

2131 Colorado Blvd.
Eagle Rock, CA 90041

RESTAURANT/RETAIL SPACE FOR LEASE (Under Remodel)



PROPERTY DETAILS:

- Up to 4,754 sf - divisible to 2 stores
- Up to 30' High Bow Truss Ceiling & Brick Walls
- \$4.25 sf/mo. + 65¢ sf/mo. NNN

LOCATION HIGHLIGHTS:

- Gateway To Colorado Blvd. - Eagle Rock's Main Retail & Restaurant Row
- Close Proximity to Occidental College (2,000+ Students Enrolled)
- Densely Populated Residential, New lifestyle Multi Family units w/in a 2 block radius
- Vibrant Rapidly Gentrifying Area Adjacent To Silverlake, Los Feliz, & Glendale
- Next to and connects with 134/210 Freeways to Burbank, Pasadena, & DTLA

BUILDING AMENITIES:

- Landlord Remodeling The Property For Restaurant Use To Include At Delivery Of Premises:
 - Master CUP For Beer & Wine Sales
 - 400 Amp Elec. Service/Store
 - New Storefront Design: Outdoor / Indoor Seating - Glass Garage Style Roll Up Storefront Doors Plus Separate Pedestrian Entry Doors
 - New HVAC Units & More
 - Zoning: LA C-4

JOIN:



For More Information:



Linnard Lane

Managing Member

Office: (310) 806-9380

Cell: (510) 612-7111

Email: empirereal@sbcglobal.net

Empire Realty Group, LLC

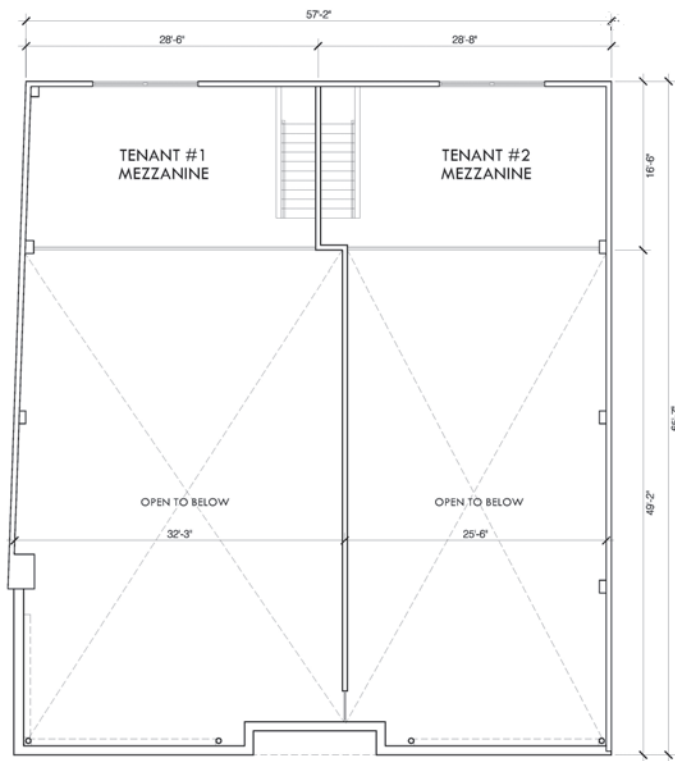
12100 Wilshire Blvd. 8th Fl.

Los Angeles, CA 90025

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Floor Plan Two Store Layout

Caspar Ave.

