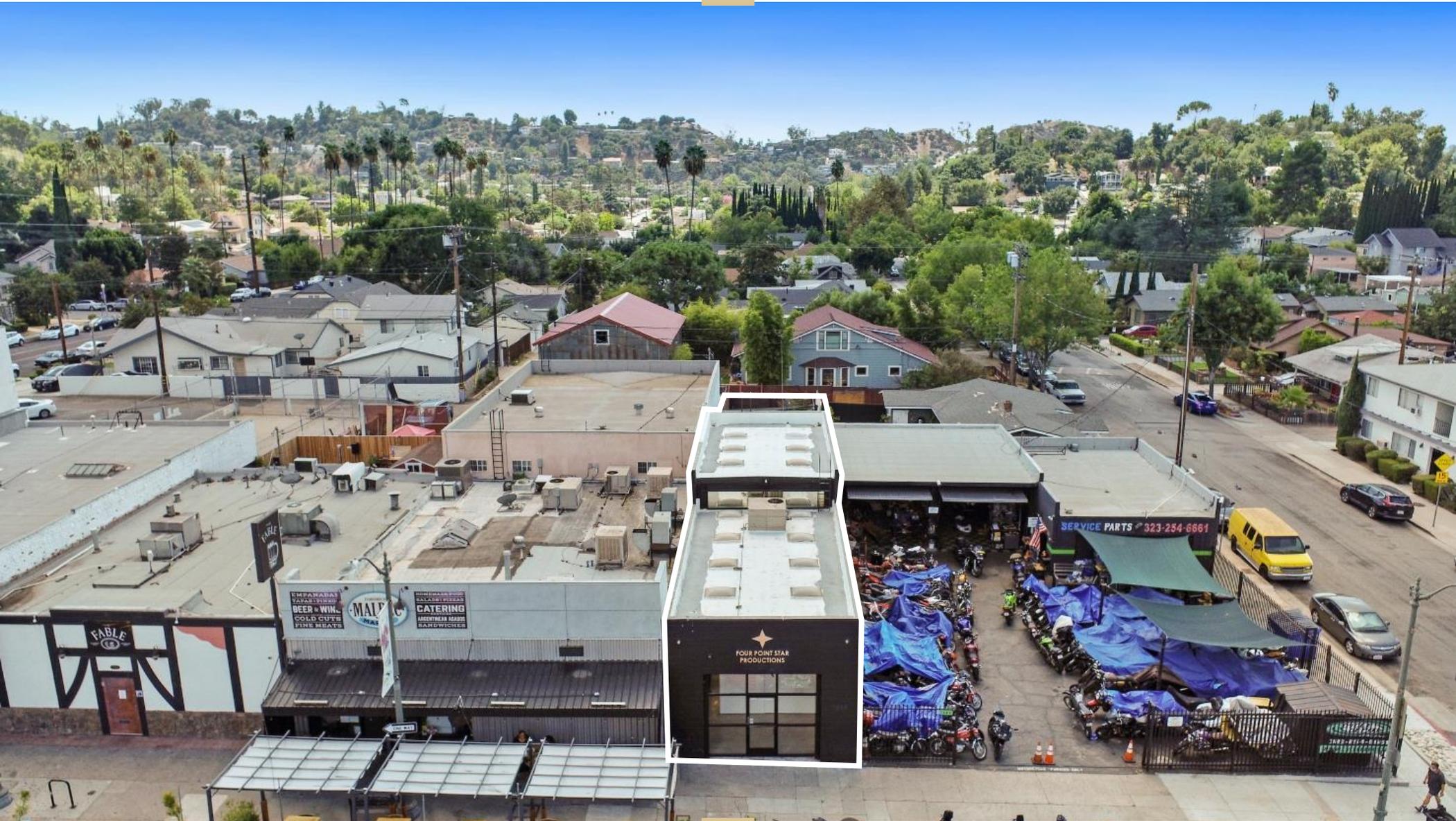


1638 COLORADO BOULEVARD

LOS ANGELES, CA 90041 ■ EAGLE ROCK ■ CREATIVE/RETAIL



KW COMMERCIALSM

Archie Robb ■ 213-239-3392 ■ Archierobb@kw.com ■ CalBRE Lic#02002291

1638 COLORADO

EAGLE ROCK



PROPERTY SUMMARY

1,980

BUILDING SF

2,702

LOT SF

2000

YEAR BUILT

2

STORIES

LAC4

ZONING

PRICING

OFFERING PRICE ▪ \$1,800,000

PRICE/SF ▪ \$909.09

PRICE/LOT SF ▪ \$666.17

APN ▪ 5689-017-002

POTENTIAL USES

- Retail
- Office
- Creative
- Dining
- Showroom



1638

COLORADO BLVD
LOS ANGELES, CA 90041



PROPERTY OVERVIEW

1638 COLORADO BOULEVARD

KW Commercial is pleased to present 1638 Colorado Boulevard, a beautifully renovated building in the heart of Eagle Rock that will be delivered vacant. A unique creative space that can be transformed to accommodate various businesses such as retail, office, creative, dining, showrooms and much more.

The first floor features high ceilings, polished concrete floors, exposed ducting and steel beams, track lighting, storage, a kitchenette and bathroom. The second floor features a conference area with two private offices and storage. There is custom Nero Marquina marble furniture throughout as well as a beautiful and private outdoor space with two parking spots.

Upgrades include, but are not limited to, a 200-amp panel, central AC/heat, security cameras, automatic window shades, automatic roll up door, automatic sliding gate, silicon-based torch down roof, and much more. The property's location on Colorado Boulevard has strong vehicle and foot traffic from residents, visitors, and commuters.





A beautifully renovated building in the heart of Eagle Rock



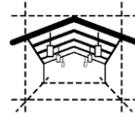
Beautifully renovated
building delivered
vacant



Can be transformed to
accommodate various
businesses



Beautiful private outdoor
space with two parking
spots



High ceilings, polished
concrete floors, steel
beams on first floor



Conference area with 2
private offices on
second floor



85 out of 100
WalkScore®



1638 COLORADO BOULEVARD

Retail, Office, Creative, Dining, Showrooms and Much More.



