



**Price Reduced!**

**OFFICE  
CONDO  
FOR SALE**



Exclusive Listing by  
Tolj Commercial Real Estate

- Investor Opportunity
- Owner-User Opportunity
- Available Seller Financing

**930** Colorado Boulevard, Suite 1, Los Angeles, CA 90041

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930

Colorado Blvd., Ste. 1, Los Angeles, CA 90041



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# EXECUTIVE SUMMARY

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# The Offering

Discover a fantastic opportunity with Tolj Commercial Real Estate! Presenting a two-story office condominium in the vibrant Eagle Rock area of Los Angeles, right on the border of Pasadena and Highland Park. This property offers approximately 4,790 square feet of space on an expansive 28,268 square foot lot, featuring executive offices, a welcoming reception/waiting area, a convenient kitchenette, storage facilities, and more.

This property is a cornerstone of a condominium complex, fostering a harmonious office commercial community with a shared ownership structure. The complex comprises multiple units, each individually owned, while common areas and amenities are collectively managed and maintained.

Referred to as Office Condo Suite 1 amidst neighboring commercial properties, this office condominium provides a tranquil and inviting workspace enveloped by lush trees and hillside residences. The collaborative office environment offers the advantages of an executive office suite at a cost-effective rate, granting occupants access to amenities such as a conference room, storage area, kitchenette, and additional services.

Conveniently located just a short drive from Old Town Pasadena, the property is near diverse retail outlets and dining establishments, including Stoney Point, Colombo's Restaurant, Vons, CVS, and various other options.

## Summary

**Sales Price** \$2,150,000

**Price per SF** \$448.85

**Built** 1981

**Stories** 2

**Building Size** Approx. 4,790-sf

**Primary Use** Office

**Property Type** Office Condo \*

**Zone** [Q]C4-1XL \*\*

**Percent Occupied** 69% with expiring leases



- **Part of the property extends into Pasadena.**
- **Contact the Los Angeles Department of City Planning <https://planning.lacity.org/> to verify and confirm intended use, zoning, parking requirements, and related city ordinances.**

## Submarkets

## Eagle Rock & Pasadena

The subject property is nestled in Eagle Rock, a neighborhood in the northeastern region of Los Angeles. It shares borders with the City of Glendale to the north and west, Highland Park to the southeast, Glassell Park to the southwest, and the cities of Pasadena and South Pasadena to the east. Renowned for its cultural diversity, Eagle Rock is a vibrant community featuring trendy local businesses, esteemed artists, musicians, and notable individuals.

Adjacent to Eagle Rock, Pasadena, with its historic charm, stands as a neighboring city to the east. Known for its annual Rose Parade and picturesque surroundings, Pasadena adds to the appeal of the area. The proximity to both Eagle Rock and Pasadena provides residents with a diverse array of cultural events, dining options, and recreational opportunities. In 1911, Eagle Rock was incorporated as a city, and in 1923, it amalgamated with the City of Los Angeles, creating a unique blend of history and contemporary living in this thriving region.

