



4972-4974 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

4972, 4974

RETAIL/OFFICE SUITES FOR LEASE



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MANAGEMENT, INC.
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700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861

818.500.4900

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OFFERING SUMMARY

Lease Rate:	\$2,870 - \$3,265 per month Modified Gross No Triple Net Charges
Available SF:	580 - 660 SF
Building Size:	3,600 SF
Lot Size:	5,227 SF (Approx)
Zoning:	(Q)C4-1XL

PROPERTY OVERVIEW - 4972 & 4974 EAGLE ROCK BLVD.

Retail or office space available at 4972 and 4974 Eagle Rock Boulevard in a highly visible Eagle Rock location. These units offer flexible layouts that can be tailored to a variety of business uses, including professional office, retail, showroom, creative, or service-oriented operations. Convenient access to Glendale, Pasadena, Highland Park, and Downtown Los Angeles, along with nearby restaurants, cafes, and neighborhood amenities, makes this an excellent opportunity for businesses seeking a central Northeast Los Angeles location.

PROPERTY HIGHLIGHTS

- Modified Gross lease
- 3-year minimum term
- Natural light
- Polished concrete floors
- Flexible layout
- Prime Eagle Rock location
- Near Pasadena, Glendale & DTLA

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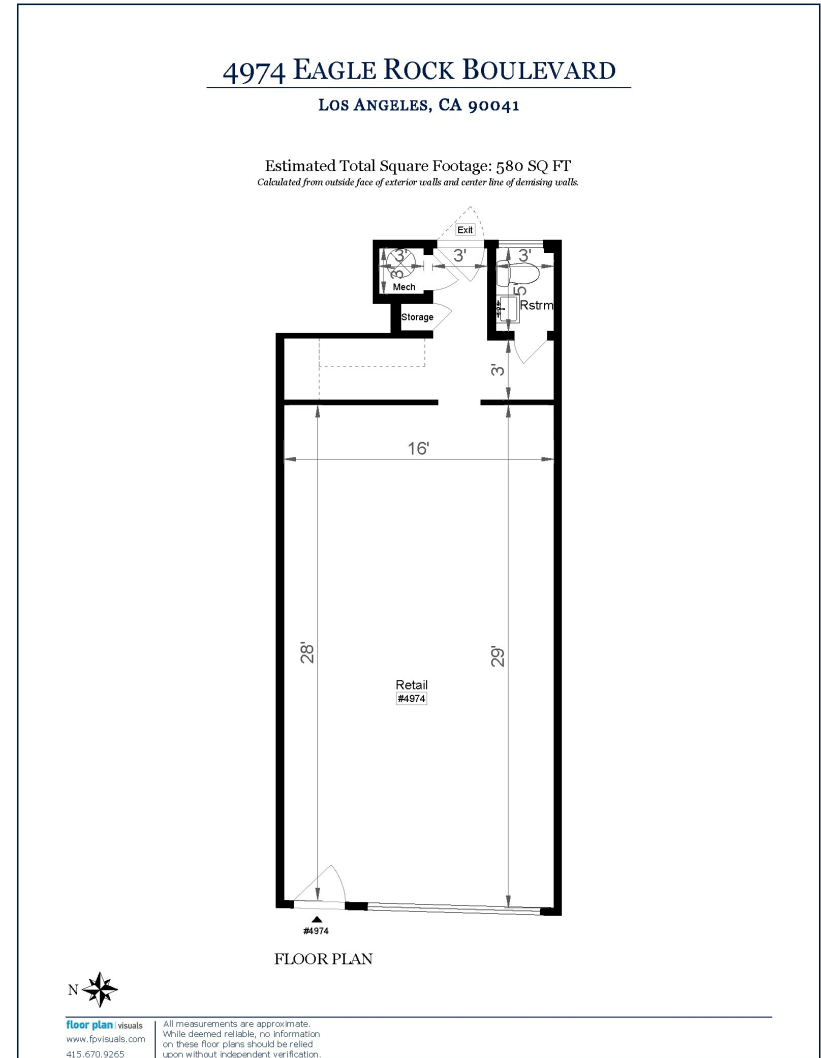
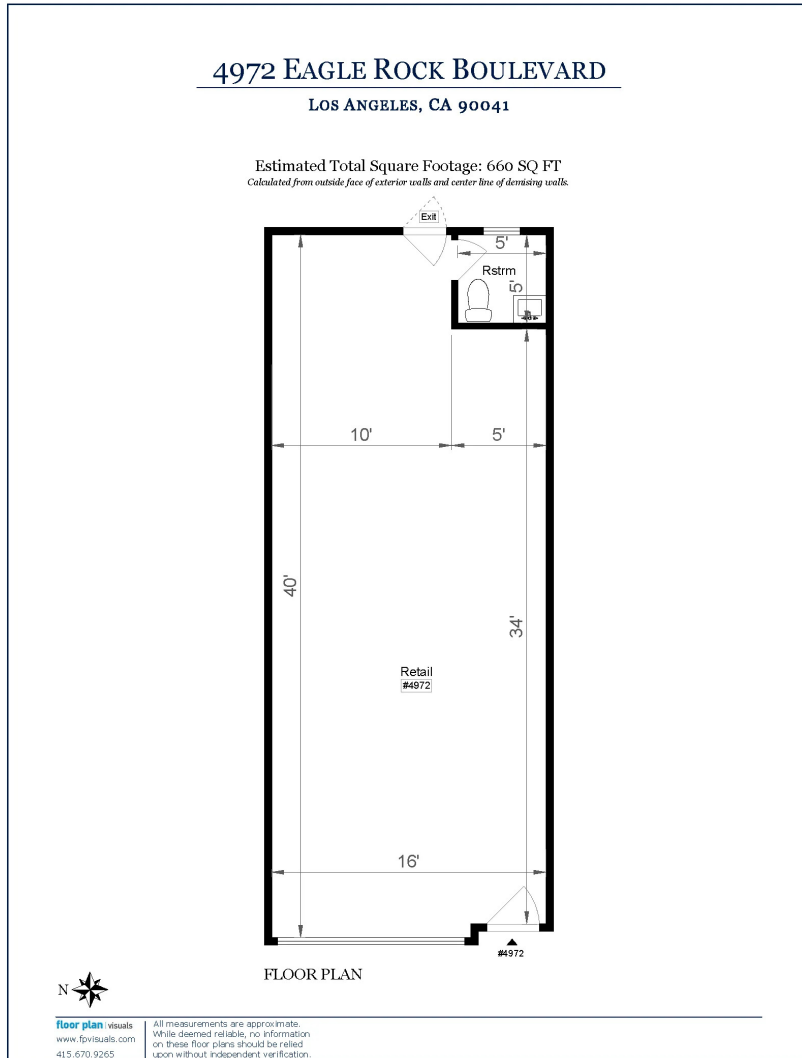
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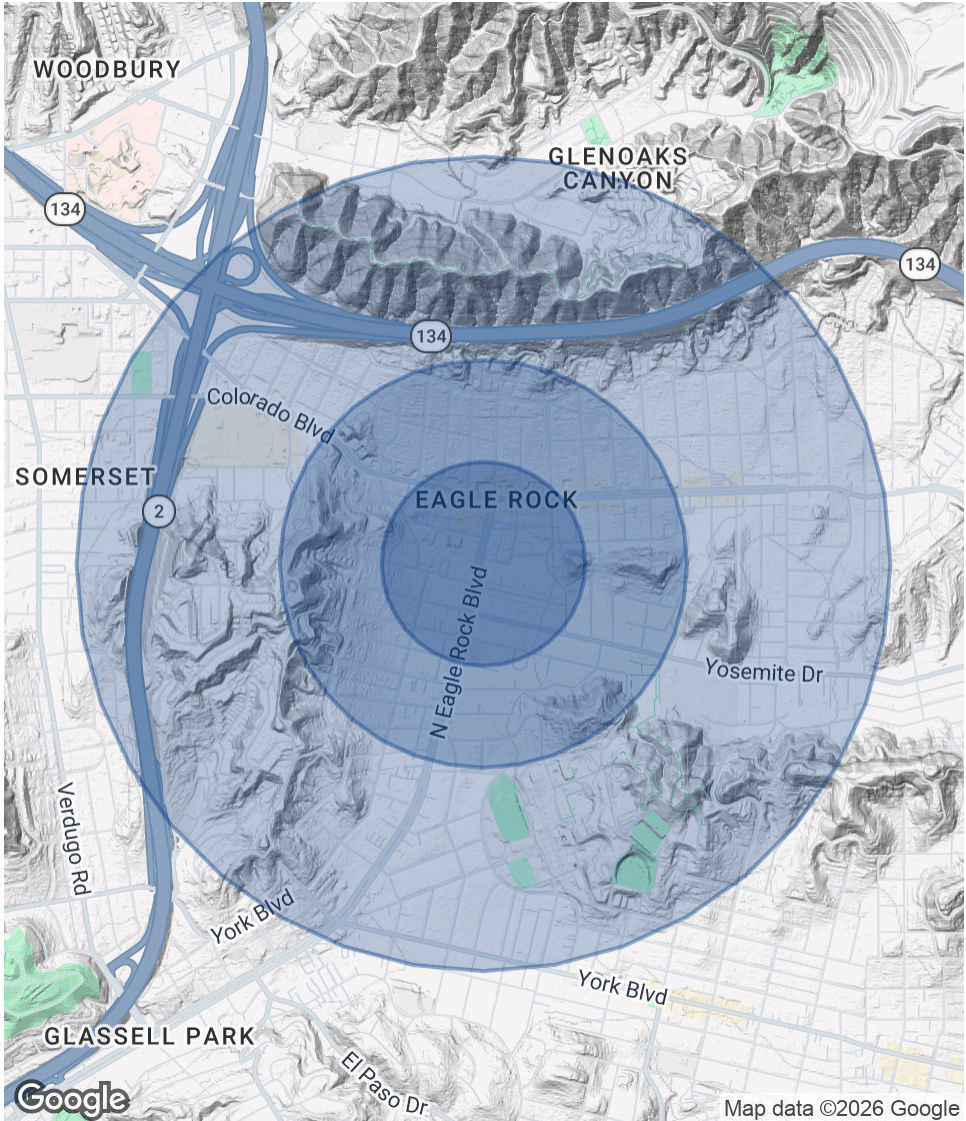
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,041	8,042	26,341
Average Age	38.4	39.0	39.1
Average Age (Male)	37.5	36.7	37.9
Average Age (Female)	41.0	40.8	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	747	2,845	9,116
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$144,800	\$145,332	\$158,004
Average House Value	\$1,089,585	\$1,122,685	\$1,162,213

