

**FIRST TIME
ON MARKET**

ONE OF A KIND M1 ZONED SITE
ADJACENT TO EAGLE ROCK
IN LOS ANGELES

4500 & 4500
LINCOLN AVE YORK BLVD

8.02 Acres (349,289 SF)
of Industrial Land for Sale

CBRE

LOS ANGELES, CA 90041

THE OFFERING

4500 Lincoln Ave & 4500 York Blvd are comprised of four parcels which include approximately 60,011 SF of office and warehouse buildings which are situated on approximately 8.02 acres of industrial-zoned M1 land. This exceptional property presents a prime opportunity for both owner-users and investors. The site's incredible flexibility allows for complete occupancy, strategic leasing of the entire property, or the option to divide the site to suit specific needs. The multi-parcel structure offers the added advantage of future flexibility, allowing for the potential disposal of individual parcels, which could generate a premium return on investment.

Strategically located in the heart of Los Angeles and Eagle Rock adjacent, the properties are less than eight (8) miles from Glendale, Downtown Los Angeles, and two (2) major freeways. Notably, this is one of the few remaining M-zoned industrial land sites in the immediate area, offering a rare opportunity to both owner users and investors to gain a foothold in a highly constrained market.





PROPERTY HIGHLIGHTS

**RARE M1 ZONING
IN A SUPPLY
CONSTRAINED AREA**



**HIGHLY VERSATILE
RECTANGULAR SITE
CONFIGURATION**



**ENTIRE SITE COMPRISED
OF FOUR (4) SEPARATE PARCELS**



PROPERTY FEATURES

SITE AC
8.02 (349,289 SF)