# PROPERTY HIGHLIGHTS

PRIME LOCATION, PASADENA ADJACENT

TRANQUIL SURROUNDINGS EXECUTIVE OFFICES

PROXIMITY TO OLD TOWN PASADENA

MINUTES FROM MAJOR FREEWAYS - 2, 210, & 134

RECEPTION, KITCHENETTE & MORE

GATED OFFICE CONDO COMPLEX, 24/7 ACCESS

POTENTIAL RENT INCOME WHILE OCCUPYING  
THE PROPERTY

**930** Colorado Blvd., Ste. 1, Los Angeles, CA 90041



# PROPERTY INFORMATION

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# PROPERTY DETAILS

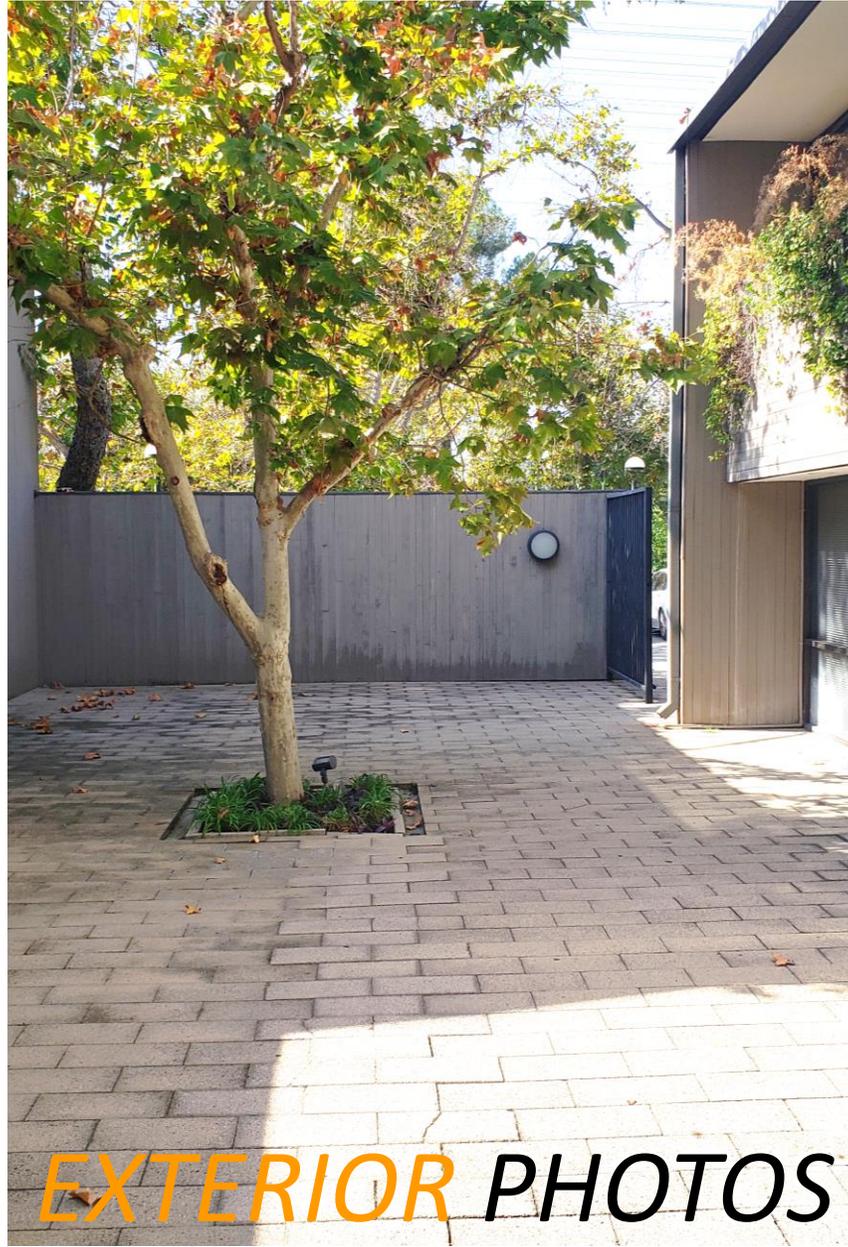
Site Description	
<b>Year Built</b>	1981
<b>Alternative Address</b>	930 Colorado Boulevard, Suite 1
<b>Building Type</b>	Free Standing
<b>Assessor's Parcel Number</b>	5709-005-039
<b>Construction</b>	Wood Frame/Masonry/Concrete
<b>Roof Type</b>	Metal Roof Systems/Saltbox
<b>Number of Buildings</b>	1
<b>Elevator Availability</b>	None (access via stairs)
<b>Gross Square Footage</b>	Approx. 4,790-sf <small>(per assessor's measurements)</small>
<b>Lot Size</b>	Approx. 28,268-sf <small>(per assessor's measurements)</small>
<b>Parking</b>	11 onsite stalls & 4 guest parking*

\* Guest parking is shared within the office condominium complex.

