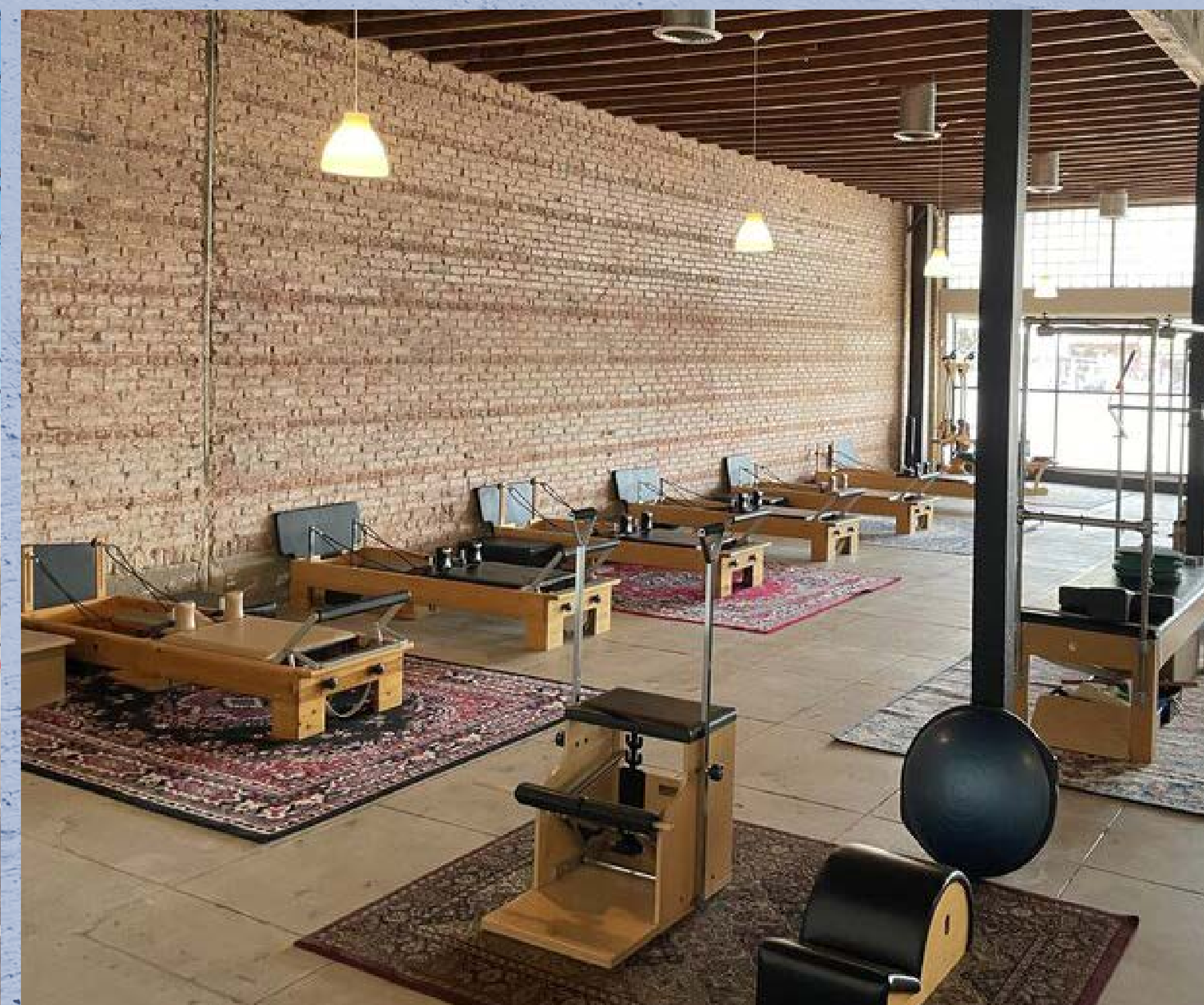


Townsend Crossing

EAGLE ROCK



TRADER JOE'S-ADJACENT RETAIL ON EAGLE ROCK'S PRIMARY THOROUGHFARE
800 - 3,200 SF AVAILABLE



EXECUTIVE SUMMARY

Pegasus is pleased to present the opportunity to lease retail space at Townsend Crossing in Los Angeles, California. This prime leasing opportunity is situated centrally within the highly desirable northeast Los Angeles submarket of Eagle Rock. Various footprints abound for retail shop space at the property, which sits at the corner of Townsend Ave and Colorado Blvd. Minutes away is Occidental College, with approximately 2,000 students enrolled.

