

1 Cover

Eagle Rock dream view lot

Price: \$999,000

Presented by:

Oleg Korolov

Coldwell Banker

BRE #: 01955895

Cell: (213) 448-5949

E-mail: oleg.korolov@camoves.com

Web: olegkorolov.com

Cenon M Advincula

Philippine American Realty

BRE #: 02019490

Cell: (917) 553-0316

E-mail: cenon_advincula@yahoo.com

Web: philamrealty.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2 Table of content

Page 1: Cover;

Page 2: Table of content;

Page 3: Property summary;

Page 4: Site location;

Page 5: Parcel map;

Page 6: Neighborhood profile;

Page 7: Additional photos;

Page 8: Additional photos;

Page 9: Additional photos;

Page 10: Contact information.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

3 Property summary

Description: The subject property is located in a neighborhood of Eagle Rock, California. Peaceful parcel of undeveloped vacant land with panoramic views, including amazing skyline of Downtown Los Angeles, is calling for savvy developers and investors. With slightly under ten acres of land in a rapidly developing North-East part of Los Angeles, this parcel of land offers a variety of different scenarios for potential use.

Lot size: 9.48 acres (412,164 sq ft)

Site dimensions: See parcel map

APN: 5666-024-010

Zoning: A1-1XL

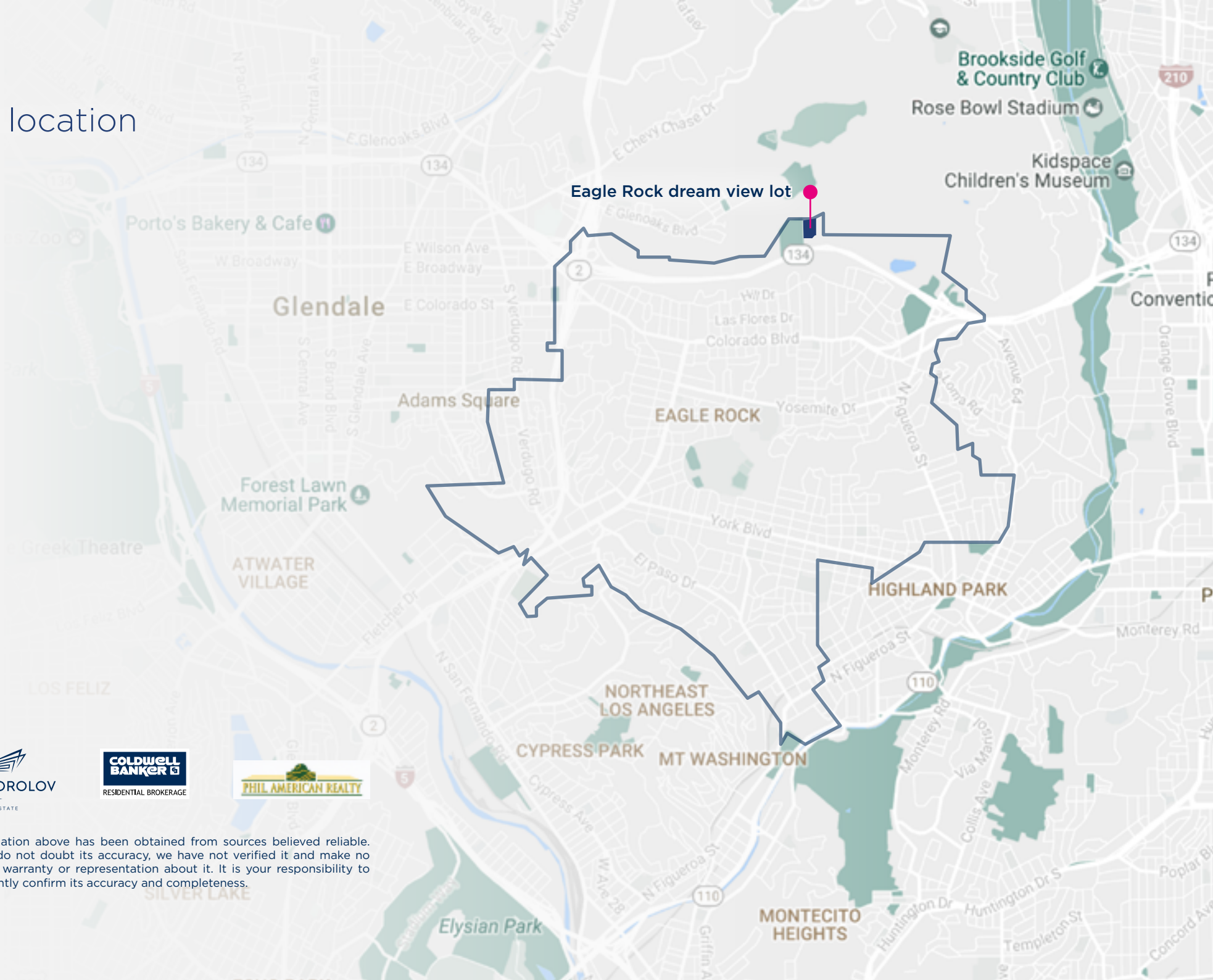
Existing improvements: None

Price: \$999,000



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

4 Site location



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

5 Parcel map



Eagle Rock dream view lot



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

6 Neighborhood profile

Eagle Rock is a neighborhood of North-East Los Angeles in the San Rafael Hills. It was divided into parcels in 1870, became a city in 1911 and joined Los Angeles in 1923.

According to Wikipedia, Eagle Rock is only 4.25 square miles with a population of 34,466 people (based on L.A. Department of City Planning estimates done in 2008).

Several years ago, Eagle Rock was named one of the “hottest neighborhoods in a country” by Redfin. According to the source, this neighborhood finished on a position number two in a nation. Since then, an interest to the area from developers and owner-users has remained very high.

Bordering with Glendale on North and West, Glassell Park and Mount Washington on South-West, Highland Park on South and Pasadena on East, Eagle Rock is located right in the middle of North-East Los Angeles, that has been experiencing rapid development.

Eagle Rock has a very convenient access to freeways 2, 5, 110, 134 and 210, which allows comfortable travel time to Pasadena, Glendale, Burbank, and even Downtown Los Angeles.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

7 Additional photos



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

8 Additional photos



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

9 Additional photos



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

10 Contact information

Oleg Korolov

Coldwell Banker

BRE #: 01955895

Cell: (213) 448-5949

E-mail: oleg.korolov@camoves.com

Web: olegkorolov.com

Cenon M Advincula

Philippine American Realty

BRE #: 02019490

Cell: (917) 553-0316

E-mail: cenon_advincula@yahoo.com

Web: philamrealty.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.