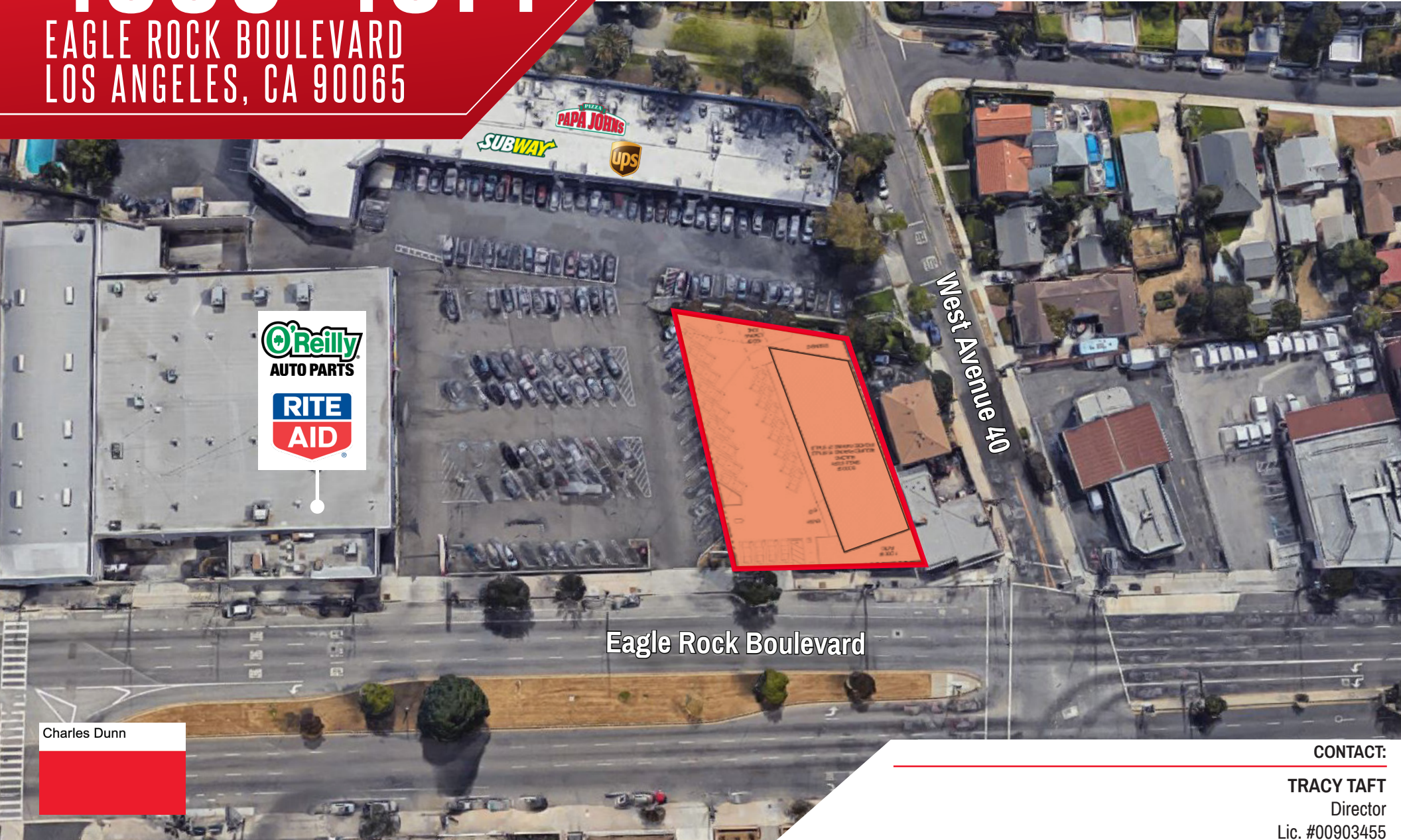


# 4006-4014

EAGLE ROCK BOULEVARD  
LOS ANGELES, CA 90065

**GROUND LEASE/BUILD-TO-SUIT**  
**FREE STANDING BUILDING**  
**LEASE OPPORTUNITY**



Charles Dunn



Eagle Rock Boulevard

West Avenue 40

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Director

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**CHARLES DUNN COMPANY, INC.**

800 West Sixth Street, Suite 800 | Los Angeles, CA 90017 | Lic. #01201641 | charlesdunn.com



# PROPERTY OVERVIEW

Adjacent to the highly traffic corner of Eagle Rock Boulevard and Avenue 40, 4006-4014 Eagle Rock Boulevard is 16,596 square feet of land consisting of three parcels and is the site of a potential 6,000 (divisible) square foot freestanding building. The site is adjacent to, and will open into, a ±52,000 square foot neighborhood center anchored by Rite-Aid and O'Reilly Auto Parts.

