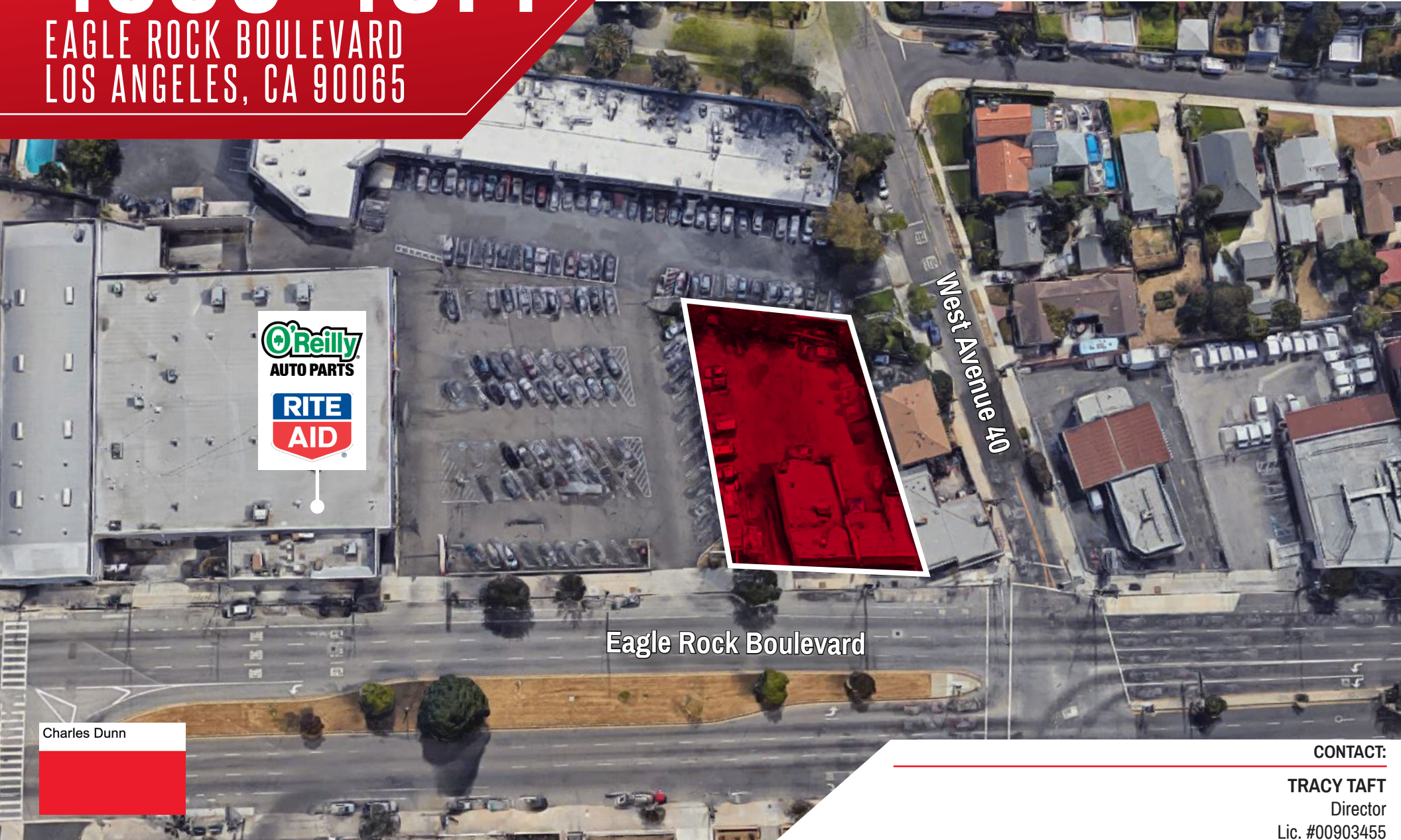


4006-4014

EAGLE ROCK BOULEVARD
LOS ANGELES, CA 90065

GROUND LEASE/BUILD-TO-SUIT
DRIVE-THRU RETAIL STORE
LEASE OPPORTUNITY



West Avenue 40

Eagle Rock Boulevard

Charles Dunn

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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 ±3,200 square foot freestanding retail building with drive-thru, or 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

