

# 3912 Eagle Rock Boulevard

LOS ANGELES, CA 90065



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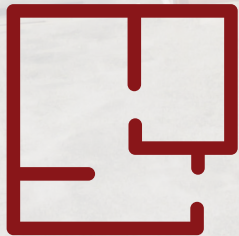
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# PROPERTY SUMMARY

## 3912 EAGLE ROCK BOULEVARD



2,461 SQFT



8,590 SQFT LOT



C2-1 ZONING

## 3912 EAGLE ROCK BOULEVARD

Commercial Lease Opportunity: Located at 3912 N Eagle Rock Blvd, Los Angeles, CA 90065, this well-positioned commercial property sits in the heart of Glassell Park, a neighborhood undergoing strong revitalization and continued growth in commercial demand. The property is zoned C2-1 (General Commercial), offering excellent flexibility and accommodating a wide variety of uses, including retail, medical or professional offices, restaurant concepts, and service-oriented businesses. Surrounded by a vibrant mix of established and emerging businesses, the area benefits from steady foot traffic and strong local visibility. The property features 18 dedicated on-site parking spaces available during operating hours, providing convenient access for tenants and customers. Additionally, 21 extra parking spaces become available after 5:00 PM, making this an ideal option for evening operations, client appointments, or overflow parking. A prime opportunity for businesses seeking a versatile space in a thriving and highly desirable Northeast Los Angeles corridor.



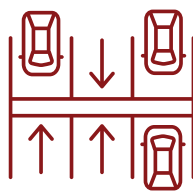
### **Good-Sized Commercial Space (2,461 SF)**

The property offers ~2,461 square feet of leasable office/retail space on a single story, suitable for a range of business uses.



### **Flexible Zoning (C2-1 / General Commercial)**

Zoned for general commercial use, allowing a variety of tenant types – retail, professional offices, personal services, restaurants/café, etc., subject to city approvals.



### **Ample Parking – Rare for Los Angeles**

Features on-site parking that's hard to find in the city: 18 dedicated spaces during business hours and additional spaces available after 5 PM for overflow or evening events.



### **Strong Location in Revitalizing Neighborhood –**

Situated in Glassell Park / Eagle Rock, an area undergoing significant revitalization with growing demand for commercial space and increased local development activity.



### **Competitive Lease Terms**

Current listings show a modified gross lease with competitive rental rates (around ~\$48–\$51 / SF /yr or roughly \$9,800–\$10,400 /mo) and flexible lease lengths (typically 5–10 years).

## LEASING FOR \$10,000/MONTH



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# DEMOGRAPHICS

## OVERVIEW

The area surrounding 3912 Eagle Rock Boulevard benefits from a strong mix of working professionals, families, and long-term residents, creating a stable and engaged local customer base. The neighborhood generally shows solid household incomes, a well-educated population, and an active daytime and evening presence, which supports a wide range of commercial uses. With a balanced age profile and consistent residential density, the demographics are well suited for businesses seeking reliable foot traffic and sustained local demand.



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**MEDIAN AGE**



45k

**POPULATION**



47%

**RATE  
OF HOMEOWNERSHIP**



\$93k

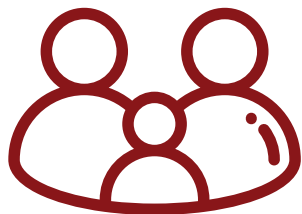
**AVERAGE  
HOUSEHOLD INCOME**



64%

**EMPLOYED**

# DEMOGRAPHICS



**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2024 PER CAPITA</b>	<b>5 MILE 2024 AVG HOUSEHOLDS</b>
Education & Daycare	\$869	\$2,249
Health Care	\$571	\$1,479
Transportation & Maintenance	\$2,937	\$7,607
Household	\$642	\$1,662
Food & Alcohol	\$3,504	\$9,074
Entertainment, Hobbies & Pets	\$1,678	\$4,345
Apparel	\$652	\$1,690

# NEIGHBORHOOD OVERVIEW

The area around 3912 Eagle Rock Boulevard is lively and inviting, with a mix of cafés, restaurants, bars, and small shops. Visitors enjoy friendly coffee spots, casual dining, and local breweries, making it a welcoming place to grab a meal, a drink, or just explore. The neighborhood's walkable streets and eclectic businesses create a vibrant, community-oriented atmosphere that's popular with locals and visitors alike.



