

Townsend Crossing

EAGLE ROCK | CALIFORNIA



TRADER JOE'S-ADJACENT RETAIL ALONG
EAGLE ROCK'S *PRIMARY* THOROUGHFARE

± 1,283 SF 2ND GENERATION
LIGHT FOOD CORNER SUITE AVAILABLE

Townsend
Crossing
EAGLE ROCK

TOWNSEND AVENUE

AVAILABLE

SCHOOL OF ROCK

COLORADO BOULEVARD | ± 33,000 VPD



PEGASUS

1577 - 1581 COLORADO BLVD | EAGLE ROCK, CALIFORNIA
[VIEW ON MAP](#)

EXECUTIVE SUMMARY

Pegasus is pleased to present the opportunity to lease retail space at Townsend Crossing in Los Angeles, California. This prime leasing opportunity is situated centrally within the highly desirable northeast Los Angeles submarket of Eagle Rock. Various footprints abound for retail shop space at the property, which sits at the corner of Townsend Ave and Colorado Blvd. Minutes away is Occidental College, with approximately 2,000 students enrolled.

The 1920s-vintage building features charming, historic character with glass block accents. Take advantage of direct frontage to Colorado Blvd, one of the primary retail thoroughfares within Eagle Rock, with traffic counts of 33,000 vehicles passing daily. Neighbors in the corridor include Trader Joe's across the street, Casa Bianca Pizza Pie, Colorado Donuts, Little Beast, Oinkster, Spitz Mediterranean, and Milkfarm. The property offers nearby access to CA-134 freeway within 5 minutes and CA-2 within 7 minutes. Downtown Los Angeles can be reached within 20 minutes and Burbank is only 15 minutes away. Join this eclectic and attractive pocket of Northeast Los Angeles while the opportunity lasts!



MODIFIED IMAGE



THE OINKSTER

EAGLEROCK GREEN
DRAGON



TACO/SOCIAL
FREEFORM TACOS + DRINKS



Eagle Rock Optometry

Townsend
Crossing
EAGLE ROCK

± 1,283 SF
AVAILABLE

CALIFORNIA
134 213,000 VPD

CHATEAU LEMONGRASS
VIETNAMESE RESTAURANT
Milkfarm
ARTISAN CHEESE SHOP
BLAIRS

Eagle Rock
Italian Bakery & Deli



Malbec
Argentinean Cuisine
THE
FABLE
CAVAT

True Value



CaCAO
MEXICATESSEN

TRADER JOE'S
OVER 700,000 VISITS ANNUALLY

COLORADO BLVD - 33,000 VPD



SPACE HIGHLIGHTS

± 1,283 SF

Charming 2nd Generation Scoop Shop

HIGH VISIBILITY LOCATION

Direct Frontage along the Signalized Corner of
Colorado Blvd & Townsend Ave
Featuring Over 33,000 Vehicles Daily

