

4900, 4906, 4912 EAGLE ROCK BLVD

0.52+ ACRES IN LOS ANGELES, CA



## PROPERTY HIGHLIGHTS

# A RARE OFFERING

.52± acres in the rapidly evolving Los Angeles submarket of Eagle Rock. Zoned C-4 and situated on Eagle Rock Blvd between Yosemite Dr. and Addison.

On behalf of the Church of the Nazarene, Foundry Commercial is pleased to exclusively offer for sale a .52± acre parcel located in the increasingly active neighborhood of Eagle Rock. Currently the Eagle Rock Church of the Nazarene, this site offers the opportunity to develop a mixed-use project with access to DTLA and surrounding submarkets via major thoroughfares and public transit.

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<b>OFFERING SUMMARY</b>	.52± acres located in the neighborhood of Eagle Rock
<b>ADDRESS</b>	4900, 4906, 4912 Eagle Rock Blvd
<b>PARCEL ID</b>	5686-019-012, 5686-019-013, 5686-019-024
<b>CURRENT USE</b>	Church
<b>OWNERSHIP</b>	LA District Church of the Nazarene
<b>ACREAGE</b>	0.52±
<b>BUILDING SF</b>	22,602±
<b>MUNICIPALITY</b>	City of Los Angeles
<b>ZONING</b>	C4 - Los Angeles
<b>PRICING</b>	Unpriced

## INVESTMENT HIGHLIGHTS

# UNIQUE DEVELOPMENT OPPORTUNITY IN EVOLVING EAGLE ROCK SUBMARKET

**RARE LAND:** The Los Angeles region, which boasts nearly 4 million residents, rarely offers this type of investment and development opportunity. Take advantage of the ability to acquire nearly an acre on a major thoroughfare in the thriving Eagle Rock sub-market.

**GROWING ECONOMY:** Eagle Rock has seen growth in virtually all significant demographics, with home values and number of renting households projected to increase by 2023.

**HOUSING DEMAND:** Demand and development are growing in the Eagle Rock and greater East LA area, with several mixed-use projects recently completed and planned. Situated between multiple growing Northeast LA sub-markets with increased demand for new single-family and mixed-use projects.

**NEW DEVELOPMENTS:** Recent Eagle Rock Blvd projects, The Perch and The E.R.B, set a new precedence for development along the major thoroughfare and promote the increasing demand for mixed-use single family homes with available live-work options.





## UNMATCHED ACCESS TO LOS ANGELES' COMMERCIAL, CULTURAL, AND TRANSPORTATION CORE

**CONVERGENCE OF SUBMARKETS:** Situated in Northeast Los Angeles and surrounded by Glendale, Pasadena, with tertiary sub-markets like Silver Lake, Echo Park, Cypress Park, Los Feliz, and Highland Park.

**EASE OF ACCESS:** Access to all parts of the county via major highways 2, 5, 134, and 110. Between Colorado surface streets and the LA Metro Orange line.

**PROXIMITY TO LA'S CULTURAL AND HOSPITALITY AMENITIES:** Exposure to urban amenities with proximity to major universities, hospitals, retail/dining, and other commercial entities.

## MARKET OVERVIEW

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### SPORTS



### EDUCATION & HEALTHCARE



### ART & CULTURE



### 2028 OLYMPIC GAMES HOST



## DEMOGRAPHICS WITHIN 3 MILE RADUS

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2018 Population  
261,761



Median Household Income  
\$58,111



Median Household Value  
\$644,942

## SUPERIOR SITE FUNDAMENTALS

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**FAVORABLE ZONING:** C4 Zoning allows for the ideal mix of commercial and residential use which caters to the needs of the evolving community.