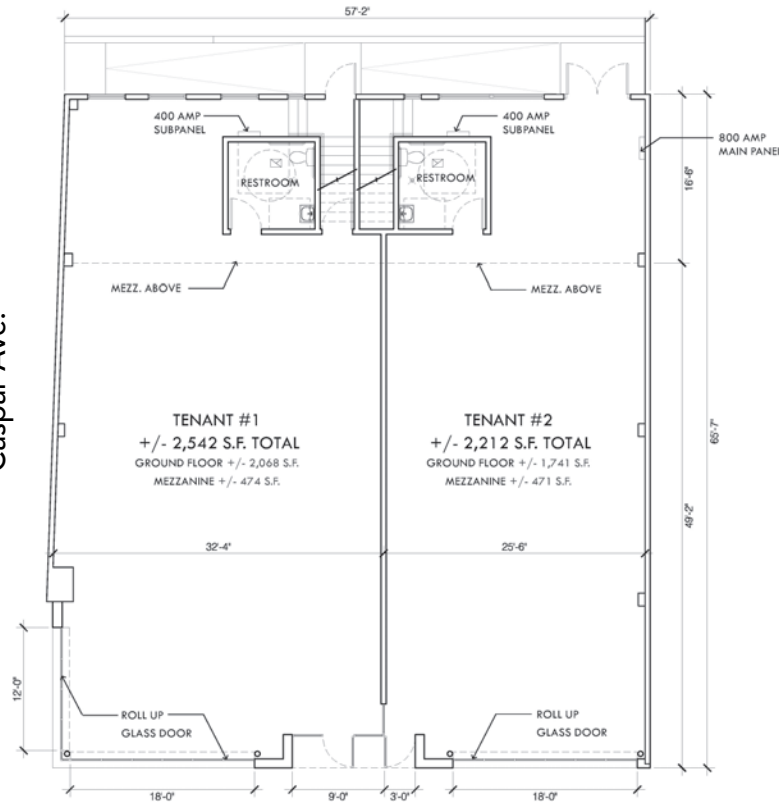


Colorado Blvd.

AREA SUMMARY	
TENANT #1	
GROUND FLOOR	+/- 2,068 S.F.
MEZZANINE	+/- 474 S.F.
TOTAL	+/- 2,542 S.F.
TENANT #2	
GROUND FLOOR	+/- 1,741 S.F.
MEZZANINE	+/- 471 S.F.
TOTAL	+/- 2,212 S.F.



Caspar Ave.



Colorado Blvd.

Sized Not to scale

DELIVERY CONDITION

- 4,754 sf divisible into 2 stores
- Landlord obtaining master CUP for on site alcohol sales
- Up to 30' ceiling heights to open web roof trusses
- Rear loading access doors
- 1 new ADA equipped bathroom per space subject to occupancy load

- Grease Trap permissible, Grease Interceptor exempt (subject to revision)
- New 400 amp electrical service per store
- New HVAC units per space 1 Ton/300 sf ground floor area
- New glass garage door roll up storefront design providing for indoor/outdoor seating
- All other utilities including gas stubbed to interior each space for restaurant use

All information contained herein has been secured from sources we believe to be reliable, Broker assumes no liability nor makes representations or warranties, expressed or implied, as to the accuracy of the information depicted hereon. All references to square footage, dimensions or age herein are approximate and for reference purposes only.



