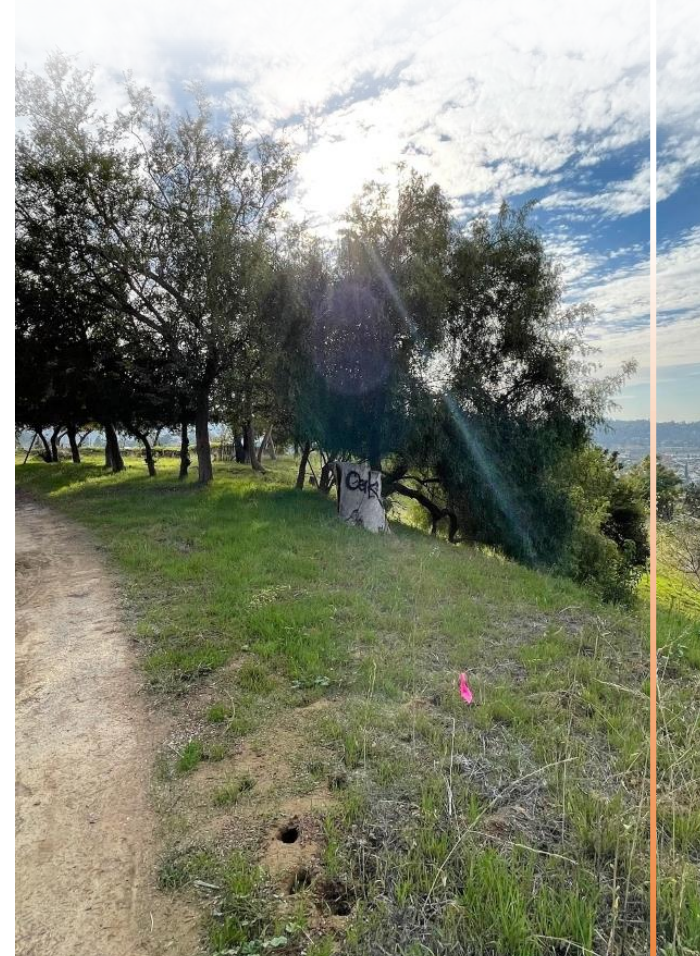
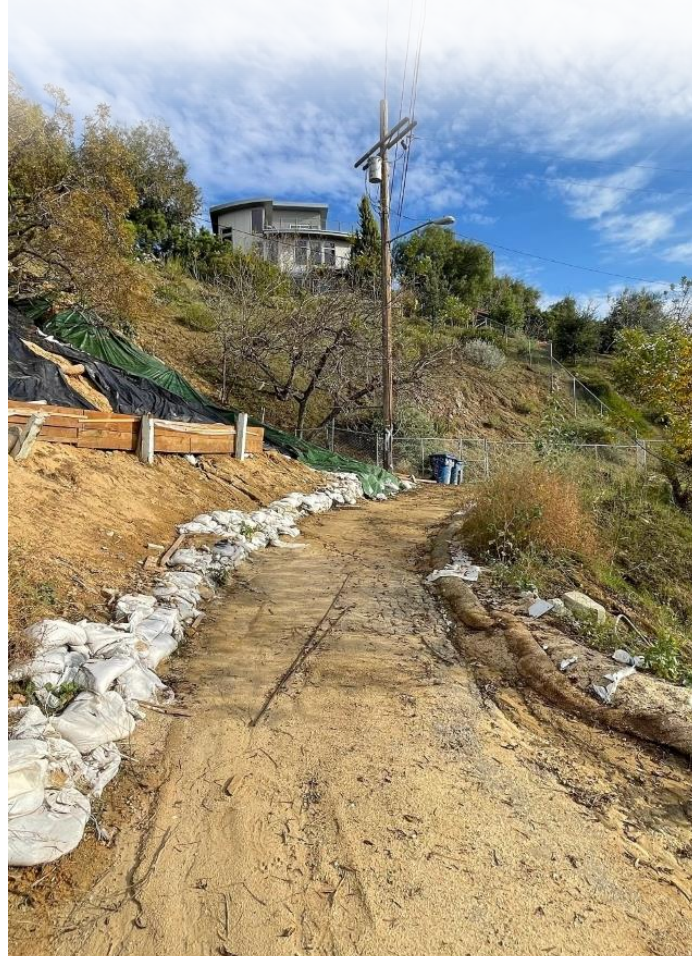