**TOTAL
BUILDING SF**
60,011 SF



OFFICE (SF)
9,273 SF



YEAR BUILT
1929



ZONING
M1



**VEHICLE
MAINTENANCE SF**
5,785 SF



**HEAVY
POWER**



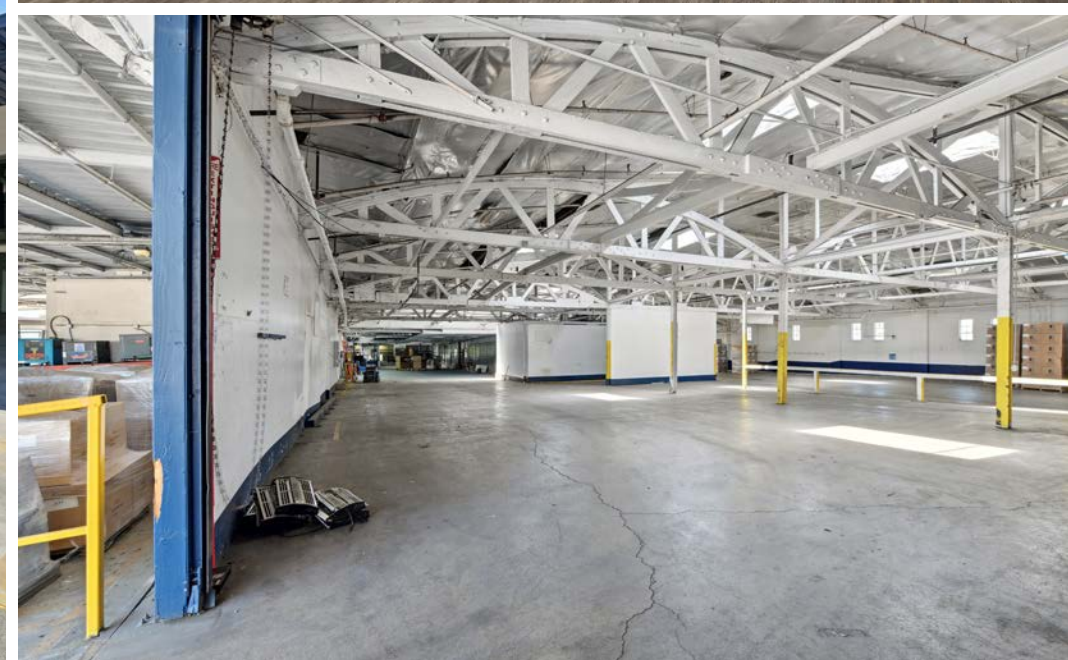
WAREHOUSE SF
36,623 SF



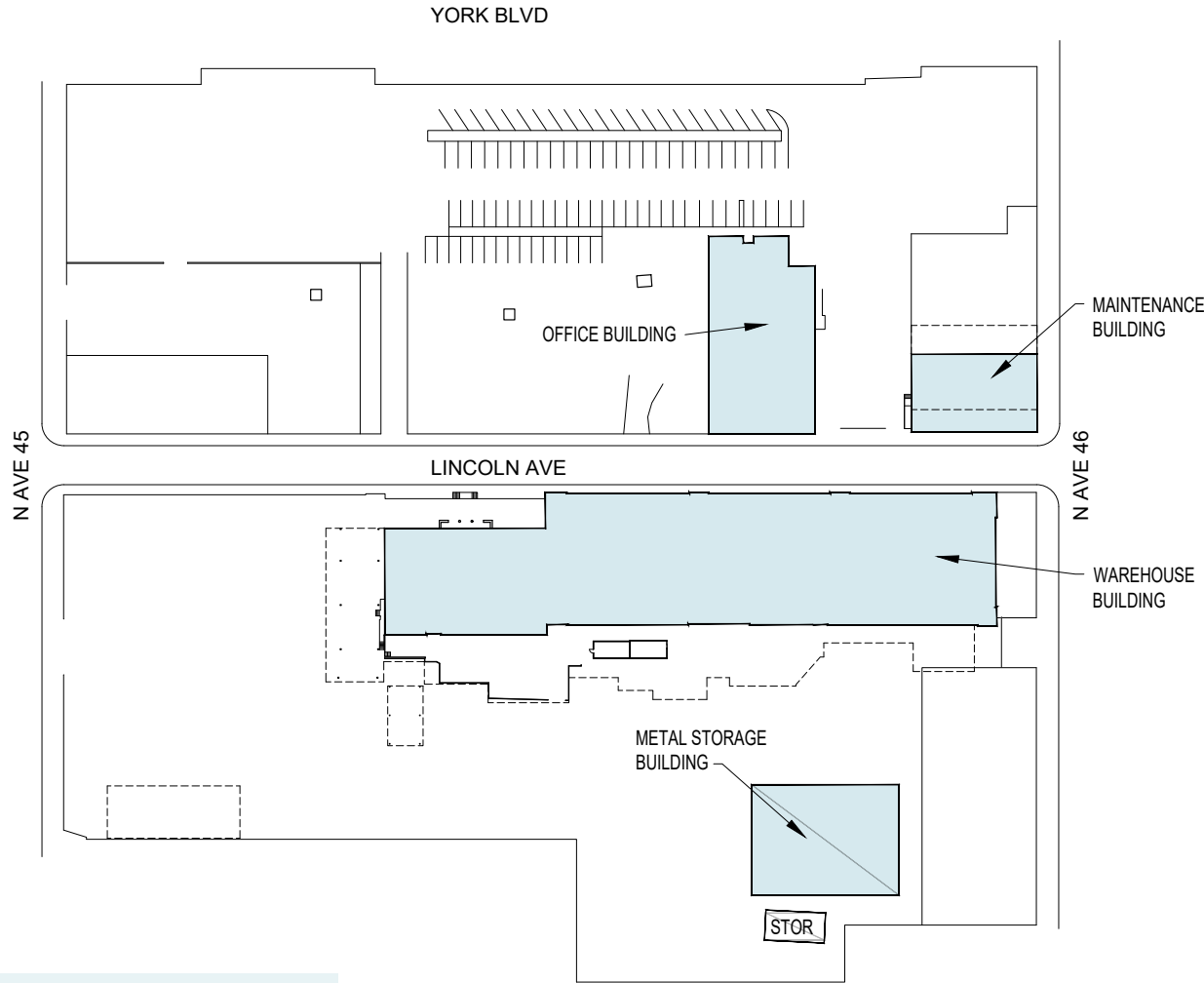
METAL STORAGE SF
8,330 SF





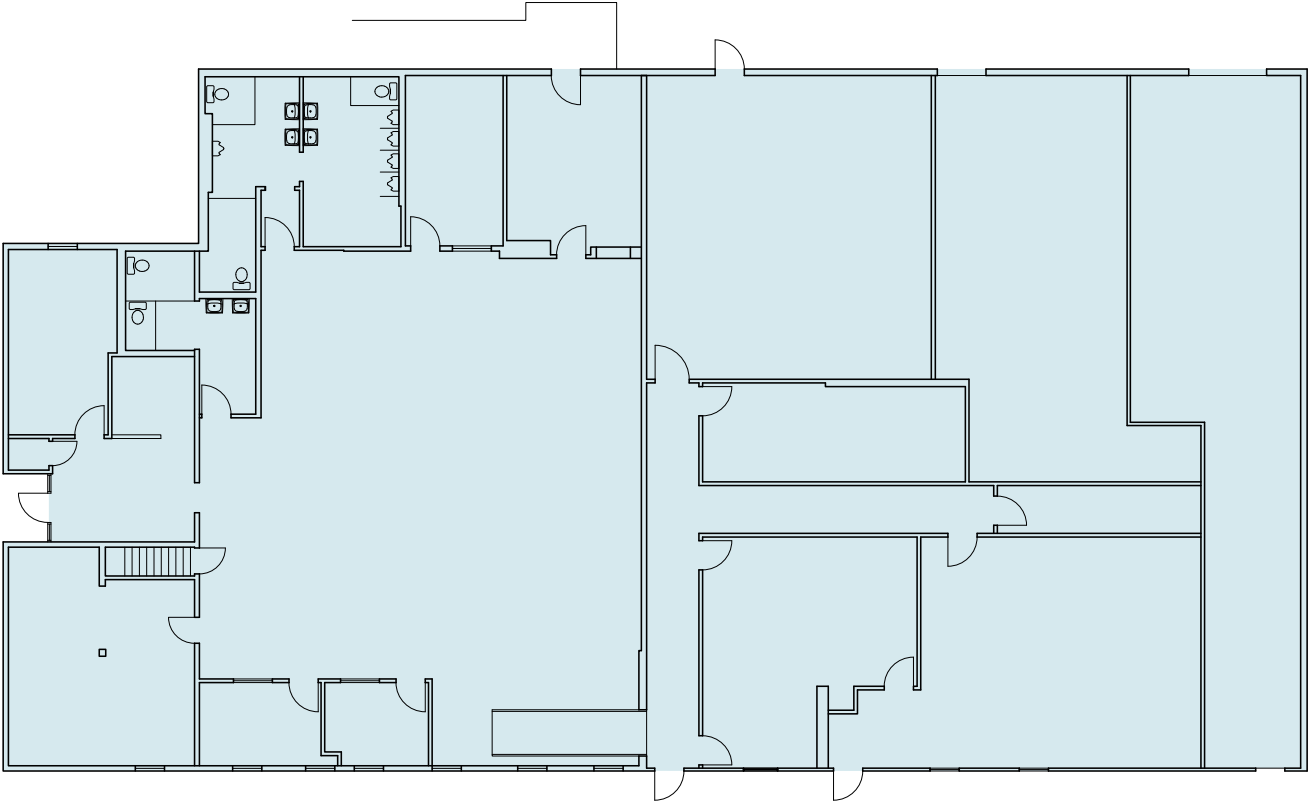


S I T E P L A N



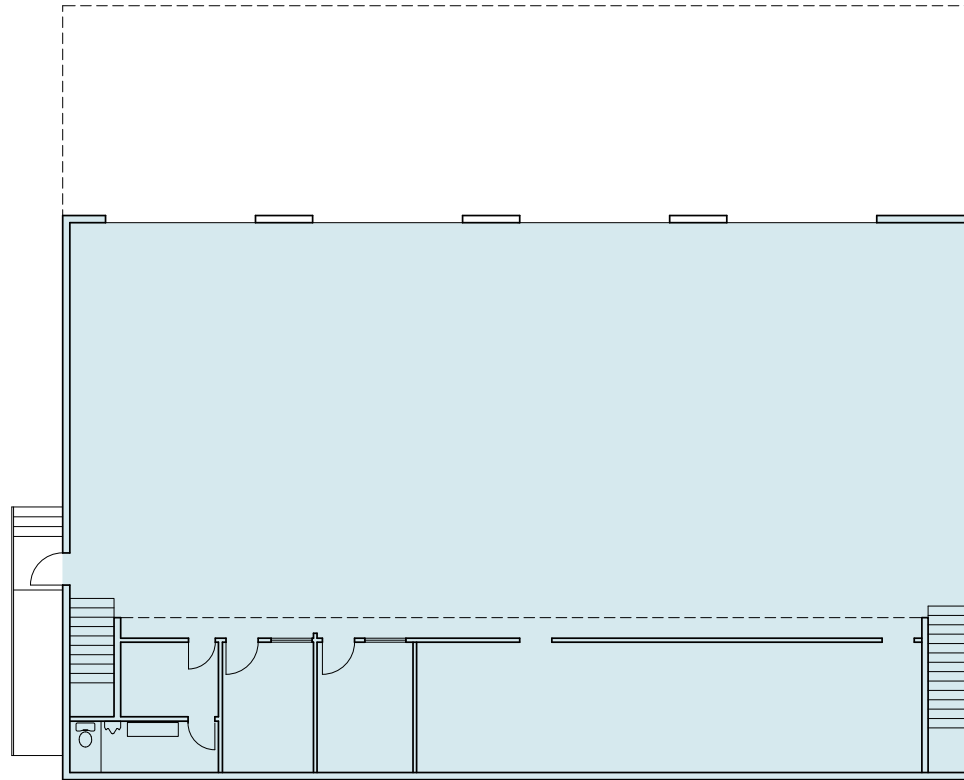
FLOOR PLAN

OFFICE BUILDING | 9,273 SF



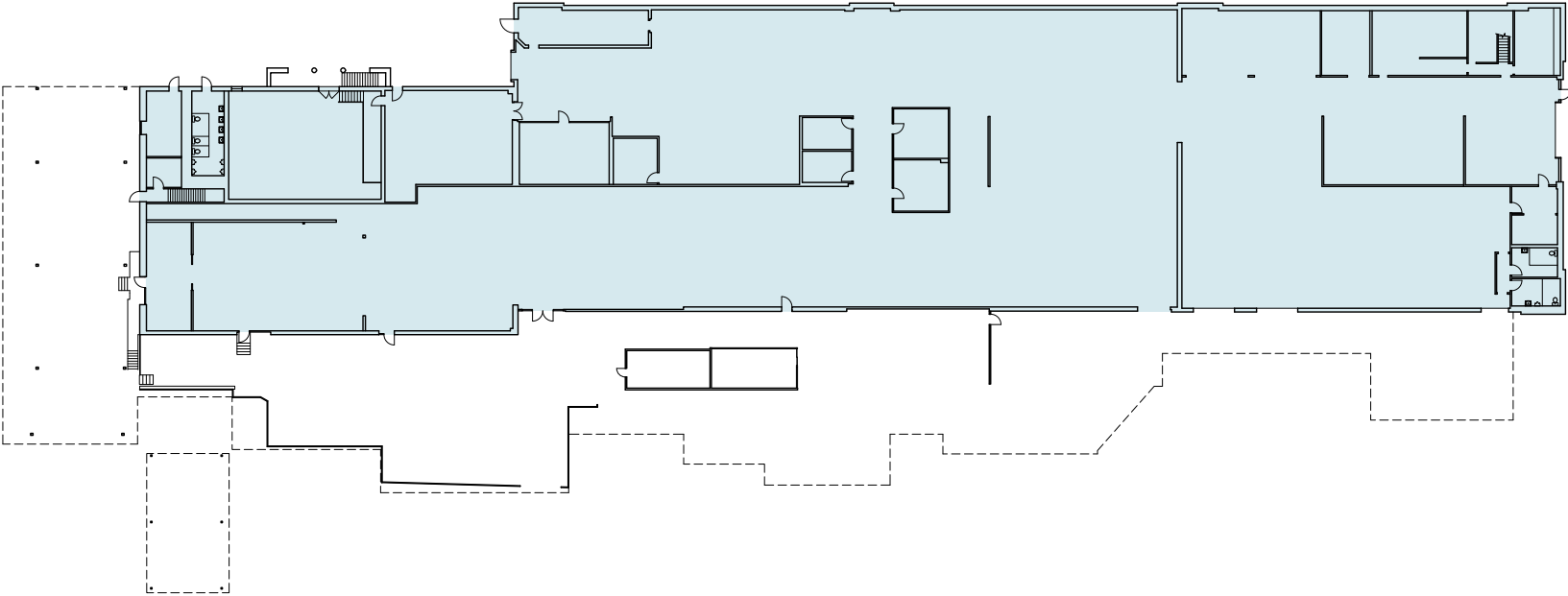
FLOOR PLAN

VEHICLE MAINTENANCE BUILDING | 5,785 SF



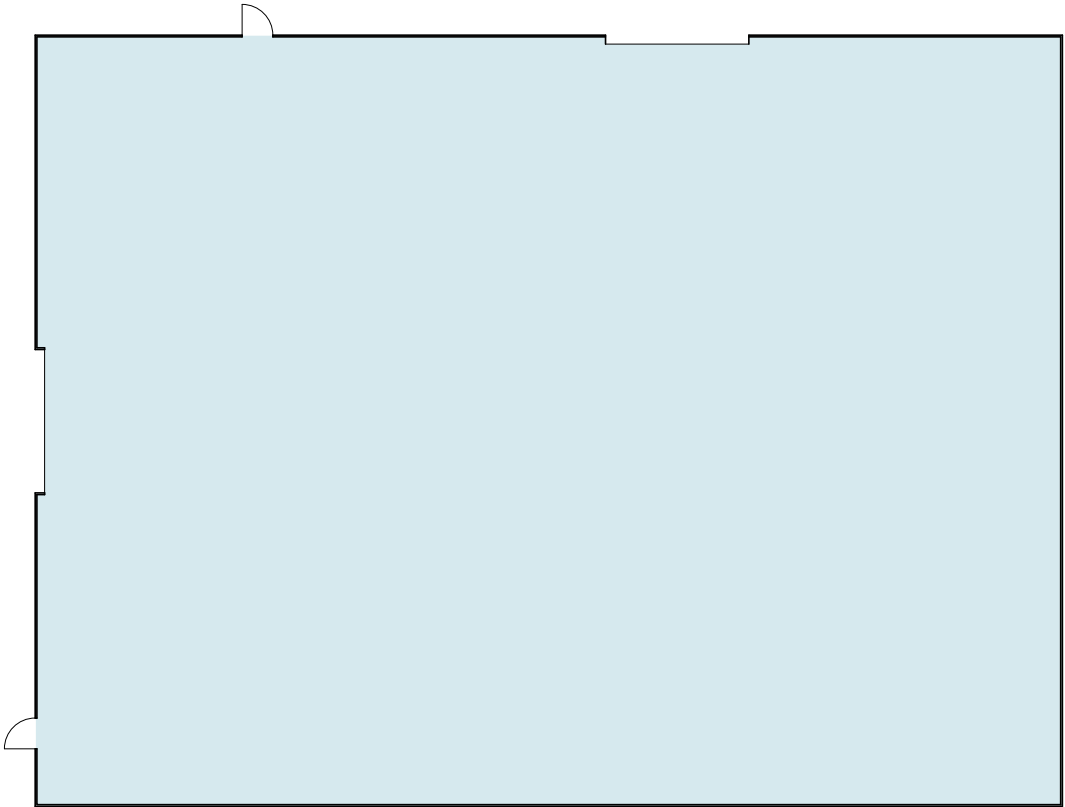