2023 American Community Survey (ACS)



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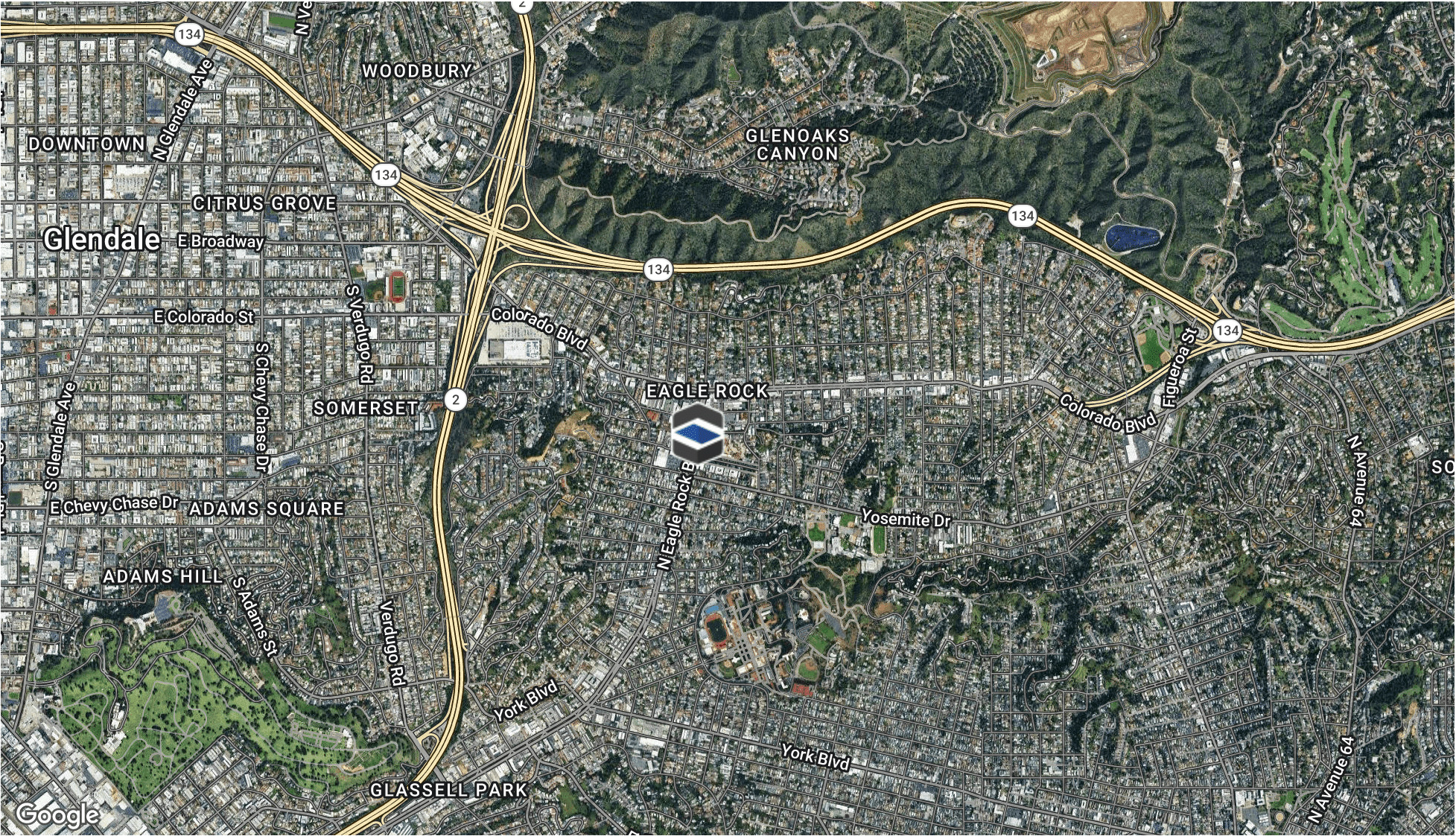
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