CENTRALLY LOCATED AMIDST ONE OF LOS ANGELES'S HOTTEST MARKETS

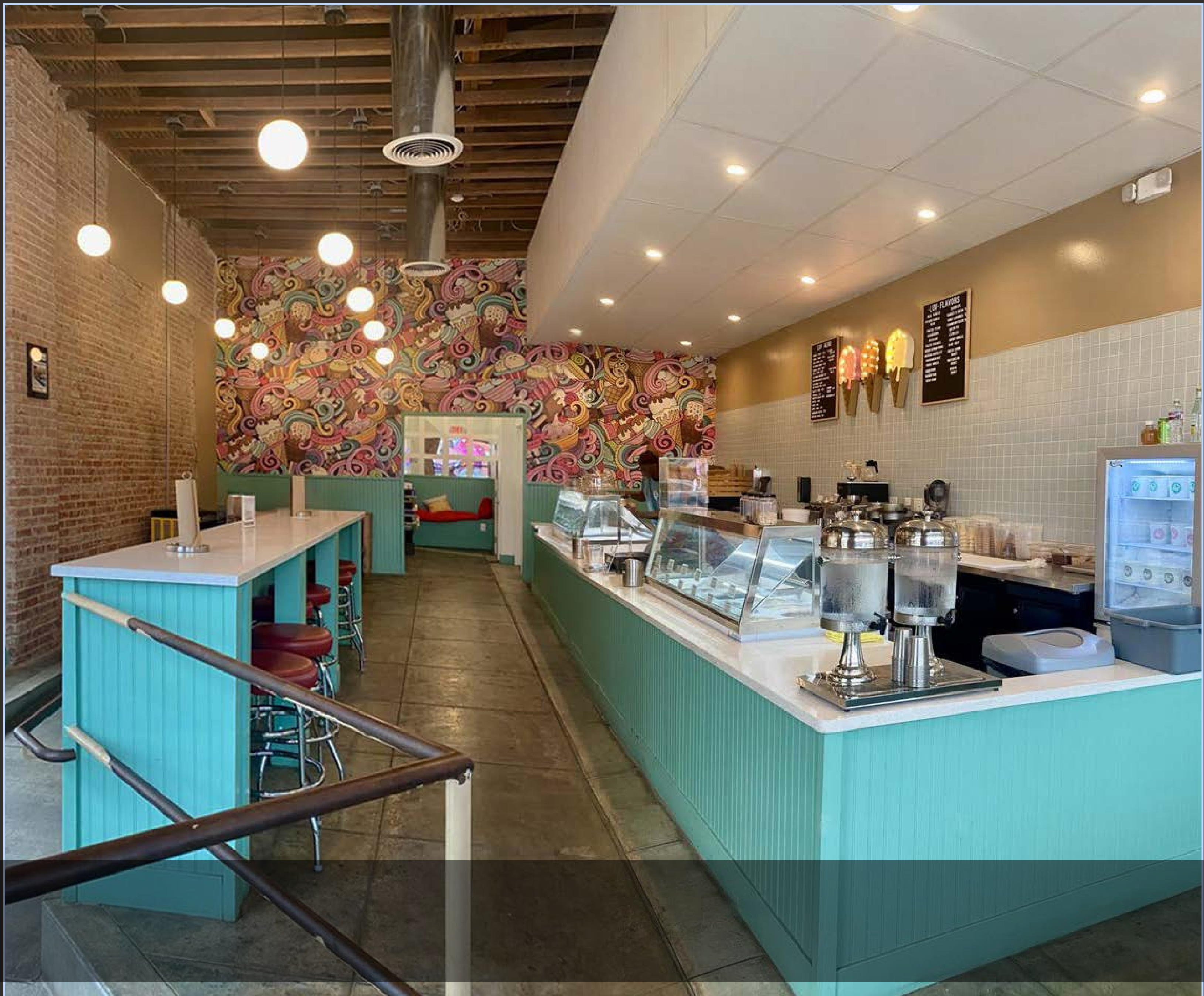
Located within the Highly Desirable & Trendy
Retail Node of Northeast Los Angeles

