

# Townsend Crossing

EAGLE ROCK | CALIFORNIA



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

± 1,283 SF 2<sup>ND</sup> GENERATION  
LIGHT FOOD CORNER SUITE AVAILABLE

Townsend Crossing  
EAGLE ROCK

TOWNSEND AVENUE



COLORADO BOULEVARD | ± 33,000 VPD



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



TARGET®

THE OINKSTER

EAGLEROCK GREEN DRAGON



Townsend Crossing  
EAGLE ROCK

CALIFORNIA 134 213,000 VPD

CHATEAU LEMONGRASS  
VIETNAMESE RESTAURANT



BLAIRS

Eagle Rock  
Italian Bakery & Deli



Malbec  
Argentinean Cuisine

THE FABLE  
SAUAT

True Value®



Eagle Rock Optometry

± 1,283 SF  
AVAILABLE



CaCaO  
MEXICATESSEN

TRADER JOE'S  
OVER 700,000 VISITS ANNUALLY

COLORADO BLVD - 33,000 VPD



# SPACE HIGHLIGHTS

**± 1,283 SF**

Charming 2<sup>nd</sup> 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

Benefiting from \$150,000 average household  
incomes, 560,000+ people within a 5-mile radius





**INTERIOR SPACE**  
PREVIOUS TENANT BUILDOUT

CALIFORNIA 134 213,000 VPD

FOUND  
COFFEE

VONS

REV CYCLE

LITTLE  
BEAST

Townsend  
Crossing  
EAGLE ROCK

Cindy's

TRADER JOE'S  
OVER 700,000 VISITS ANNUALLY

± 1,283 SF  
AVAILABLE

CACAO  
MEXICATESSEN

COLORADO BLVD - 33,000 VPD

COLORADO  
DONUTS  
EAGLE ROCK  
CA

PIZZA MAN

TOWNSEND AVE

Local Pet Stores

Eagle Rock Optometry

ACORN

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
<b>POPULATION</b>	19,254	196,585	560,077
<b>MEDIAN HOME VALUE</b>	\$1,100,911	\$1,066,368	\$1,035,332
<b>AVERAGE HOUSEHOLD INCOME</b>	\$151,428	\$131,171	\$127,562

# Townsend Crossing

EAGLE ROCK | CALIFORNIA

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