



CHANG
INVESTMENT
GROUP

2219
FAIR PARK AVE

kw PASADENA
KELLERWILLIAMS
COMMERCIAL

LOS ANGELES, CA 90041



RARE 2-WAREHOUSE ON A LARGE ±36,415 SF LOT IN PRIME EAGLE ROCK

2219 FAIR PARK AVENUE LOS ANGELES, CA 90041



**CHANG
INVESTMENT
GROUP**

STEVE CHANG

Founder & Managing Director

626.381.9885 Direct

626.491.2668 Mobile

steve@changinvestmentgroup.com

CA DRE #02028509

KELLY TRAN

Associate Broker

626.877.8227 Mobile

kellytran@kwcommercial.com

CA DRE #01921901

kw PASADENA
KELLERWILLIAMS.
COMMERCIAL

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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. Keller Williams 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, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams 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. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams 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 Keller Williams 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.



EAGLE ROCK LUMBER
& HARDWARE

Property Summary

2219 FAIR PARK AVENUE

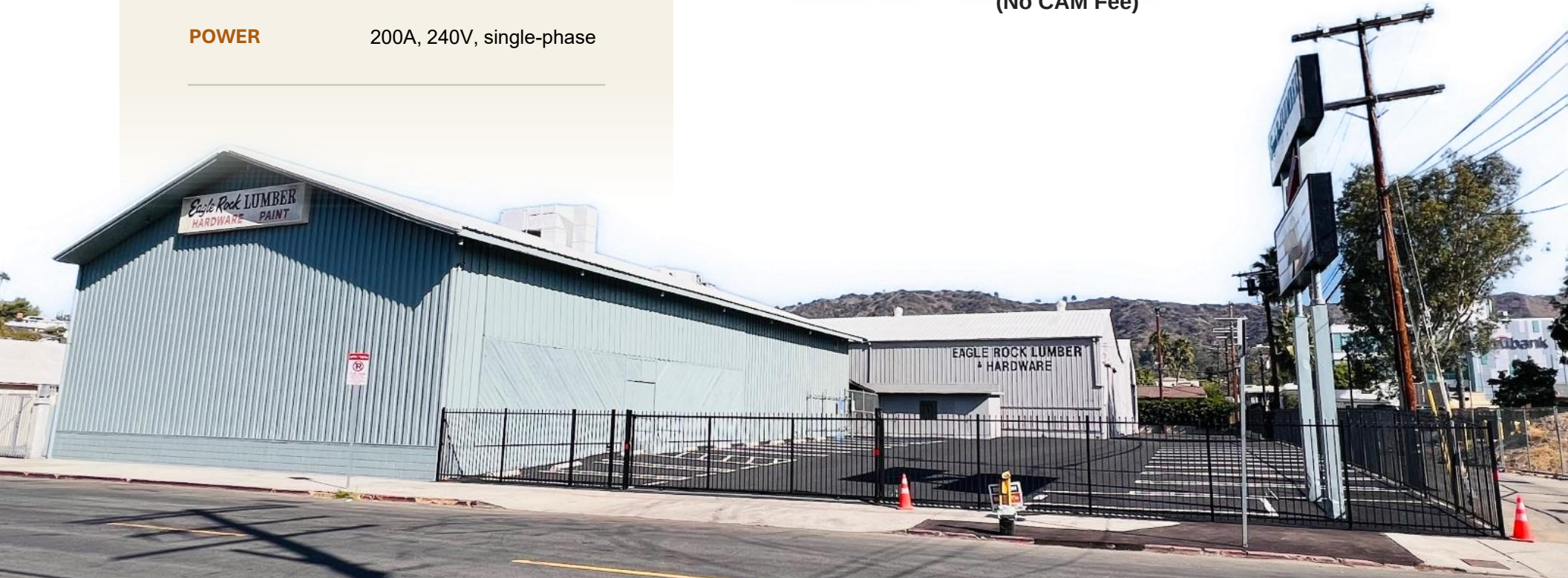
THE ASSET

BUILDING SF	±18,723 SF
LOT SIZE	±36,415 SF
APN	5686-021-019
YEAR BUILT/REN.	1958 / 2025
ZONING	LAC4
CLEAR HEIGHT	18-29'
DRIVE INS	(1) 10' x 10' (2) (2) oversized 14' x 16'
POWER	200A, 240V, single-phase