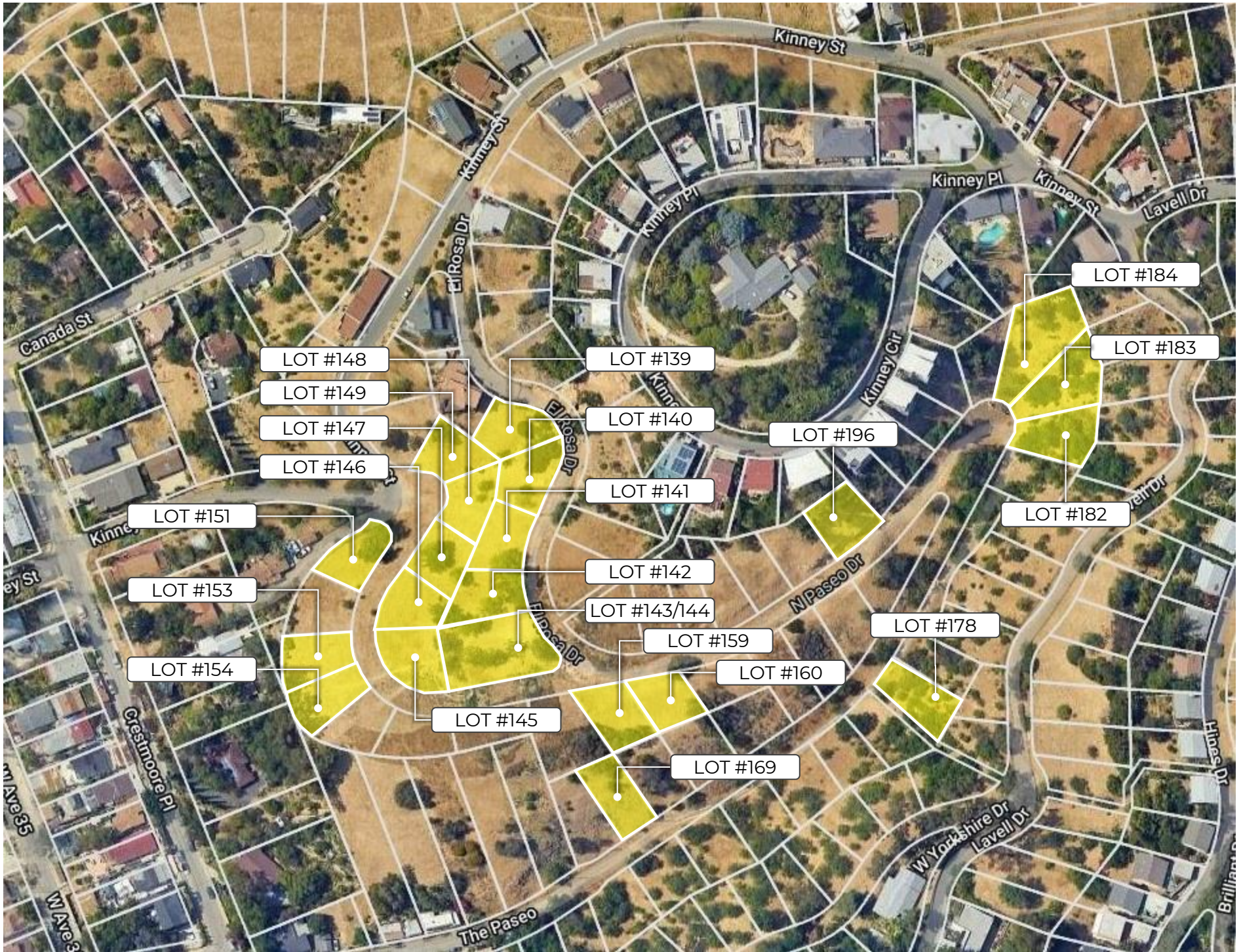
# 2501 EL ROSA DRIVE

DEVELOPER'S DREAM - 22 LOTS



GLASSELL PARK, CA 90065







2501 EL ROSA DRIVE  
GLASSELL PARK, CA 90065

**\$1,295,000**

OFFERING PRICE

**22**

TOTAL LOTS

APN	LOT #	LOT SF	ADDRESS
5460-019-015	139	5,020	2537 El Rosa Dr
5460-019-016	140	5,080	2527 El Rosa Dr
5460-019-017	141	4,880	2517 El Rosa Dr
5460-019-018	142	5,230	2511 El Rosa Dr
5460-019-027	143/144	10,380	2501 El Rosa Dr
5460-019-021	145	5,400	3571 Paseo Dr
5460-019-022	146	4,661	3561 Paseo Dr
5460-019-023	147	4,879	3557 Paseo Dr
5460-019-024	148	4,590	3556 Kinney St
5460-019-025	149	4,740	3560 Kinney St
5460-016-018	151	4,470	3554 Paseo Dr
5460-016-020	153	4,882	3562 Paseo Dr
5460-016-021	154	4,782	3566 Paseo Dr
5460-017-002	159	5,140	3600 Paseo Dr
5460-017-003	160	4,530	3608 Paseo Dr
5460-017-012	169	4,966	3571 The Paseo
5460-014-013	178	5,090	3626 The Paseo
5460-014-017	182	5,681	3662 The Paseo
5460-014-018	183	6,836	3666 The Paseo
5460-014-019	184	8,714	3670 The Paseo
5460-017-017	196	4,969	3635 The Paseo

