



LAND
FOR
LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

3838 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90065

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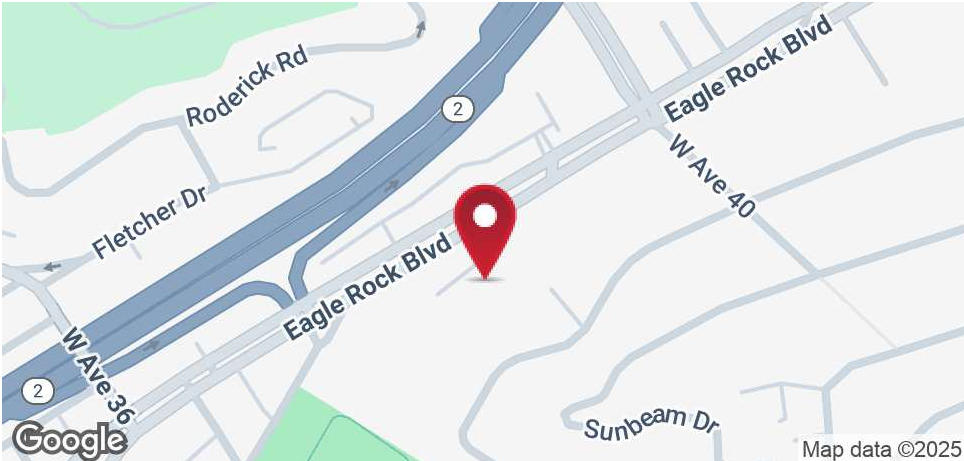
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SUITE 250
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CALDRE #00983560

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OFFERING SUMMARY

Land Size:	39,027 SF
Building Size:	3,058 SF
Lease Rate:	\$17,389/MO, MG (3% Annual Increases)
Sublease Term Expiration:	July 31, 2029
Zoning:	[Q]C2-1VL-CDO
APNs:	5460-002-001 5460-002-002 & 5460-002-003

PROPERTY OVERVIEW

Rare opportunity to secure a sublease of almost an acre of commercially zoned land with a 3,058 SF building in Glassell Park; the property has excellent visibility with 165 linear feet of frontage on Eagle Rock Boulevard and a high traffic count of 28,600 cars per day (2024 MPSI estimate); within 1,000 feet of the Glassell Park Recreation Center; previously used as a charter school with modular buildings; immediate access to the 2 Freeway

Sublease through July 31, 2029 with the possibility to make a longer-term direct deal

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.