2131 COLORADO BLVD., EAGLE ROCK

Two Store/Restaurant Elevation

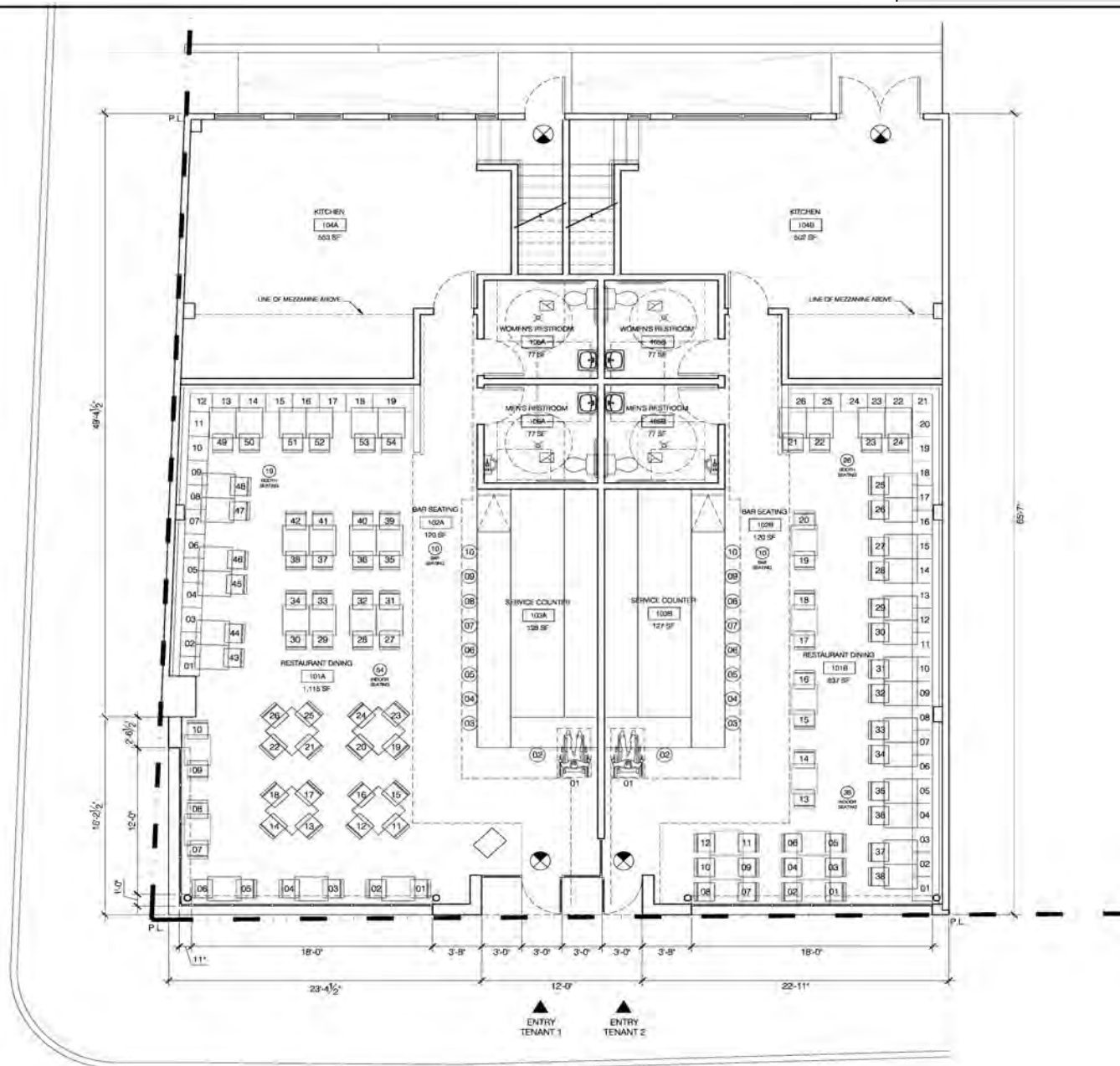


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2131 COLORADO BLVD., EAGLE ROCK

Sample Layout Two Store/Restaurant Plan



2131 COLORADO BLVD.
TENANT 1 REST. AREA/SEATING

ROOM #	AREA (SF)	SEATS
RESTAURANT DINING 101A	1,115	73
BAR SEATING 102A	120	10
SERVICE COUNTER 103A	128	0
KITCHEN 104A	553	0
WOMEN'S RESTROOM 105A	77	0
MEN'S RESTROOM 106A	77	0
MEZZANINE 201A	473	0
TENANT 1	2,643	84

2131 COLORADO BLVD.
TENANT 2 REST. AREA/SEATING

RESTAURANT DINING 101B	837	64
BAR SEATING 102B	120	10
SERVICE COUNTER 103B	127	0
KITCHEN 104B	502	0
WOMEN'S RESTROOM 105B	77	0
MEN'S RESTROOM 106B	77	0
MEZZANINE 201B	471	0
TENANT 2	2,211	74

TOTALS	4,754	158
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LEGEND:

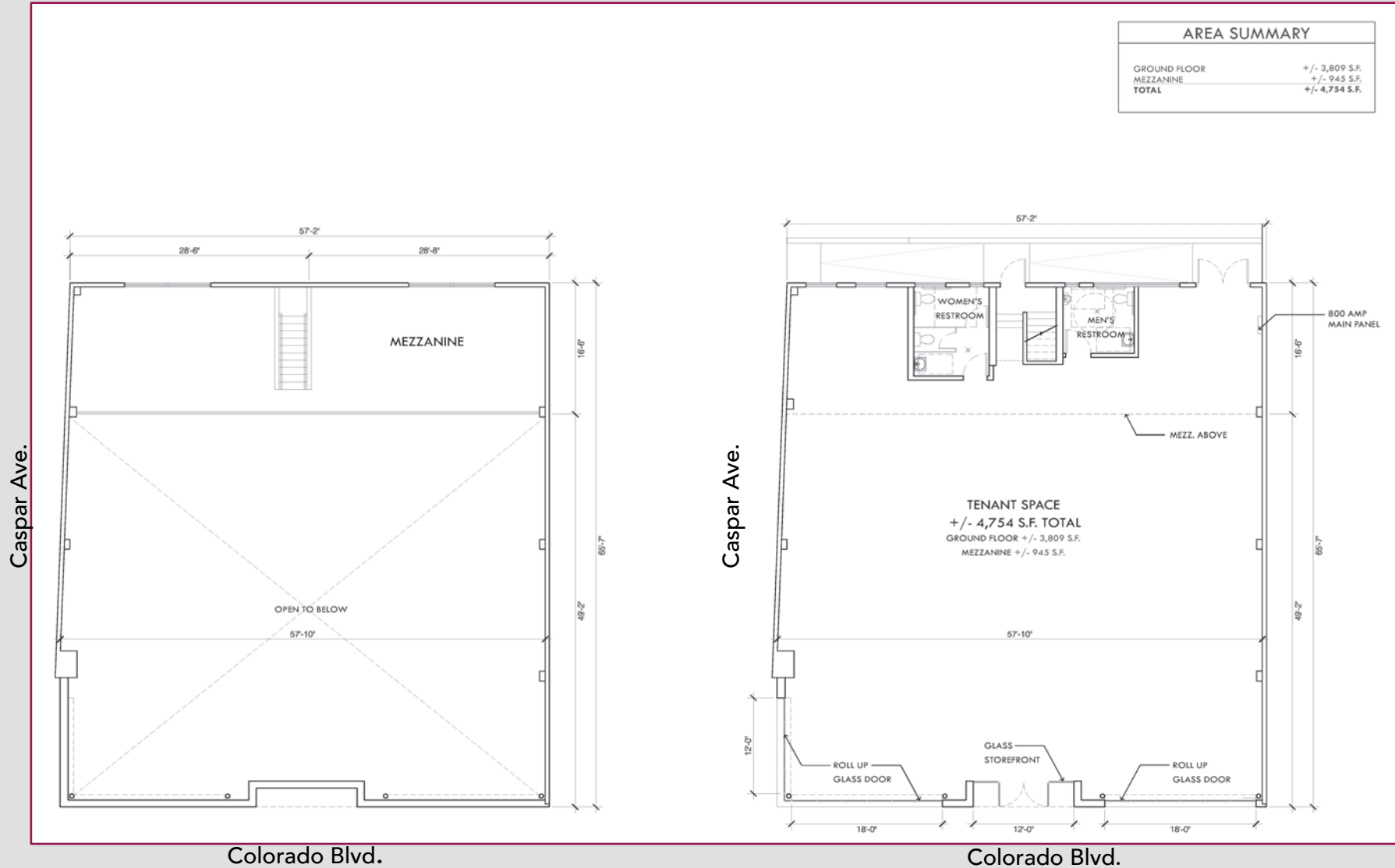
▲	ENTRY
⊗	EXIT
---	PROPERTY LINE

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2131 COLORADO BLVD., EAGLE ROCK