Utility Services	
<b>Electrical</b>	Los Angeles Water & Power
<b>Water</b>	Los Angeles Water & Power
<b>Trash</b>	Athens Services
<b>Gas</b>	SoCal Gas Company

Bldg.'s Mechanical Systems	
<b>HVAC System</b>	4 Split System Units
<b>Water Heater</b>	1
<b>Electrical Meters</b>	1
<b>Plumbing</b>	Copper
<b>Water Meter/Sewer</b>	Master Meter/Clay & PVC line
<b>Gas Meters</b>	1 Master Meter





*EXTERIOR* PHOTOS



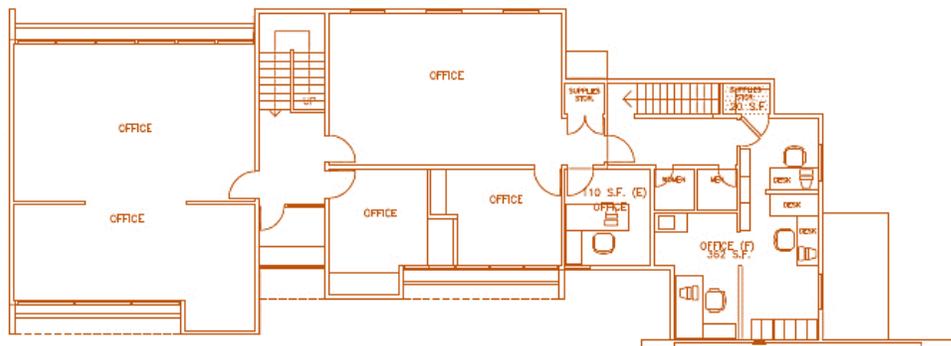


*INTERIOR PHOTOS*



*INTERIOR PHOTOS*

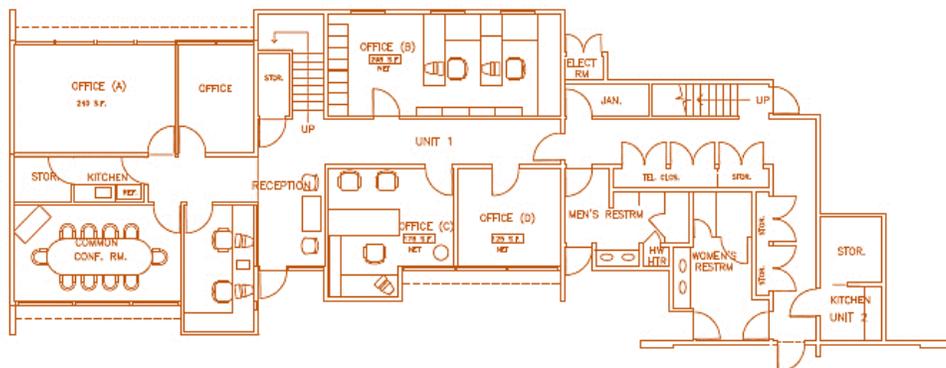
# FLOOR PLANS



930 COLORADO BLVD  
LOS ANGELES, CA. 90041

2ND FLOOR

SCALE: 1/8 INCH = 1'-0"



