

# FOR LEASE

## PRIME COMMERCIAL OPPORTUNITY ON SAN FERNANDO RD — GLASSELL PARK

# 3139

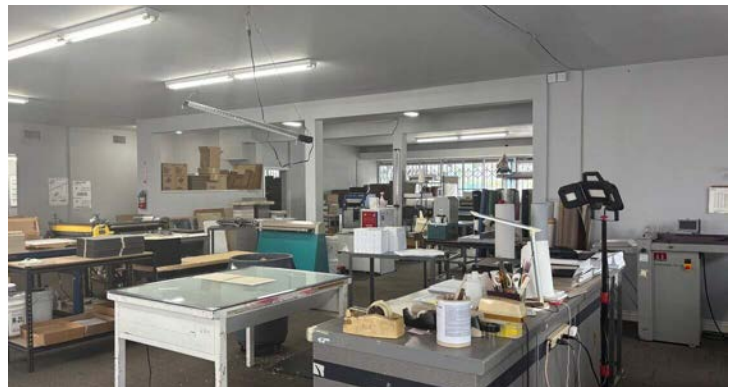
N SAN FERNANDO RD  
LOS ANGELES, CA 90065

### PROPERTY HIGHLIGHTS

- ±3,800 SF - Flexible for retail, office or service users
- Located in evolving Glassell Park, minutes from Downtown LA and Dodger Stadium
- Adjacent to new 370-unit multi-family development, the Wylden
- High-visibility, versatile space zoned C2 with strong growth and transit on the horizon
- Frontage along San Fernando Road, offering excellent exposure to passing traffic.

### PROPERTY INFORMATION

ASKING RATE:	\$2.50 PSF
TERMS:	Negotiable
PREMISES:	±3,800 SF
TOTAL BUILDING SF:	±43,955 SF
LOT SIZE:	±117,790 SF
YEAR BUILT:	1950
PARKING:	4 reserved parking spaces
ZONING:	C2
APN:	5458-007-009



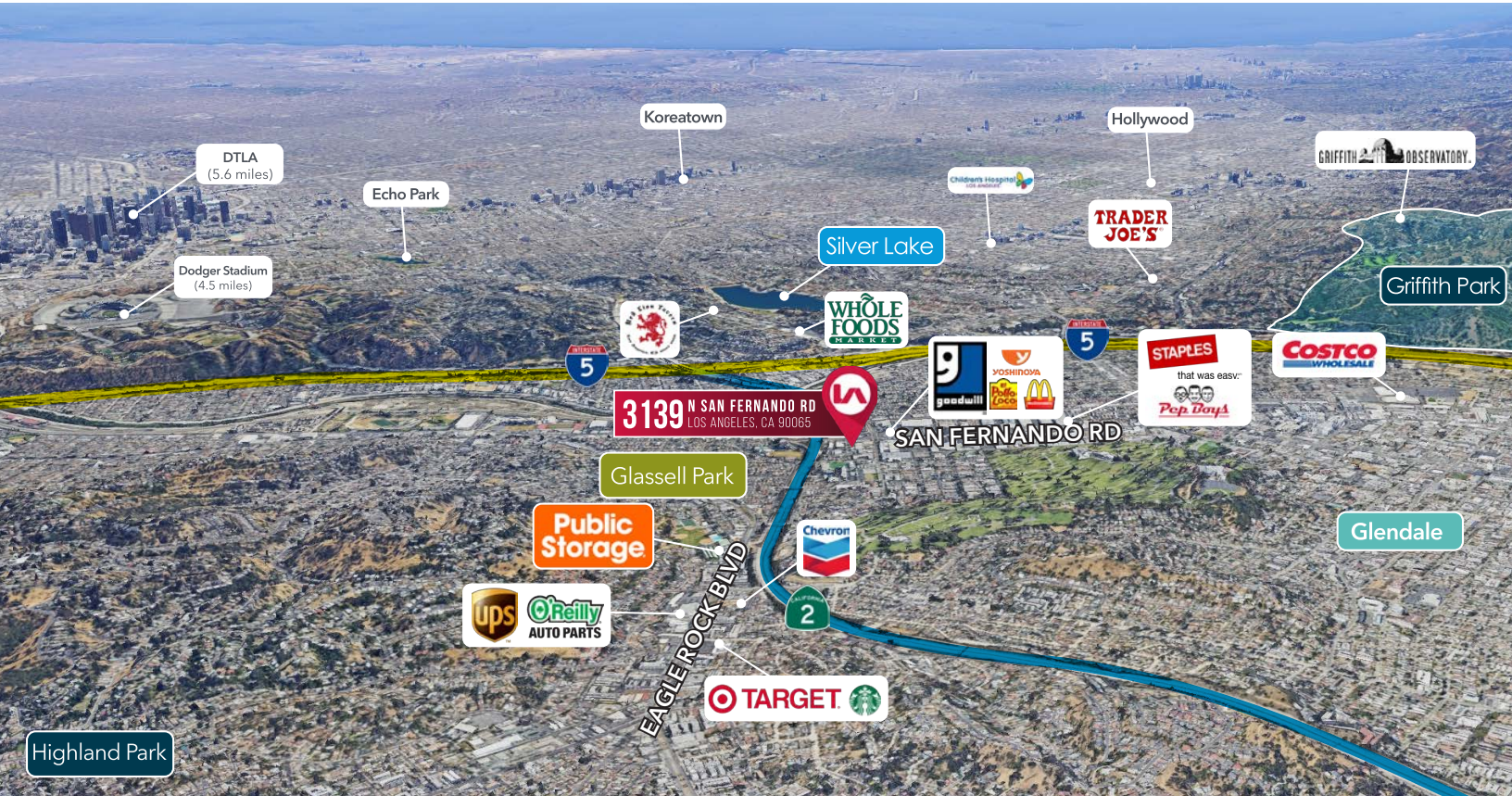
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PASADENA