Floor Plan Single Store Layout



Sized not to scale

Single Store Elevation

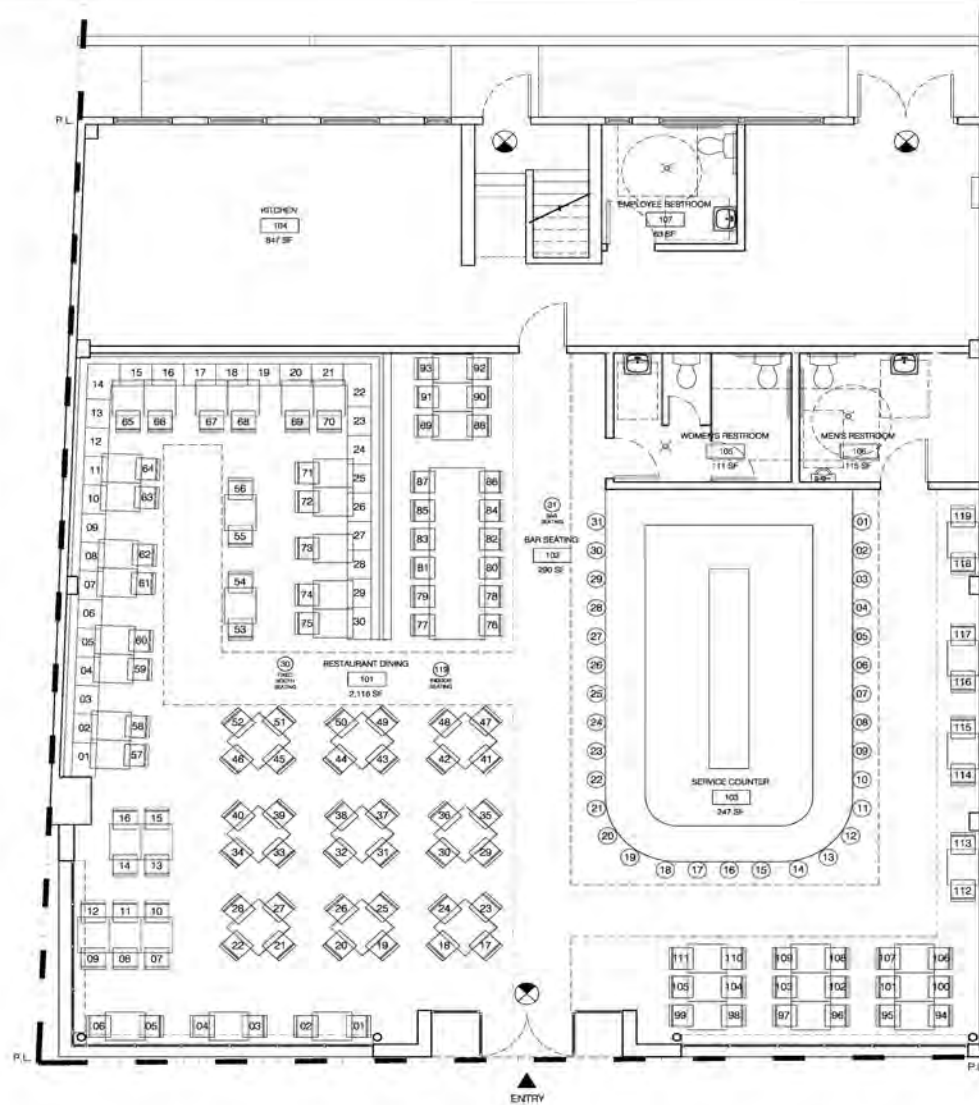


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2131 COLORADO BLVD., EAGLE ROCK

Sample Single Store/Restaurant Layout



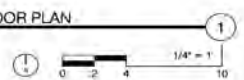
2131 COLORADO BLVD. RESTAURANT AREA/SEATING

ROOM #	AREA (SF)	SEATS
RESTAURANT DINING 101	2,116	149
BAR SEATING 102	290	31
SERVICE COUNTER 103	347	0
KITCHEN 104	847	0
WOMEN'S RESTROOM 105	111	0
MEN'S RESTROOM 106	115	0
EMPLOYEE RESTROOM 107	83	0
MEZZANINE 201A	945	0
TOTAL	4,754	180

LEGEND:



GROUND FLOOR PLAN



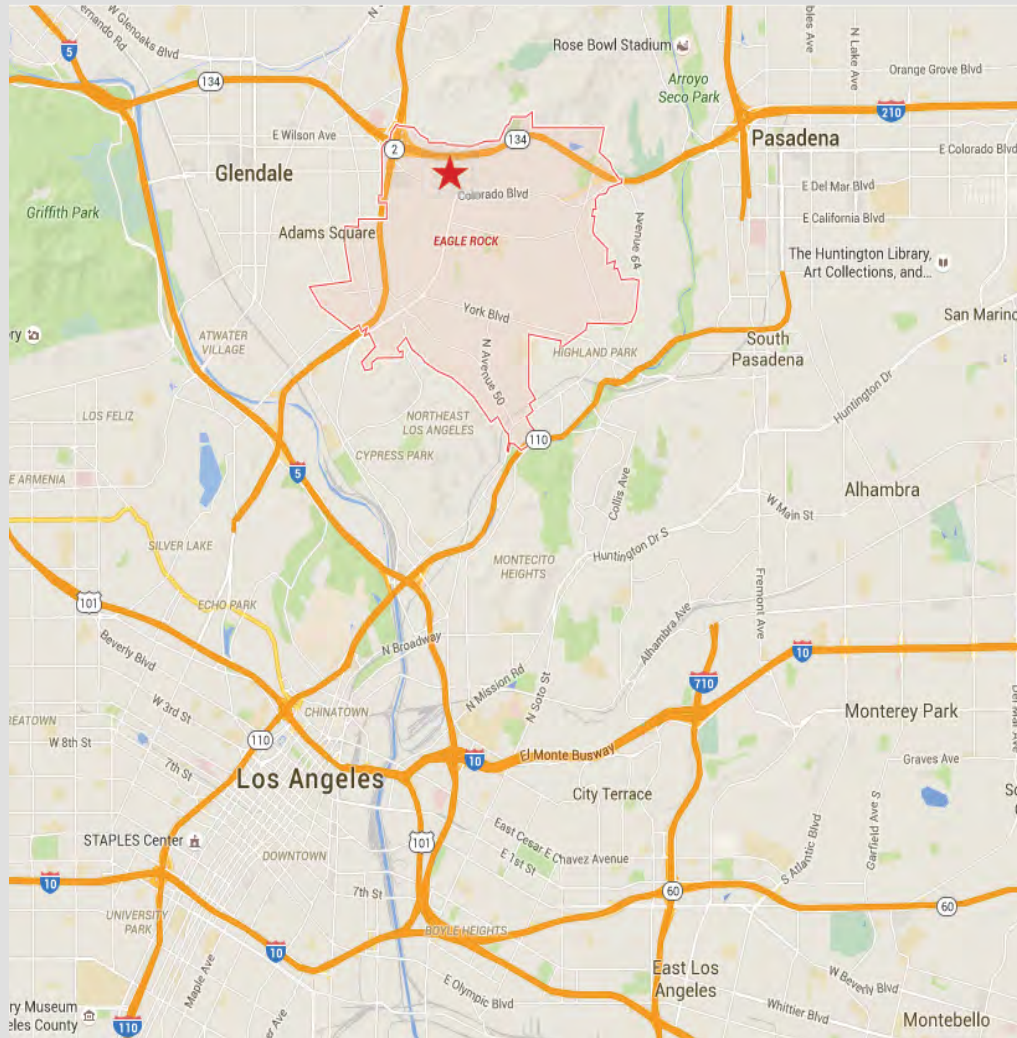
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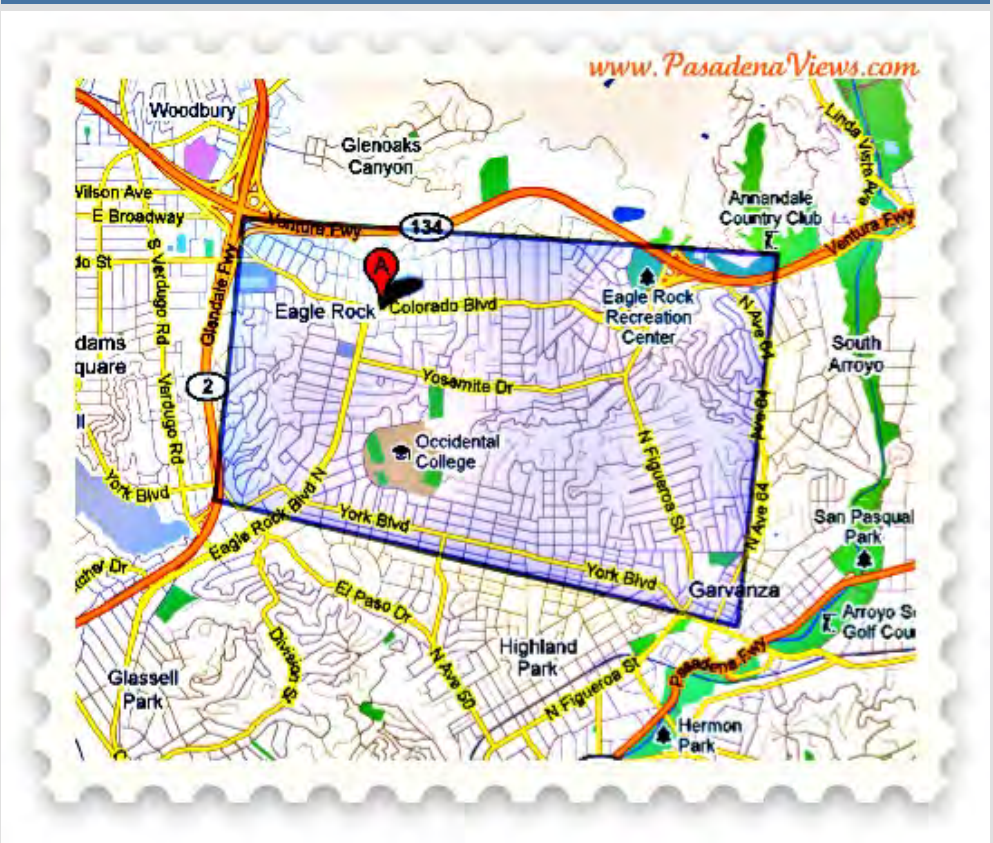
2131 COLORADO BLVD., EAGLE ROCK

