable

Our private, fully customizable commercial kitchens are available in a range of sizes



## Flexible Leasing Options

Choose from one to ten-year leases, perfect for any culinary venture



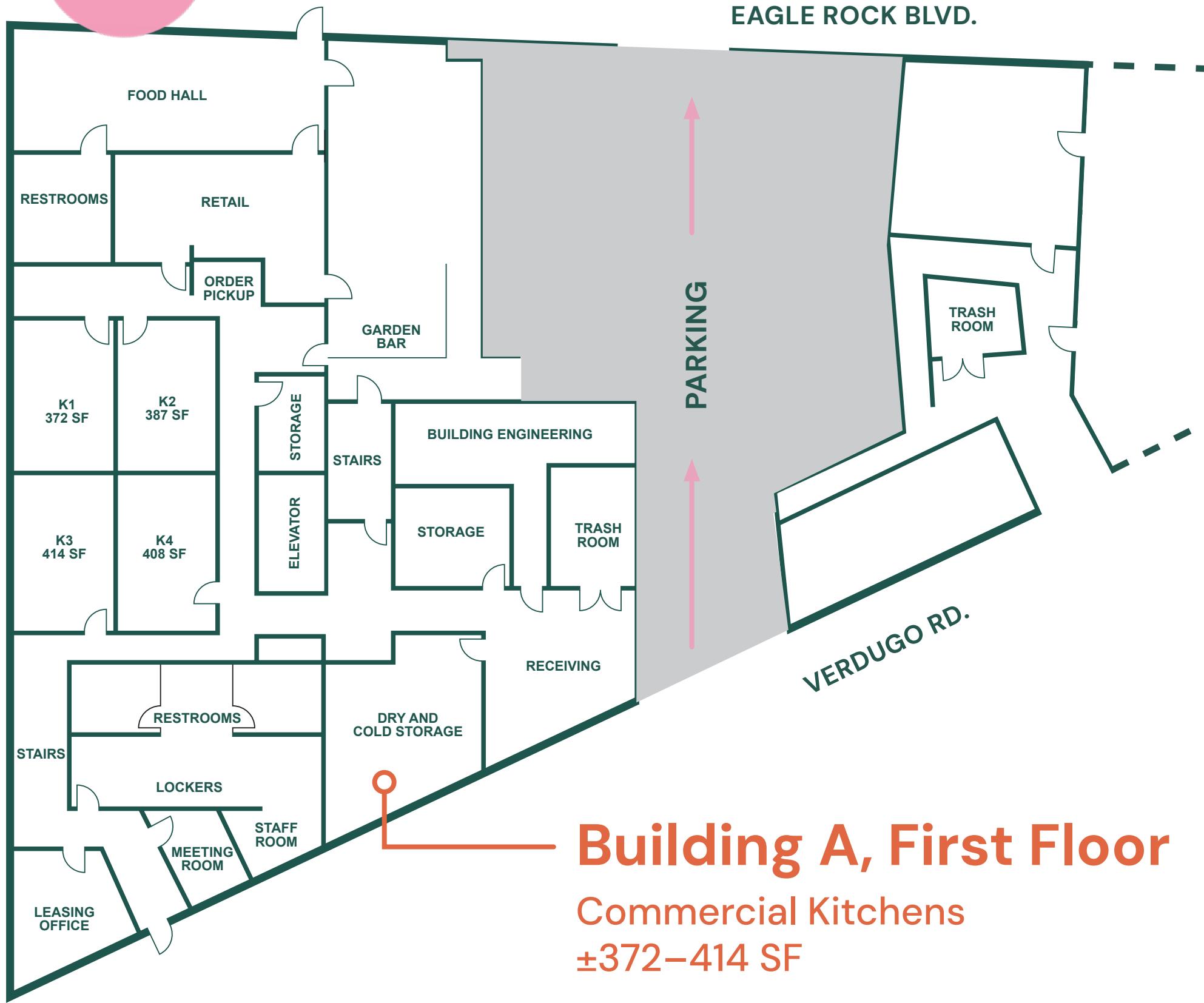
## Ready To Go

Jump in and get going! With delivery-optimized software and pre-installed commercial exhaust systems, your space is ready for immediate operation