# PROPERTY OVERVIEW

## 2501 EL ROSA DRIVE

Developer's Dream. Development opportunity to build 22 elegant homes in Glassell Park area. Plenty of flat areas, some with views. Great location. Certified geological and soils report, topographic lot survey and street improvement plans are included.



**A rare development opportunity to build 22 elegant homes**



**Some lots with views, great location**



**Soils report, topo survey and street improvement plans included**



# 2501 EL ROSA DRIVE



# GLASSELL PARK

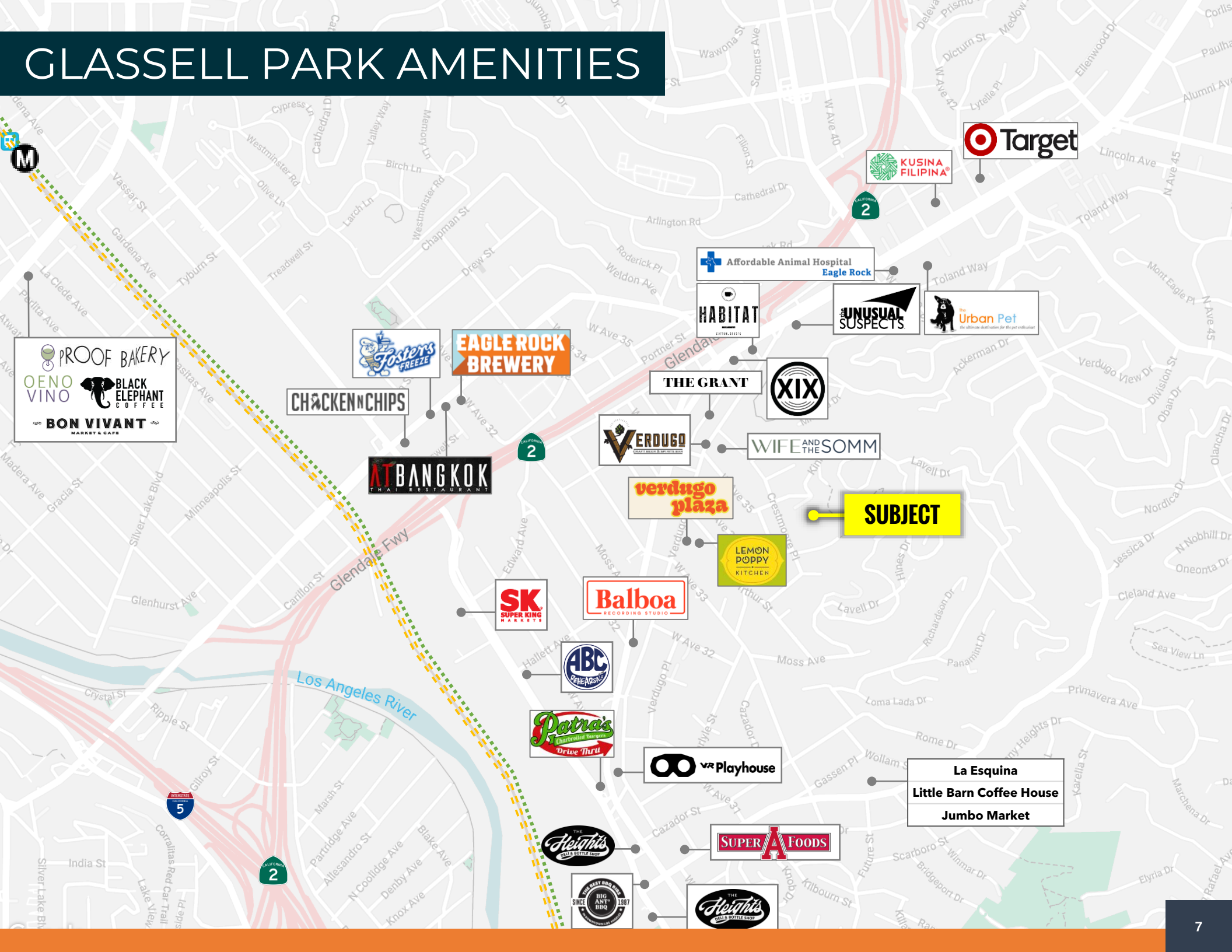
Nestled between the rising market of Glendale, Eagle Rock, and Highland Park, Glassell Park boasts a family-oriented community and has access to neighboring submarket boutique shops, bars, restaurants, and entertainment. The subject property is located with easy access 2, 5, and 134 Freeways allowing for short and convenient commutes to Pasadena, South Pasadena, Silver Lake, Echo Park and Downtown Los Angeles, as well as other areas of Los Angeles.