FLOOR PLAN

WAREHOUSE BUILDING | 36,623 SF



FLOOR PLAN

METAL STORAGE BUILDING | 7,500 SF



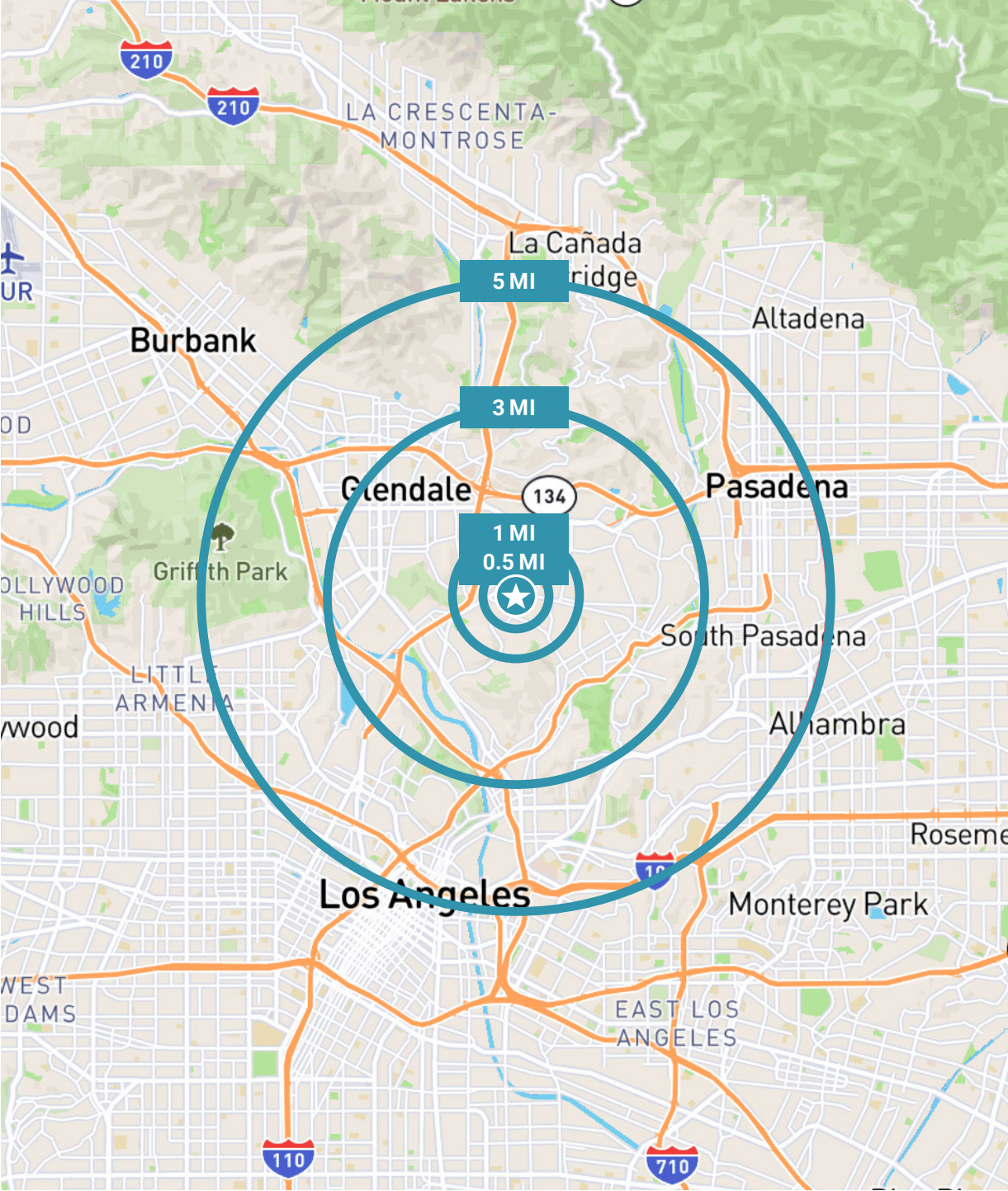
MARKET OVERVIEW

4500 Lincoln Ave & 4500 York Blvd are located adjacent to Eagle Rock in Los Angeles and offers a compelling location for industrial businesses seeking a strategic advantage within the vibrant Los Angeles market. Nestled between Glendale and Pasadena, Eagle Rock benefits from convenient access to major transportation arteries, including the I-5 and SR-2, facilitating efficient distribution throughout Southern California and