PROPERTY SUMMARY

Pricing:

For Lease Asking Rent: **\$1.25/SF, Modified Gross**
(No CAM Fee)





2219
FAIR PARK AVE



PROPERTY OVERVIEW

KW COMMERCIAL and CHANG INVESTMENT GROUP are proud to exclusively present the opportunity to lease this rare 2-warehouse property in Prime Eagle Rock at 2219 Fair Park Ave, Eagle Rock (Los Angeles), California. Formerly Eagle Rock Lumber & Hardware, the property sits on a large $\pm 36,415$ SF secured fenced lot. The property is well located near Eagle Rock Blvd and Colorado Blvd, adjacent to a new construction Starbucks and across the street from a brand-new Sprouts Farmers Market shopping center Panda Express and other national retail stores.

The property is located just northeast of Downtown LA and adjacent to affluent cities including Pasadena, South Pasadena, Alhambra, and Monterey Park. Furthermore, it is within minutes' drive to Downtown LA, Cal State LA, USC Health Sciences Campus, with easy access to the 2, 5, 110, 10, and 710 freeways.

The property's "LAC4" zoning provides a wide range of commercial uses, including retail, restaurant, automotive, . The large $\pm 36,415$ SF lot offers plenty of parking and may provide outdoor storage opportunity (Tenant to verify with City of Los Angeles).