## GAS

SHELL

ARCO

## COFFEE

HABITAT COFFEE

PDA COFFEE

## BANKS

U.S. BANK BRANCH

CHASE BANK



## RESTAURANTS

DUNSMOOR

LA ESQUINA  
RESTAURANTE 2

## BARs

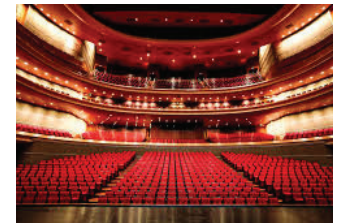
CAPRI CLUB

THE GRANT

## THEATRES/SHOWS

VIDIOTS

ATWATER VILLAGE  
THEATRE



## MUSEUM

NORTON SIMON MUSEUM

NATURAL HISTORY  
MUSEUM OF LA COUNTY

## FITNESS

NELA ATHLETICS

FITNESS 19

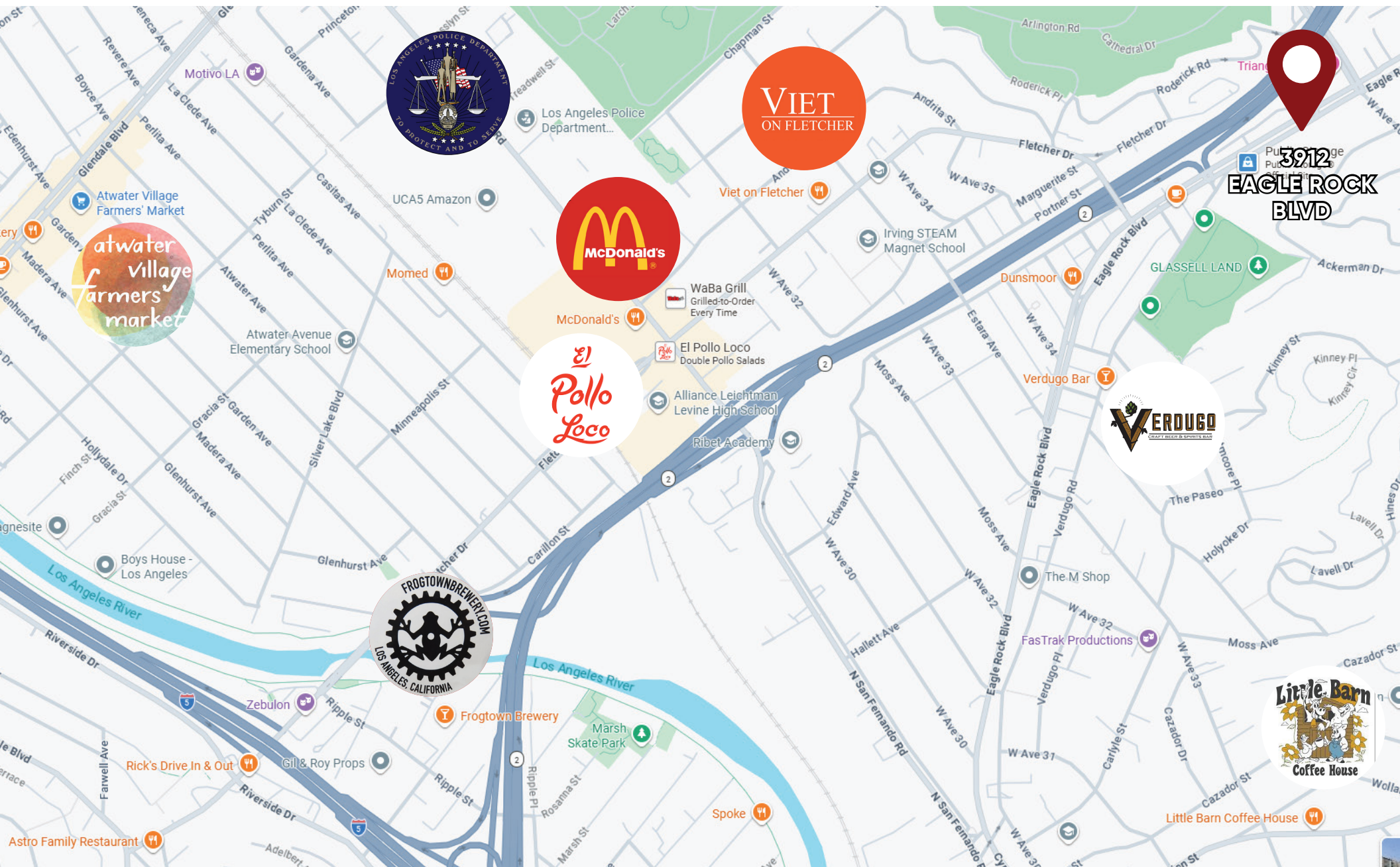
## SPAS

THE SURIN DAY SPA

REBOOT ORGANIC SPA  
AND MASSAGE



# AREA LAYOUT



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# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
N EAGLE ROCK BLVD	N FLETCHER DR NE	28,481	0.03 MI
GLENDALE FWY	W VERDUGO RD NE	154,348	0.10 MI
2	W VERDUGO RD NE	156,082	0.10 MI
2	-	144,858	0.11 MI
W AVE 40	TOLAND WAY SE	1,059	0.11 MI
VERDUGO RD	W VERDUGO RD NW	28,724	0.13 MI
CA 2	-	117,541	0.15 MI
EAGLE ROCK BLVD	W VERDUGO RD SW	42,912	0.16 MI
EAGLE ROCK BLVD	W AVE 37 SW	29,425	0.19 MI
W AVE 37	N EAGLE ROCK BLVD NW	1,637	0.22 MI

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