PHENOMENAL DEMOGRAPHICS & DAILY TRAFFIC





INTERIOR SPACE
PREVIOUS TENANT BUILDOUT



CALIFORNIA 134 213,000 VPD

FOUND
COFFEE

VONS

REV CYCLO

LITTLE
BEAST

Cindy's

Townsend
Crossing
EAGLE ROCK

TRADER JOE'S
OVER 700,000 VISITS ANNUALLY

± 1,283 SF
AVAILABLE

CaCao
MEXICATESSEN



PIZZA MAN
EST. 1984



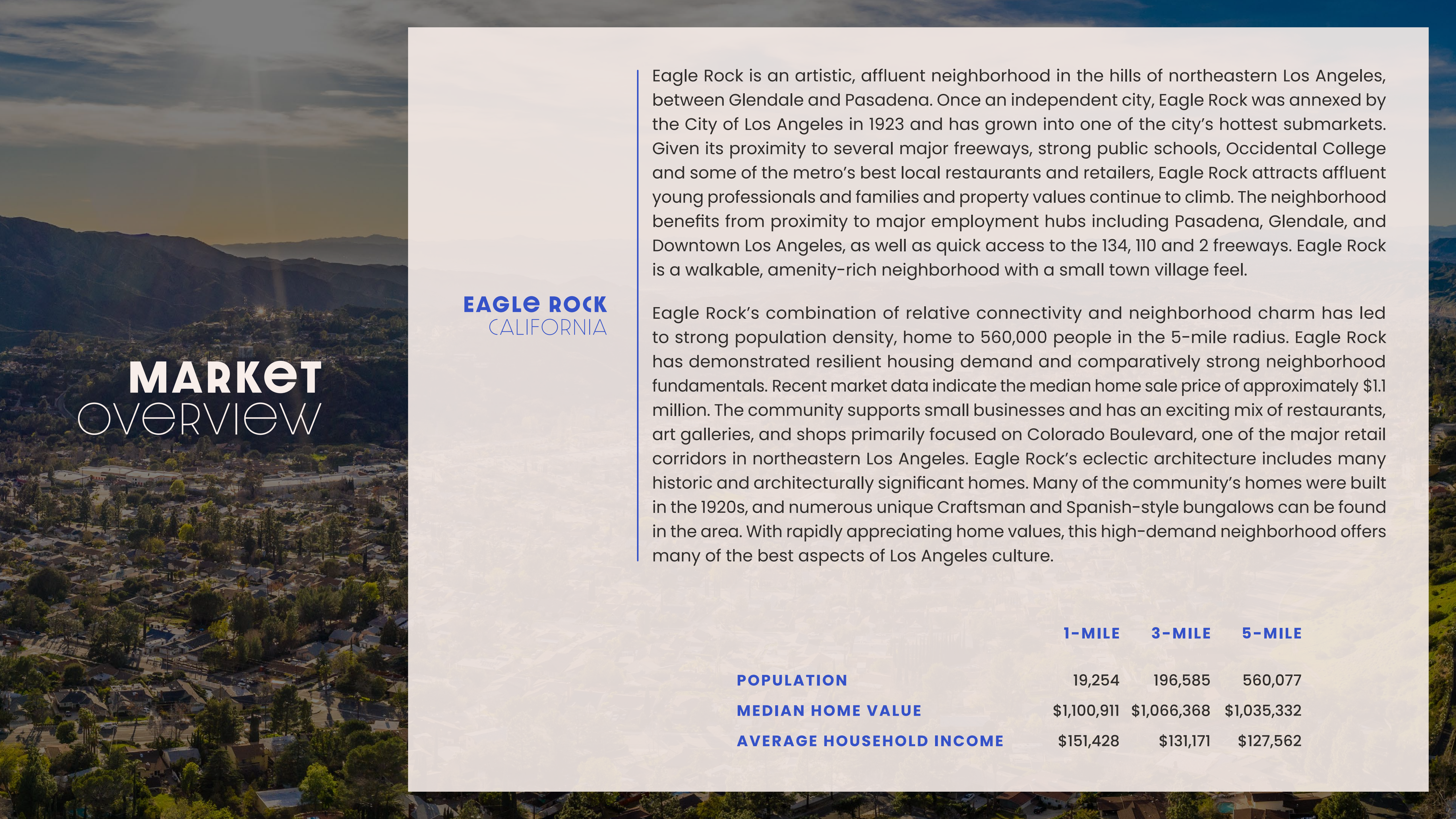
TOWNSEND AVE

COLORADO BLVD - 33,000 VPD

Eagle Rock Optometry



True Value



MARKET OVERVIEW

EAGLE ROCK
CALIFORNIA

Eagle Rock is an artistic, affluent neighborhood in the hills of northeastern Los Angeles, between Glendale and Pasadena. Once an independent city, Eagle Rock was annexed by the City of Los Angeles in 1923 and has grown into one of the city’s hottest submarkets. Given its proximity to several major freeways, strong public schools, Occidental College and some of the metro’s best local restaurants and retailers, Eagle Rock attracts affluent young professionals and families and property values continue to climb. The neighborhood benefits from proximity to major employment hubs including Pasadena, Glendale, and Downtown Los Angeles, as well as quick access to the 134, 110 and 2 freeways. Eagle Rock is a walkable, amenity-rich neighborhood with a small town village feel.

Eagle Rock’s combination of relative connectivity and neighborhood charm has led to strong population density, home to 560,000 people in the 5-mile radius. Eagle Rock has demonstrated resilient housing demand and comparatively strong neighborhood fundamentals. Recent market data indicate the median home sale price of approximately \$1.1 million. The community supports small businesses and has an exciting mix of restaurants, art galleries, and shops primarily focused on Colorado Boulevard, one of the major retail corridors in northeastern Los Angeles. Eagle Rock’s eclectic architecture includes many historic and architecturally significant homes. Many of the community’s homes were built in the 1920s, and numerous unique Craftsman and Spanish-style bungalows can be found in the area. With rapidly appreciating home values, this high-demand neighborhood offers many of the best aspects of Los Angeles culture.

	1-MILE	3-MILE	5-MILE
POPULATION	19,254	196,585	560,077
MEDIAN HOME VALUE	\$1,100,911	\$1,066,368	\$1,035,332
AVERAGE HOUSEHOLD INCOME	\$151,428	\$131,171	\$127,562

Townsend Crossing

EAGLE ROCK | CALIFORNIA

CONTACT LEASING | (424) 363-7800

ARI MENCIAS

Senior Associate, Leasing

amencias@pegasusam.com
LIC # 02085900 (CA)

ANDREW COHEN

Executive Vice President, Leasing

acohen@pegasusam.com
LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate, Leasing

epierson@pegasusam.com
LIC # 02048600 (CA)



PEGASUS

Pegasus Asset Management Inc.

1901 Avenue of the Stars, Suite 630, Los Angeles, CA 90067
(310) 691-1350 // www.pegasusam.com
LIC # 02119442 (CA)

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