



COMMERCIAL BUILDING FOR LEASE

5000 Eagle Rock Blvd. ■ Eagle Rock, CA



Property Information

- Rate: \$0.85 PSF MG
- Size: 5,880 Sq. Ft.
 - 1,960 Sq. Ft. Office
 - 3,920 Sq. Ft. Warehouse
- Lot: 8,581 Sq. Ft.
- Parking: 6 Spaces
- Ceiling Height: 14'
- Electrical: 400 amp, 240 volt, 3phase
- Restrooms: 2
- Year Built: 1952
- Zone: LAC4
- Cross Street: Chickasaw Avenue
- Traffic Counts: 25,844 Cars per day on Eagle Rock Blvd.

Highlights

- Fully Air Conditioned
- Storage Mezzanine
- Alley Access
- 2 Grade Level Loading Doors (7'x6')
- Signalized Corner Location

Location Information

Eagle Rock is a neighborhood in northeastern Los Angeles, CA. According to the Los Angeles Times, Eagle Rock's median household income \$67,253 as of 2008 — above average for the city of Los Angeles. Major thoroughfares include Eagle Rock Boulevard and Colorado Blvd., with Figueroa St. along the eastern boundary. The Glendale and Ventura freeways run along the district's western and northern edges, respectively.

The area is inhabited by a wide variety of ethnic and socioeconomic groups as well as a broad population of creative individuals. Throughout the past decade the neighborhood has been experiencing gentrification, as young urban professionals have moved from nearby neighborhoods such as Los Feliz and Silver Lake. A core of counter-culture writers, artists and filmmakers has existed in the town since the 1920s. As a result, commercial areas are seeing a high degree of revitalization and investment from opportunistic developers in spite of the challenging state of the economy.

Additionally, Eagle Rock is also the site of Occidental College (over 2,000 faculty and students) which supplies a good portion of the daytime consumer base from which businesses such as The York rely on.

The subject property is located at the signalized intersection of Eagle Rock Boulevard and Chickasaw Avenue. Eagle Rock Boulevard is a main artery in Eagle Rock which allows for a diverse group of retail, restaurant and office operators in the area.



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For information, please contact your exclusive listing agent:



Marie Taylor - LEED AP
Senior Vice President
626.204.1520 Direct
626.222.7449 Mobile
mtaylor@naicapital.com
www.marie-taylor.com
DRE Lic. #01233430



Dan Bacani
Senior Vice President
626.204.1525 Direct
626.242.7790 Mobile
dbacani@naicapital.com
www.yourrealtyadvisors.com
DRE Lic. #01385413

225 South Lake Avenue
Suite 1170
Pasadena, CA 91101
626.564.4800 Tel
626.564.4846 Fax
www.naicapital.com