



4972 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

4972

RETAIL/OFFICE SUITES FOR LEASE



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT



4972 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041



OFFERING SUMMARY

Lease Rate: \$3,265 per month
Modified Gross
No Triple Net Charges

Available SF: 660 SF

Building Size: 3,600 SF

Lot Size: 5,227 SF (Approx)

Zoning: (Q)C4-1XL

PROPERTY OVERVIEW - 4972 EAGLE ROCK BLVD.

Retail or office space available at 4972 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

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

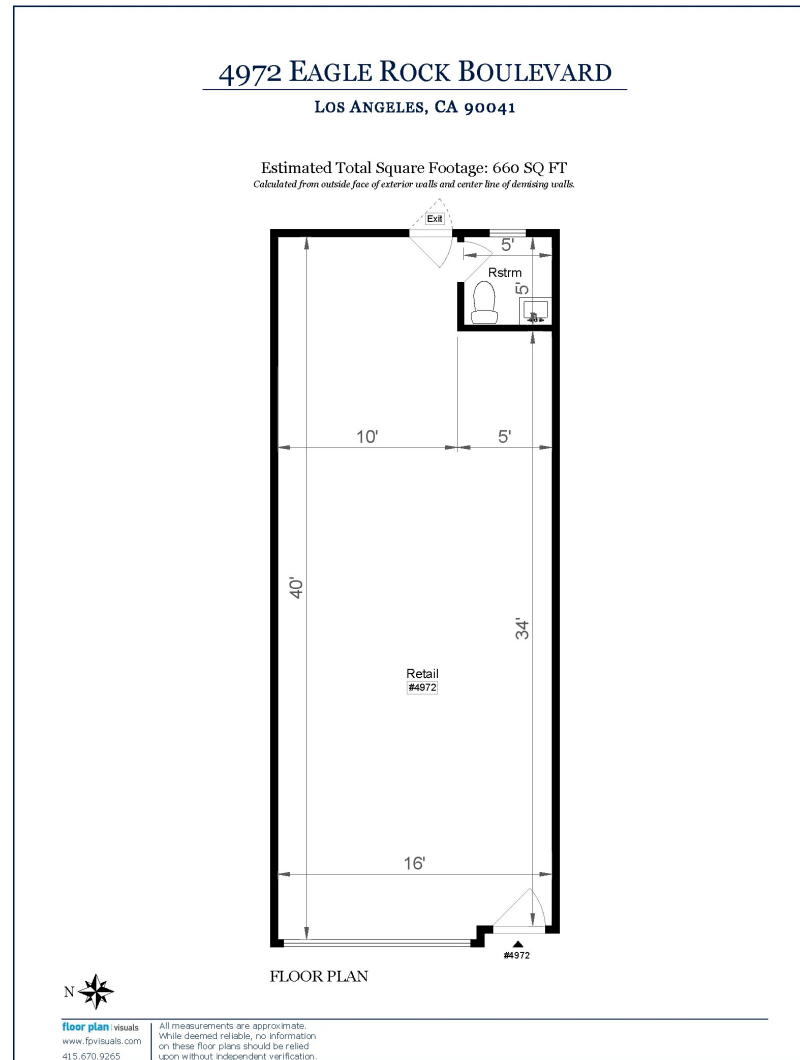
SYSTEMSREALESTATE.COM



4972 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

RETAIL/OFFICE SUITES FOR LEASE



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900 | SYSTEMSREALSTATE.COM



4972 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

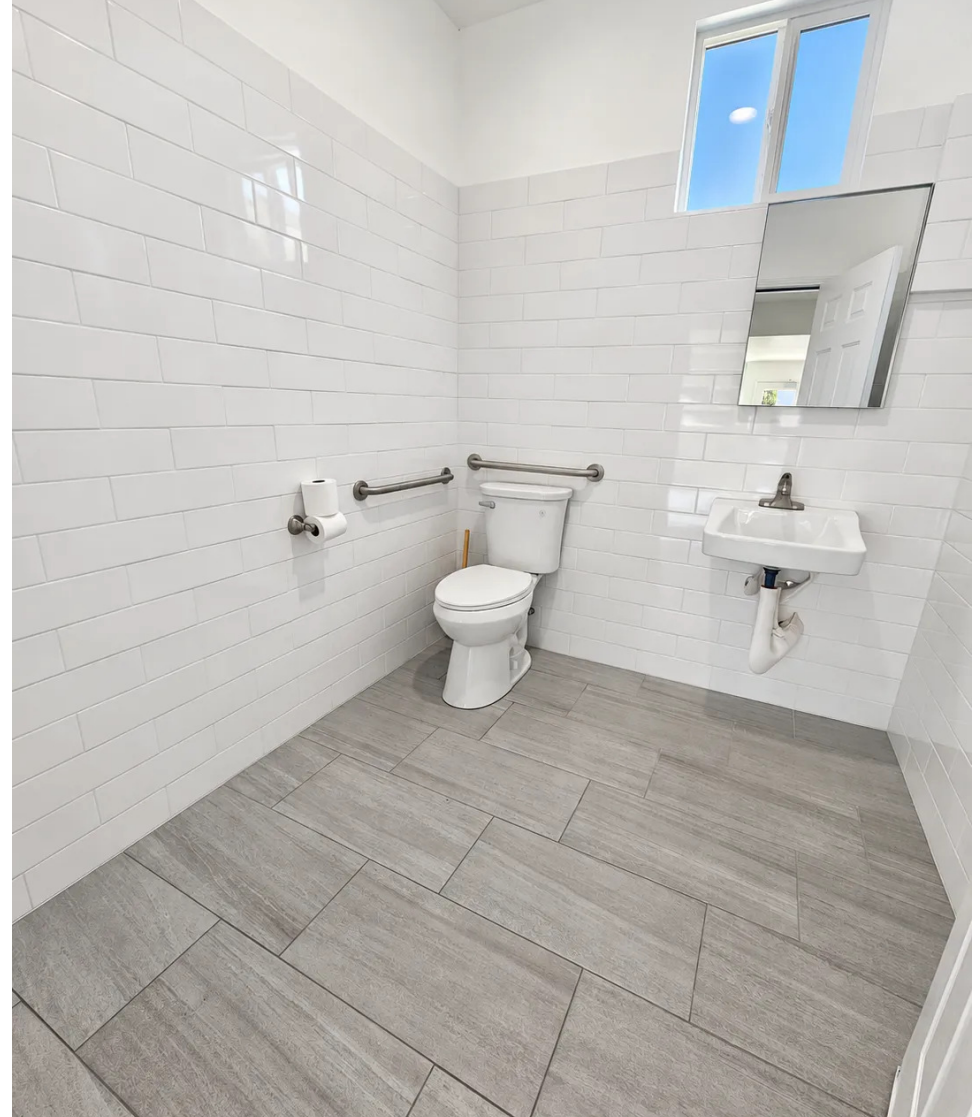
818.500.4900

SYSTEMSREALSTATE.COM



4972 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALESTATE.COM



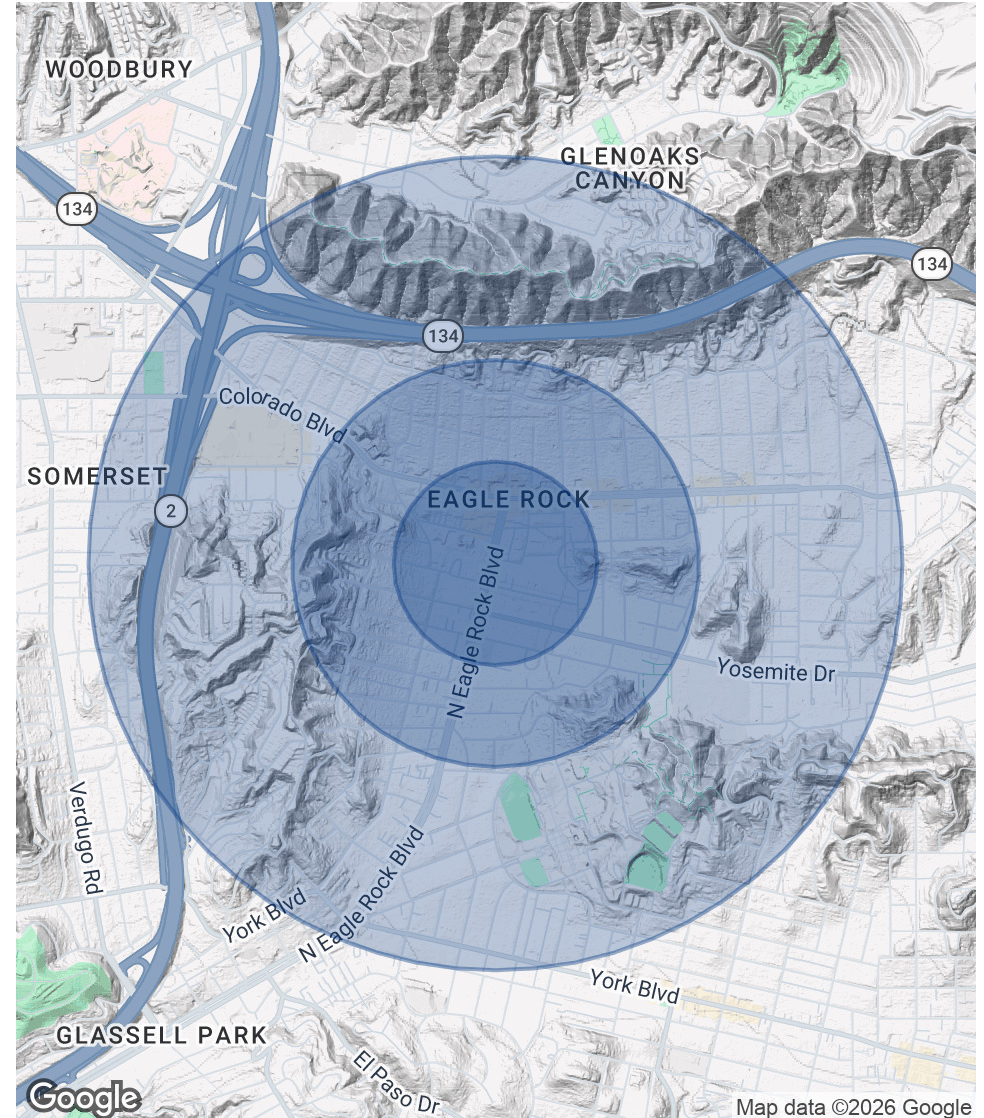
4972 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