*Glassell Park is a neighborhood located in Northeast Los Angeles, California. It is situated in the San Rafael Hills, bordered by the neighborhoods of Mount Washington to the northeast, Cypress Park to the southwest, and Eagle Rock to the northwest.*

Keeping to its rustic roots, Glassell Park is home to a number of eateries that serve hearty, unpretentious offerings of everything from tamales to pub fare. Previously, Glassell Park lacked the bigger commercial corridors that neighboring areas had, but recently there are more and more restaurants and cafes popping up. The resurgence of Glassell Park has a lot to do with the increasing desirability of Northeast LA in general. This neighborhood has been growing consistently in recent years.



# GLASSELL PARK AMENITIES



PROOF BAKERY  
OENO VINO  
BLACK ELEPHANT COFFEE  
BON VIVANT MARKET & CAFE

FOSTERS FREEZE  
CHACKEN & CHIPS

EAGLE ROCK BREWERY

AT BANGKOK THAI RESTAURANT

Affordable Animal Hospital Eagle Rock

HABITAT

UNUSUAL SUSPECTS

Urban Pet

THE GRANT

XIX

VERDUGO

WIFE AND THE SOMM

verdugo plaza

SUBJECT

LEMON POPPY KITCHEN

SK SUPER KING MARKETS

Balboa RECORDING STUDIO

ABC

Patra's

vr Playhouse

La Esquina  
Little Barn Coffee House  
Jumbo Market

SUPER A FOODS

THE HEATH'S

THE HEATH'S

THE HEATH'S

# COMMUNITY PROFILE

Burbank: 8.8 miles / 15-25 minutes by car /  
45-65 minutes by transit

Century City: 15.9 miles / 50-90 minutes by  
car / 100-110 minutes by transit

Downtown LA: 6.3 miles / 20-45 minutes by  
car / 55-60 minutes by transit

Santa Monica: 19.7 miles / 50-100 minutes  
by car / 100-130 minutes by transit

Glassell Park is a hilly neighborhood northeast of DTLA with good highway access and cheaper home prices than some of its more fashionable neighbors. Its twisting roads are mostly home to modest single-family houses and cute bungalows though you'll find some apartments on the main thoroughfares. This area draws home buyers looking for historic character with classic California living.

There are a number of fast food and casual style restaurants in the neighborhood offering Mexican, Filipino, and Asian fare. You'll also find a few cafes, including the popular Lemon Poppy Kitchen.



