



*OFFICE
BUILDING
FOR SALE*



Exclusive Listing by
Tolj Commercial Real Estate

2250 Fair Park Avenue, Los Angeles, CA 90041

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2250 Fair Park Avenue, Los Angeles, CA 90041



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EXECUTIVE SUMMARY

The Offering

Tolj Commercial Real Estate is pleased to offer a freestanding two-story office building located in the trendy City of Eagle Rock. The subject property is conveniently located near major retailers, bars, shopping centers, and restaurants and within driving distance to major entertainment and sporting venues: Pasadena Rose Bowl, Centers of the Arts Eagle Rock, Oxy Keck Theater, Arroyo Seco Park, and more.

The subject property consists of approximately 2,250-sf office building situated on approximately 3,151-sf lot zoned Los Angeles General Commercial [Q]C4-1XL. The commercial space is comprised of five offices, kitchen, two bathrooms, and open bullpen area. There are five onsite parking stalls (gated) with street access from Ellenwood Drive. Separate meters for water, gas and electrical for the entire property.

The subject property is near the Glendale (2) Golden State, Venture (134) and Foothill (210) Freeways.

Summary

Sales Price	\$1,800,000
Price per SF	\$800
Built	1947
Stories	2
Primary Use	Office
Property Type	Commercial
Zone	[Q]C4-1XL •
Overlay Zone	State Enterprise •
Percent Occupied	100%
Tenancy	Month-to-Month



• Contact the **Los Angeles City Planning Department** (<https://planning.lacity.org/>) to verify and confirm intended use, zoning, parking requirements, and related city ordinances.

Los Angeles Submarket

Eagle Rock

The subject property is in Eagle Rock, a neighborhood Northeast region of Los Angeles. It is bordered by the City of Glendale on the north and west, Highland Park on the southeast, Glassell Park on the southwest and the cities of Pasadena and South Pasadena on the east. A culturally diverse neighborhood of Los Angeles known for its trendy local businesses, popular local artists, musicians, and distinguished people. In 1911, Eagle Rock was incorporated as a city, and in 1923 it combined with the City of Los Angeles [Source: Eagle Rock, /Wikipedia].

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PROPERTY HIGHLIGHTS

GOOD MIXTURE OF PRIVATE OFFICES,
CONFERENCE ROOM, KITCHENETTE, &
MORE

SECURE GATED PARKING

VARIOUS POTENTIAL USES – FROM
GENERAL OFFICE TO MEDICAL TO LIVE
WORK

IDEAL FOR AN OWNER-USER WITH
RENTAL INCOME

CONVENIENT TO 2, 134, & 210 FRWYS

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PROPERTY INFORMATION

PROPERTY DETAILS

Site Description

Year Built	1947
Building Type	Free Standing
Assessor's Parcel Number	5686-020-016
Construction	Wood Frame/Stucco/Concrete
Roof Type	Flat/Roll Composition
Number of Buildings	1
Gross Square Footage	Approx. 2,250-sf <small>(per assessor's measurements)</small>
Lot Size	Approx. 3,151-sf <small>(per assessor's measurements)</small>
Parking	5 onsite parking stalls (gated)

Utility Services

Electrical	LADWP
Water/Sewer	LADWP
Trash	LA Sanitation
Gas	SoCal Gas Company

Bldg.'s Mechanical Systems

HVAC System	Central Air & Upstairs Wall Units
Water Heater	1
Electrical Meters	1 Master Meter
Plumbing	Copper
Water Meter/Sewer	Master Meter/LADWP line
Gas Meters	1 Master Meter
Elevator	None (walk-up)



