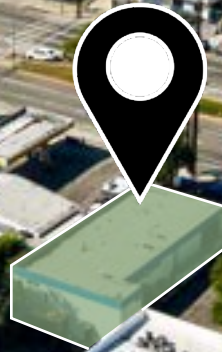


OFFERING MEMORANDUM

Owner-User Opportunity Vacant Medical/Veterinary Building



LOS ANGELES, CA



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EXECUTIVE SUMMARY

VACANT VETERINARY RETAIL BUILDING FOR SALE

We are pleased to exclusively offer FOR SALE a ±3,994 SF freestanding commercial building situated on an oversized ±19,963 SF (±0.46 AC) C2-zoned lot along the highly visible Eagle Rock Blvd corridor in Northeast Los Angeles. The property features an exceptional land-to-building ratio, a secure gated layout with controlled access, and a strong on-site parking configuration—ideal for medical/veterinary, specialty retail, or service-oriented owner-users seeking a high-exposure location with flexible adaptive reuse potential. The property has a ~50-year established veterinary use history and is currently vacant due to operator relocation (not business failure).

PROPERTY HIGHLIGHTS

±3,994 SF freestanding commercial building

±19,963 SF (±0.46 AC) lot with strong land coverage optionality

C2 zoning (flexible commercial uses / adaptive reuse potential)

~50-year veterinary use history (legacy infrastructure in-place)

Strong on-site parking (~18 surface spaces)

Prime positioning in a dense infill Northeast LA trade area



EXECUTIVE SUMMARY

PROPERTY INFORMATION

ADDRESS	4254 Eagle Rock Blvd, Los Angeles, CA 90065
BUILDING SIZE (SF)	3,994
LOT SIZE (SF)	19,963
LOT SIZE (ACRES)	0.46
ZONING	C2
OCCUPANCY	Vacant
PARKING	Approx. 18 Surface Spaces (Buyer to Verify)
LISTING PRICE	\$2,795,000
PRICE PER SF (BUILDING)	\$699.80

\$2.79M
LISTING PRICE

\$699.80
PRICE/SF BUILDING



PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



LOCATION OVERVIEW

LOS ANGELES, CA.

-Northeast L.A.

Located along the highly visible Eagle Rock Boulevard corridor in Northeast Los Angeles, 4254 Eagle Rock Blvd sits within one of the city's most desirable infill submarkets. The property benefits from strong residential density and connectivity to Glendale, Highland Park, Atwater Village, and Pasadena.

Eagle Rock Boulevard serves as a primary commuter and retail corridor linking surrounding neighborhoods to major employment centers throughout the Los Angeles–Glendale–Pasadena region. The trade area supports a diverse mix of medical, service, and neighborhood-serving businesses.

The surrounding community is characterized by stable, high-barrier-to-entry residential neighborhoods with limited commercial supply. Strong demographics and constrained inventory continue to support long-term demand for well-located owner-user opportunities.

The property's oversized C2-zoned lot provides flexibility rarely found in dense Los Angeles infill locations. Its secure, gated configuration and on-site parking create a competitive advantage for medical, veterinary, or service-oriented users.

Proximity to Downtown Los Angeles and regional transit corridors further enhances the area's long-term growth profile and investment appeal.

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