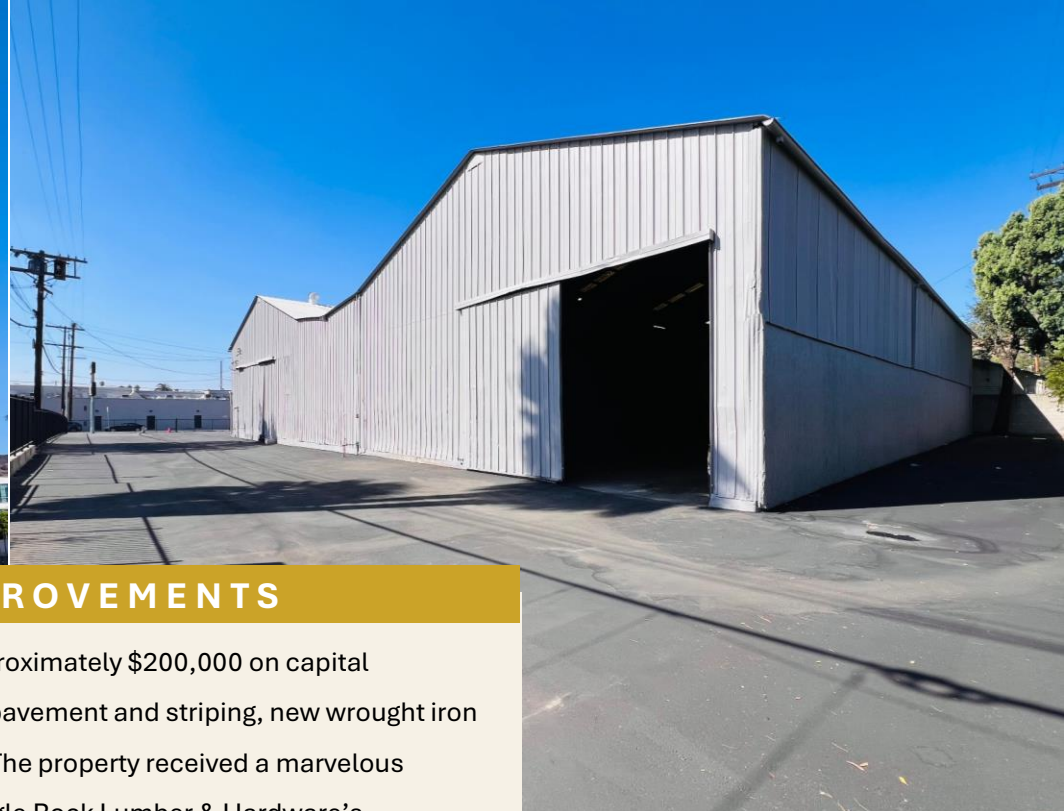
HIGHLIGHTS

- Rare 2-Warehouse on a Large $\pm 36,415$ SF Lot in Prime Eagle Rock
- Former Eagle Rock Lumber & Hardware
- Minutes' Walk from Eagle Rock Blvd and Colorado Blvd
- Adjacent to New-construction Starbucks and Sprouts Shopping Center
- 19 Parking Spaces
- Recently in 2025 Ownership Spent Approx. \$200,000 on Capital Improvements Including New Asphalt Pavement and Striping, New Wrought Iron Fence, New Exterior and Interior paint
- Features: Two (2) Buildings Approx. 6,000 SF and 12,723 SF, 18-29' Clear Height, (4) Offices, (3) Drive-ins: (1) 10' x 10', (2) oversized 14' x 16', 800a/277-480v 3 Phase Power (Buyer Verify)
- Northeast of Downtown LA, Adjacent to Affluent Cities: Pasadena, South Pasadena, Alhambra, Monterey Park; Easy Access to DTLA