# A Local Favorite in the Making

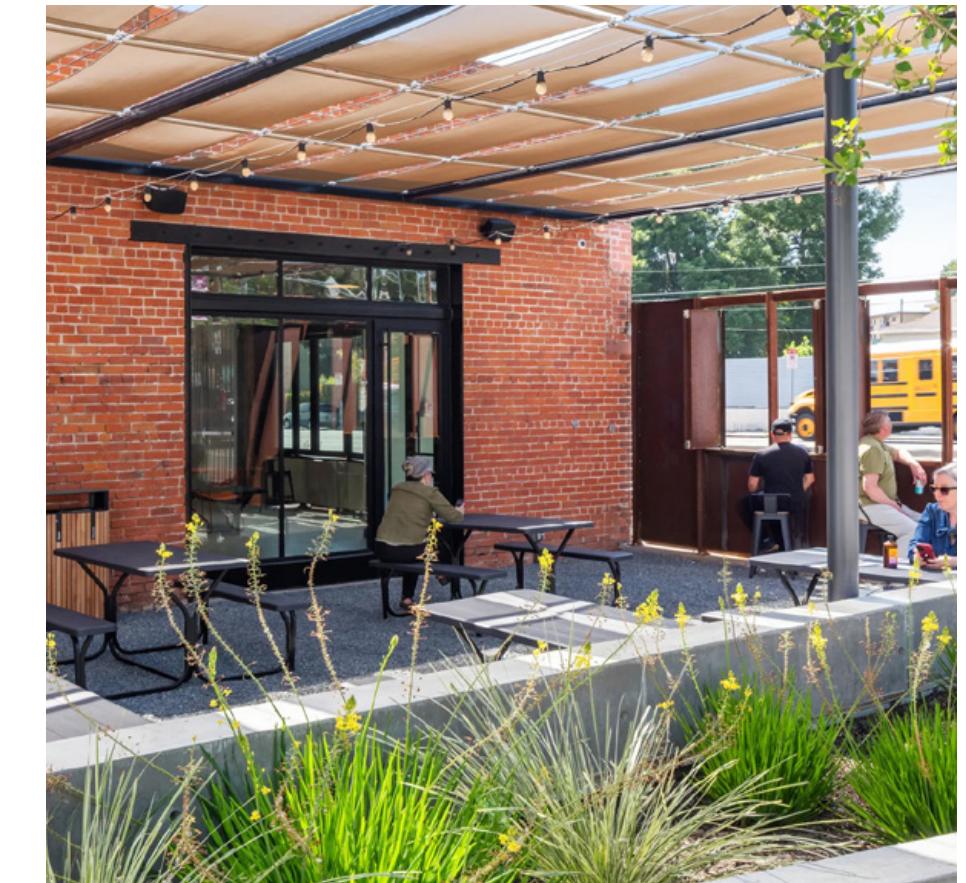


**Building A, First Floor**  
Commercial Kitchens  
±372–414 SF

