

FOR LEASE

KAFCO PLAZA

4401-4417 EAGLE ROCK BOULEVARD | LOS ANGELES, CA 90041

Little Caesars®

SICHA SIAM

THAI CUISINE

4408

DENTIST

Little Caesars
NOW HIRING!

Summer of
HOT-N-READY

Summer of
HOT-N-READY

OPEN

SICHA SIAM
THAI CUISINE
TAKE OUT ONLY
323.344.8285

3 LUNCH SPECIAL
11:00 AM - 02:30 PM
at **\$22**

SICHA SIAM
THAI CUISINE
11:00 AM - 2:00 PM

SICHA SIAM
THAI CUISINE

CLOSED

BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

CBM1.COM

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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

KAFCO PLAZA | 4401-4417 EAGLE ROCK BOULEVARD, LOS ANGELES, CA 90041 4401-4417 EAGLE ROCK BL. FLYER | PAGE 2



PROPERTY HIGHLIGHTS

- +/- 1,400 SF EX: RESTAURANT
- +/- 1,400 SF SHOP SPACE
- GREAT LOCATION
- FULLY EQUIPPED RESTAURANT AVAILABLE
- GREAT AREA DEMOGRAPHICS
- DIVERSE TENANT MIX

OFFERING SUMMARY

Lease Rate:	\$2.75- \$3.50 SF/month (NNN)
Available SF:	1,400 SF
Lot Size:	18,219 SF
Building Size:	9,850 SF

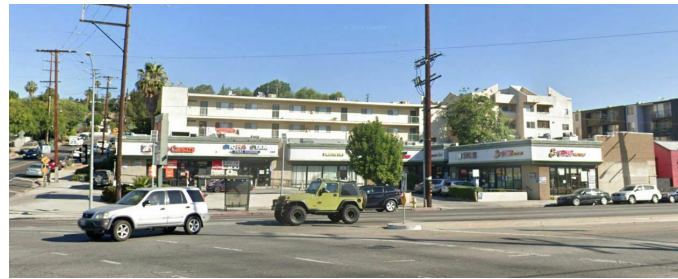
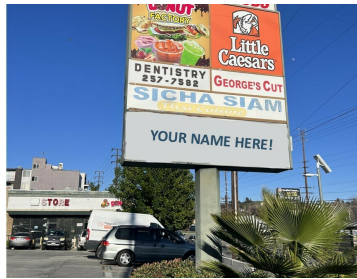
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,401	106,314	261,955
Total Population	32,191	278,230	665,730
Average HH Income	\$108,856	\$96,610	\$99,181

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ADDITIONAL PHOTOS

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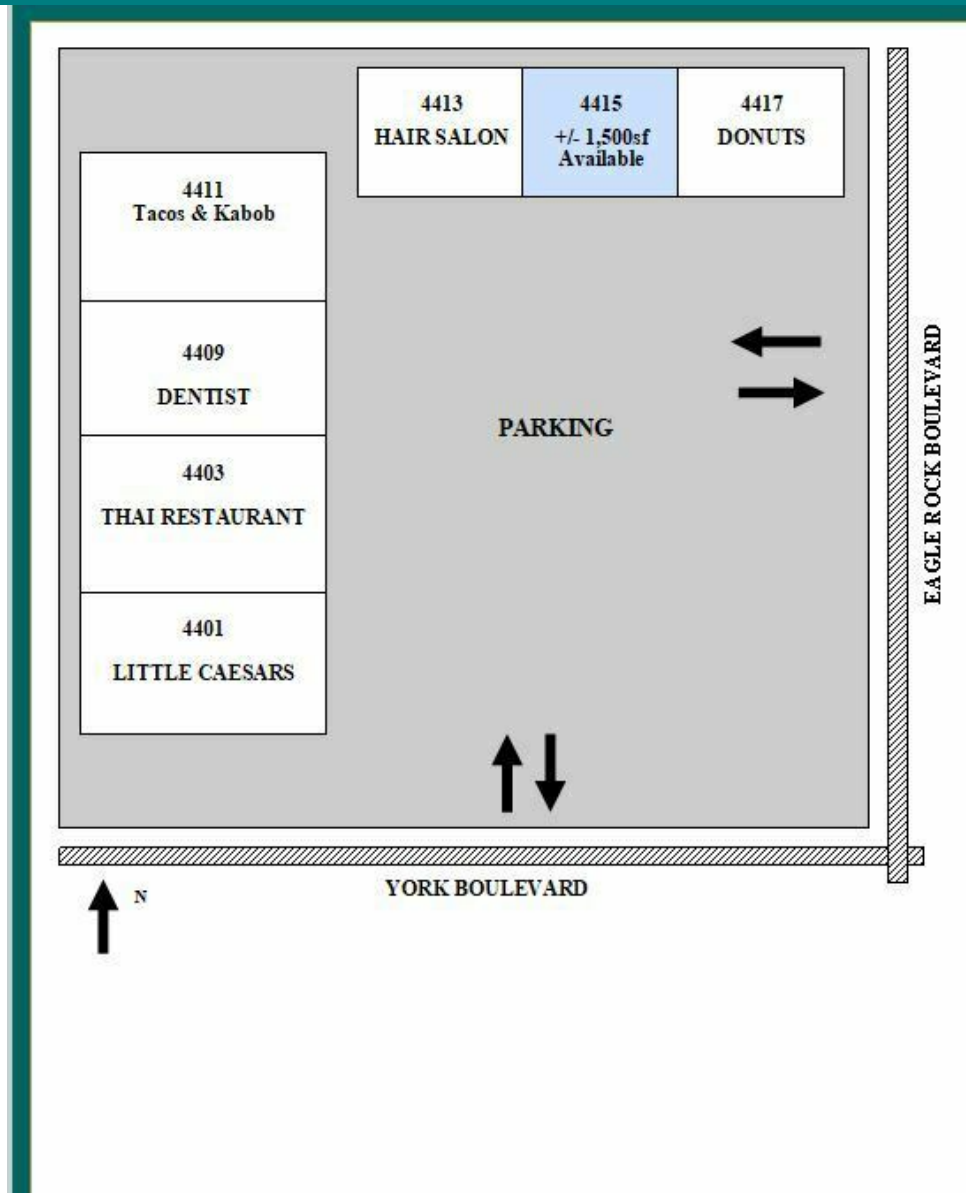