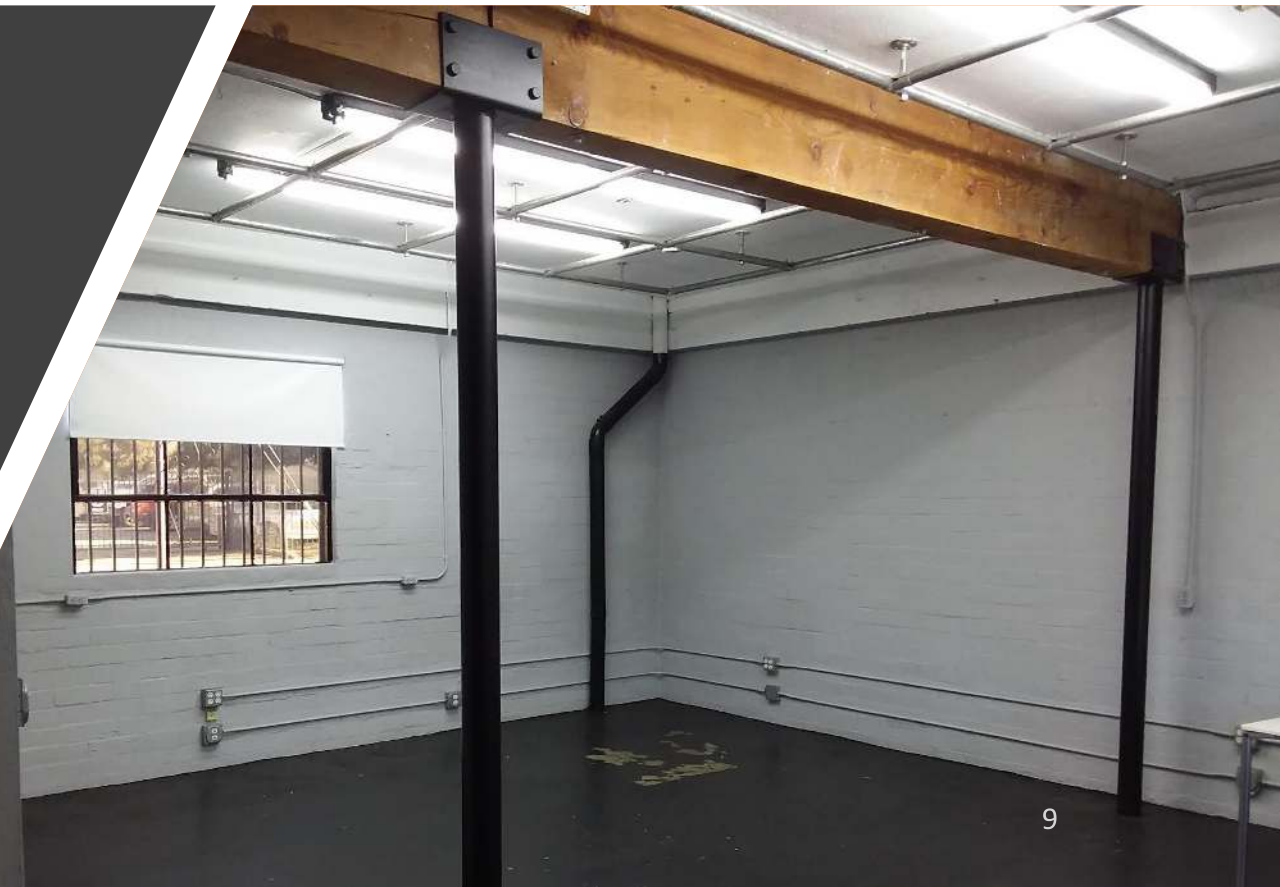
EXTERIOR **PHOTOS**

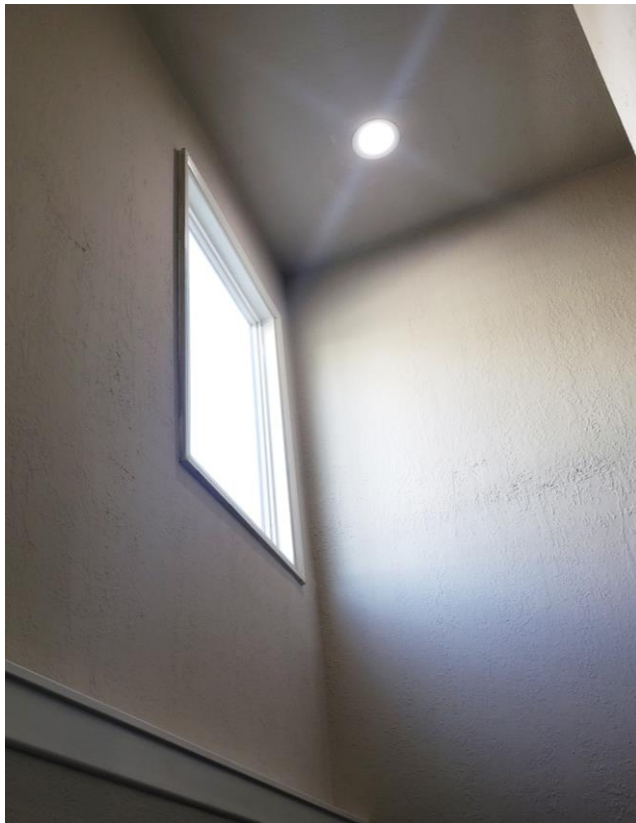
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INTERIOR PHOTOS