## Availabilities

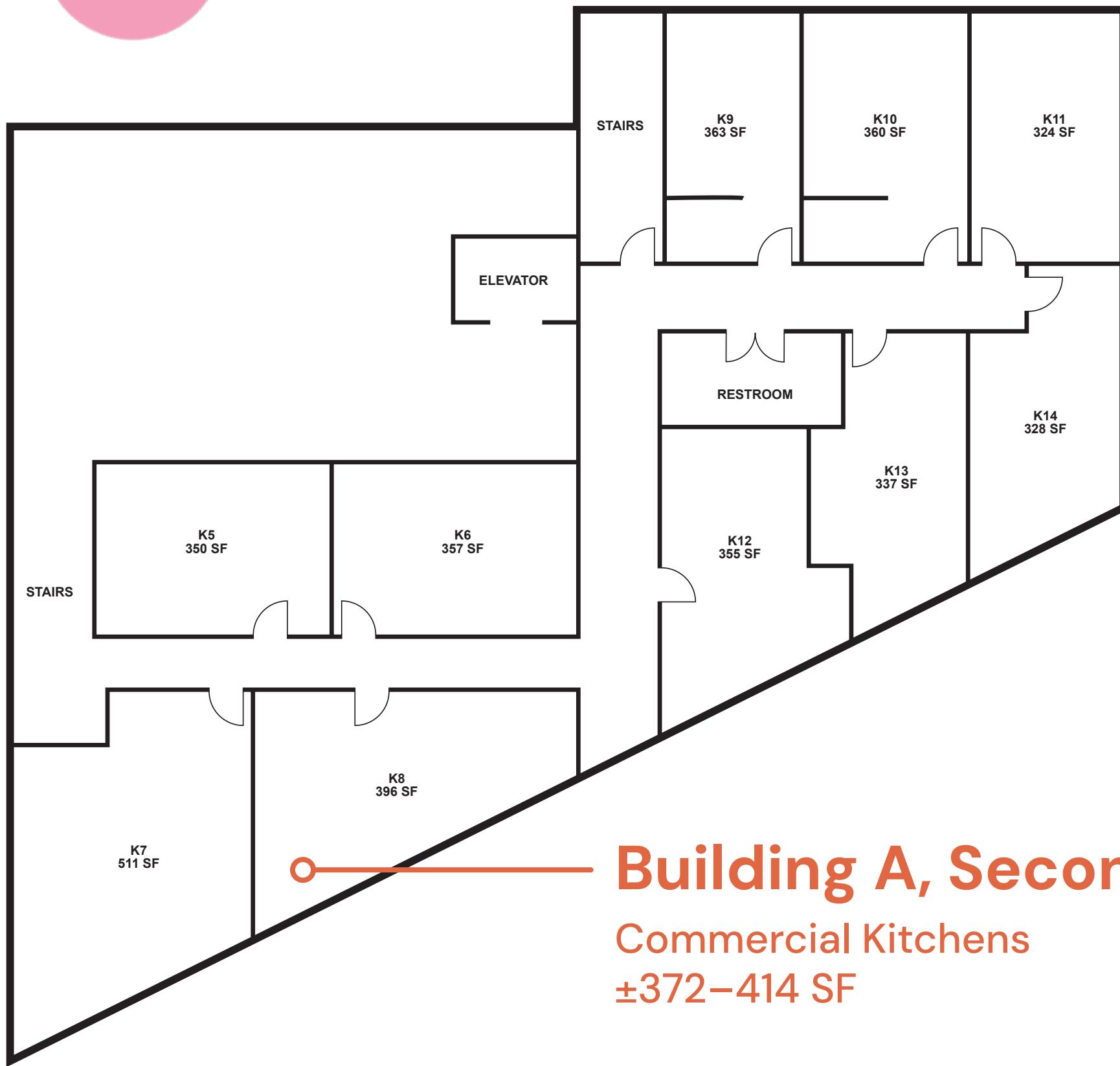
Kitchen	Square Feet	Windows
K1	±350 SF	No
K2	±357 SF	No
K3	±511 SF	No
K4	±396 SF	No