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)



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

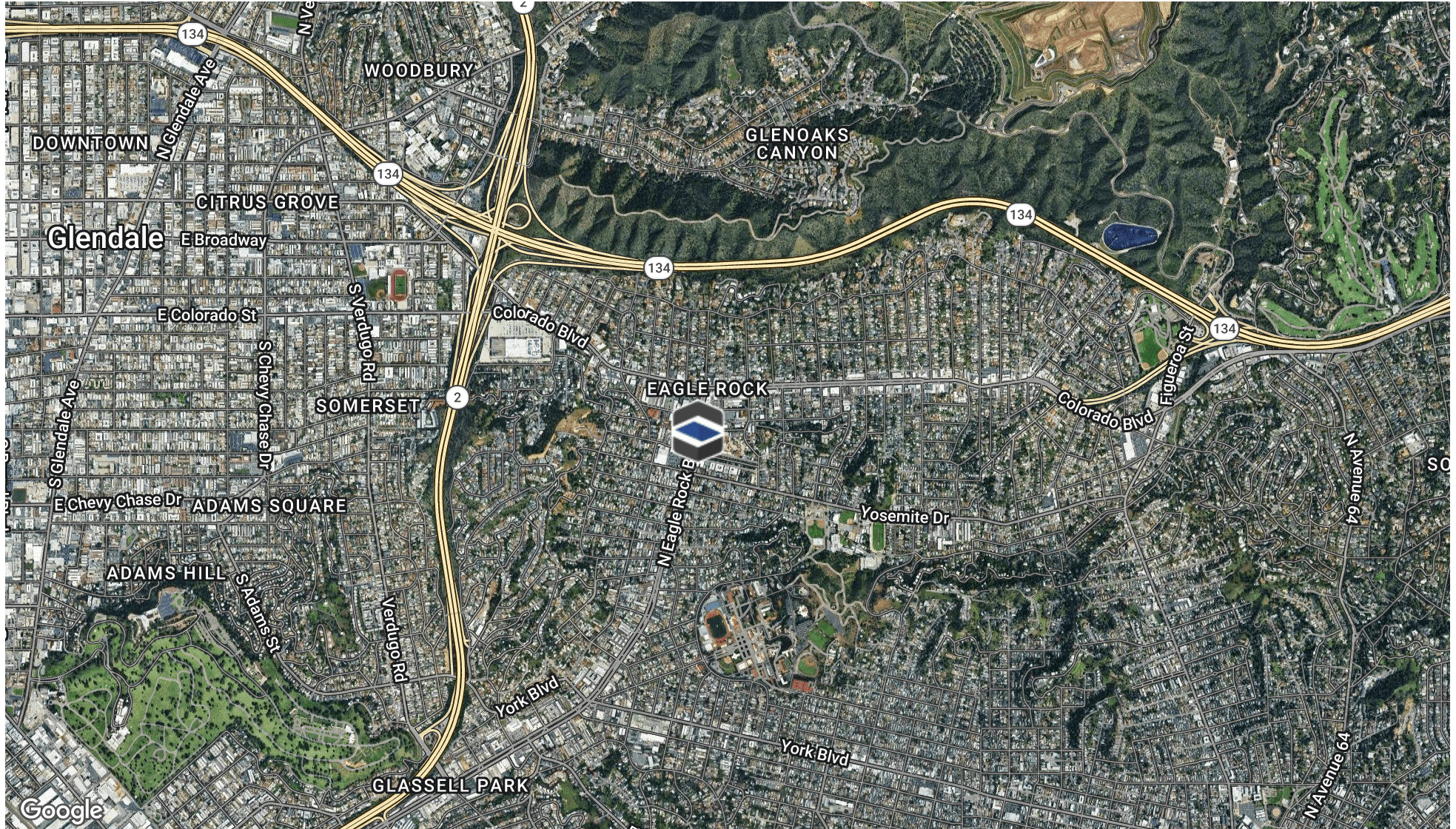
818.500.4900

SYSTEMSREALESTATE.COM



4972 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALESTATE.COM