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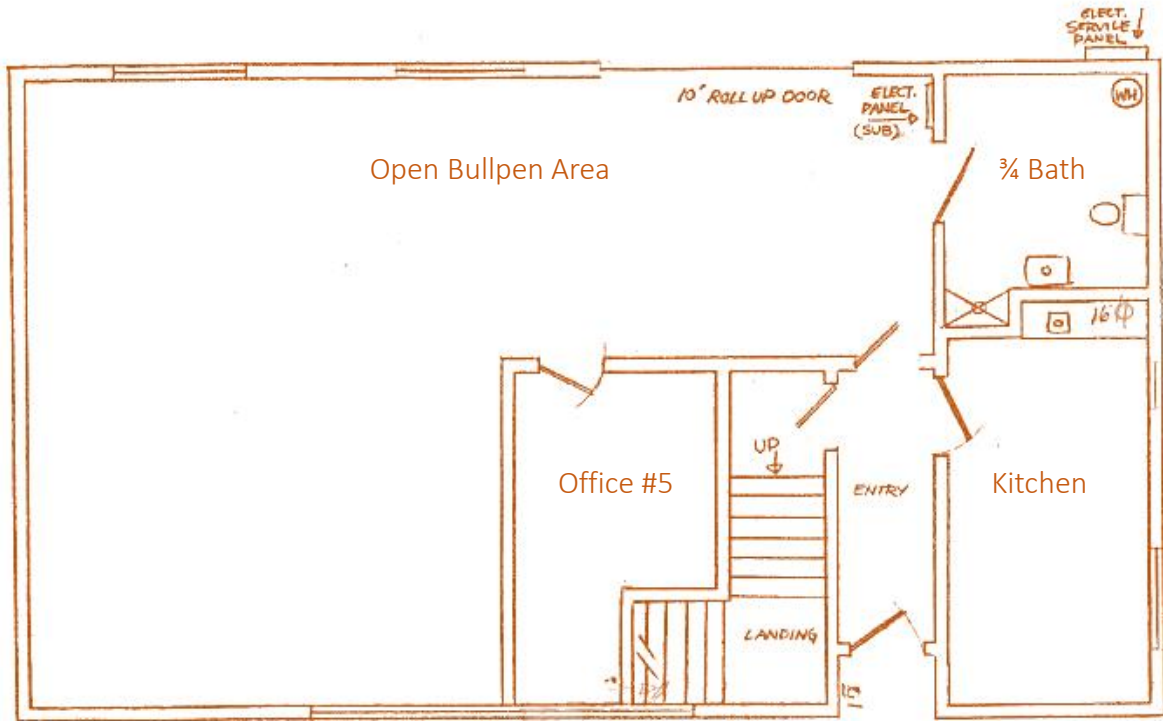