*Fees are negotiable*





# A Local Favorite in the Making



**Building A, Second Floor**  
Commercial Kitchens  
±372–414 SF

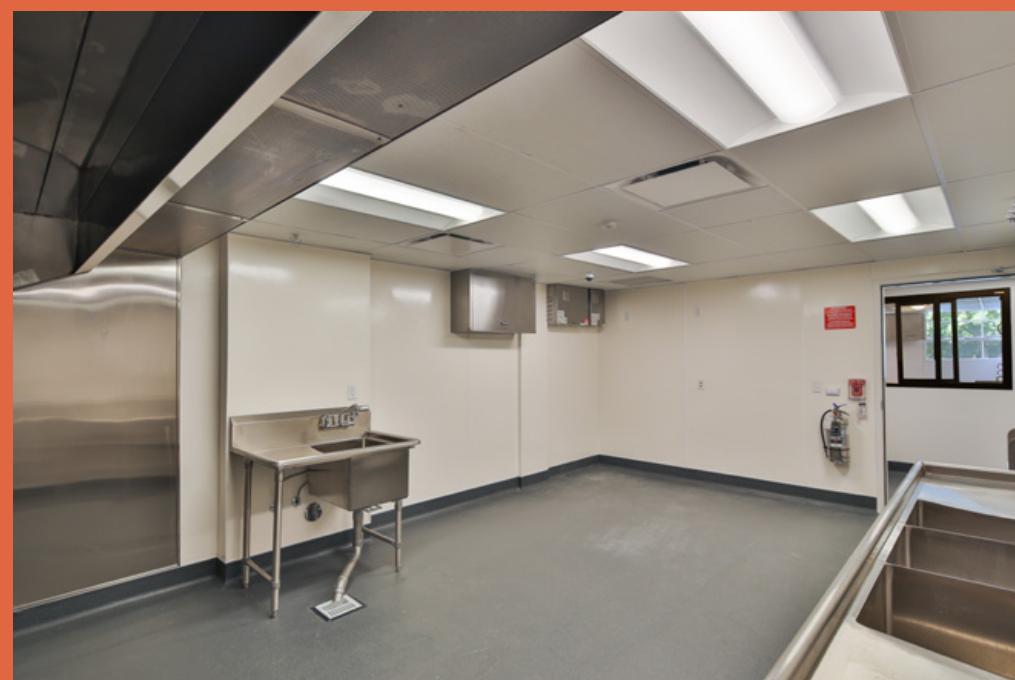
## Availabilities

Kitchen	Square Feet	Windows
K5	±350 SF	No
K6	±357 SF	No
K7	±511 SF	YES
K8	±396 SF	YES
K9	±363 SF	No
K10	±360 SF	No
K11	±324 SF	No
K12	±355 SF	YES
K13	±337 SF	YES
K14	±328 SF	YES

