

# 4140

EAGLE ROCK BLVD  
GLASSELL PARK 90065



**Brian Fitzburgh**  
Real Estate Broker

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## WELCOME TO 4140 EAGLE ROCK BOULEVARD

Multi-Use Property | Multiple Opportunities

Perfect high-visibility, corner location on Eagle Rock Blvd in the centrally located community of Glassell Park.

Currently being used as a dance/pilates studio and event venue space.  
[www.LiveArtsLA.com](http://www.LiveArtsLA.com)

This property will be delivered vacant at COE.

The main space features a 21-foot tall barrel ceiling with two roll-up doors that lead to the street and to the private gated yard – perfect as an outdoor lounge or parking.

There are numerous spaces with options for the new owner to earn over \$5k per month – that will help with cash-flow!

Don't miss this opportunity to become the proud new steward of this exceptional property.

Offered at \$2,500,000

For More Info: [Hello@BrokersTrust.com](mailto>Hello@BrokersTrust.com)

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MAIN STUDIO





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## PROPERTY DETAILS

- Freestanding Building
- Red-Hot Glassell Park Community
- High-Visibility, Corner Location
- Multi-Use Property – Studio/Office/Event Venue
- 21' High Barrel Ceiling
- Four Separate Bathrooms  
(3/4-bath + 3/4-bath + 1/2-bath + 1/2-bath)
- LOT: 4,800sqft (40'x120')
- Building Footprint: 4,360sqft (40'x109')
- Gated Yard: 440sqft (40'x11')
- Total Interior Floor Space: 5,940sqft  
(4,360sqft ground level + 1,580sqft mezzanine/loft)
- Perfect Owner/User Property
- Delivered Vacant at COE
- Central HVAC with multiple zones
- Zone: LA-C2
- Year Built: 1947
- APN: 5472-001-039





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## FINANCIALS

- List Price: \$2,500,000
- \$170,640 Gross Annual Income (pro-forma)
- \$131,890 Net Annual Income (pro-forma)
- 14.65 GRM
- 5.28% Cap Rate
- Seller-Financing Possible (depending on offer)





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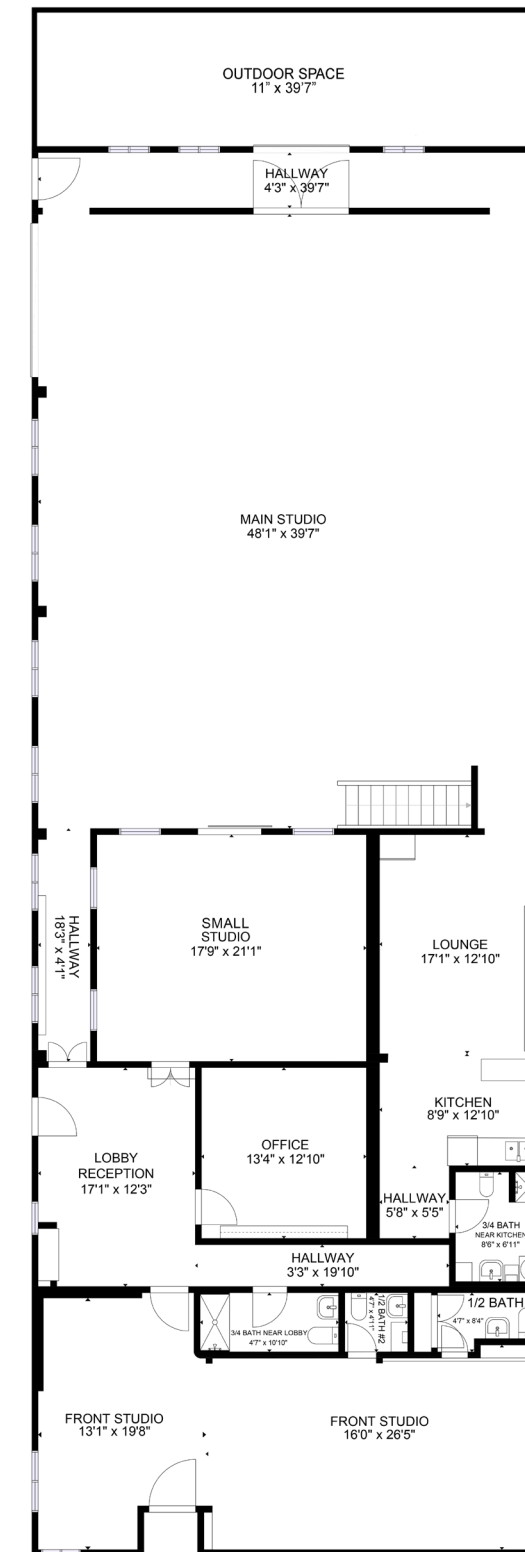
## EVENT VENUE / STUDIO / RETAIL