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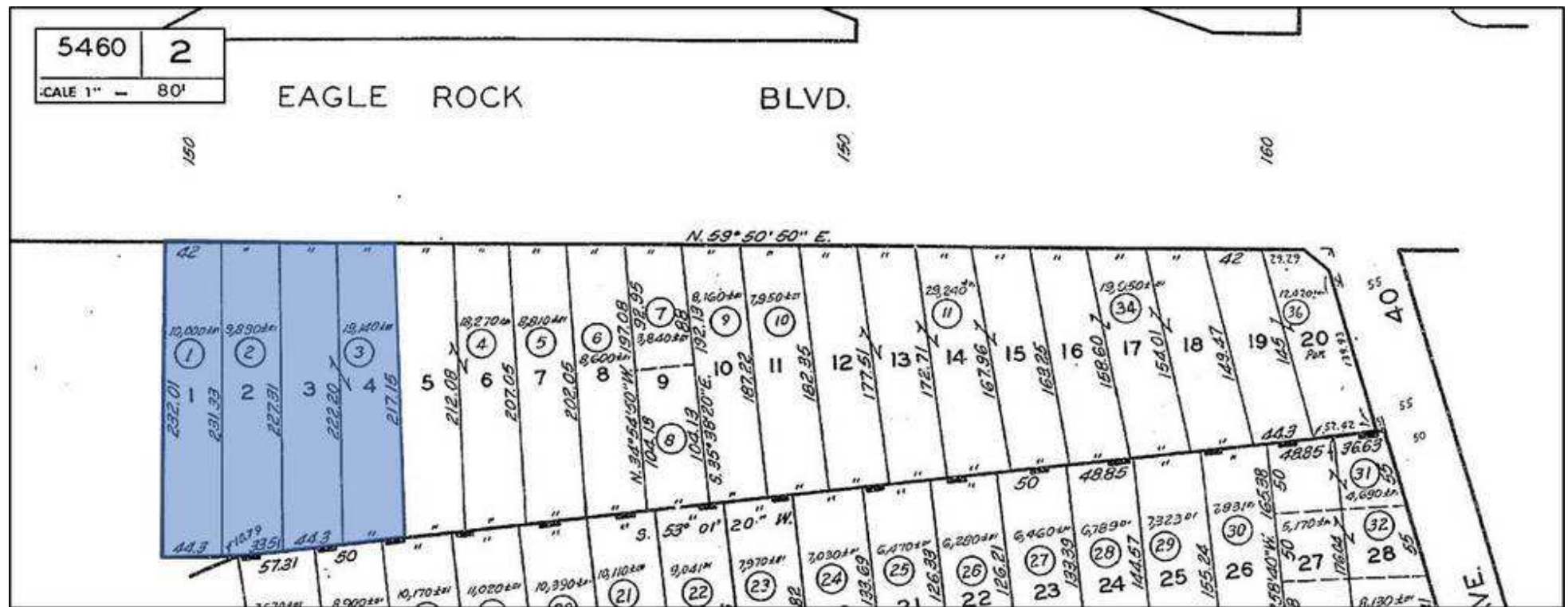
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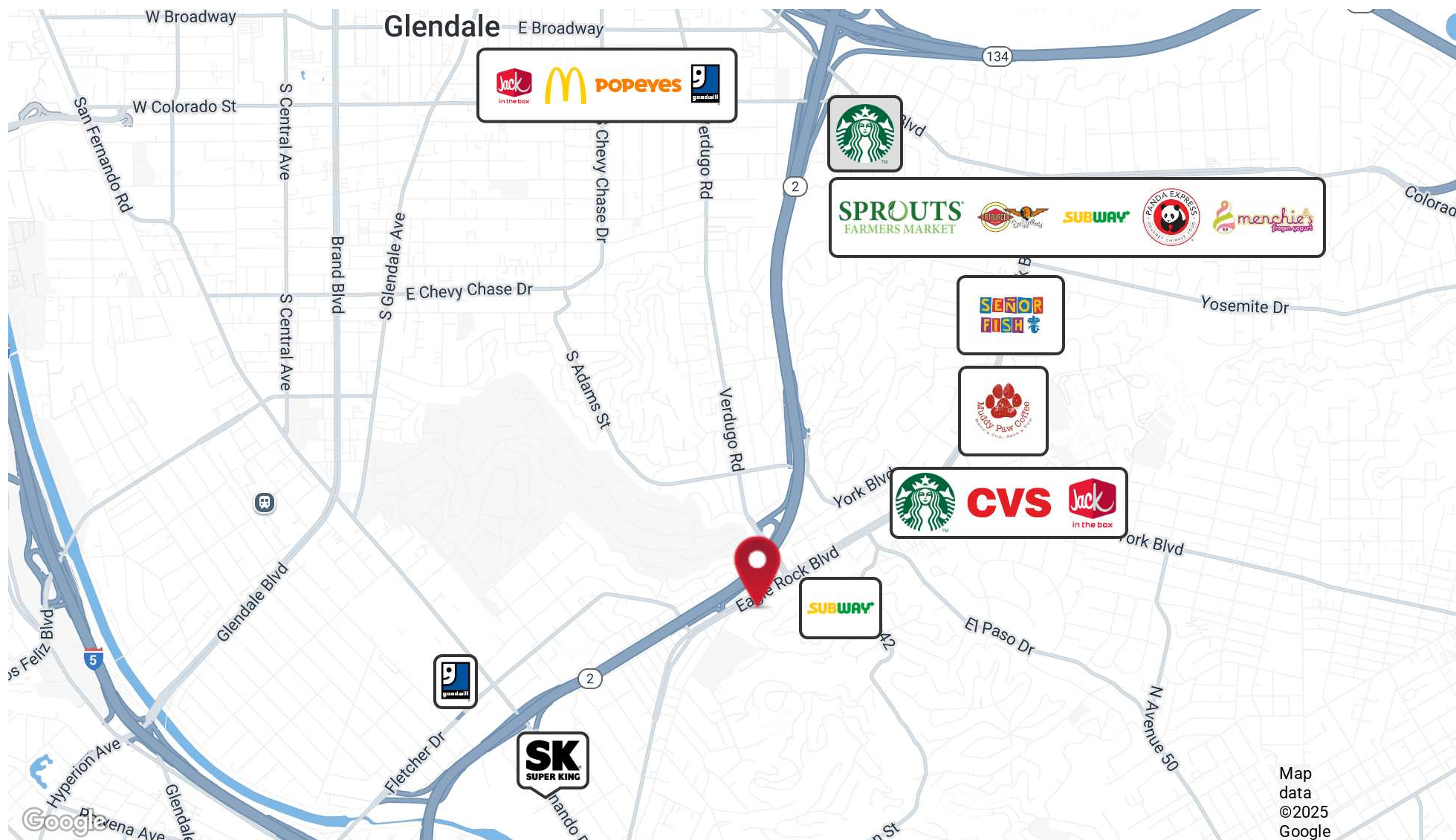
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Demographic Summary Report