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SITE PLANS

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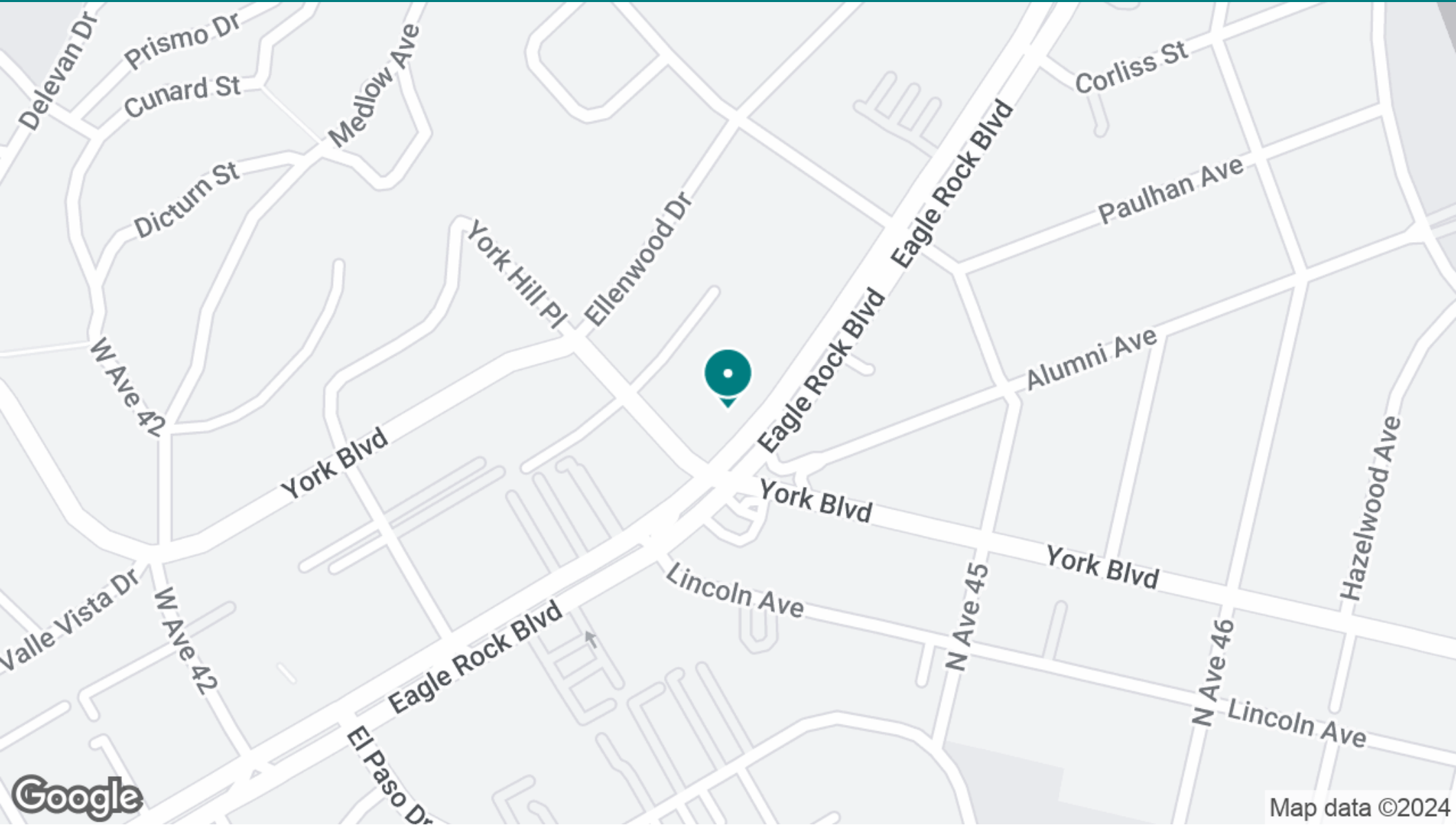