List Price: \$2,500,000

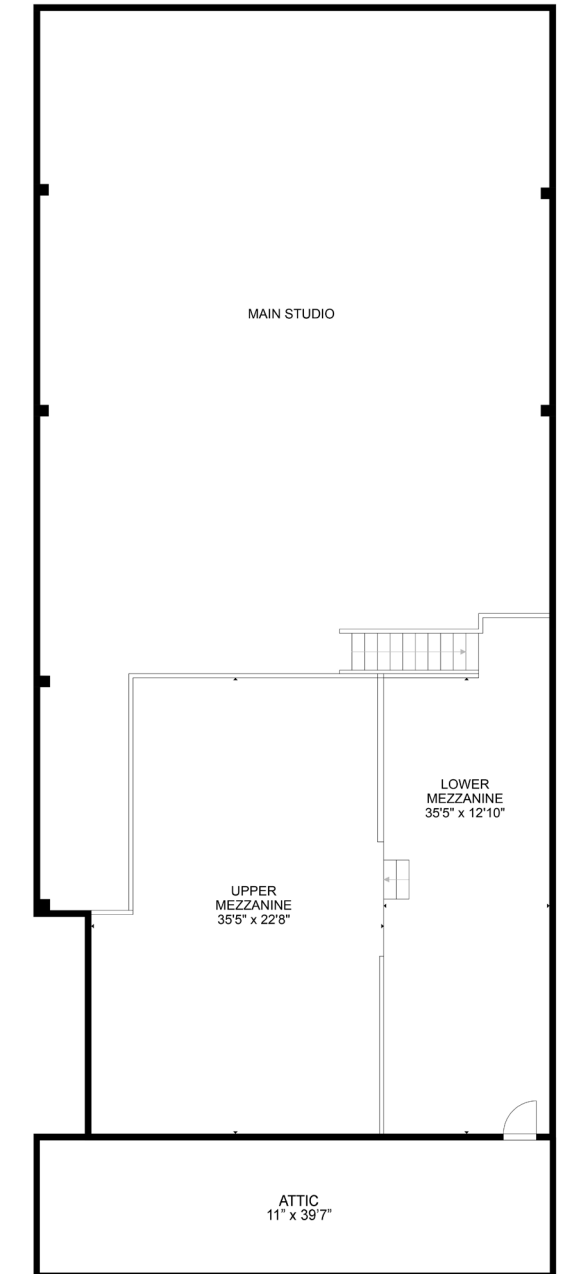
Main Studio:	2,080sqft (40' x 52')
Kitchen/Lounge:	440sqft (40' x 11')
Mezzanine/Loft:	1,580sqft (35.5' x 44.5')
Attic:	440sqft (40' x 11')
Front Studio:	740sqft (40' x 18.5')
Private Office:	172sqft (13.5' x 12.75')
Small Studio:	378sqft (21' x 18')
Gated Yard:	440sqft (40' x 11')

