



HIGH-VISIBILITY RETAIL & RESTAURANT ASSET WITH OWNER-USER UPSIDE

2144 COLORADO BLVD.
LOS ANGELES, CA 90041

OFFERING MEMORANDUM



CECILIA LEE | Broker Associate

📞 714-244-7175

✉️ cecilialee.realtor@gmail.com

Cal DRE#: 01977480

HIGH-VISIBILITY RETAIL & RESTAURANT ASSET WITH OWNER-USER UPSIDE 2144 COLORADO BLVD., LOS ANGELES, CA 90041

INVESTMENT HIGHLIGHTS

Take advantage of this prime commercial C4-1 XL zoned property located on highly visible Colorado Boulevard in the heart of Eagle Rock, Los Angeles. This major retail corridor offers excellent street frontage and strong daily traffic exposure, making it an ideal opportunity for both investors and owner-users seeking long-term upside.

Situated on a 6,970 SF lot with an existing 5,138 SF building, the property is well maintained and was renovated in 2010, allowing for immediate use or repositioning. The current configuration includes a stable retail tenant and an owner-user restaurant, offering both in-place income and strong rental upside.

The property benefits from its strategic location near Highland Park and Pasadena, two of Northeast LA's most rapidly evolving and desirable submarkets. Highland Park continues to attract young professionals, creatives, and new retail concepts, driving increasing demand for commercial space and long-term appreciation.

Additionally, the property is within close proximity to Occidental College, providing a consistent flow of students, faculty, and visitors. Its location near major freeways including the 134 and 210 further enhances accessibility and visibility.

Key Features:

- **Zoning:** C4-1 XL (High-density commercial potential)
- **Lot Size:** 6,970 SF
- **Building Size:** 5,138 SF
- **FAR:** 0.74
- **Renovation:** 2010 upgrades
- **Location:** Prime Eagle Rock corridor on Colorado Blvd
- **Visibility:** Excellent street frontage with high traffic exposure
- **Proximity:** Near Highland Park, Pasadena, & Occidental College
- **Access:** Easy access to 134 & 210 Freeways
- **Nearby Businesses:** Trendy retail, restaurants, cafes, and mixed-use developments

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

PURCHASE PRICE \$3,700,000

LOT SIZE 6,970 SQ.FT.

BUILDING SIZE 5,138 SQ.FT. (UNIT 1: 1,438sf ; UNIT 2: 3,700sf)

CAP RATE 6.3%

GROSS INCOME \$284,000

NOI \$233,400

PARCEL 5686-003-010

USE RETAIL / RESTAURANT / OWNER-USER

ZONE C4-1 XL

BUILDING BUILT - 1922 / RENOVATED - 2010

INCOME BREAKDOWN

UNIT 1	HOMEcoming Studio	1,438 SF	\$77,928 / Year (\$6,494 / Month)
UNIT 2	Restaurant (Ikigai – Owner User)	3,700 SF	Market Rent: \$200,400 / Year (\$16,700 / Month)
TOTAL POTENTIAL INCOME		5,138 SF	\$284,400

(all renovated at 2013)



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,281	236,191	579,360
WHITE ALONE	8,398	96,931	218,766
BLACK ALONE	401	4,219	17,290
ASIAN ALONE	4,826	33,469	85,763
HISPANIC	4,389	60,020	153,284
MEDIAN AGE	41.9	41.3	40.9

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	8,933	94,529	237,407
OWNER OCCUPIED HOUSING UNITS	4,580	34,155	88,789
RENTER OCCUPIED HOUSING UNITS	3,734	54,320	132,529
VACANT HOUSING UNITS	619	6,054	16,089

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$127,758	\$94,898	\$101,227
PER CAPITA INCOME	\$61,423	\$54,673	\$58,281
MEDIAN NET WORTH	\$326,774	\$122,151	\$141,693

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	851	11,348	29,004
TOTAL EMPLOYEES	5,333	88,049	240,139

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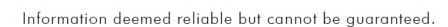
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- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