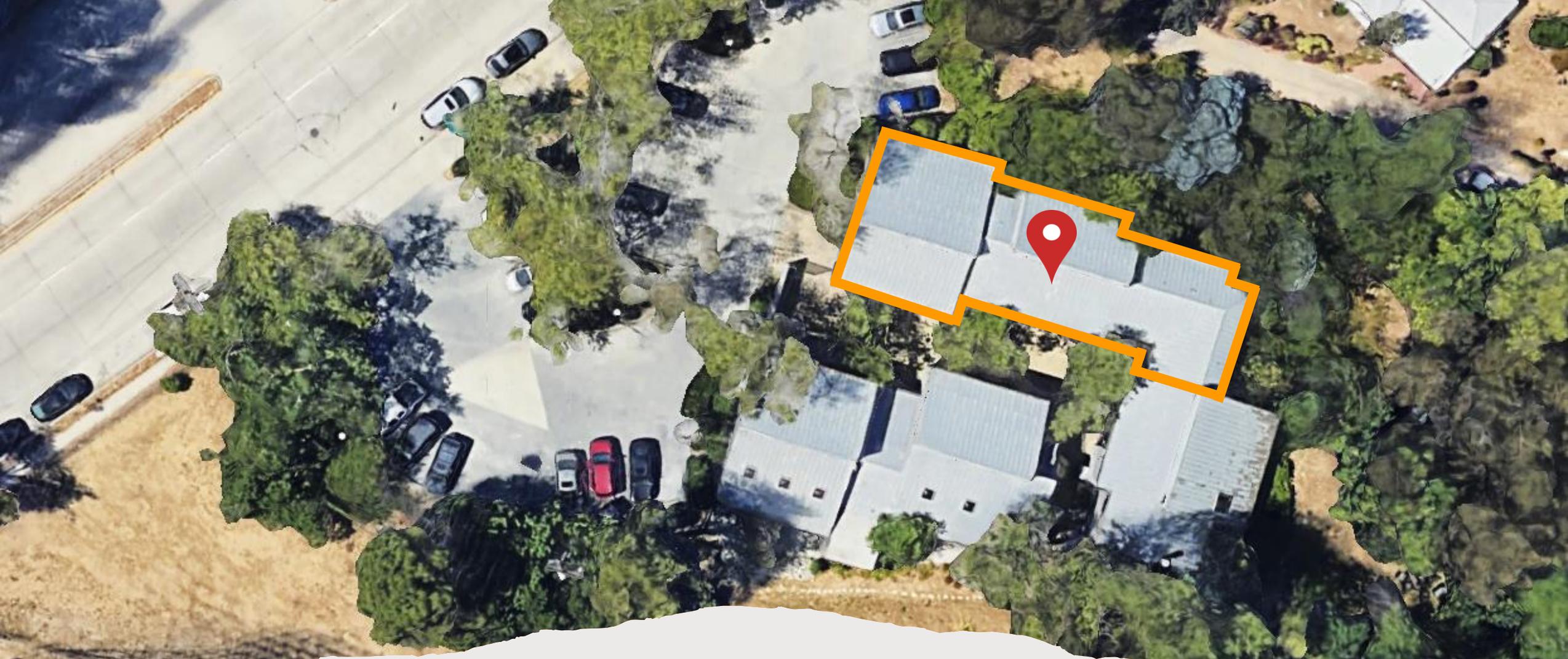
930 COLORADO BLVD  
LOS ANGELES, CA. 90041

1ST FLOOR

SCALE: 1/8 INCH = 1'-0"



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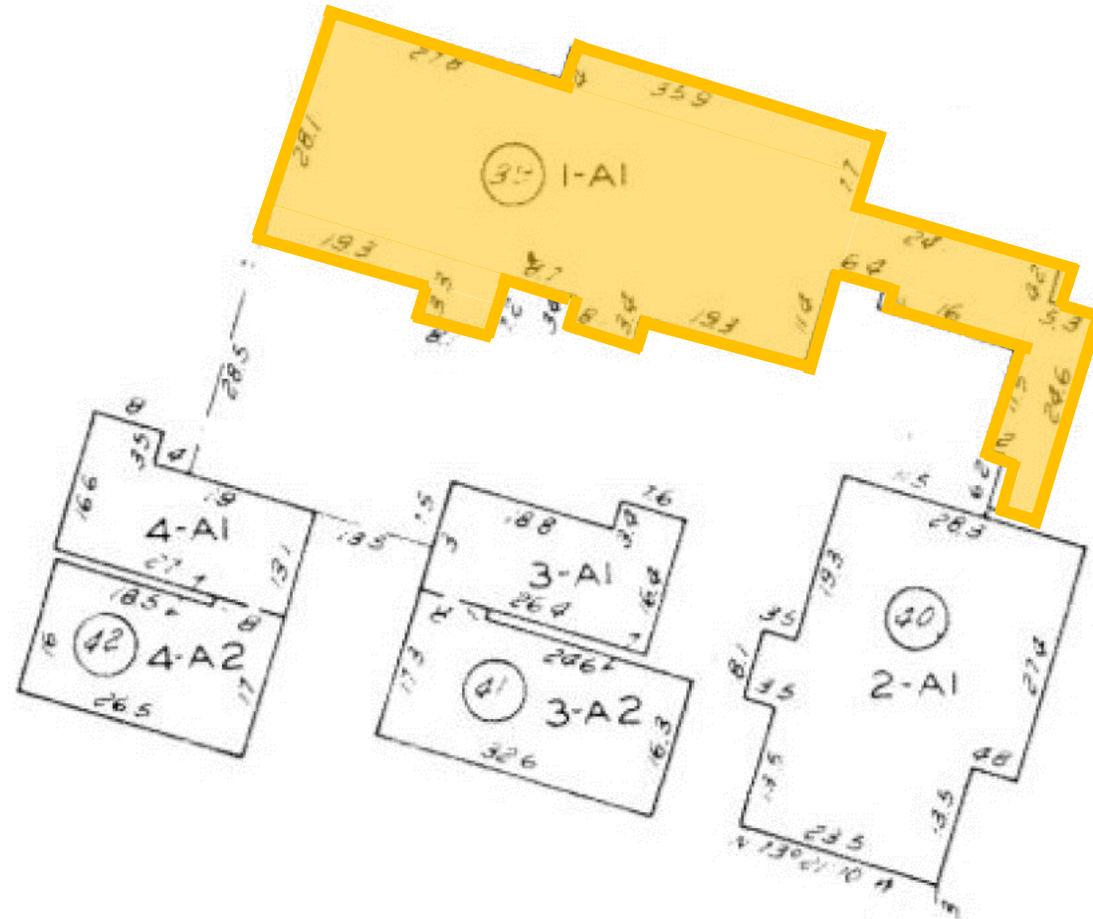