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GROUND  
LEVEL



MEZZANINE  
LEVEL





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## PRIMARY SPACE

**INCLUDES:** Gated Yard, Kitchen, Lounge, 3/4-Bath,  
Mezzanine/Loft, and Attic Space

Main Studio:	2,080sqft (40' x 52')
ProForma Rent	\$5,200/month (=\$2.50/sqft)
Kitchen/Lounge:	440sqft (40' x 11')
ProForma Rent	\$1,100/month (=\$2.50/sqft)
Mezzanine/Loft:	1,580sqft (35.5' x 44.5')
ProForma Rent	\$2,000/month (=\$1.27/sqft)
Attic:	440sqft (40' x 11')
ProForma Rent	\$220/month (=\$0.50/sqft)
Gated Yard:	440sqft (40' x 11')
ProForma Rent	\$440/month (=\$1.00/sqft)

**Total Income: \$9,020/month**

**Annual Pro-forma Income: \$108,240**

\*\*TOTAL SQFT = 4,100sqft \$9,020/month (=\$2.20/sqft)

\*\*excludes gated yard and attic



MAIN STUDIO





MAIN STUDIO



MAIN STUDIO



MAIN STUDIO



KITCHEN AREA



LOUNGE AREA



3/4 BATH IN PRIMARY SPACE



UPPER MEZZANINE



LOWER MEZZANINE

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PRIMARY  
SPACE



OUTDOOR LOUNGE / PARKING



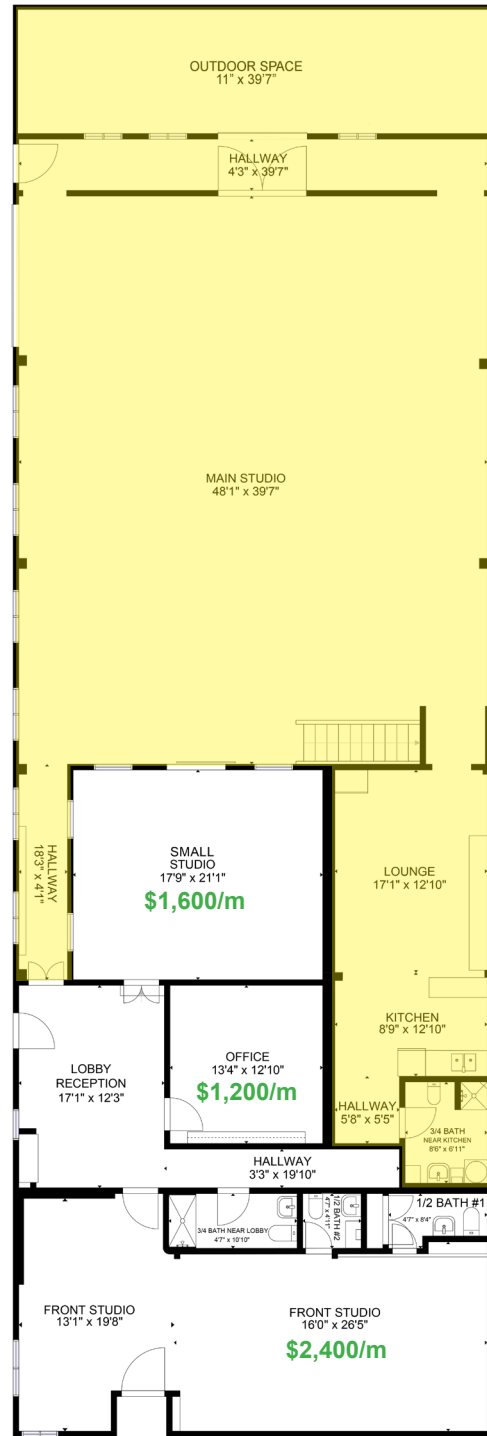
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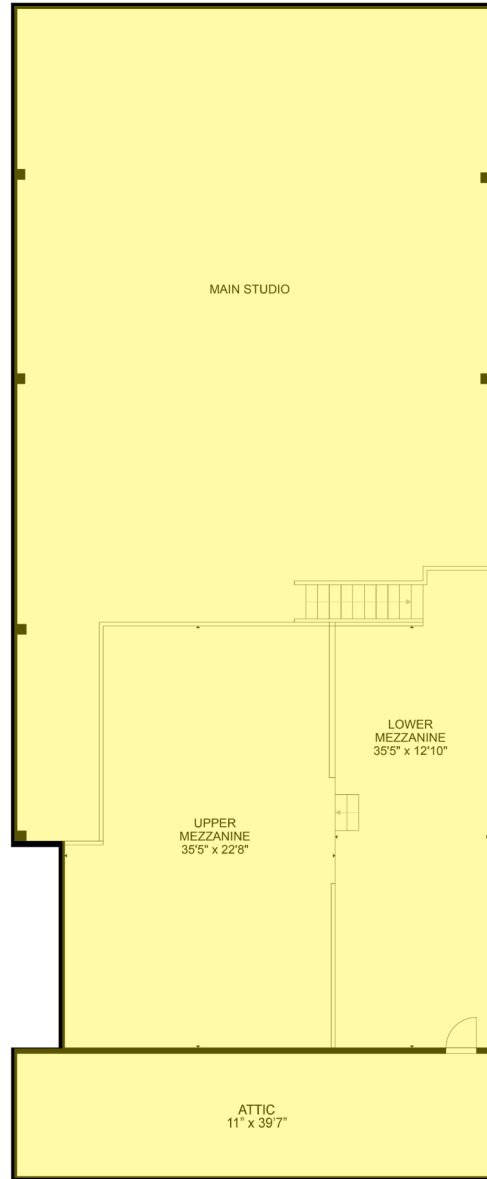
# PRIMARY SPACE