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LOCATION MAP

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Map data ©2024

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DEMOGRAPHICS MAP & REPORT

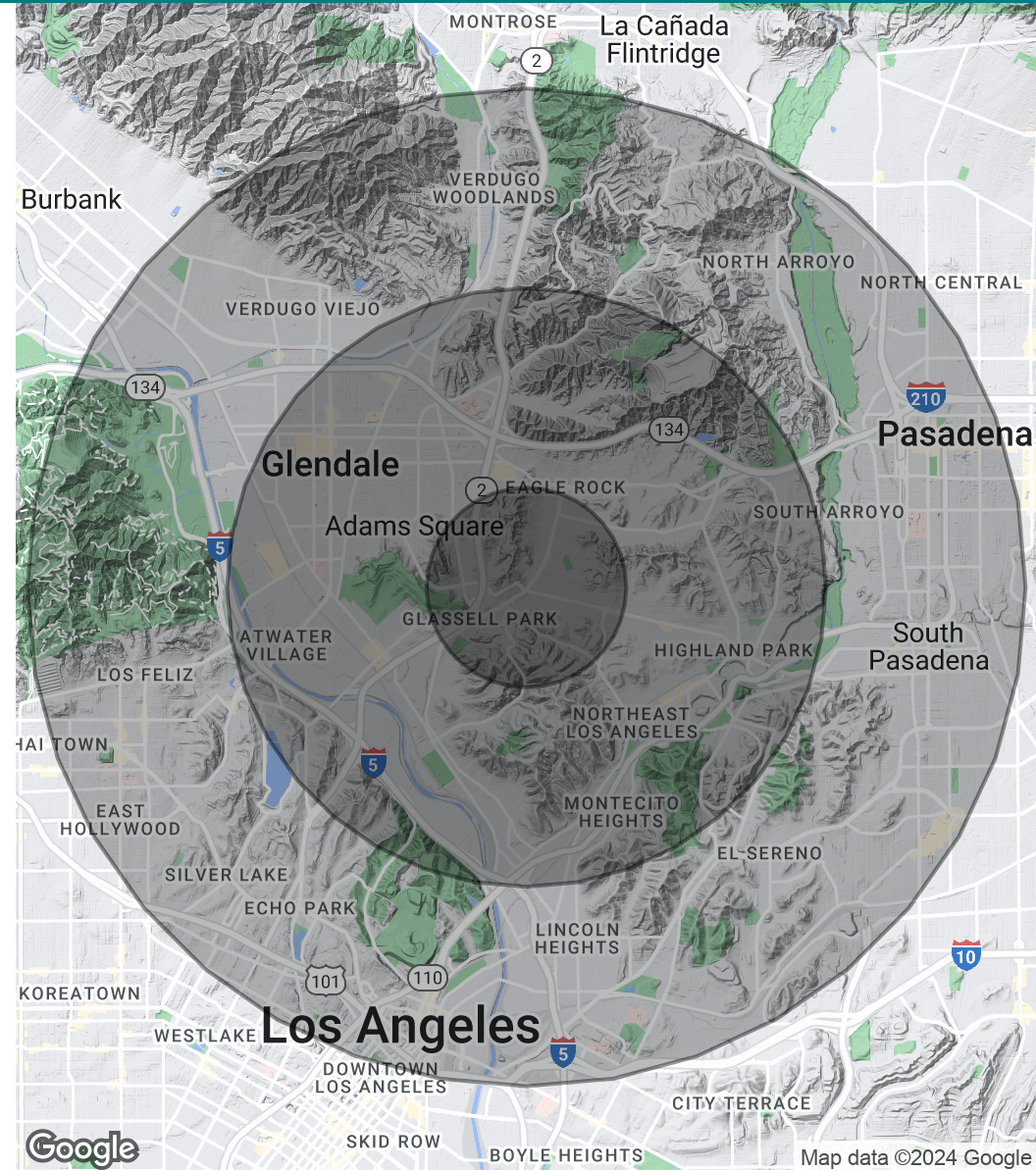
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,191	278,230	665,730
Average Age	39.1	39.2	38.8
Average Age (Male)	39.1	38.4	37.8
Average Age (Female)	39.5	40.5	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,401	106,314	261,955
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$108,856	\$96,610	\$99,181
Average House Value	\$784,569	\$664,283	\$718,523

2020 American Community Survey (ACS)



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