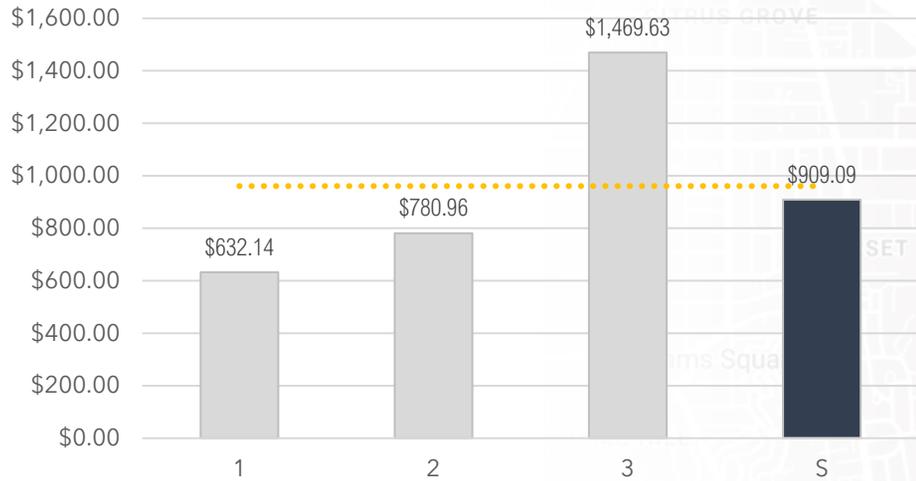


SALES COMPARABLES

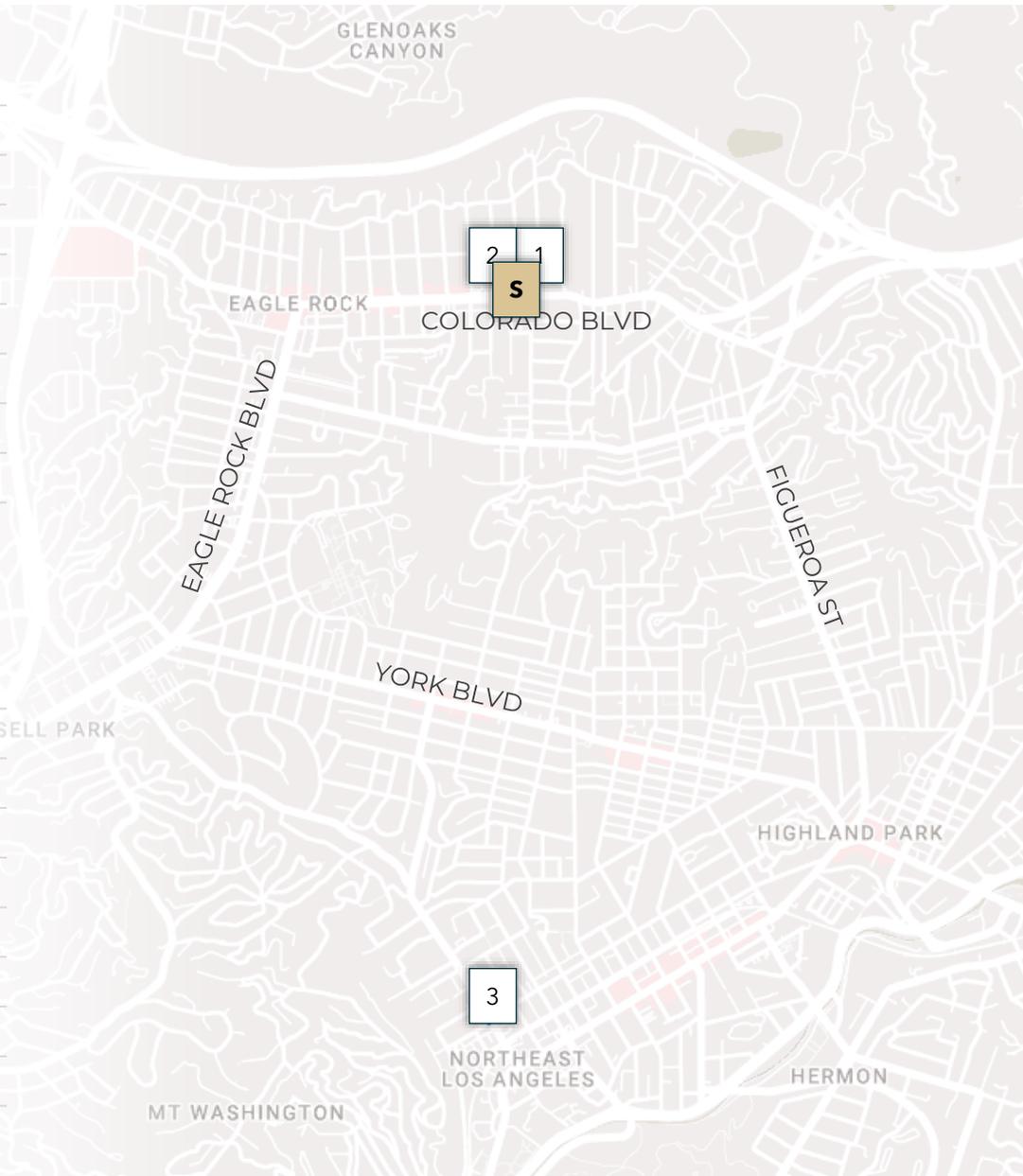
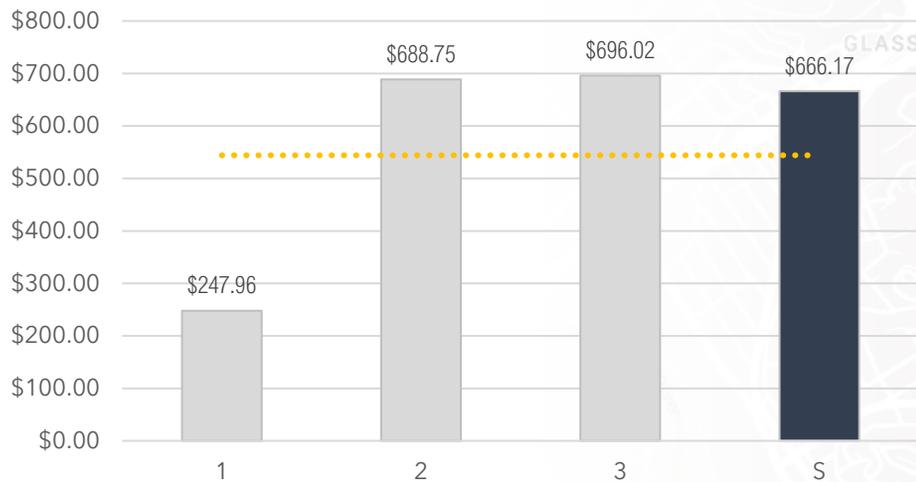
	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	1 1617 Colorado Blvd Los Angeles, CA 90041	1961	2,452	6,251	Class C Office	12/14/2021	\$1,550,000	\$632	\$247.96
	2 1655 Colorado Blvd Los Angeles, CA 90041	1965	2,689	3,049	Storefront	5/25/2022	\$2,100,000	\$781	\$688.75
	3 4966 Monte Vista St Los Angeles, CA 90042	1907	1,238	2,614	Storefront Office	1/21/2022	\$1,819,404	\$1,470	\$696.02
AVERAGES			2,126	3,971				\$961	\$544.24
	S Subject Property 1638 Colorado Blvd Los Angeles, CA 90041	2000	1,980	2,702	Mixed-Use	On Market	\$1,800,000	\$909	\$666.17