## PROPERTY INFORMATION

|                          |   |
|--------------------------|---|
| <b>ADDRESS</b>           | 4006-4014 Eagle Rock Boulevard<br>Los Angeles, CA 90065 |
| <b>GROUND LEASE RATE</b> | Negotiable  |
| <b>APN</b>               | 5472-001-058, 5472-001-059, 5472-001-060                |
| <b>LAND AREA</b>         | 16,596 SF   |
| <b>ZONING</b>            | LAC2  |
| <b>PROPOSED USE</b>      | General Retail/Restaurant                               |

## PROPERTY ATTRIBUTES

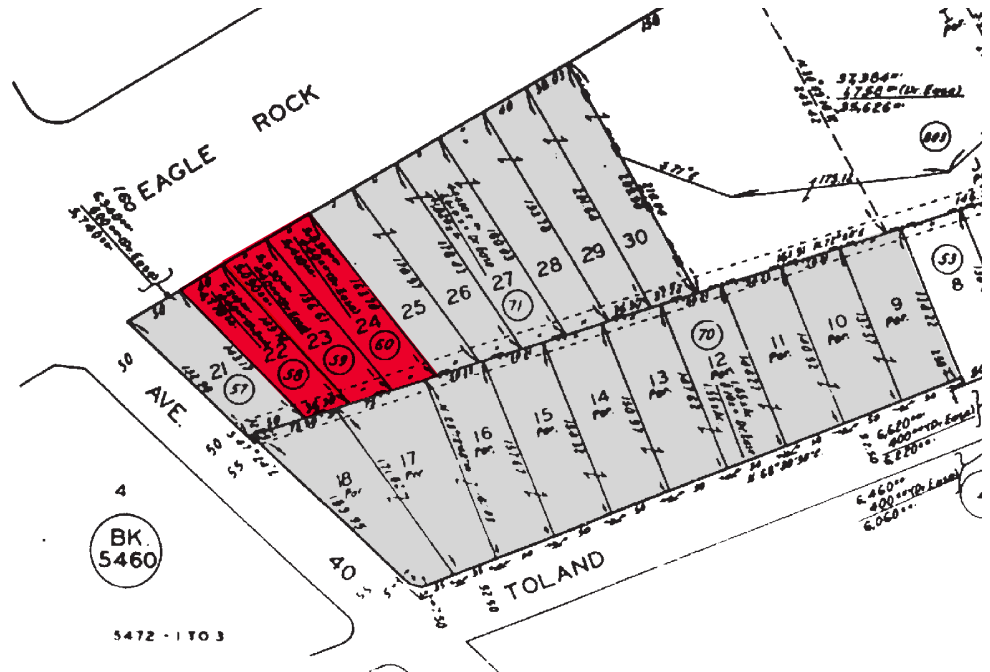
- Highly visible retail location
- Adjacent to a ± 52,000 square foot neighborhood center anchored by Rite-Aid with O'Reilly Auto Parts, The Urban Pet, Subway, Papa Johns, the UPS Store and others
- One block south of Glendale (2) Freeway
- High available daily traffic - 48,601 cars per day\*
- Located in rapidly developing Eagle Rock Boulevard corridor

## LOCATED IN RAPIDLY DEVELOPING AND GENTRIFIED EAGLE ROCK BOULEVARD CORRIDOR

- 31,000 square foot "small format" Target store
- 234 new living units under construction
- Close to Occidental College