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

PROPERTY ATTRIBUTES

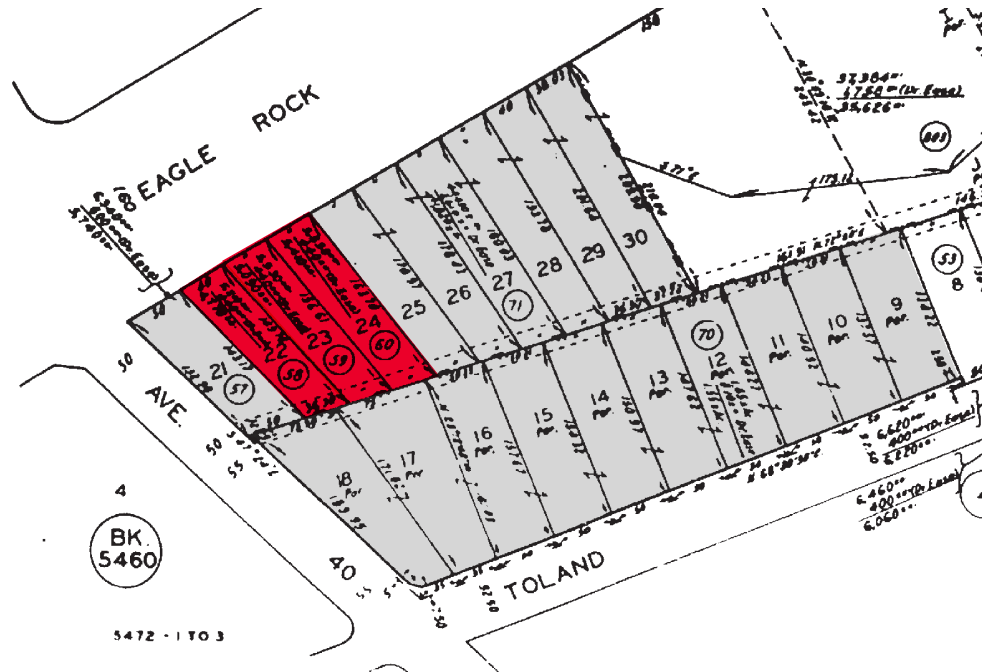
- Highly visible retail location
- Adjacent to a ± 52,000 square foot neighborhood center anchored by Rite-Aid with O'Reilly Auto Parts, The Urban Pet, Subway, Papa Johns, the UPS Store and others
- One block south of Glendale (2) Freeway
- High available daily traffic - 48,601 cars per day*
- Located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



PROPERTY PHOTOS



NEIGHBORING RETAILERS



DEMOGRAPHICS

Glassell Park / Eagle Rock

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Population Trend			
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%
2016 Race and Ethnicity			
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%
2016 Age			
Median Age	38.3	38.4	37.3
2016 Occupation			
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%
2016 Educational Attainment			
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%
2016 Marital Status			
Married	44.6%	45.0%	42.8%
Not Married	55.4%	55.0%	57.2%
2016 Household Size			
Average Household Size	3.1	2.8	2.8

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Household Trend			
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%
Household Income Trend			
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%
2016 Household Income			
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%
2016 Home Value			
Median Home Value	\$475,217.40	\$474,446.70	\$519,237.10
Average Home Value	\$516,930.80	\$564,924.00	\$678,725.00
2016 Occupancy			
Households	11,050	100,736	265,821
Owner Occupied	48.4%	37.7%	31.6%
Renter Occupied	51.6%	62.3%	68.4%

4006-4014

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