The 1920s-vintage building features charming, historic character with glass block accents. Take advantage of direct frontage to Colorado Blvd, one of the primary retail thoroughfares within Eagle Rock, with traffic counts of 32,000 vehicles passing daily. Neighbors in the corridor include Trader Joe's across the street, Casa Bianca Pizza Pie, Colorado Donuts, Little Beast, Oinkster, Spitz Mediterranean, and Milkfarm. The property offers nearby access to CA-134 freeway within 5 minutes and CA-2 within 7 minutes. Downtown Los Angeles can be reached within 20 minutes and Burbank is only 15 minutes away. Join this eclectic and attractive pocket of Northeast Los Angeles while the opportunity lasts!

Townsend
Crossing
EAGLE ROCK

THE HIGHLIGHTS

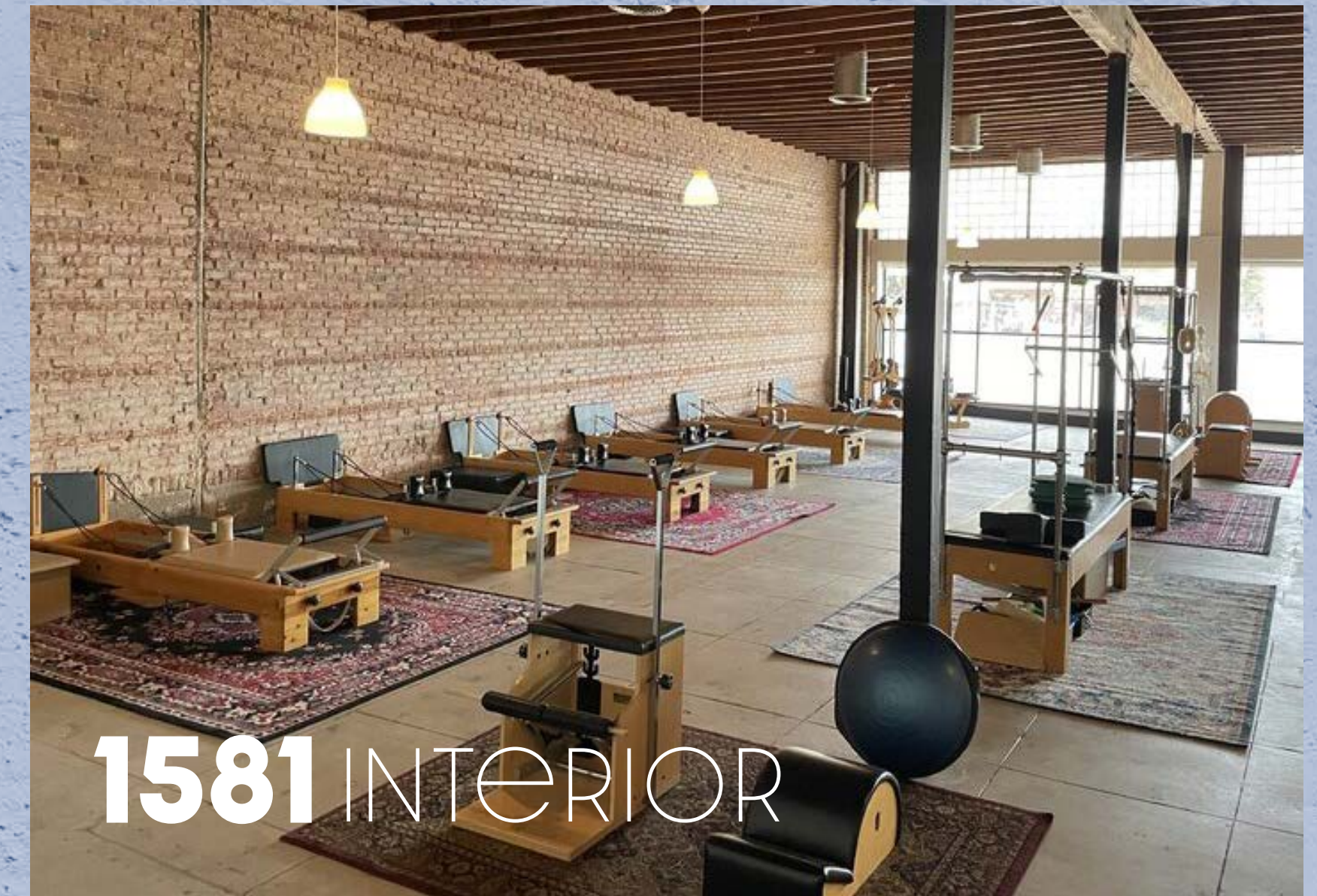
± 3,219 SF of Charming Retail Space Available