LITTLE BARN COFFEE



THE GRANT



VERDUGO BAR



# AREA CONNECTIVITY

## CENTRALLY LOCATED COMMUNITY

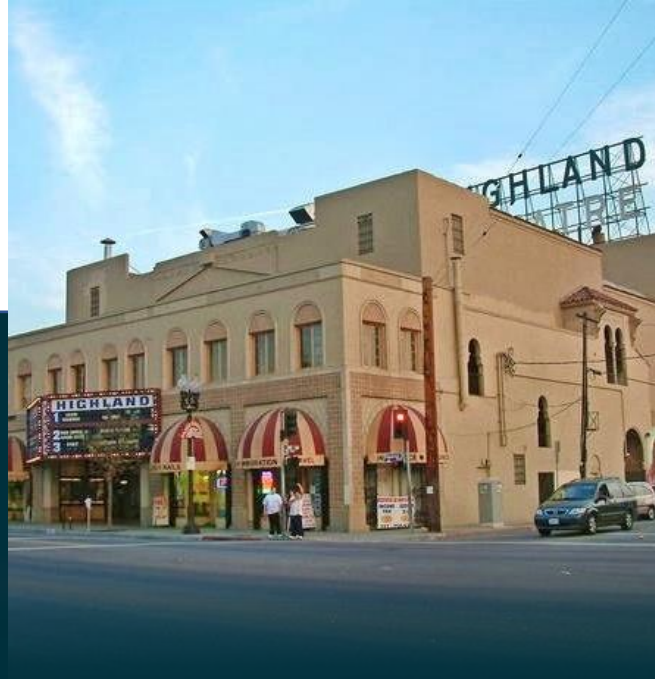


## GLASSELL PARK



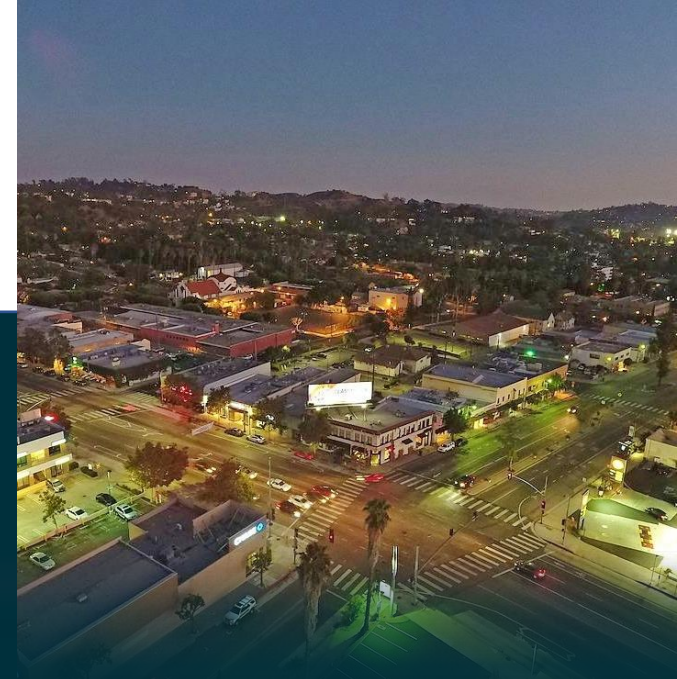
Glassell Park is a hilly neighborhood northeast of DTLA with good highway access and cheaper home prices than some of its more fashionable neighbors. Its twisting roads are mostly home to modest single-family houses and cute bungalows though you'll find some apartments on the main thoroughfares. This area draws home buyers looking for historic character with classic California living.

## HIGHLAND PARK



Highland Park is a neighborhood in the city of Los Angeles, located in the San Rafael Hills and along the Arroyo Seco. It is situated within what was once Rancho San Rafael of the Spanish/Mexican era. Its boundaries are roughly the Arroyo Seco Parkway (California Route 110) on the southeast, the city limits of Pasadena on the northeast, Oak Grove Drive on the north, and Avenue 51 on the west. Primary thoroughfares include York Boulevard and Figueroa Street.

## EAGLE ROCK



Recently identified as the second Hottest Neighborhood in the County, Eagle Rock offers some of the most compelling prospects for rent growth and value appreciation in the region. Central to over 80,000,000 square of office and industrial uses in nearby Hollywood, Glendale, and Downtown LA, residents flock to Eagle Rock for its proximity to major job centers and unique neighborhood appeal.

# OCCIDENTAL COLLEGE

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.

## RANKINGS

**Forbes**

102

**Los Angeles Times**

99

**THE WALL STREET JOURNAL.**

99

**U.S. News**  
& WORLD REPORT

39

**Washington**  
MONTHLY

62



# 2501 EL ROSA DRIVE

## GLASSELL PARK, CA 90065

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

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