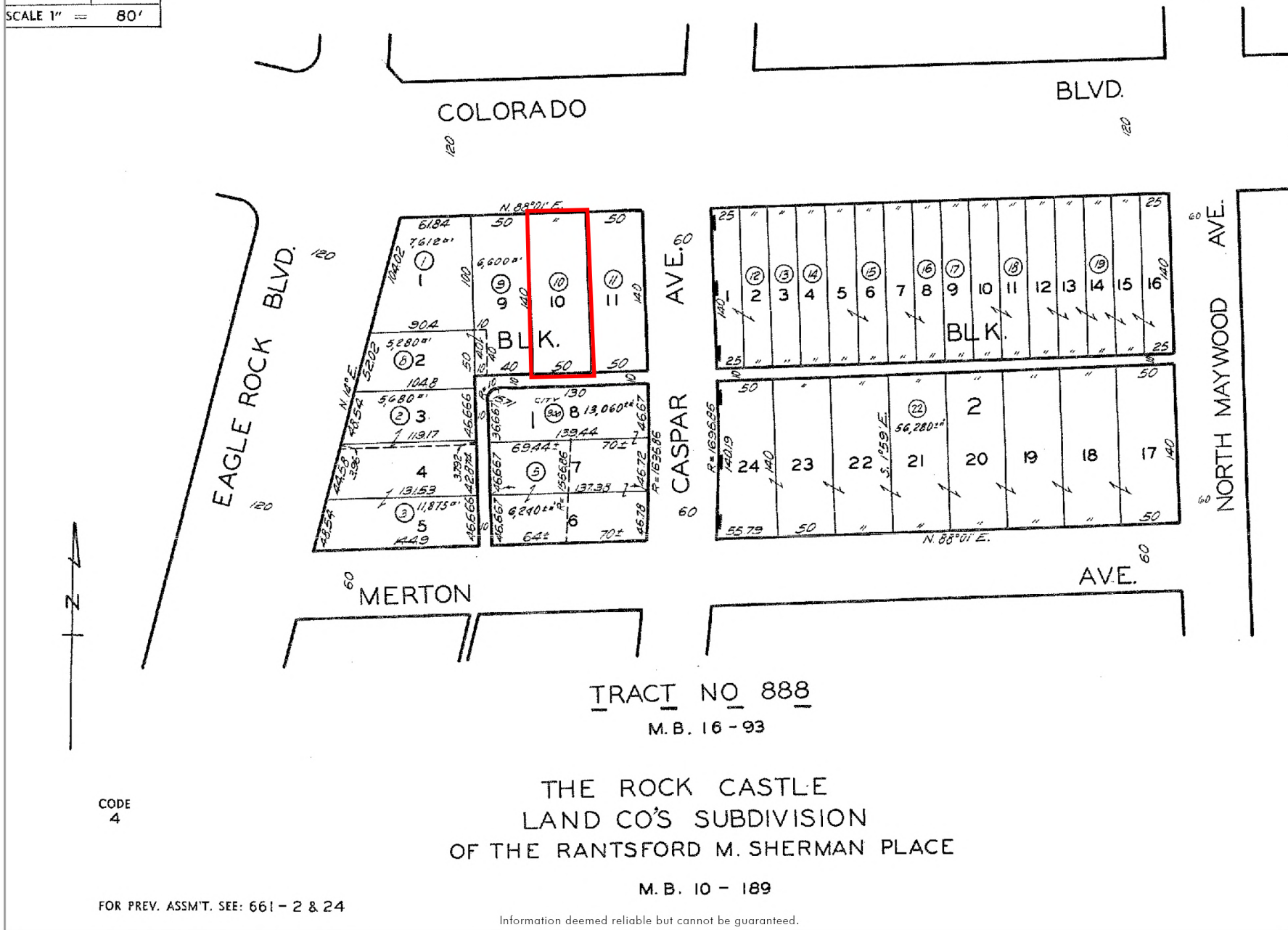
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Information deemed reliable but cannot be guaranteed.