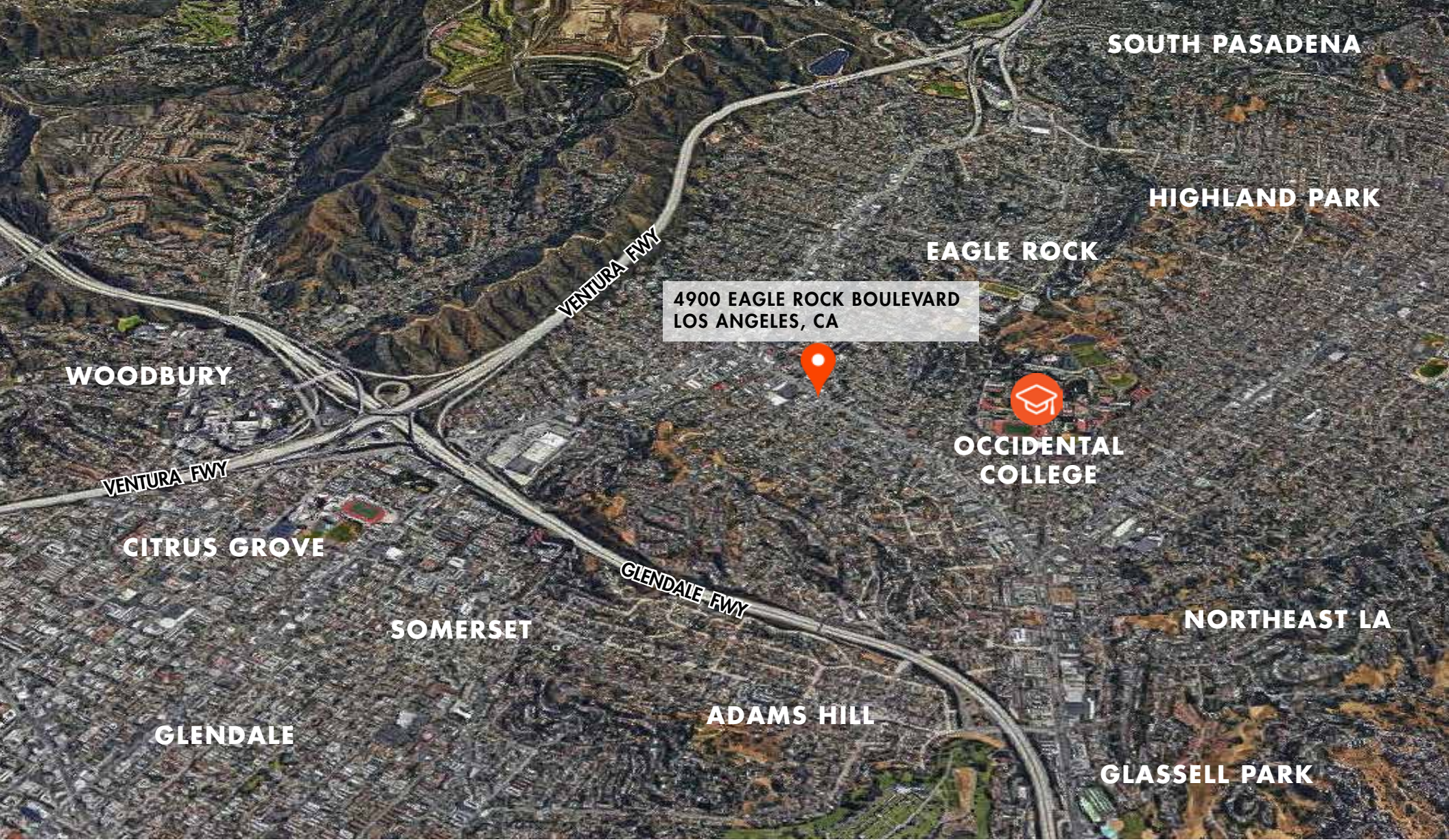
**LOCATION:** Approx. 225' of Frontage on Eagle Rock Blvd with easy access to Hwy-134 and Hwy-2. Directly across from a thriving retail center with multiple high-profile tenants

**HOUSING:** Increased demand and precedence for high-end mixed-use developments along Eagle Rock Blvd.

## EDUCATION AND HEALTHCARE

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- Huntington Hospital, Dignity Health – Glendale Memorial
- Occidental College, California Institute of Technology



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