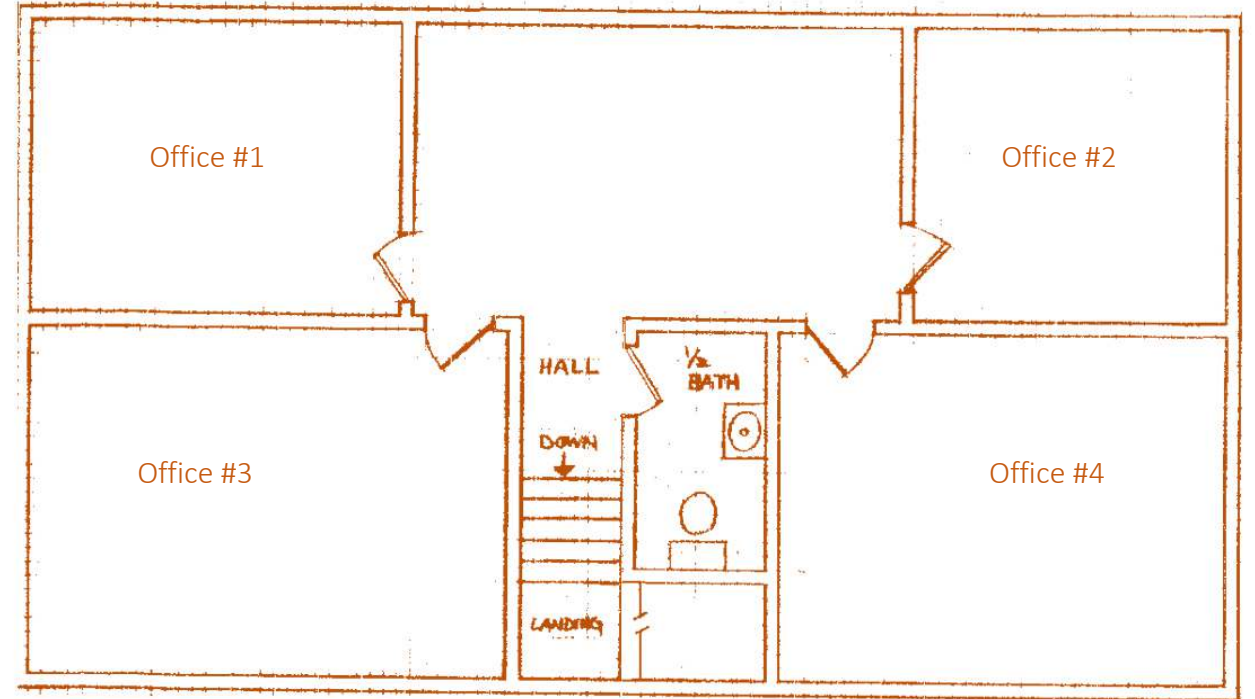
ADDITIONAL INTERIOR PHOTOS

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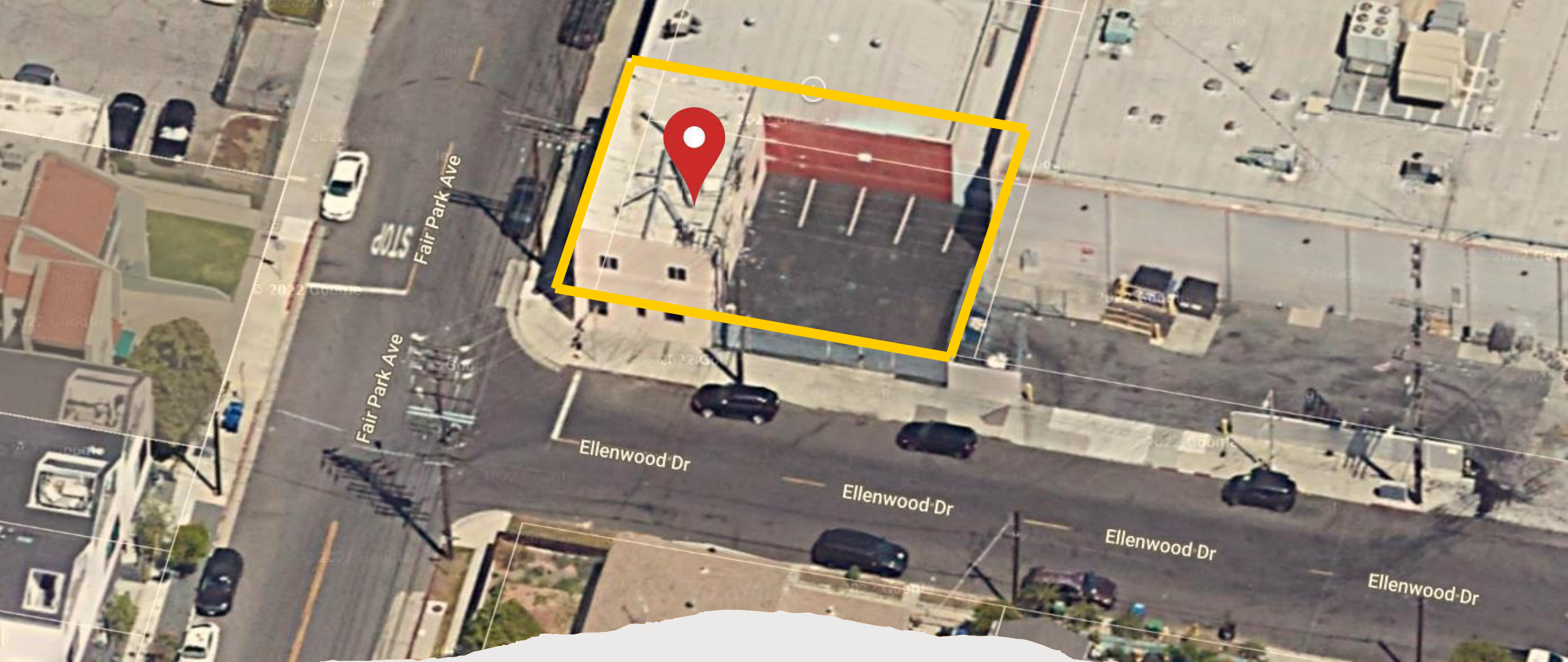
FLOOR PLANS