PROPERTY LAYOUT

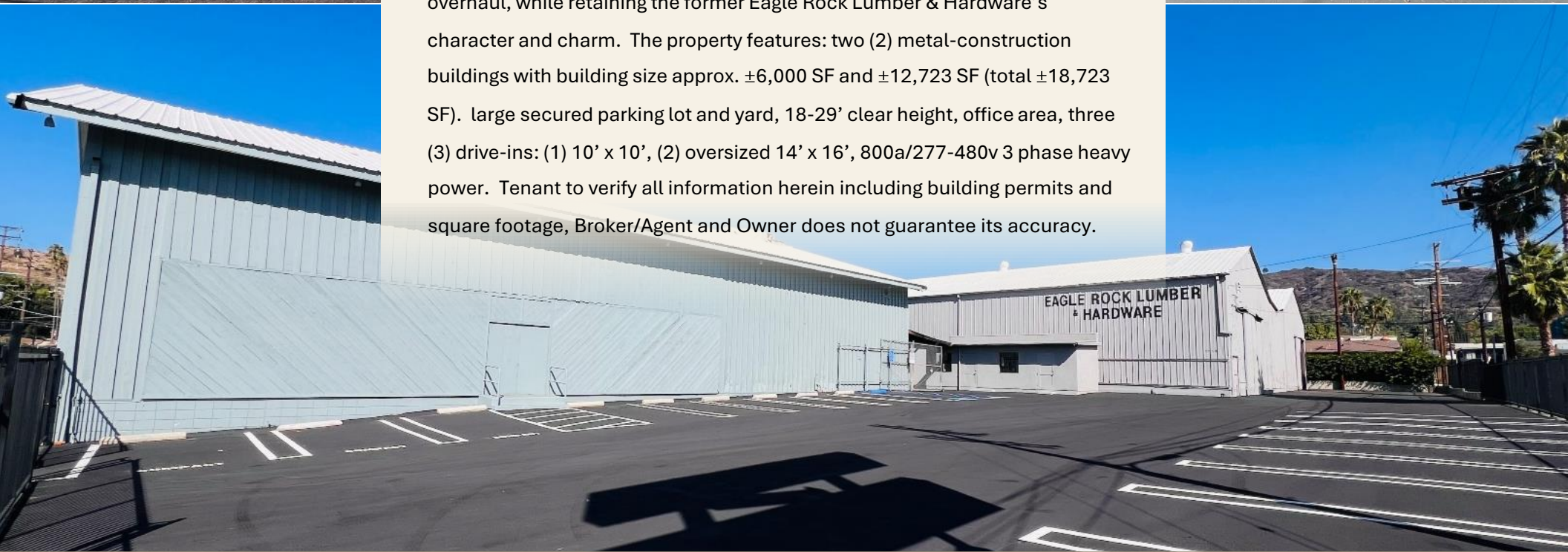






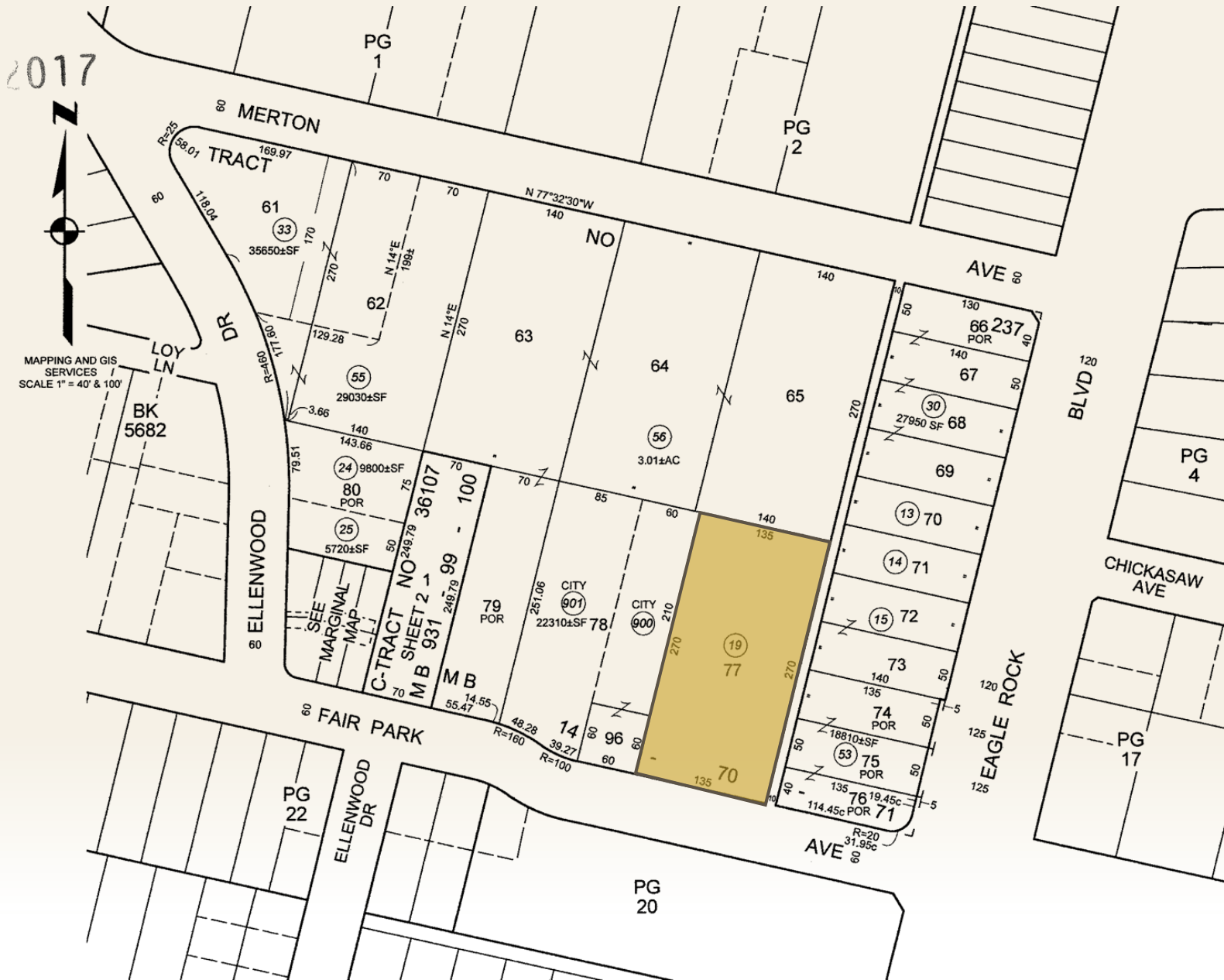
CAPITAL IMPROVEMENTS

In 2025, the owners recently spent approximately \$200,000 on capital improvements, including new asphalt pavement and striping, new wrought iron fence, new exterior and interior paint. The property received a marvelous overhaul, while retaining the former Eagle Rock Lumber & Hardware's character and charm. The property features: two (2) metal-construction buildings with building size approx. $\pm 6,000$ SF and $\pm 12,723$ SF (total $\pm 18,723$ SF). large secured parking lot and yard, 18-29' clear height, office area, three (3) drive-ins: (1) 10' x 10', (2) oversized 14' x 16', 800a/277-480v 3 phase heavy power. Tenant to verify all information herein including building permits and square footage, Broker/Agent and Owner does not guarantee its accuracy.



PARCEL MAP

5686-021-019





EAGLE ROCK LUMBER
& HARDWARE

Location Overview

2219 FAIR PARK AVENUE

Eagle Rock

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.