SALES COMPARABLES

PRICE/BUILDING SF



PRICE/LOT SF



EAGLE ROCK

Premiere NLA Location

Eagle Rock maintains a low-key vibe despite its soaring accolades as northeast LA's most lavishly rooted-in-bohemia neighborhoods. Jukeboxes still jam in the neighborhood's returned-to-trendy diners and vinyl still spins in its used bookstores. This imperceptibly discerning destination is so copacetic, you'll forget you're in the movie-making capital of the nation until you see a film crew along its quintessentially quaint main boulevards. Take five, hike to the top of its eponymous rock, and breathe in crisp nostalgia.



39,875
POPULATION



89
AVG WALKSCORE



\$121,579
AVG HH INCOME

With its mix of recent nesters, creative-class types, and long-time residents, Eagle Rock is holding onto its quirky blue-collar spirit even as it gets a facelift. The gentrification of this northeast LA neighborhood stalled during the Great Recession, but there are signs it is picking up again, especially in nearby Highland Park.

EAGLE ROCK PLAZA



CAFÉ BEAUJOLAIS

CLASSIC THAI

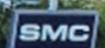
COLORADO PHARMACY



EAGLE ROCK GREEN DRAGON



SIERRA MADRE COLLECTION



SUBJECT PROPERTY

COLORADO BOULEVARD

A BEAUTIFUL BOULEVARD VISION

Bus Rapid Transit Service for Eagle Rock

Eagle Rock will soon have new transit stations on Colorado Boulevard near Eagle Rock Plaza, Caspar Avenue, and Townsend Avenue providing fast and reliable service to and from Pasadena, Glendale, Burbank, and North Hollywood, with easy connections to Orange Line and Gold Line service.