3838 Eagle Rock Boulevard, Los Angeles, CA 90065

Building Type: Land

Total Available SF: 39,027 SF



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	27,844		253,891		697,618	
2024 Estimate	28,900		263,208		719,962	
2020 Census	30,717		278,216		745,369	
Growth 2024 - 2029	-3.65%		-3.54%		-3.10%	
Growth 2020 - 2024	-5.92%		-5.39%		-3.41%	
2024 Population by Hispanic Origin	14,566		108,533		320,792	
2024 Population	28,900		263,208		719,962	
White	8,095	28.01%	106,925	40.62%	249,108	34.60%
Black	564	1.95%	5,568	2.12%	25,394	3.53%
Am. Indian & Alaskan	433	1.50%	3,064	1.16%	10,603	1.47%
Asian	5,994	20.74%	42,702	16.22%	127,591	17.72%
Hawaiian & Pacific Island	37	0.13%	281	0.11%	822	0.11%
Other	13,776	47.67%	104,669	39.77%	306,445	42.56%
U.S. Armed Forces	3		105		187	
Households						
2029 Projection	9,879		96,650		269,140	
2024 Estimate	10,286		100,470		278,255	
2020 Census	11,061		107,235		289,559	
Growth 2024 - 2029	-3.96%		-3.80%		-3.28%	
Growth 2020 - 2024	-7.01%		-6.31%		-3.90%	
Owner Occupied	4,812	46.78%	35,916	35.75%	79,000	28.39%
Renter Occupied	5,475	53.23%	64,555	64.25%	199,254	71.61%
2024 Households by HH Income	10,285		100,470		278,254	
Income: <\$25,000	1,326	12.89%	18,247	18.16%	58,112	20.88%
Income: \$25,000 - \$50,000	1,431	13.91%	14,200	14.13%	44,663	16.05%
Income: \$50,000 - \$75,000	1,700	16.53%	14,589	14.52%	40,785	14.66%
Income: \$75,000 - \$100,000	1,132	11.01%	11,969	11.91%	33,152	11.91%
Income: \$100,000 - \$125,000	1,171	11.39%	10,210	10.16%	25,875	9.30%
Income: \$125,000 - \$150,000	801	7.79%	7,400	7.37%	17,754	6.38%
Income: \$150,000 - \$200,000	1,202	11.69%	10,021	9.97%	24,321	8.74%
Income: \$200,000+	1,522	14.80%	13,834	13.77%	33,592	12.07%
2024 Avg Household Income	\$116,518		\$108,782		\$100,146	
2024 Med Household Income	\$90,139		\$81,682		\$72,142	