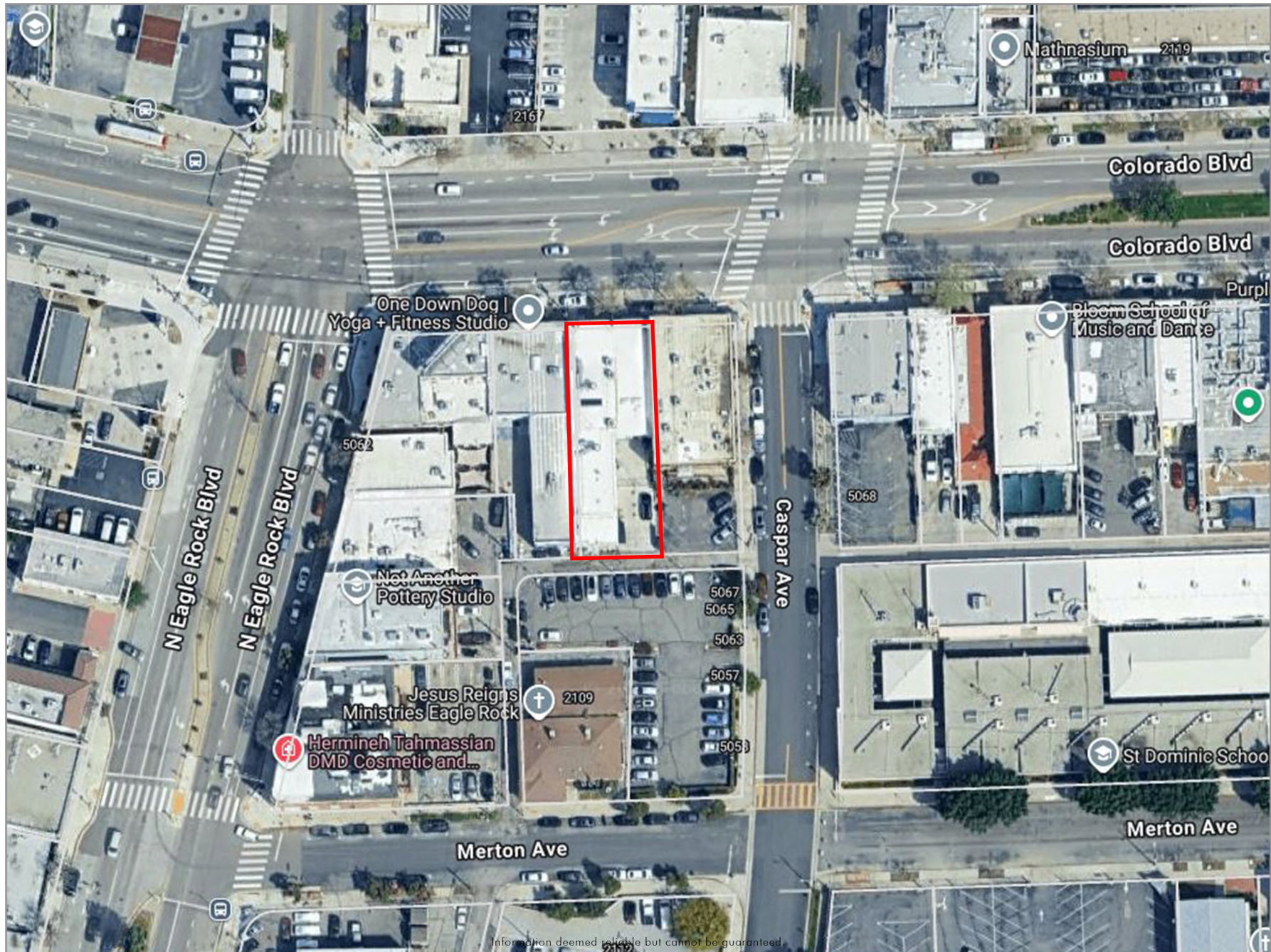
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5686 | 3
SCALE 1" = 80'



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