

FOR LEASE | ±18,267 SF JUNIOR ANCHOR OPPORTUNITY

EAGLE ROCK SHOPPING CENTER

NWC Eagle Rock Blvd & Yosemite Blvd | Eagle Rock, CA

beta.



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PROJECT HIGHLIGHTS

- **Prime Location & High Visibility** – Junior anchor opportunity with highly visible pylon signage located on Eagle Rock Blvd & Yosemite Dr.
- **Dense Population** – Over 63,000 residents live within a 1.5-mile radius from the subject center
- **Convenient Parking** – 234 at grade parking spaces available for customers
- **Adjacent to Major Freeways** – Center is conveniently located adjacent to two major freeways:
 - Glendale Freeway CA 2 that on average see's upwards of 351,100 cars per day
 - Ventura Freeway CA 134 that on average see's upwards up 435,000 cars per day



POPULATION

0.5 mile	1 mile	1.5 mile
8,144	26,481	62,590



AVG. HOUSEHOLD INCOME

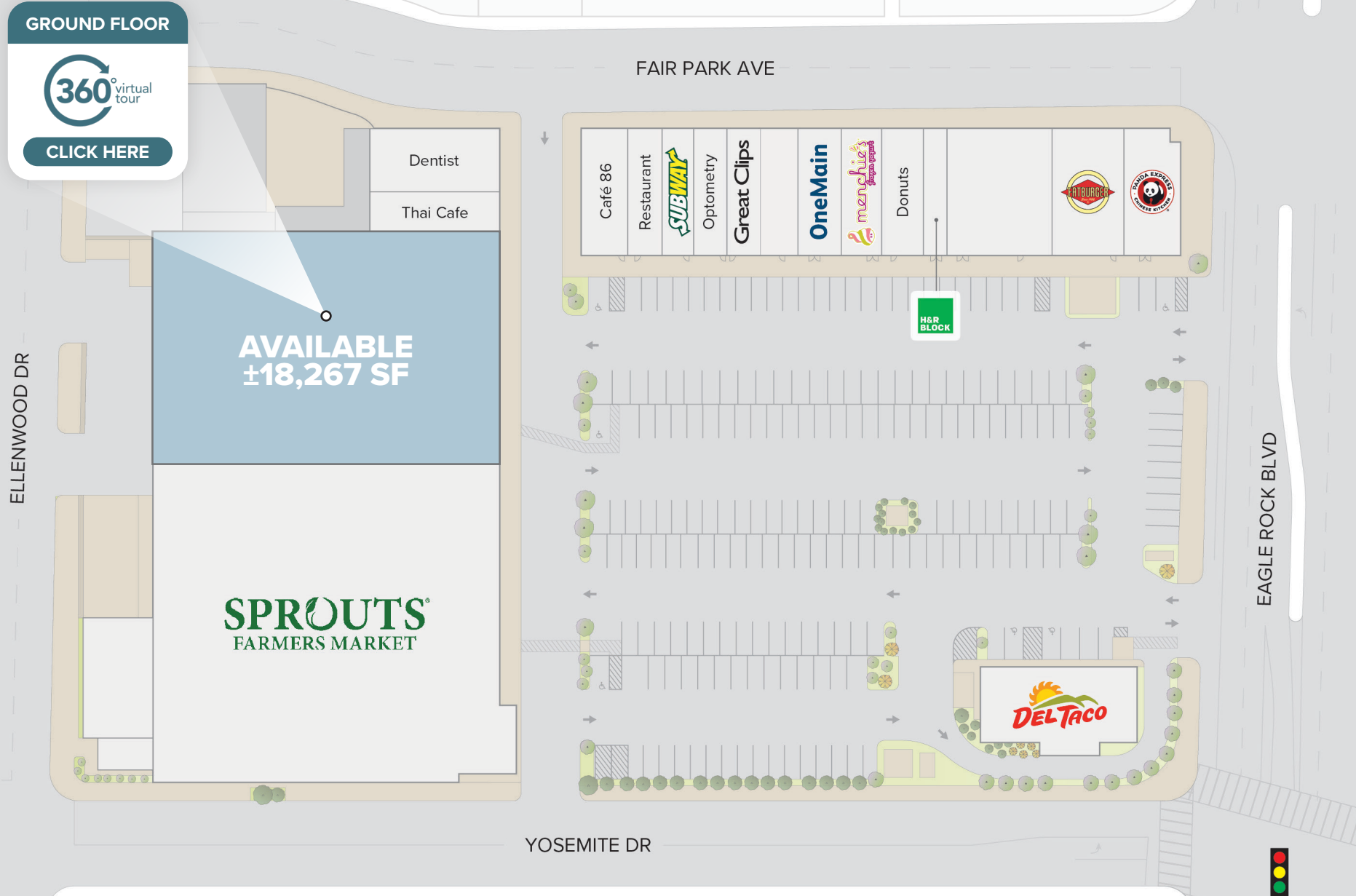
0.5 mile	1 mile	1.5 mile
\$163,351	\$169,042	\$156,140



DAYTIME POPULATION

0.5 mile	1 mile	1.5 mile
4,851	14,876	36,308







For leasing, please contact:

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