

RETAIL SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2751 COLORADO BOULEVARD
LOS ANGELES, CA 90041

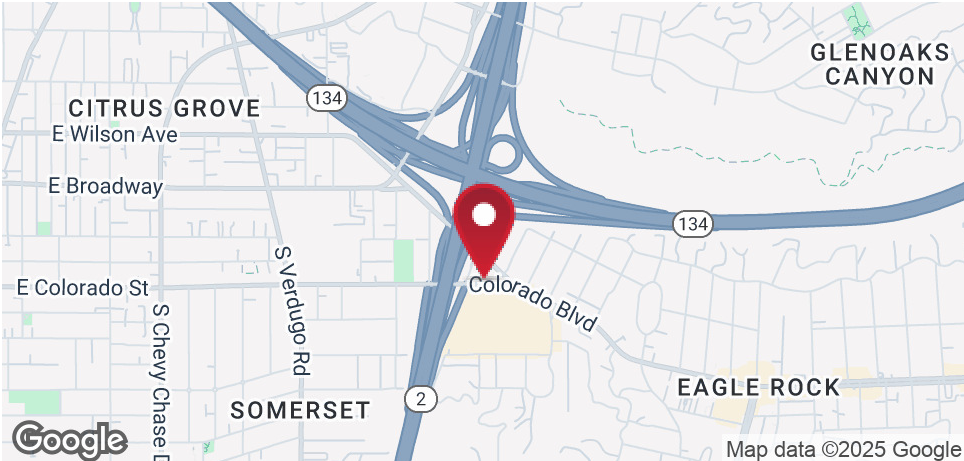
PATRICK LONG

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CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Available Space:	4,500 SF
Lease Rate:	\$2.75/SF/MO, NNN
NNN Charges:	\$0.41/SF/MO
Lease Term:	Negotiable

PROPERTY OVERVIEW

High visibility retail space for lease with two large pole signs and over 100 feet of street frontage on Colorado Boulevard! There is on-site parking available in the back lot as well as street parking. The building is located on the corner of Colorado Boulevard and El Verano Avenue, and across the street from the Eagle Rock Plaza shopping mall with Target, Starbucks, CVS, Dollar King, Seafood City, and Jollibee. There is a traffic count of 27,887 cars per day on Colorado Boulevard per MPSI 2024 estimate. The property is adjacent to Glendale with easy access to the 2 & 134 freeways. Call for more details and to schedule a tour!

Please do not disturb occupant.