## AERIAL MAP

**930** Colorado Blvd., Ste. 1, Los Angeles, CA 90041

# PARACEL MAP

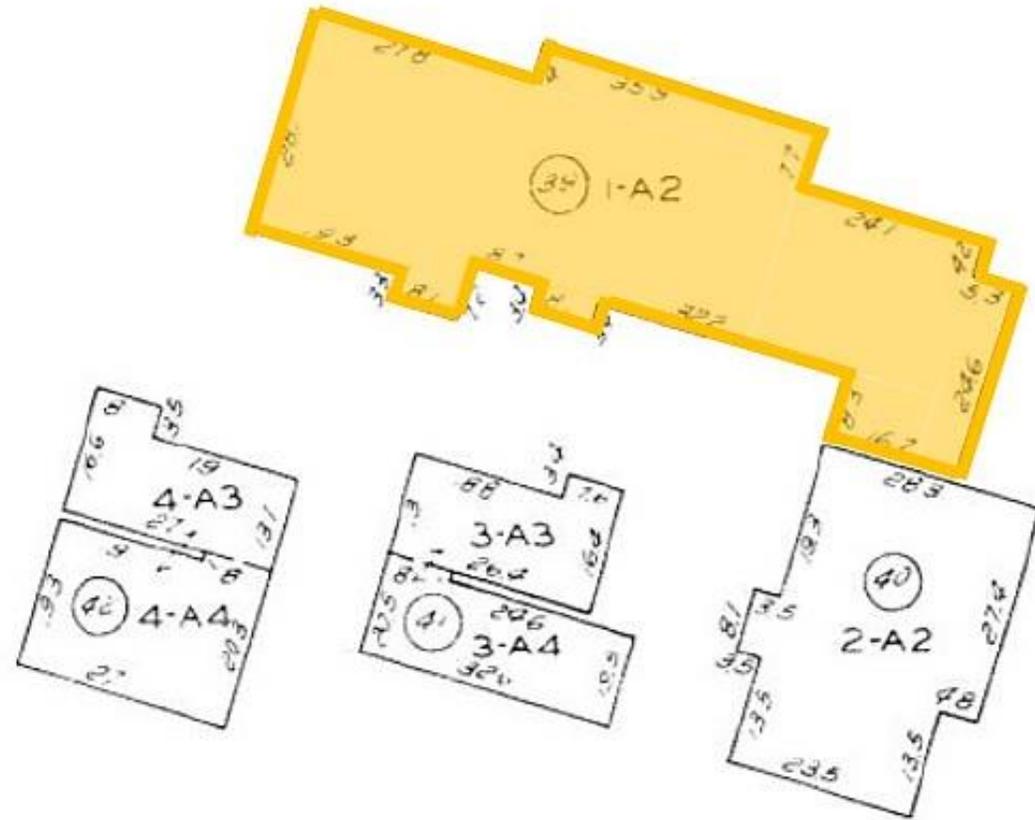
1<sup>st</sup> Floor



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# PARCEL MAP

## 2<sup>ND</sup> Floor



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# PARCEL MAP

## Office Condominium Complex

5709 | 5  
SHEET 1  
SCALE 1" = 80'