2131 Colorado Blvd. & Eagle Rock Trade Area

Eagle Rock Trade Area, a neighborhood of Northeast Los Angeles bordered by the city of Glendale (N,W), LA City neighborhoods Highland Park (SE) and Silver Lake/Los Feliz, & Glassell Park (SW), and the cities of Pasadena and South Pasadena (E), is identified as "the core of counter-culture." Known for its medley of creative, ethnic, and socioeconomic groups, Eagle Rock is a relatively high-income neighborhood of approximately 34,000 people. Eagle Rock is also known for being the home of Occidental College, a private liberal arts college of approx. 8,000 students, home to President Barack Obama for his initial college education as well as famous film star and writers.




Relaxed and yet sophisticated, Eagle Rock is distinctly urban with a lively mix of retail/restaurants, residential, and recreational elements. A range of new and remodeled for-sale single family and modern apartment homes are available in the community, and excellent K-12 public schools serve the local area. Eagle Rock also enjoys a mild climate. A place to live, work and play, Eagle Rock attracts an energetic and engaged work force—the people who are creating the future of business.



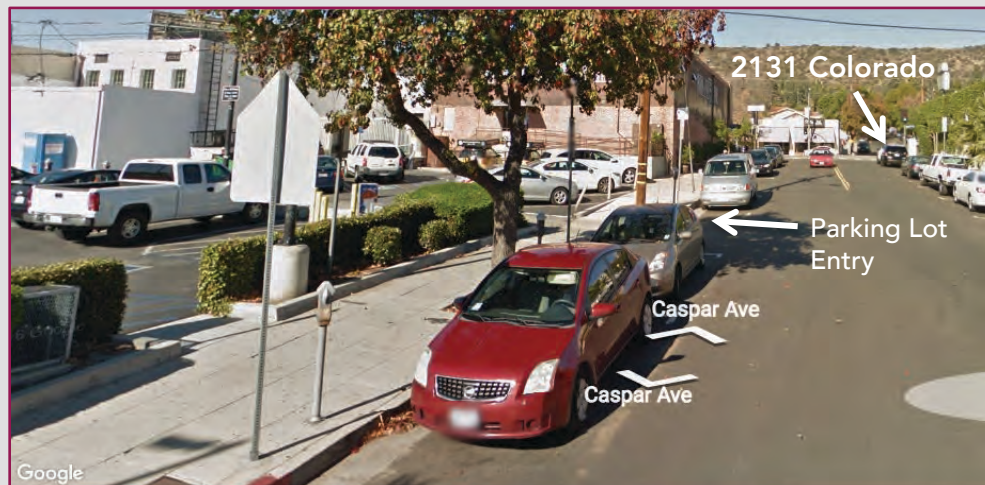
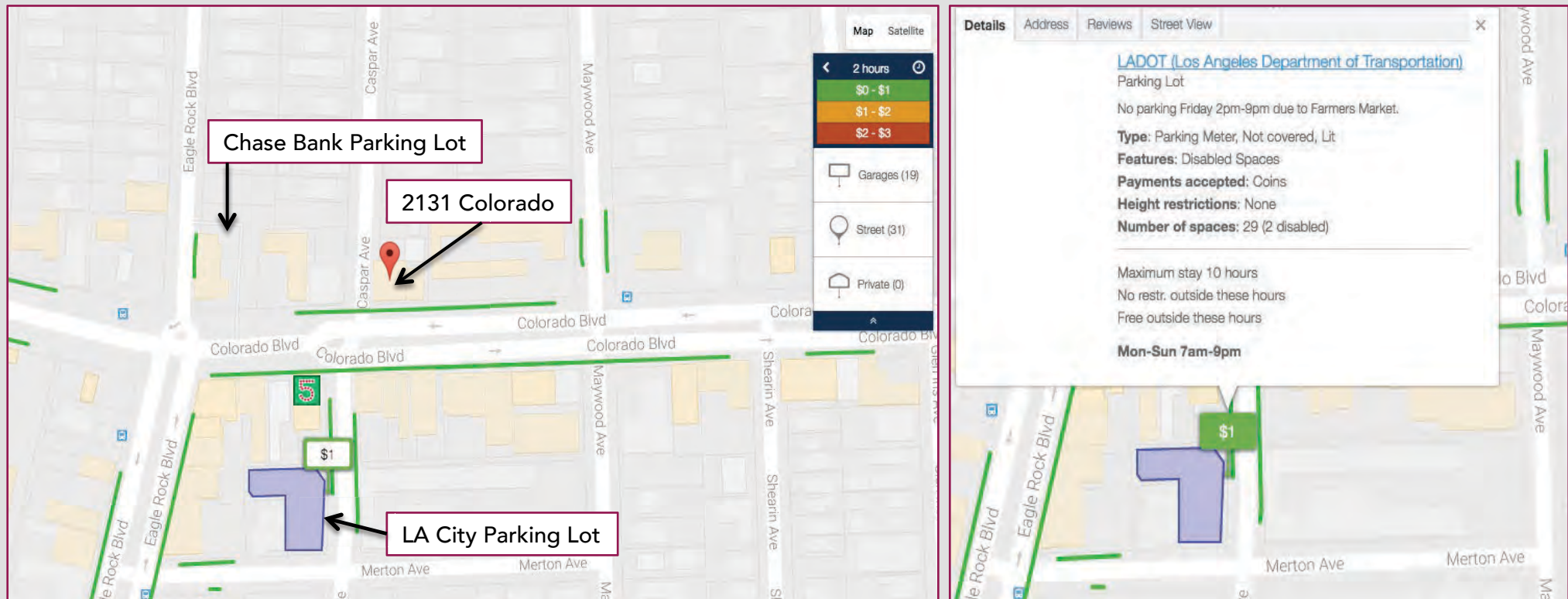
The Location: The NEC of Colorado Blvd. & Caspar Ave. is a traffic signalized corner 1 block east of the main intersection of Colorado & Eagle Rock Blvd. Colorado Blvd. is the main thoroughfare in Eagle Rock making it the urban hub for residents and visitors for its numerous restaurants, pubs, bars and shopping destinations. Colorado Blvd. has an enhanced natural retail street vibrancy of improved walking and cycling facilities making Eagle Rock one of the most sought after zip codes in Los Angeles. *Redfin named Eagle Rock the second hottest neighborhood in the US for 2014 because of its short commute to the places people want and need to be in LA and for its home affordability.* Redfin reported Eagle Rock listings shot up in popularity 128 percent over the year before; median sale was \$539,000, for 2016 the median sale climbed to \$705,000, median home rents to \$2,795.00