beyond. The area boasts a diverse and skilled workforce, offering a readily available pool of labor for various industrial operations. While known for its residential charm and thriving arts scene, Eagle Rock also maintains a historical industrial presence, creating a supportive environment for businesses in manufacturing, warehousing, and distribution. This desirable blend of accessibility, workforce availability, and established industrial infrastructure makes Eagle Rock a prime location for industrial investment and growth.



DEMOGRAPHICS

5 MILES	
PLACE OF WORK	
2024 Businesses	30,662
2024 Employees	298,678
POPULATION	
2024 Population - Current Year Estimate	637,492
AGE	
2024 Median Age	39.80
EDUCATION	
High School Diploma	76,23715.8%
Some College - No Degree	61,07212.6%
Associate's Degree	33,1806.9%
Bachelor's Degree	149,08830.9%
Graduate or Professional Degree	85,68217.7%
HOUSEHOLDS	
2024 Households - Current Year Estimate	256,047
HOUSEHOLD INCOME	
2024 Median Household Income	\$94,045
HOUSING VALUE	
2024 Owner Occupied Housing Units	87,220
2024 Median Value of Owner Occ. Housing Units	\$1,111,912
EMPLOYMENT STATUS	
2024 Civilian Population 16+ in Labor Force	360,999
2024 Employed Civilian Population 16+	338,97393.9%
2024 Unemployed Population 16+	22,0266.1%
OCCUPATION	
2024 Employed Civilian Population 16+	338,973
Management	40,88212.1%
Business and Financial	22,4966.6%
Computer and Mathematical	11,1273.3%
Architecture and Engineering	8,0812.4%
Life, Physical and Social Science	5,5691.6%
Community and Social Service	6,7972.0%
Legal	7,7162.3%
Education, Training and Library	19,9525.9%
Arts, Design and Entertainment, Sports and Media	34,33810.1%
Healthcare Practitioner and Technical	21,0446.2%
Healthcare Support	15,8734.7%
Protective Service	3,7231.1%
Food Preparation and Serving Related	19,1915.7%
Building and Grounds Cleaning and Maintenance	10,8973.2%
Personal Care and Service	8,9122.6%
Sales and Related	23,7457.0%
Office and Administrative Support	31,9009.4%
Farming and Fishing and Forestry	3500.1%
Construction and Extraction	11,8263.5%
Installation, Maintenance and Repair	5,8931.7%
Production	11,6673.4%
Transportation and Material Moving	16,9945.0%





FOR MORE INFORMATION, PLEASE CONTACT:

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