\*Source: Costar

www.charlesdunn.com



# SITE PLAN

WEST AVENUE 40

## EAGLE ROCK BOULEVARD





# NEIGHBORING RETAILERS





# DEMOGRAPHICS

## Glassell Park / Eagle Rock

|  | 1 Mile Ring | 3 Mile Ring | 5 Mile Ring |
|--|-------------|-------------|-------------|
| <b>Population Trend</b>                        |             |             |             |
| 2010 Total Population                          | 33,058      | 279,518     | 732,445     |
| 2016 Total Population                          | 33,954      | 290,235     | 759,981     |
| 2021 Total Population                          | 34,492      | 297,969     | 782,460     |
| Population Change 2010 to 2021                 | 4.3%        | 6.6%        | 6.8%        |
| Population Change 2016 to 2021                 | 1.6%        | 2.7%        | 3.0%        |
| <b>2016 Race and Ethnicity</b>                 |             |             |             |
| White alone                                    | 44.1%       | 54.2%       | 50.2%       |
| Black or African American alone                | 1.9%        | 2.0%        | 3.0%        |
| Asian alone                                    | 24.4%       | 18.1%       | 19.3%       |
| Other Race                                     | 29.6%       | 25.8%       | 27.5%       |
| Hispanic                                       | 55.1%       | 46.3%       | 47.9%       |
| <b>2016 Age</b>                                |             |             |             |
| Median Age                                     | 38.3        | 38.4        | 37.3        |
| <b>2016 Occupation</b>                         |             |             |             |
| Civilian employed population 16 years and over | 16,516      | 140,428     | 362,998     |
| White collar                                   | 62.6%       | 63.6%       | 61.7%       |
| Blue collar                                    | 37.4%       | 36.4%       | 38.3%       |
| <b>2016 Educational Attainment</b>             |             |             |             |
| Population 25 years and over                   | 23,836      | 208,208     | 542,216     |
| No High School Diploma                         | 22.0%       | 22.3%       | 24.5%       |
| High school graduate, GED, or alternative      | 18.4%       | 18.2%       | 18.2%       |
| College No Degree                              | 19.0%       | 18.8%       | 17.3%       |
| College or Advanced Degree                     | 40.6%       | 40.7%       | 40.0%       |
| <b>2016 Marital Status</b>                     |             |             |             |
| Married  | 44.6%       | 45.0%       | 42.8%       |
| Not Married                                    | 55.4%       | 55.0%       | 57.2%       |
| <b>2016 Household Size</b>                     |             |             |             |
| Average Household Size                         | 3.1         | 2.8         | 2.8         |

|                                   | 1 Mile Ring  | 3 Mile Ring  | 5 Mile Ring  |
|-----------------------------------|--------------|--------------|--------------|
| <b>Household Trend</b>            |              |              |              |
| 2010 Households                   | 10,989       | 99,350       | 262,609      |
| 2016 Households                   | 11,050       | 100,736      | 265,821      |
| 2021 Households                   | 11,037       | 101,541      | 268,685      |
| Household Change 2010 to 2021     | .4%          | 2.2%         | 2.3%         |
| Household Change 2016 to 2021     | -.1%         | .8%          | 1.1%         |
| <b>Household Income Trend</b>     |              |              |              |
| 2000 Median Income                | \$41,025     | \$37,667     | \$33,692     |
| 2010 Median Income                | \$58,395     | \$50,447     | \$46,615     |
| 2016 Median Income                | \$55,300     | \$52,463     | \$48,774     |
| 2021 Median Income                | \$59,170     | \$56,852     | \$53,570     |
| Median Income Change 2000 to 2010 | 42.3%        | 33.9%        | 38.4%        |
| Median Income Change 2000 to 2016 | 34.8%        | 39.3%        | 44.8%        |
| Median Income Change 2010 to 2021 | 1.3%         | 12.7%        | 14.9%        |
| Median Income Change 2016 to 2021 | 7.0%         | 8.4%         | 9.8%         |
| <b>2016 Household Income</b>      |              |              |              |
| Up to \$24,999                    | 21.3%        | 25.1%        | 27.9%        |
| \$25,000 to \$49,999              | 24.4%        | 23.0%        | 23.0%        |
| \$50,000 to \$74,999              | 18.0%        | 16.9%        | 16.1%        |
| \$75,000 to \$124,999             | 19.6%        | 18.8%        | 17.3%        |
| \$125,000 to \$199,999            | 10.3%        | 10.4%        | 9.5%         |
| \$200,000 or more                 | 6.4%         | 5.8%         | 6.2%         |
| <b>2016 Home Value</b>            |              |              |              |
| Median Home Value                 | \$475,217.40 | \$474,446.70 | \$519,237.10 |
| Average Home Value                | \$516,930.80 | \$564,924.00 | \$678,725.00 |
| <b>2016 Occupancy</b>             |              |              |              |
| Households                        | 11,050       | 100,736      | 265,821      |
| Owner Occupied                    | 48.4%        | 37.7%        | 31.6%        |
| Renter Occupied                   | 51.6%        | 62.3%        | 68.4%        |

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