*Fees are negotiable*



# Small Kitchen | K11 ±324 SF



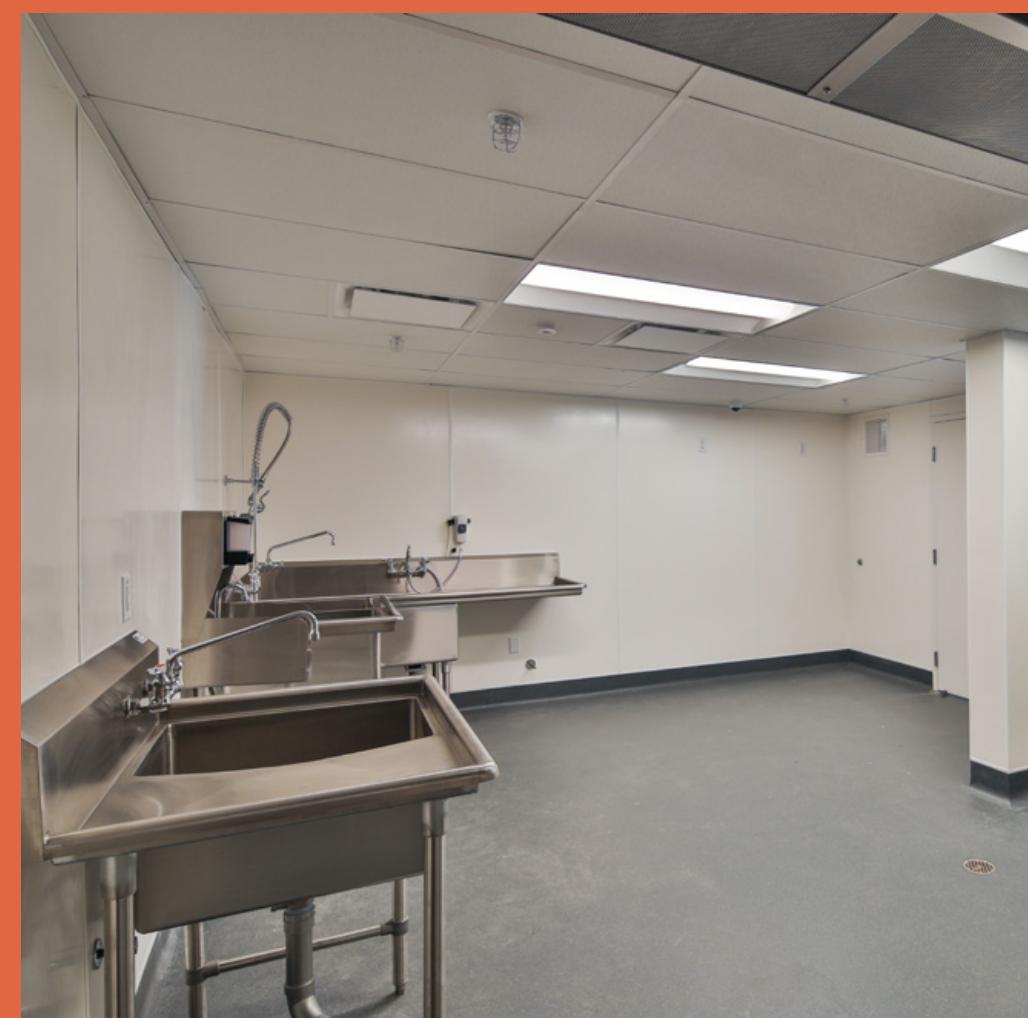


# Medium Kitchen | K3 ±414 SF





# Large Kitchen | K7 $\pm 511$ SF





# Partake in Community

## Eagle Rock/Glassell Park Border

Located at the intersection of two of LA's most creative and community-driven neighborhoods, this space benefits from a diverse and loyal customer base.



## Thriving Culinary Scene

Surrounded by popular eateries, coffee shops, and boutique retailers, the area is a magnet for food lovers and trendsetters. The neighborhood supports a wide range of concepts—from upscale dining to casual cafes.