2131 Colorado Blvd. Parking Map

Customer parking for 2131 Colorado is provided through a combination of approximately 31 free and metered city managed and maintained street spaces along Colorado Blvd. directly along the property's main street frontage, and Caspar Ave., plus neighboring streets, all within walking distance. From 6 p.m. to 6 a.m., the Chase Bank Parking lot across Caspar Ave. is also available for public parking for a flat rate of \$2.00. In addition, the City of Los Angeles also owns and operates a metered and free parking lot containing an additional 29 parking spaces directly across the street from 2131 Colorado off Caspar Ave. behind 5 Line Tavern .

Source: Parkopedia.com (http://en.parkopedia.com/parking/2131_colorado_blvd_eagle_rock_ca/)



Demographics

Demographics

	1 Mile
2015 Estimated Population	83,538
Median Age	39
Average Household Income	\$82,939
Caucasian	55.4%
Black or African American	1.8%
Asian	24.4%
Other	18.4%

Eagle Rock boasts one of the most desirable demographic bases in Southern California. Active and highly educated, this is a crowd that seeks balance and enjoys life. With more retail, housing and transportation options than ever, many are choosing to live, work and do everything right here.



Eagle Rock is a place of music, art, food, and celebration, with residents that provide the color to their daily lives.



The trade area benefits from good demographics and consumer purchasing behavior. Approximately 83,538 people live within a 1 mile radius. 24% of residents are age 18 or younger 43% of residents were over 40. These consumers are price savvy but will pay for quality brands they trust.
Source: Altyrix, Esri.



2131 COLORADO BLVD., EAGLE ROCK



Eagle Rock Retail Landscape