PREMIERE NLA LOCATION



39,875

POPULATION



89

AVG WALKSCORE

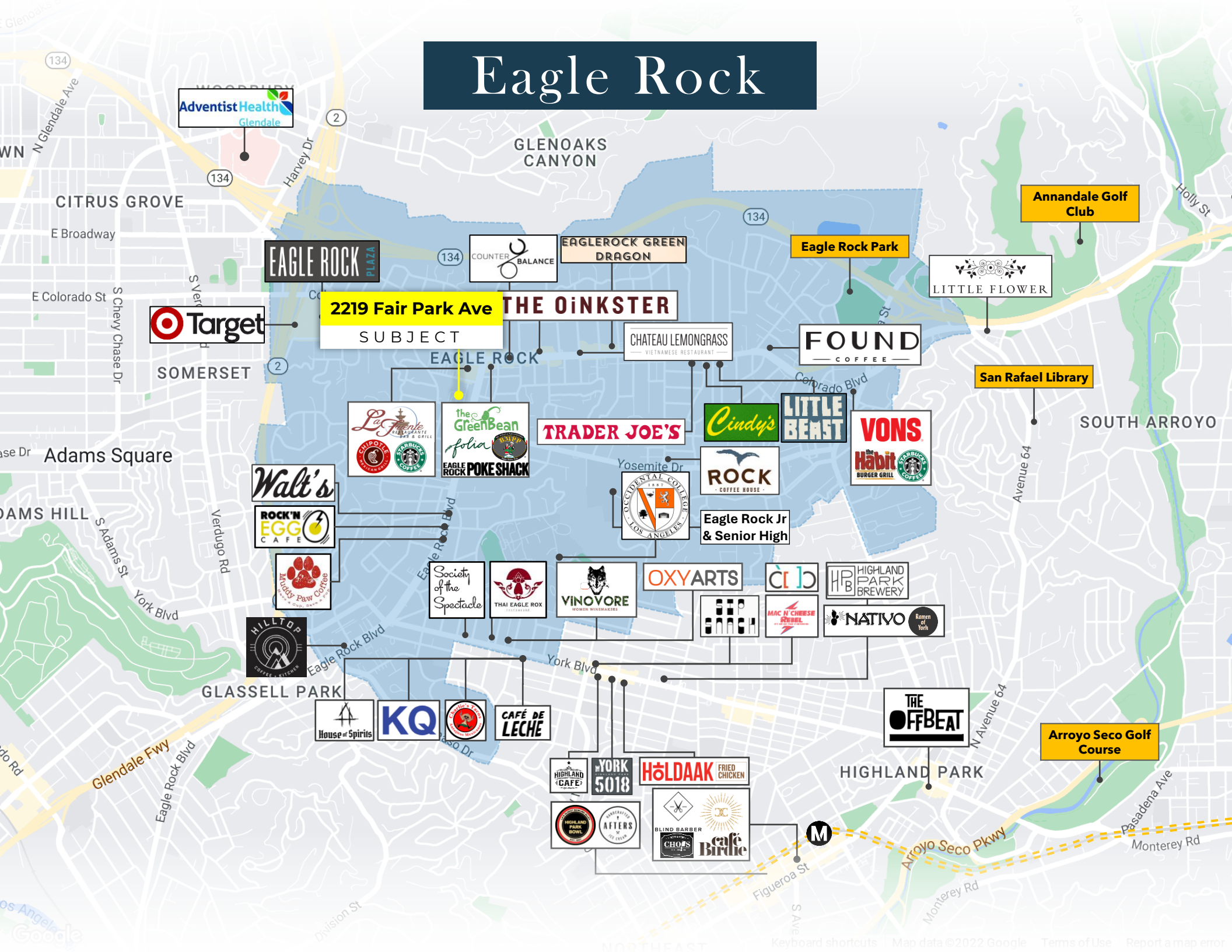


\$121,579

AVG HH INCOME



Eagle Rock



Adventist Health
Glendale

GLENOAKS
CANYON

Annandale Golf
Club

EAGLE ROCK
PLAZA

COUNTER
BALANCE

EAGLEROCK GREEN
DRAGON

Eagle Rock Park

LITTLE FLOWER

Target

2219 Fair Park Ave

SUBJECT

THE OINKSTER

CHATEAU LEMONGRASS
VIETNAMESE RESTAURANT

FOUND
COFFEE

San Rafael Library

SOMERSET

EAGLE ROCK

La Fuente
CHIPOTE
STARBUCKS COFFEE

The GreenBean
folia
EAGLE ROCK POKE SHACK

TRADER JOE'S

Cindy's

LITTLE BEAST

VONS
Habit
BURGER GRILL
STARBUCKS COFFEE

SOUTH ARROYO

Walt's

ROCK'N
EGG
CAFE

Muddy Paw Coffee

Society
of the
Spectacle

THAI EAGLE ROX

VINOVORE
WOMEN WINEMAKERS

Yosemite Dr
OCCIDENTAL COLLEGE
LOS ANGELES

ROCK
COFFEE HOUSE

Eagle Rock Jr
& Senior High

OXYARTS

CIJO

HPB