## High Visibility & Foot Traffic

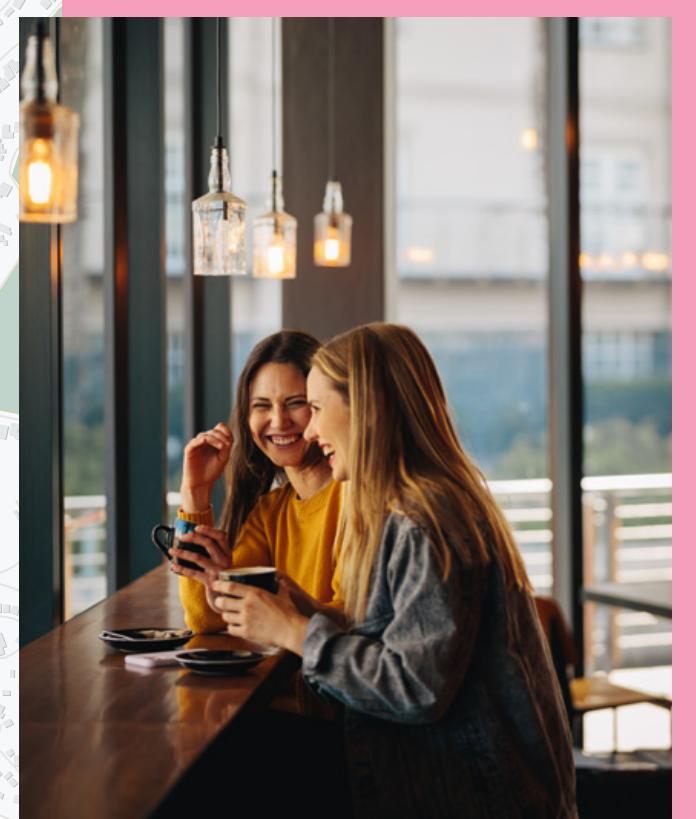
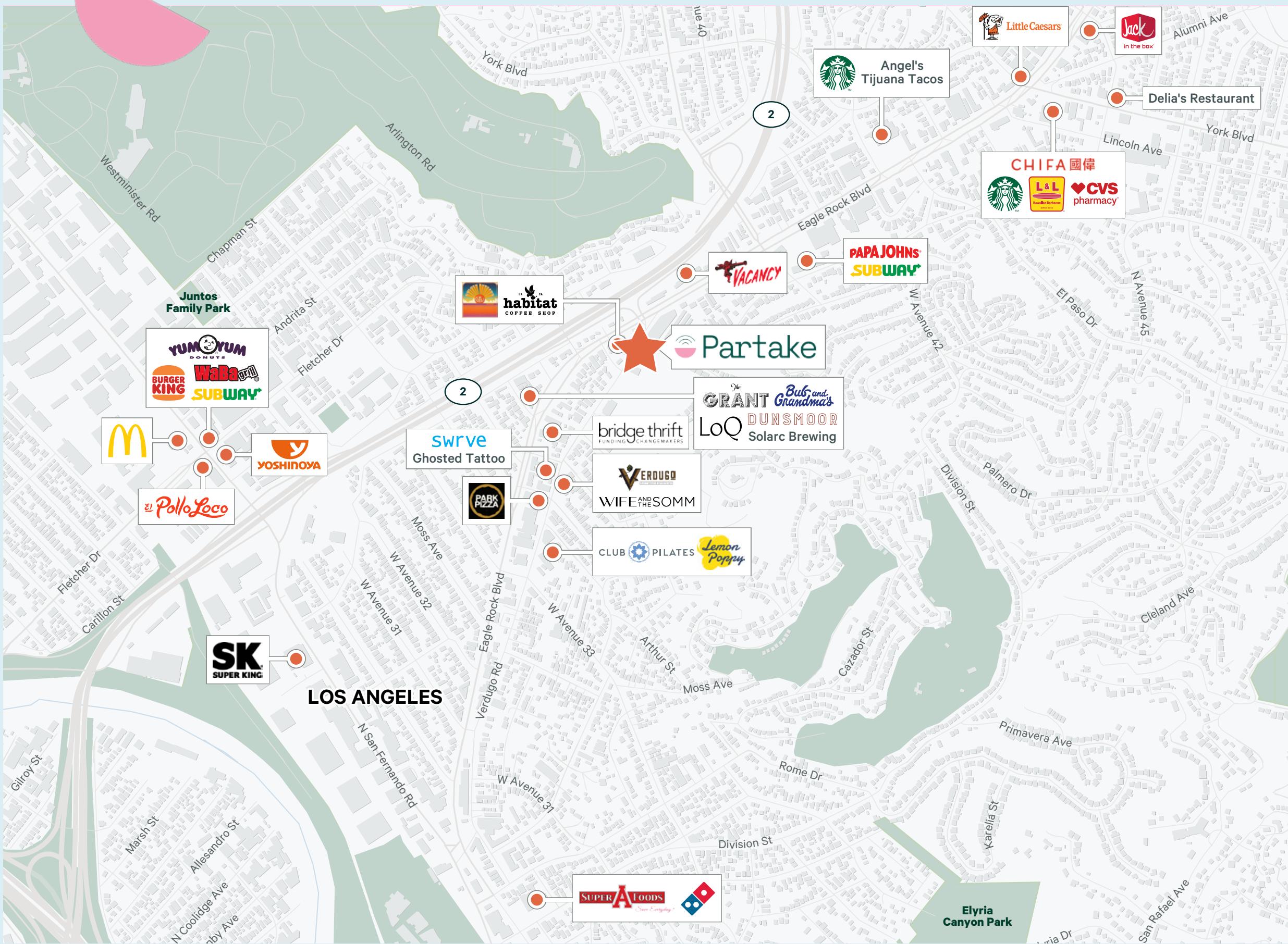
Positioned on a well-traveled boulevard with excellent signage opportunities, the location draws consistent attention from both locals and commuters.

## Easy Access

Just minutes from the 2 and 5 Freeways, and a short drive from Highland Park, Atwater Village, and Downtown LA, making it a convenient destination for a broad customer base.