High Visibility Location - Direct Frontage on the Signalized Corner of Colorado Blvd and Townsend Ave Featuring Over 40,000 Vehicles Daily

Spaces can be Combined and/or Divided for a Completely Custom Retail Footprint

Centrally Located within the Highly Desirable & Trendy Retail Node of Northeast Los Angeles Along Colorado Blvd

Townsend
Crossing
- EAGLE ROCK



CALIFORNIA
134

FREEWAY ACCESS
5 MINUTE DRIVE TIME



5 MINUTE DRIVE TIME

PASADENA

5 MINUTE DRIVE TIME

SUBJECT
SPACE



ICE CREAM LUV
(Coming Soon)



TOWNSEND AVE



**AFFLUENT NORTHEAST
LOS ANGELES MARKET**

AVG. HOUSEHOLD INCOME
\$129,345 WITHIN 1-MILE



40,000 VPD



COLORADO BLVD



TOWNSEND AVE



4

HIGHLAND PARK
5 MINUTE DRIVE TIME

GLENDALE
10 MINUTE DRIVE TIME

2 HIGHWAY ACCESS
7 MINUTE DRIVE TIME

CALIFORNIA **134** FREEWAY ACCESS
5 MINUTE DRIVE TIME



THE OINKSTER

EAGLEROCK GREEN
DRAGON

CHATEAU LEMONGRASS
VIETNAMESE RESTAURANT

CHEEBO



BLAIRS



SUBJECT SPACE

CAFE BEAUJOLAIS



Eagle Rock
Italian Bakery & Deli



OXY Occidental College
2,000+ STUDENTS ENROLLED
5 MINUTE DRIVE TIME



THE FABLE

ICE CREAM LUV
(Coming Soon)

Personal Choice

TOWNSEND AVE



40,000 VPD



CACAO MEXICATESSEN



TRADER JOE'S

COLORADO BLVD

5

SITE PLAN

1577-1583 COLORADO BLVD, LOS ANGELES, CA

SPACE	TENANT	SIZE	SPACE TYPE
5112	 Pilates Eagle Rock <i>(Coming Soon)</i>	1,470 SF	Fitness Studio
5110	 Personal Choice Vintage Clothing Store	735 SF	Retail
1583	ICE CREAM LUV <i>(Coming Soon)</i>	1,283 SF	Retail / Restaurant
1581*	AVAILABLE	3,219 SF <i>*Divisible</i>	Retail / Restaurant
1577	 Meraki Creative Lounge	2,500 SF	Retail

*SPACE 1581 CAN BE DIVISIBLE BY ± 819 SF AND ± 2,400 SF.





Personal Choice

ICE CREAM LUV
(Coming Soon)

1581
± 3,219 SF
± 819 SF & ± 2,400 SF
FOOTPRINTS AVAILABLE



Your Sign Here!

TOWNSEND AVE

COLORADO BLVD

40,000 VPD

7

AVAILABLE

LEASED

POTENTIAL USES

SERVICE/BEAUTY



COFFEE SHOP



POTTERY STUDIO



JUICE/SMOOTHIE BAR



CLOTHING STORE



Eagle Rock is an artistic, moderately affluent neighborhood in the hills of northeastern Los Angeles, between Glendale and Pasadena. Once an independent city, Eagle Rock was annexed by the City of Los Angeles in 1923. Home to Occidental College, Eagle Rock feels like a small college town with the benefits of a big city. Its convenient location provides easy access to attractive Los Angeles neighborhoods including Atwater Village, Pasadena, Highland Park, Los Feliz, and Glendale.

Since the 1920s, Eagle Rock has been home to writers, artists, and filmmakers. Today, many creative industry workers call Eagle Rock home. The community supports small businesses and has an exciting mix of restaurants, art galleries, and shops. Eagle Rock’s eclectic architecture includes many historic and architecturally significant homes. Many of the community’s homes were built in the 1920s, and numerous unique Craftsman and Spanish-style bungalows can be found in the area. With rapidly appreciating home values, this high-demand neighborhood offers many of the best aspects of Los Angeles culture.

PROPERTY DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 POPULATION	18,954	203,183	575,747
AVG. HOUSEHOLD INCOME	\$129,345	\$116,187	\$111,551
NO. OF HOUSEHOLDS	6,406	71,753	206,559



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