HIGHLAND PARK
BREWERY

MAC N' CHEESE
FIREBALL

NATIVO
Ramen of York

HILLTOP
COFFEE & KITCHEN

GLASSELL PARK

House of Spirits

KQ

CAFE DE LECHE

CAFE DE LECHE

HIGHLAND CAFE

YORK 5018

HOLDAAK
FRIED CHICKEN

BLIND BARBER
CHO'S
cafe Birdie

THE
OFFBEAT

HIGHLAND PARK

Arroyo Seco Golf
Course

M

VICINITY MAP

GLENDALE

EAGLE ROCK

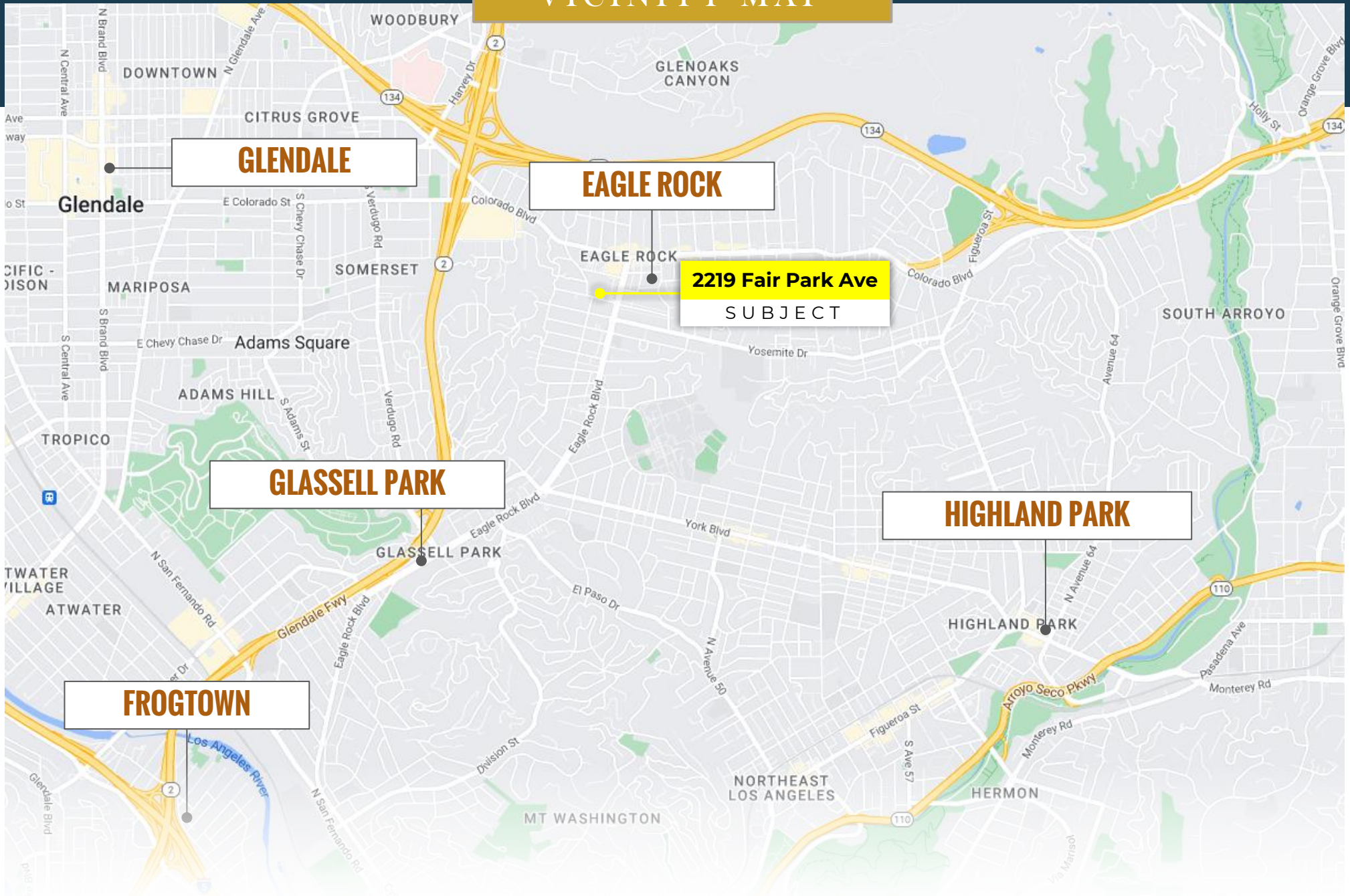
2219 Fair Park Ave

SUBJECT

GLASSELL PARK

HIGHLAND PARK

FROGTOWN



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.

Occidental College

RANKINGS

Forbes

102

Los Angeles Times

99

THE WALL STREET JOURNAL.

99



39

Washington
MONTHLY

62



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EXCLUSIVE CONTACTS



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steve@changinvestmentgroup.com

CA DRE #02028509

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