2007

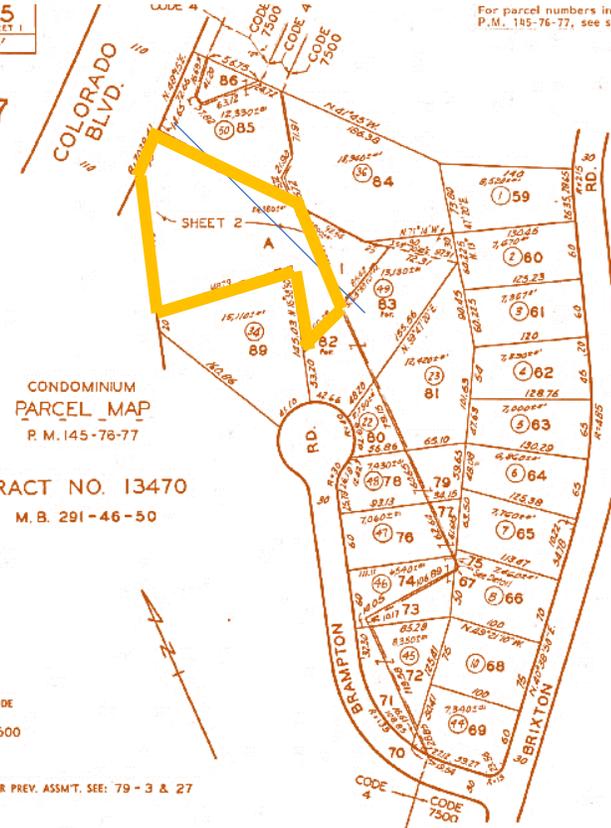
CONDOMINIUM  
PARCEL MAP  
P. M. 145-76-77

TRACT NO. 13470  
M. B. 291-46-50

CODE  
4  
7500

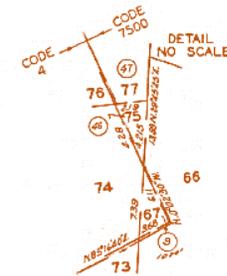
FOR PREV. ASSM'T. SEE: 79-3 & 27

For parcel numbers in Lot A & 1  
P.M. 145-76-77, see sheet 2.



\*Diagrammatic depicts approximate dimensions.  
The assessment of units in the following Airspace Plans,  
includes all rights and interests in the conjoin areas as  
set forth in deeds of record.

Airspace	Common Area	Subdivision
Plan Reference	Tract No.	Lots Type of Airspace
6640833*	P.M. 145-	A & 1 Condo Sheet 2



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

930 Colorado Blvd., Ste. 1, Los Angeles, CA 90041

# FINANCIAL INFORMATION

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# RENT ROLL

UNIT	TENANT	RENTAL RATE	AREA LEASED	APPROX SIZE (RSF)*	MONTHLY RENT
K & L	Vacant		2 <sup>nd</sup> Floor	1,470	
J	Lauren Speech Therapy	\$3.35	2 <sup>nd</sup> Floor	83	\$278
I	The Alliance Group	\$2.82	2 <sup>nd</sup> Floor	252	\$710
F, G, & H	Pacific Prestige Properties	\$2.50	2 <sup>nd</sup> Floor	824	\$2,060
E	Community Infrastructure	\$4.28	2 <sup>nd</sup> Floor	70 (temp workspace)	\$300
D	My Termite Company	\$3.63	1 <sup>st</sup> Floor	347	\$1,258
C	Wells	\$2.86	1 <sup>st</sup> Floor	407	\$1,165
B	Via Vista	\$2.38	1 <sup>st</sup> Floor	170	\$405
A	DBA Architects	\$3.31	1 <sup>st</sup> Floor	270	\$895
<b>TOTAL</b>		<b>\$3.14</b> (average)			<b>\$7,071</b>
<b>ANNUAL GROSS RENTS</b>					<b>\$84,852</b>
<i>Lighting Reimbursement *</i>					<b>\$2,400</b>
<i>Parking Revenue (\$65 per stall x 3 = \$195)</i>					<b>\$2,340</b>
<b>GRAND TOTAL</b>					<b>\$89,592</b> (rounded)

Spaces have been measured, excluding the designated areas on the 1st and 2nd floors.