1st Floor Existing Floorplan Layout
2250 Fair Park
Los Angeles, CA



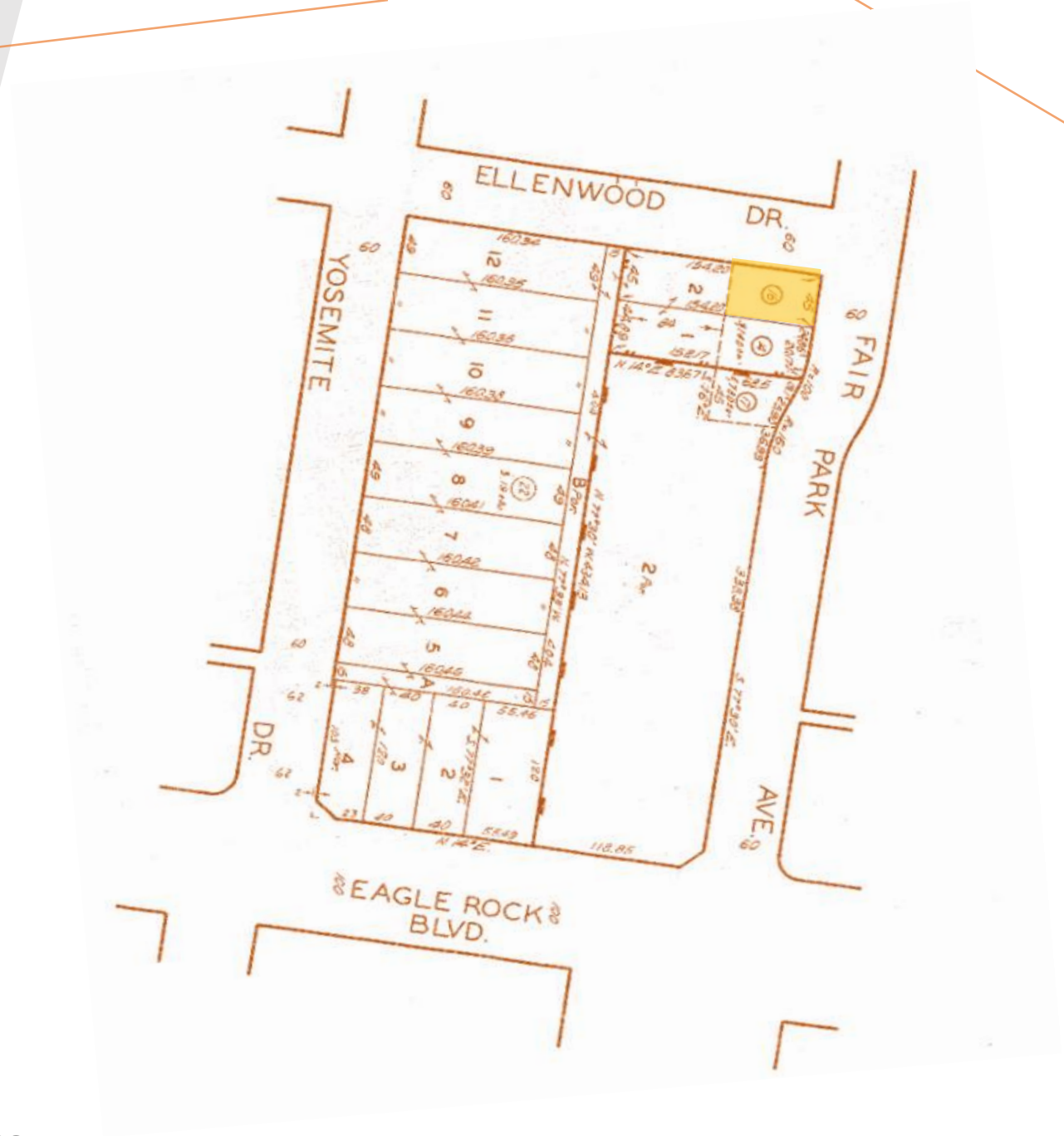
2nd Floor Existing Floorplan
2250 Fair Park
Los Angeles, CA 90041