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GROUND LEVEL



# MEZZANINE LEVEL



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# DID YOU KNOW?

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## Extra Income

You can occupy the "main studio" and "lounge/kitchen" and "3/4-bath" and "mezzanine" and "attic" and utilize the "outdoor space/parking" AND lease out the "front studio" and "private office" and "small studio".

IT'S TRUE!!

This would give you a great space to "do your thing" and bring in \$5,200/month to offset your monthly payment:))

Front Studio: 740sqft (40' x 18.5')

ProForma Rent \$2,400/month (\$3.24/sqft)

**Annual Pro-forma Income: \$28,800**

Small Studio: 378sqft (21' x 18')

ProForma Rent \$1,600/month (\$4.23/sqft)

**Annual Pro-forma Income: \$19,200**

Private Office: 172sqft (13.5' x 12.75')

ProForma Rent \$1,200/month (\$6.97/sqft)

**Annual Pro-forma Income: \$14,400**

**Total "Extra Income": \$5,200/month**  
**Total "Extra Income" Annual Pro-forma: \$64,400**



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## FRONT SPACE RETAIL / STUDIO



FRONT ENTRANCE



1/2 BATH



1/2 BATH

Includes: separate entrance directly from Eagle Rock Blvd., with two 1/2-bathrooms

Front Studio: 740sqft (40' x 18.5')

ProForma Rent \$2,400/month (\$3.24/sqft)