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



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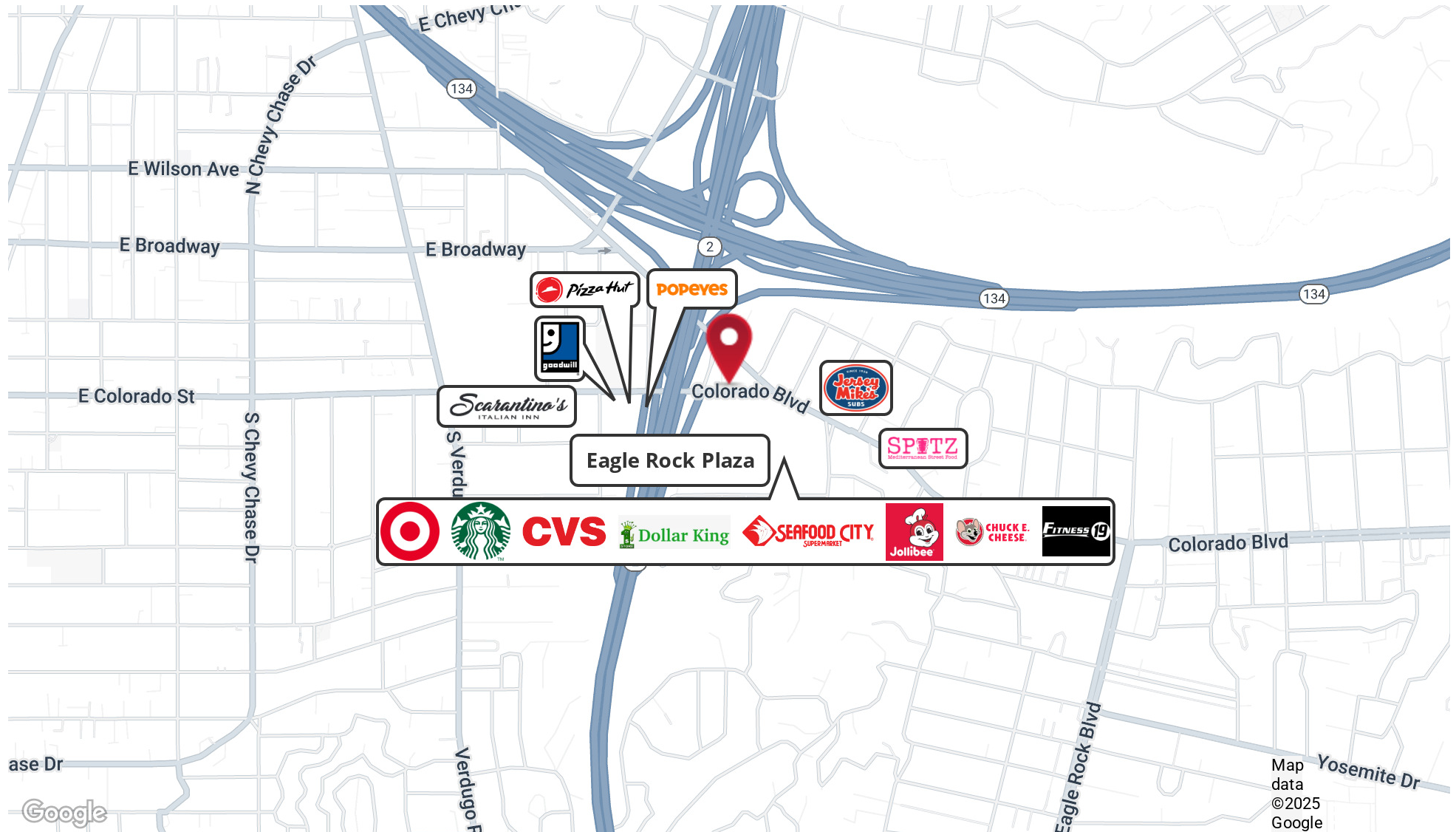
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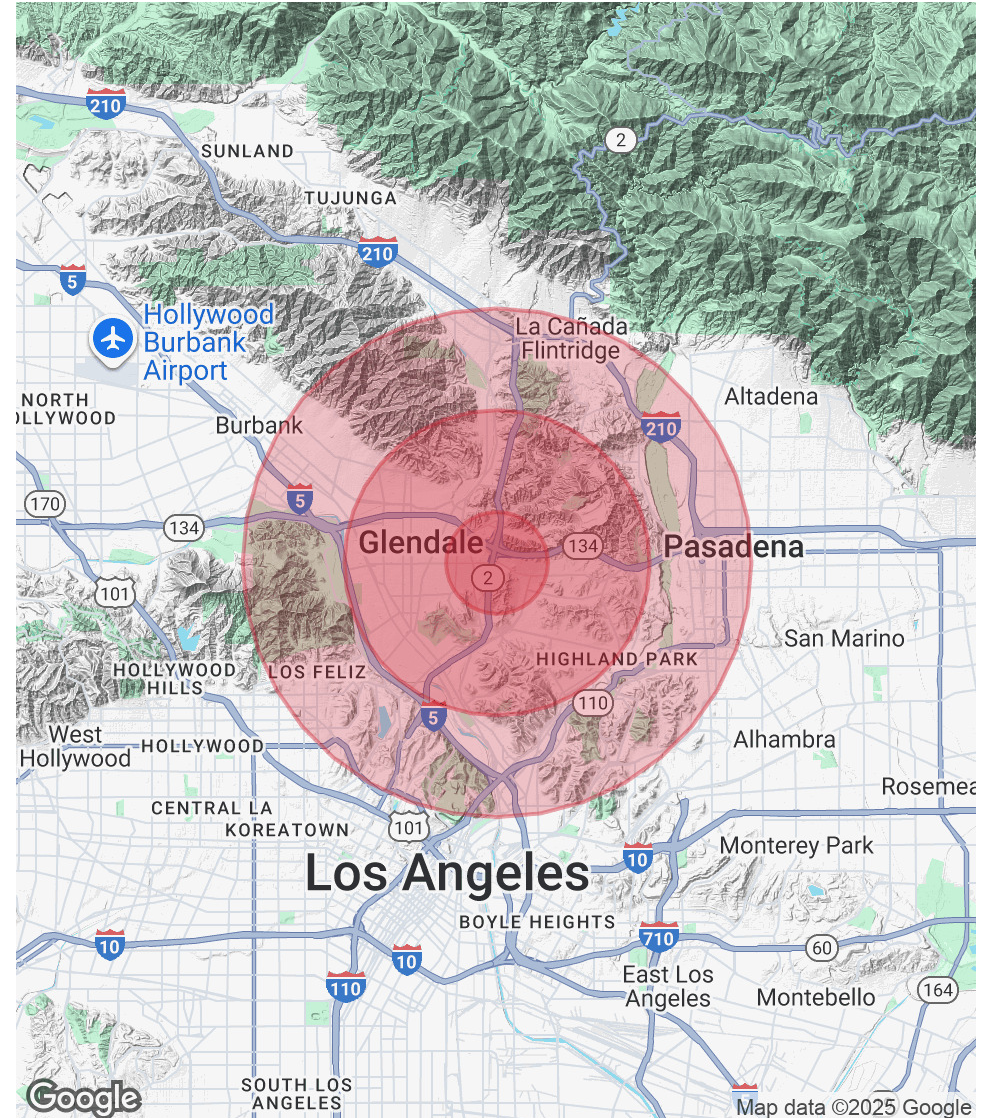
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,495	242,224	522,329
Average Age	44	43	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,290	94,009	208,311
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$114,779	\$122,652	\$133,034
Average House Value	\$1,124,855	\$1,079,676	\$1,176,978

Demographics data derived from AlphaMap

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