AERIAL MAP

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PARCEL MAP



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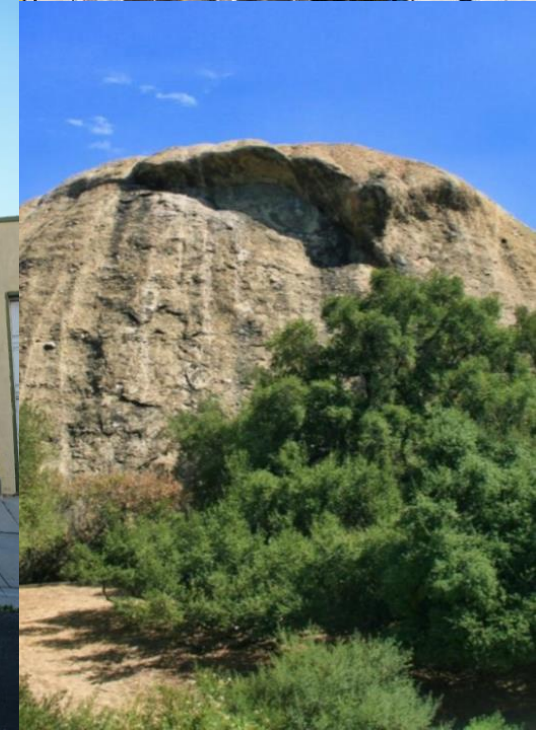
AREA OVERVIEW

EAGLE ROCK

Eagle Rock is a thriving neighborhood community with many young creative artists, musicians, actors, film producers, business professionals, families, and older Angelenos. It is one of best places to live. Just minutes away from downtown Los Angeles and nearby communities of Glendale, Pasadena, and Highland Park, this rich culturally diverse neighborhood is filled with trendy restaurants, unique retail shops, booming club and entertainment nightlife and more.

With many rolling hills and surrounded valleys, Eagle Rock encompass a variety of Victorian homes, duplexes, and vintage apartment buildings. Per Realtors Property Resource (RPR) for 2021, the city's population increased 1.39%. It's median age for residents is 40.9 years. Population is currently at 27,951.

For recreational activities, many residents enjoy community events at the Eagle Rock Recreation Center, which plays host to the Annual Concerts in the Park events, occurring every July through September, while others just enjoy the daily hikes at The Eagle Rock Canyon Trail.





LOCATION – EAGLE ROCK'S COMMUNITY VIBE



With local shops and restaurants on Colorado and Eagle Rock Boulevard, Eagle Rock has become the ideal place for creative and young professionals. Known as one of America's Hottest Neighborhoods by LA Weekly, Eagle Rock attracts all walks of life. Notable residents have included actor Marlon Brando and author John Steinbeck. Many people come from various surrounding neighborhoods to enjoy the nightlife that Eagle Rock provides as well as recreational activities like Concerts in the Park, Eagle Rock Music Festival, and Eagle Rock Canyon Trail.

WALKABILITY

Eagle Rock is very walkable neighborhood. Residents leisurely walk and enjoy nearby restaurants, bars, and retail shops on Eagle Rock Boulevard and Colorado Boulevard. The area has a walk score of 90 out of 100.



GROWING NEIGHBORHOOD



Eagle Rock is home to vintage real estate in Los Angeles. As a small community mixed with a blend of urban and suburban life, Eagle Rock keeps attracting more and more creative and professionals to its neighborhood.

TRANSIT

Transit system on Colorado Boulevard and Eagle Rock Boulevard with several nearby bus stops. Transit score is 46 of 100.