Annual Pro-forma Income: \$28,800



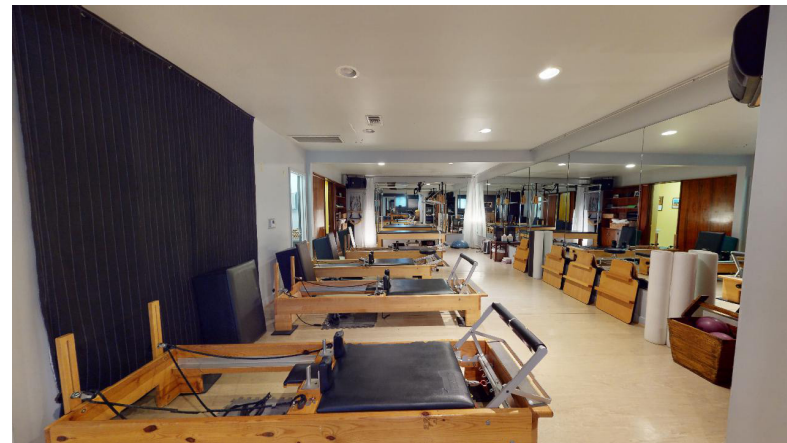
FRONT STUDIO



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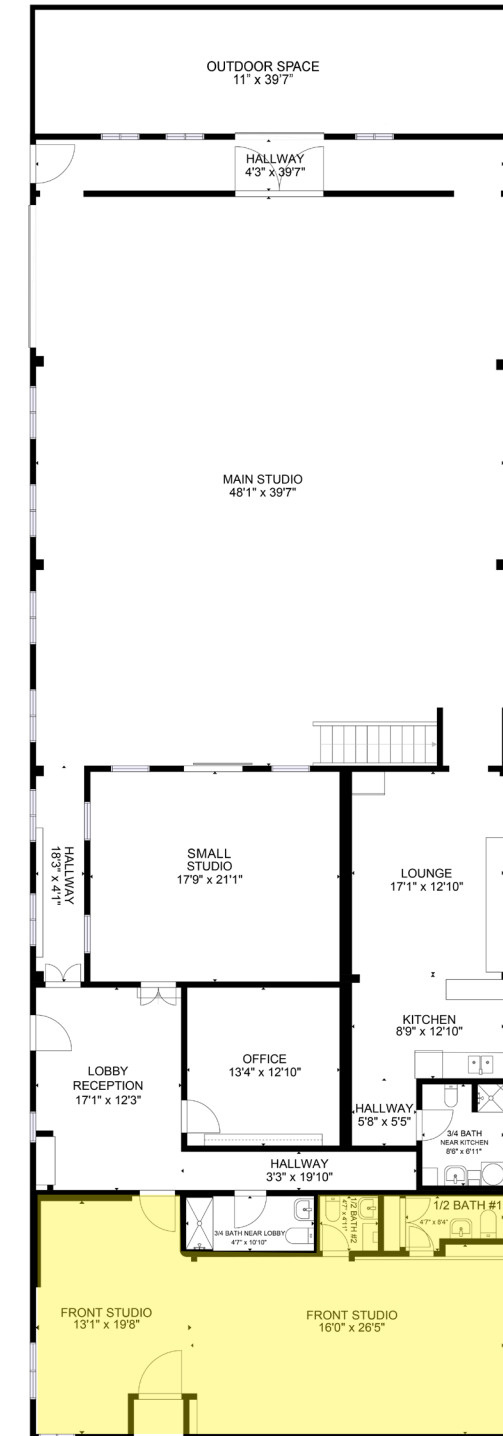
# FRONT SPACE RETAIL / STUDIO



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# FRONT SPACE RETAIL / STUDIO