Support for Small Businesses

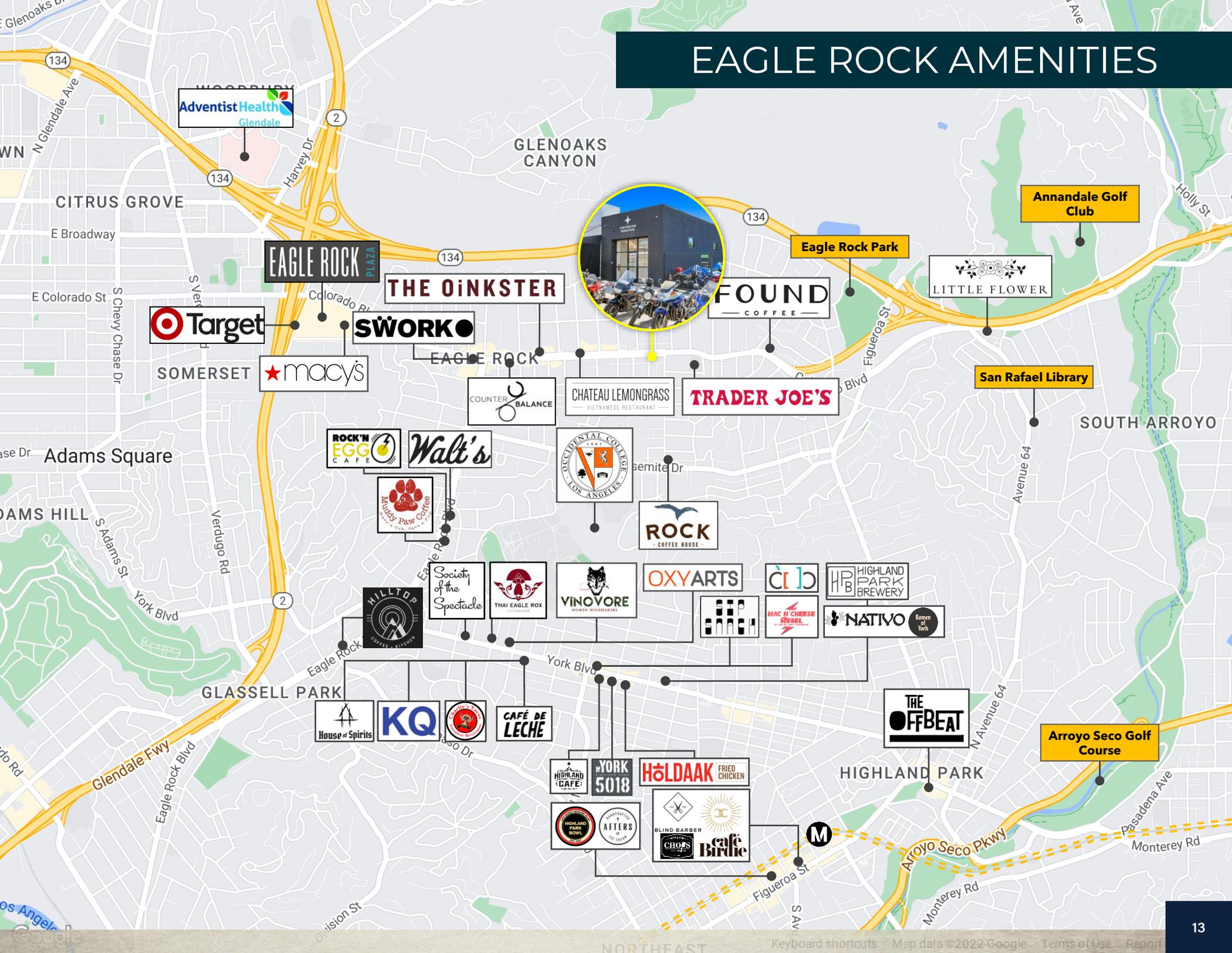
Metro has committed to work with the Eagle Rock community to refine plans to preserve opportunities for Al Fresco dining, and to provide support for local small business through construction.

A More Pedestrian Friendly Street

Metro's plan will 'right-size' Colorado Boulevard in Downtown Eagle Rock and near Eagle Rock schools to provide a safer, quieter, and more pleasant walking street. New crosswalks and signals on Colorado Boulevard will provide safer access throughout Downtown Eagle Rock and to Dahlia Heights Elementary School.



EAGLE ROCK AMENITIES



OCCIDENTAL COLLEGE

Occidental College is a private, co-educational liberal arts college located in the Eagle Rock neighborhood of Los Angeles, California, United States. Founded in 1887 by clergy and members of the Presbyterian Church, it is one of the oldest liberal arts colleges on the West Coast. Occidental College is the oldest liberal arts college in Los Angeles. In 2014, U.S. News and World Report ranked Occidental as No. 44 on the list of National Liberal Arts Colleges. The New York Times ranked Occidental No. 20 on its list of the most economically diverse U.S. colleges and universities. There are 34 majors offered on campus (and nine minor-only programs, including Public Health, Linguistics, and Classical Studies) and a 9:1 student-faculty ratio. The average class size is 18 students, and most students take four classes per semester.



RANKINGS

Forbes 102

Los Angeles Times 99

THE WALL STREET JOURNAL. 99

U.S. News & World Report 39

Washington Monthly 62



EAGLE ROCK



COMMUNITY SNAPSHOT

With its mix of recent nesters, creative-class types, and long-time residents, Eagle Rock is holding onto its quirky blue-collar spirit even as it gets a facelift. The gentrification of this northeast LA neighborhood stalled during the Great Recession, but there are signs it is picking up again, especially in nearby Highland Park. You can watch the change unfold on York Boulevard, where galleries and high end coffee shops are popping up between the dive bars and taco trucks.