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LOCAL DEMOGRAPHICS



Population



27,951

Population Density per Sq. Mi

8,081.8

Population Change since 2010

1.39%

Median Age



40.9

Income per Capita

\$40,018

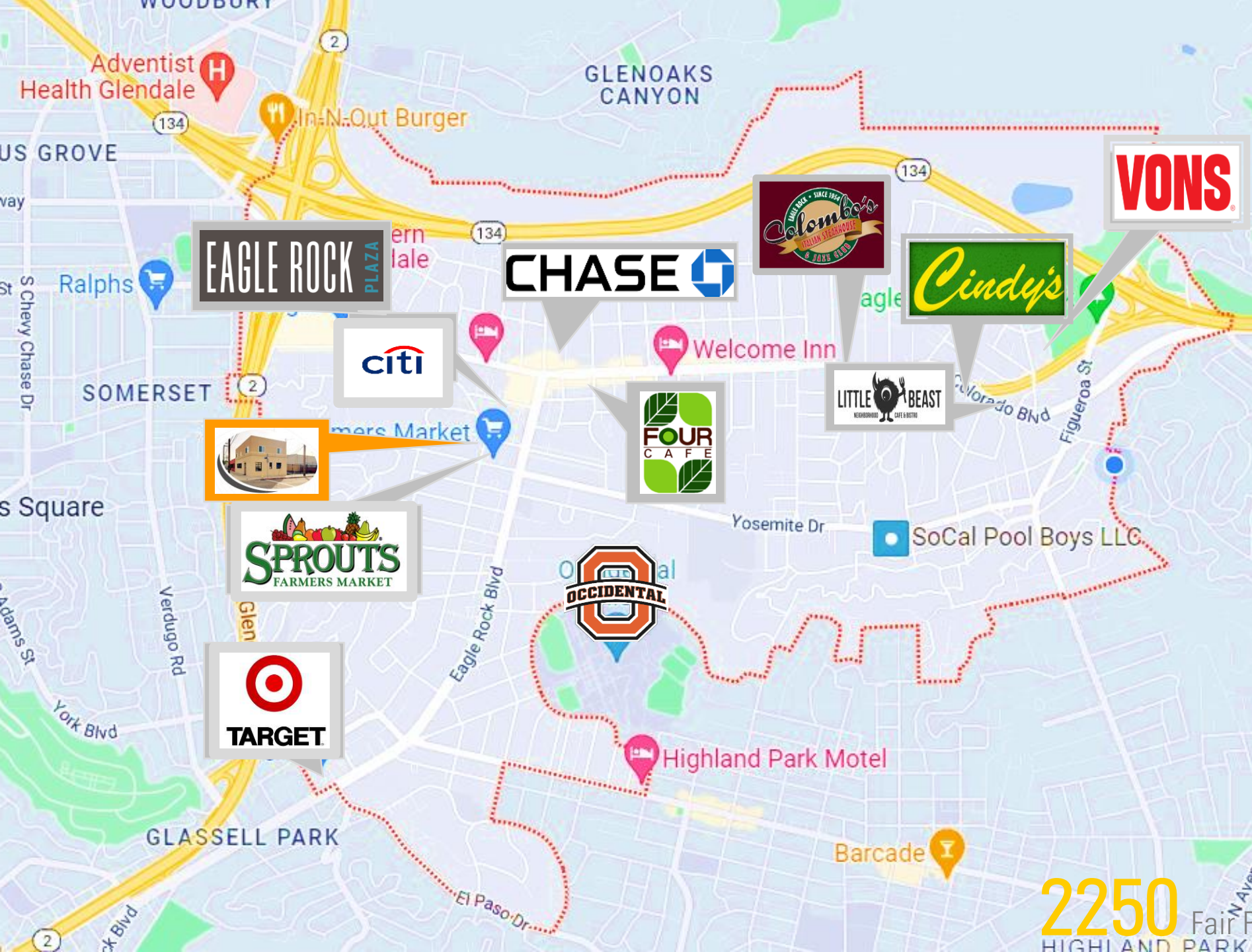
Median Household Income



\$89,837

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LOCAL TRENDY AMENITIES



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HIGHLAND PARK

Legal Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

Tolj Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Tolj Commercial Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents (and/or projected rents) that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements (both local, State and Federal) should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Tolj Commercial Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

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Picture Source: Unsplash.com

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