GROUND  
LEVEL

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# SMALL STUDIO



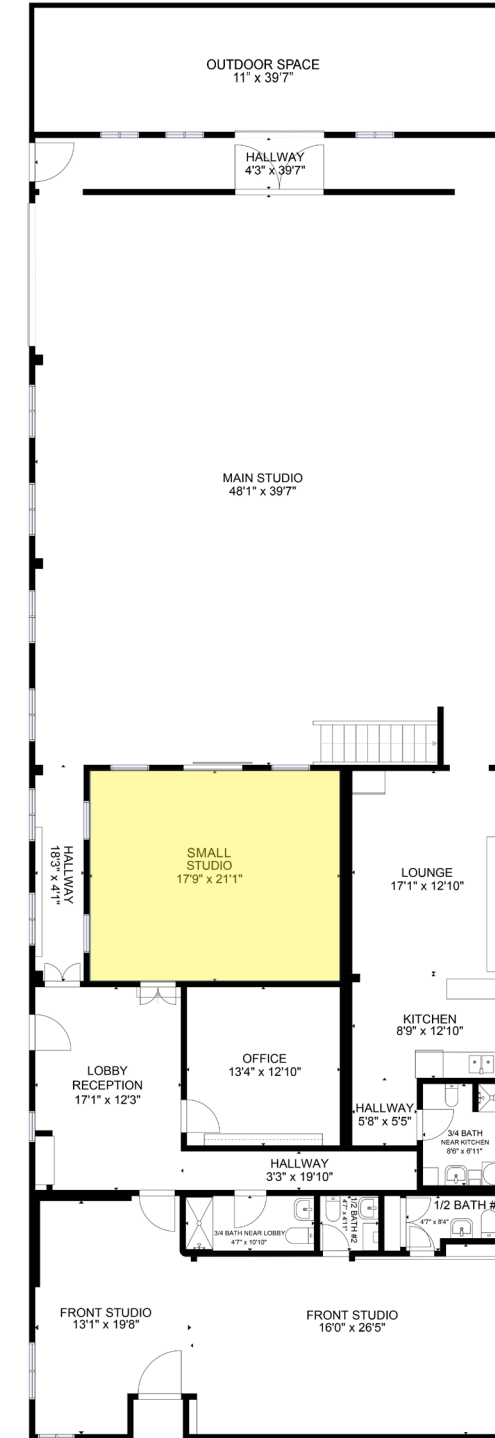
Small Studio: 378sqft (21' x 18')  
ProForma Rent \$1,600/month (\$4.23/sqft)

Annual Pro-forma Income: \$19,200

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# SMALL STUDIO



GROUND  
LEVEL



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# PRIVATE OFFICE



Private Office: 172sqft (13.5' x 12.75')  
ProForma Rent \$1,200/month (\$6.97/sqft)