\* Lighting reimbursement: \$200/month.

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# INCOME APPROACH & FINANCIALS

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<b>ANNUAL</b> (estimated)	
<i>Effective Gross Schedule income</i>	\$89,592
<i>Operating Expenses</i>	\$47,454
<i>Net Operating Income (NOI)</i>	\$42,138
<b>Sales Price</b>	<b>\$2,150,000</b>
<b>Price per SF</b>	<b>\$448.85</b>

# BUILDING'S OPERATING EXPENSES

<b>ANNUAL EXPENSES</b> <small>(estimated)</small>	
<i>Electrical – LADWP (\$610 per month)</i>	\$7,320
<i>Janitorial Service (\$628 per month)</i>	\$7,536
<i>Property Taxes (2025 – 2026)</i>	\$10,193
<i>Commercial Condominium Owners Association (\$1,740.86 per month)*</i>	\$20,890
<i>HVAC Maintenance Service (\$98.33 per month)</i>	\$1,180
<i>Jad Tech Security Service (\$27.95 per month)</i>	\$335
<b>Total Operating Expenses</b>	<b>\$47,454</b>

*\* Water is included in the monthly office condo association fee.*

# AREA OVERVIEW

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Eagle Rock stands out as a vibrant community, teeming with young and creative individuals—artists, musicians, actors, film producers, professionals, families, and seasoned Angelenos alike. Positioned just moments away from downtown Los Angeles and neighboring areas like Glendale, Pasadena, and Highland Park, this culturally rich enclave is a top-notch living destination.

Dotted with rolling hills and surrounded by valleys, Eagle Rock boasts an array of Victorian homes, duplexes, and vintage apartments. According to Realtors Property Resource (RPR) data from 2021, the city witnessed a 1.39% population increase, reaching a current count of 27,951 residents, with a median age of 40 years.

Adding to its allure, the neighborhood features trendy restaurants, unique retail shops, and a lively club and entertainment scene. For those seeking recreation, the Eagle Rock Recreation Center is a hub of community events, including the much-anticipated Annual Concerts in the Park from July to September. Alternatively, some residents opt for the tranquility of daily hikes along The Eagle Rock Canyon Trail.