Eagle Rock has long been a foodie's paradise, offering up impeccable pizzas from Casa Bianca, upscale vegetarian fare at Fatty's, and fast food done right at The Oinkster. Highland Park is quickly catching up with its more established sibling, with gastropub staple, The York anchoring a restaurant renaissance. Enjoy Maximiliano's clever take on Italian -- but don't forget about neighborhood classics like Huarache Azteca and its satisfying Mexican antojitos.

RETAIL LANDMARKS



EAGLE ROCK BREWERY

Family-owned Eagle Rock Brewery has been working out of the neighborhood since 2009, when they helped launch the local microbrewery craze in Los Angeles. The brewery hosts free tours on Saturdays and Sundays at 3 p.m. and has a tap room that's open to the public.



WE HEART EAGLE ROCK

We Heart Eagle Rock isn't a place, but rather a collective of local Eagle Rock businesses that join forces to go all out on Small Business Saturday, the indie alternative to Black Friday. In addition to sales and store promotions, the locals host a block party with live band performances, arts programming and family-friendly activities.



THE RED HERRING

Red Herring opened in August 2016, a love letter to dining out from husband & wife duo Chef Dave Woodall and Alexis Martin Woodall. The goals are simple: impeccably prepared food in a gorgeous but cozy room. Oh, and the service is excellent. Whether it's dinner, brunch or just dropping by for a drink, enjoy our easy glamour in the midst of the eternally charming Eagle Rock.

GLASSELL PARK



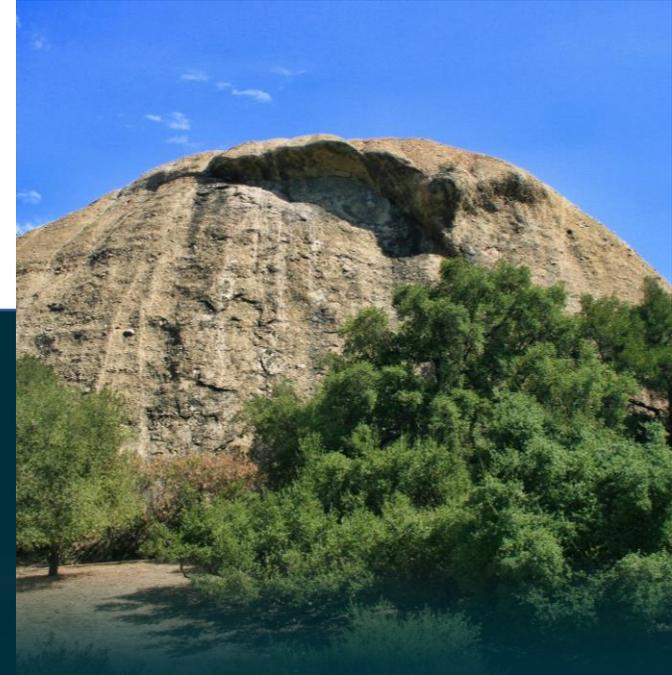
Glassell Park is a hilly neighborhood northeast of DTLA with good highway access and cheaper home prices than some of its more fashionable neighbors. Its twisting roads are mostly home to modest single-family houses and cute bungalows though you'll find some apartments on the main thoroughfares. This area draws home buyers looking for historic character with classic California living.