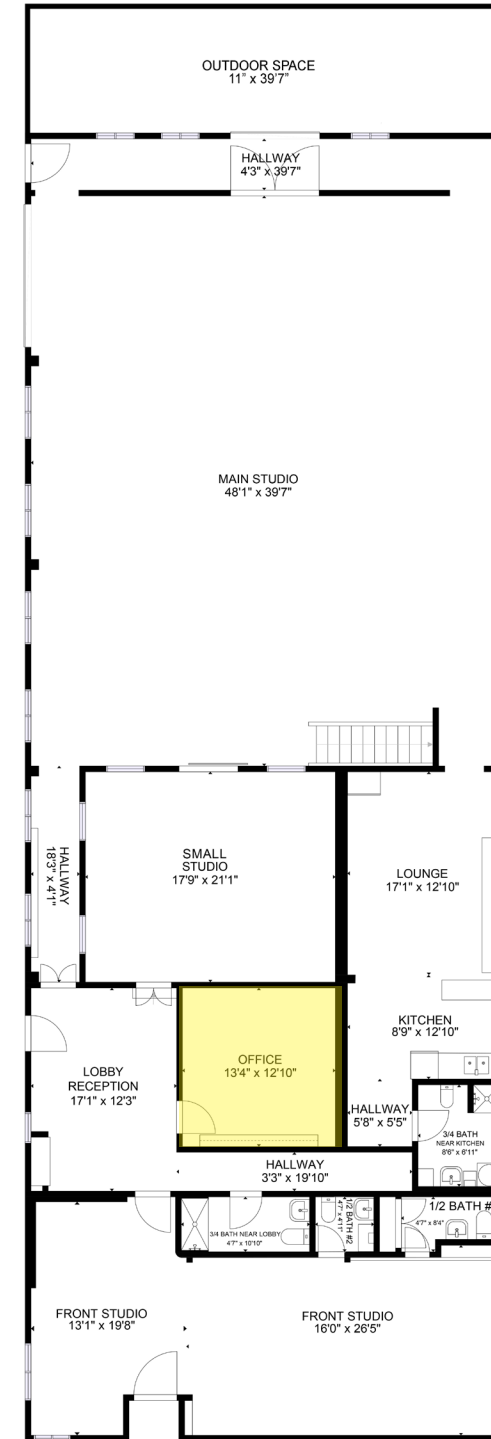
Annual Pro-forma Income: \$14,400

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# PRIVATE OFFICE

GROUND LEVEL



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# COMMON SPACE

INCLUDES:  
Entrance/Lobby  
3/4-Bathroom



LOBBY / RECEPTION



LOBBY / RECEPTION

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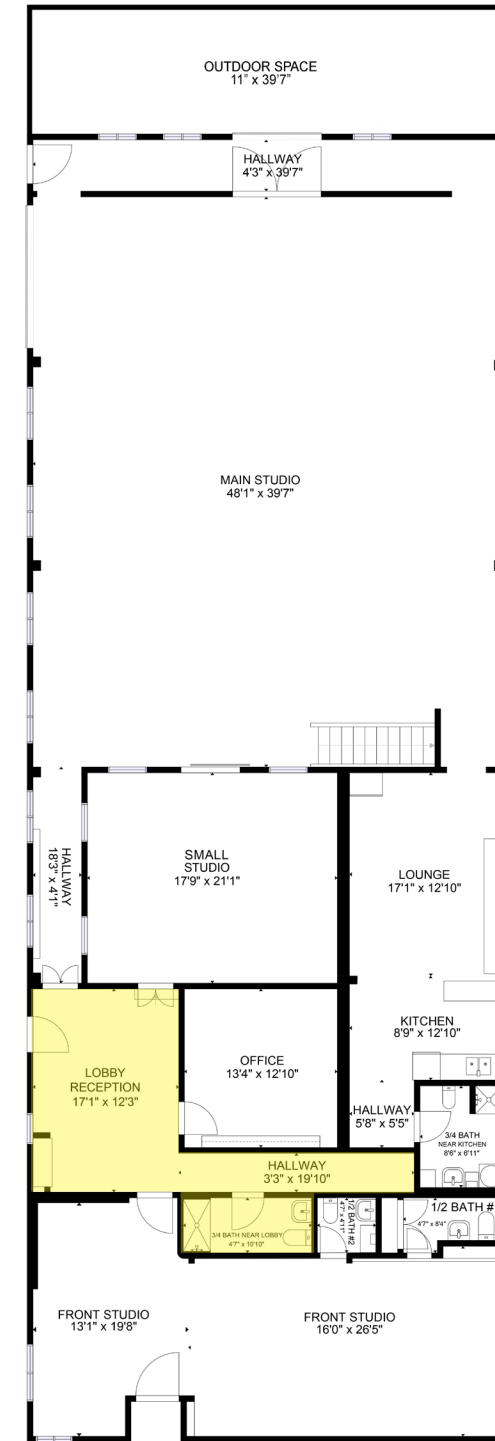
# COMMON SPACE



COMMON SPACE 3/4 BATH



COMMON SPACE 3/4 BATH



GROUND LEVEL





## Brian Fitzburgh & The Fitzburgh Realty Team

Brian has been a real estate broker since 2004. With a background in construction, engineering product design, civil engineering, and sales.

Brian and The Fitzburgh Realty Team are here to help. Real estate transactions are complex, and have a lot of moving parts. Hopes and dreams are on the line. We can guide you through the process of buying or selling. Strategy and problem solving are what it's all about. You will be empowered with knowledge and understanding so that you can make tough real estate decisions that are best for you.

The Fitzburgh Realty Team is your partner for success :)