# Partake with Us



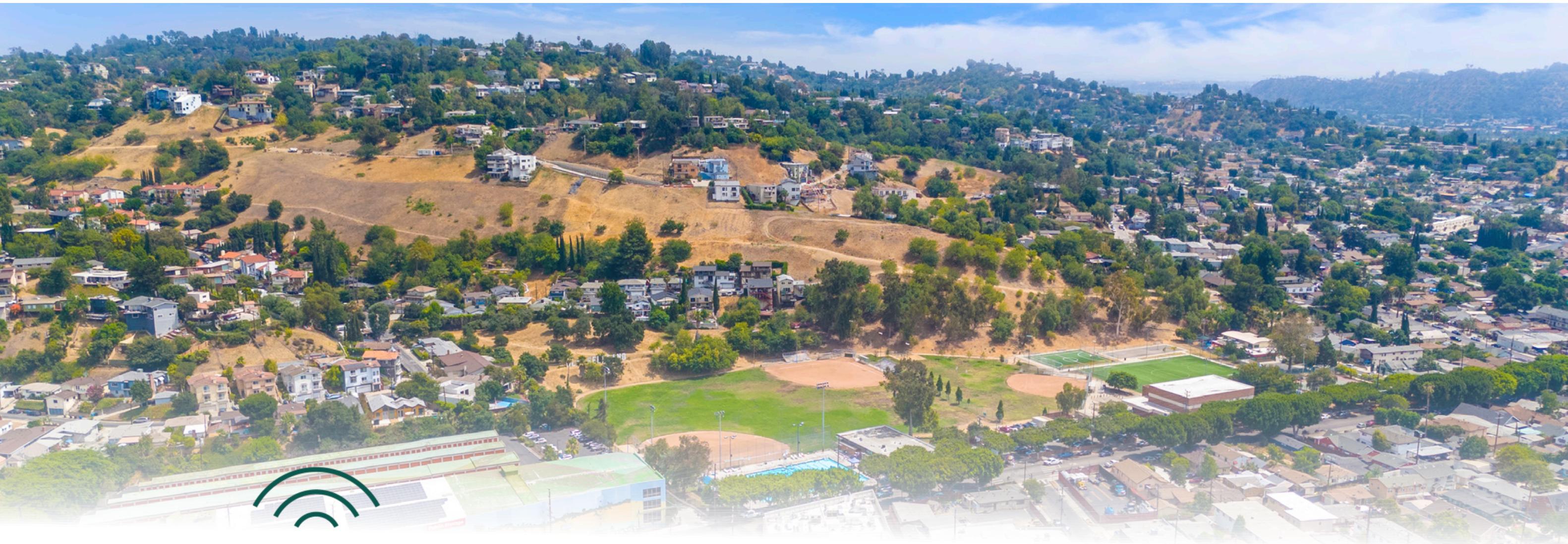


# Good Food Brings People Together

## Area Demographics

3716 N Eagle Rock Blvd, Los Angeles, CA	1 Mile	3 Miles
<strong>POPULATION</strong>		
2024 Population   Current Year Estimate	26,631	270,205
<strong>HOUSEHOLDS</strong>		
2024 Households   Current Year Estimate	10,206	109,050
2029 Households   Five Year Projection	10,260	111,352
2020 Households – Census	10,124	108,254
2010 Households – Census	9,562	101,087
<strong>HOUSEHOLD INCOME</strong>		
2024 Average Household Income	\$145,352	\$135,208
2029 Average Household Income	\$164,745	\$151,727
2024 Median Household Income	\$103,705	\$94,426
2029 Median Household Income	\$116,862	\$107,806
2024 Per Capita Income	\$55,413	\$54,590
2029 Per Capita Income	\$64,316	\$62,962

3716 N Eagle Rock Blvd, Los Angeles, CA	1 Mile	3 Miles
<strong>HOUSING UNITS</strong>		
2024 Housing Units	10,591	114,787
2024 Vacant Housing Units	385	5,737
2024 Occupied Housing Units	10,206	109,050
2024 Owner Occupied Housing Units	4,749	38,383
2024 Renter Occupied Housing Units	5,457	70,667
<strong>EDUCATION</strong>		
2024 Population 25 and Over	20,026	205,820
HS and Associates Degrees	7,918	80,362
Bachelor's Degree or Higher	9,262	98,766
<strong>PLACE OF WORK</strong>		
2024 Businesses	880	12,852
2024 Employees	6,018	101,371



**FOR MORE INFORMATION, CALL +1 213 613 3272**

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