## PASADENA

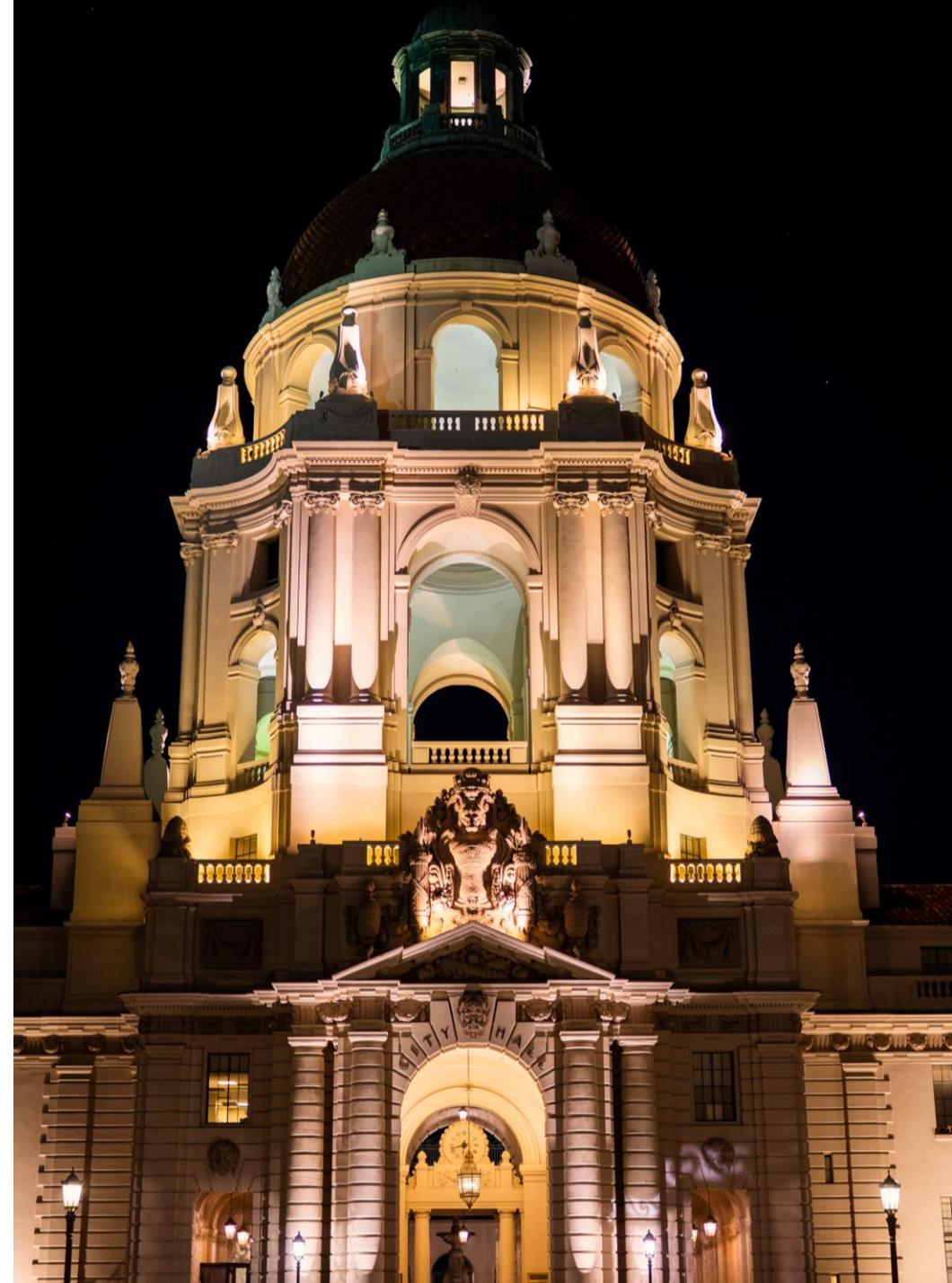
Pasadena, a dynamic city situated near Eagle Rock, is a thriving hub brimming with diverse residents, from creative minds and professionals to families and long-time locals. Nestled in close proximity to downtown Los Angeles and neighboring communities, including Eagle Rock, Glendale, and Highland Park, Pasadena stands as a coveted locale with a distinct cultural richness.

This picturesque city, adorned with historic charm, offers a variety of housing options, from classic homes to modern apartments. According to Realtors Property Resource (RPR) data from 2021, Pasadena experienced a 1.25% population increase, reaching a current count of 135,732 with a median age of 39 years.

Beyond its residential appeal, Pasadena boasts an array of attractions, including renowned dining establishments, eclectic shops, and a vibrant arts and entertainment scene. The city is known for its annual events, such as the iconic Rose Parade, drawing visitors from far and wide.

For recreation, residents often find solace in the beautiful parks and gardens, such as the popular Huntington Library, Art Museum, and Botanical Gardens. The city also offers cultural events and outdoor activities, making Pasadena a dynamic and engaging community for all.

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HOUSTON'S



THE HUNTINGTON



LOCAL  
AMENITIES

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# PASADENA

# PROXIMITY



Colorado Blvd.

# 930

Colorado Blvd./Ste. 1, Los Angeles, CA 90041



 Click Here to Watch Now!

og Park

ed Spa

## Legal Disclaimer

***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

*Tolj Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Tolj Commercial Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents (and/or projected rents) that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.*

*Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements (both local, State and Federal) should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Tolj Commercial Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.*

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**BROKER CONTACT INFORMATION**



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