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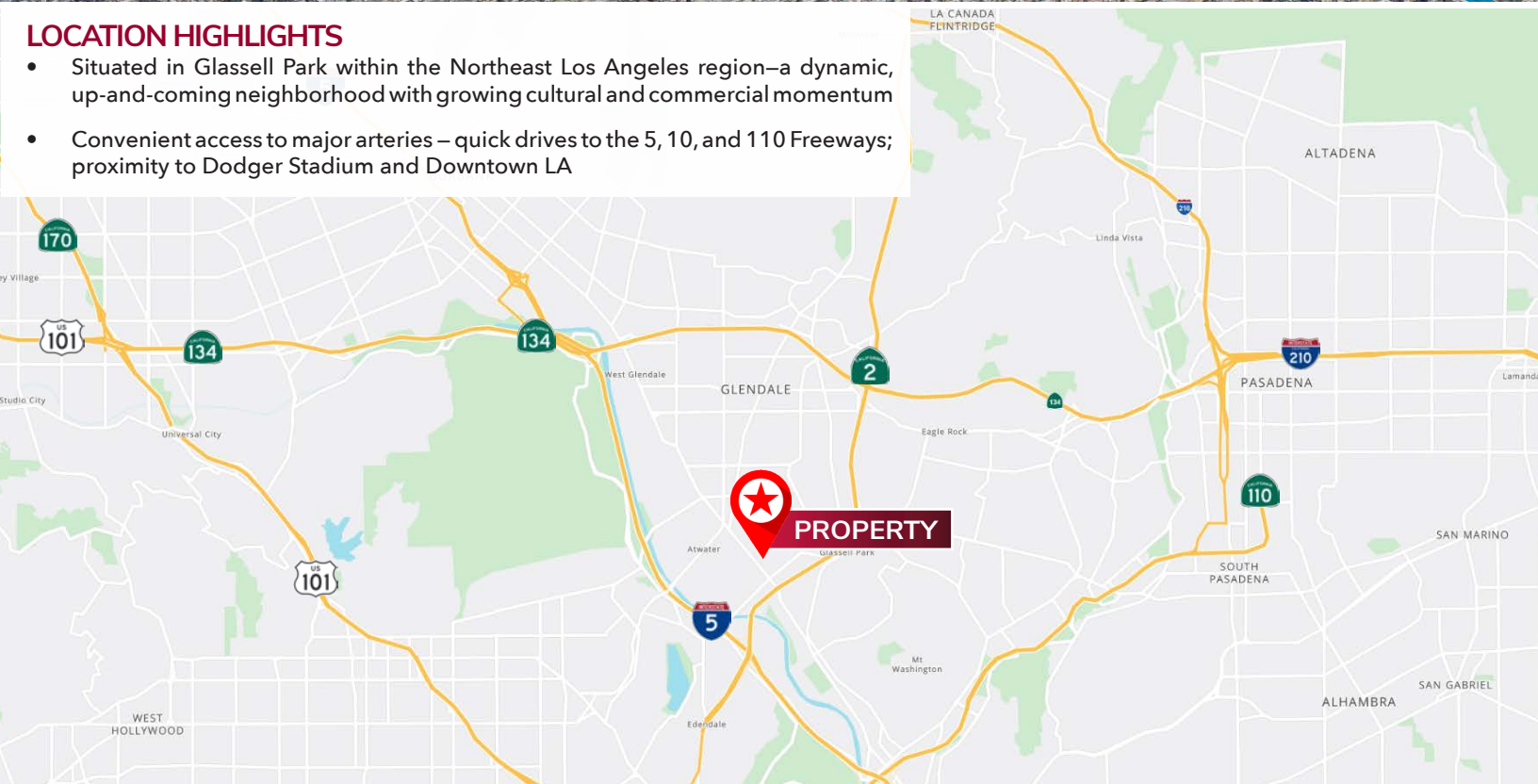
LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

OVERVIEW MAP



LOCATION HIGHLIGHTS

- Situated in Glassell Park within the Northeast Los Angeles region—a dynamic, up-and-coming neighborhood with growing cultural and commercial momentum
- Convenient access to major arteries – quick drives to the 5, 10, and 110 Freeways; proximity to Dodger Stadium and Downtown LA



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**THE TRENDING AREA OF NELA & GLASSELL PARK**



Glassell Park, a neighborhood with a rich history dating back to the early 20th century, has been undergoing remarkable changes in recent years. Originally developed through subdivisions between Verdugo and San Fernando Roads in 1907, Glassell Park was fully annexed by the city of Los Angeles by 1916. The neighborhood's growth was facilitated by the Los Angeles Railway line running through Eagle Rock Boulevard.

Today, Glassell Park is witnessing a surge in demographic shifts, driven by its charming craftsmen and hillside homes, as well as its prime location in close proximity to Downtown Los Angeles, Silver Lake, and Highland Park. The median home prices in Glassell Park are on a rapid incline, outpacing the average in Los Angeles County. The neighborhood is a melting pot of diverse ethnicities and socioeconomic groups, reflecting the ongoing demographic changes and economic progress in the area. Glassell Park is certainly a neighborhood to watch as it continues to evolve and thrive.



**DEMOGRAPHICS**



2024 Total Population

1 Mile	3 Miles	5 Miles
27,000	271,716	757,053



2024 Average Household Income

1 Mile	3 Miles	5 Miles
\$135,985	\$130,166	\$117,836



2024 Total Households

1 Mile	3 Miles	5 Miles
10,234	108,971	306,900



Traffic Count

Collection Street	Cross Street	Traffic Volume
Eagle Rock Blvd	Ave 36	40,044

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