HIGHLAND PARK



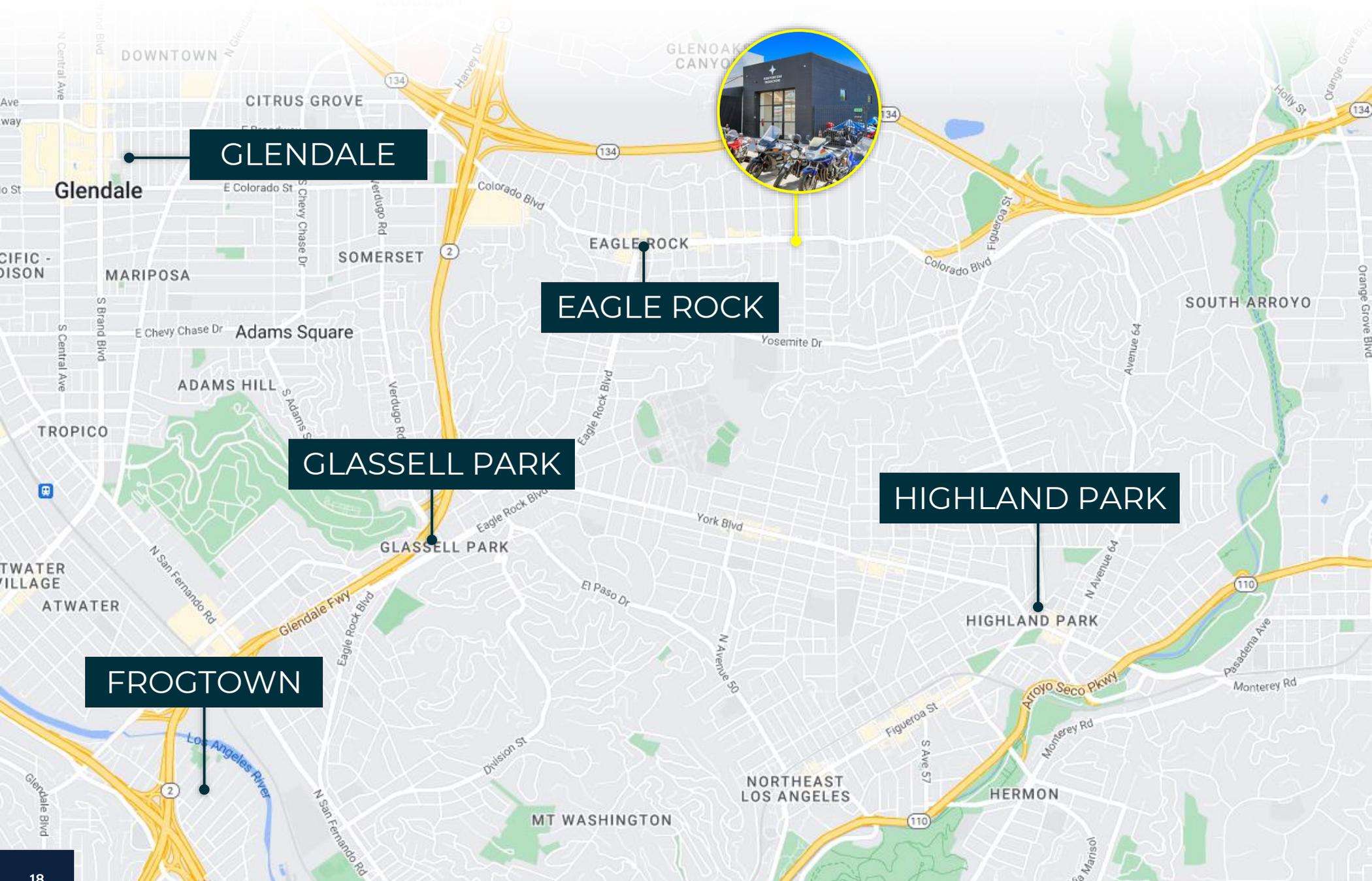
Highland Park is a neighborhood in the city of Los Angeles, located in the San Rafael Hills and along the Arroyo Seco. It is situated within what was once Rancho San Rafael of the Spanish/Mexican era. Its boundaries are roughly the Arroyo Seco Parkway (California Route 110) on the southeast, the city limits of Pasadena on the northeast, Oak Grove Drive on the north, and Avenue 51 on the west. Primary thoroughfares include York Boulevard and Figueroa Street.

EAGLE ROCK



Recently identified as the second Hottest Neighborhood in the County, Eagle Rock offers some of the most compelling prospects for rent growth and value appreciation in the region. Central to over 80,000,000 square of office and industrial uses in nearby Hollywood, Glendale, and Downtown LA, residents flock to Eagle Rock for its proximity to major job centers and unique neighborhood appeal.

Nestled between LA's most eclectic sub-markets of Eagle Rock, Glassell Park, Highland Park, Atwater Village, Frogtown, and Glendale.



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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.