

INDUSTRIAL BUILDING FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

421 WEST PALMER AVENUE

GLENDALE, CA 91204

KENNY BURNS

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CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

421 WEST PALMER AVENUE

GLENDALE, CA 91204

**OFFERING SUMMARY**

Available Space:	3,440 SF
Lease Rate:	\$2.10/SF/MO, MG
Term:	3 - 5 Years
Building Size:	3,440 SF
Lot Size:	5,626 SF
Power:	200 a, 240 v, 3 p 100 a, 120/240 v, 1 p

PROPERTY OVERVIEW

Rare small industrial warehouse building with front-fenced yard; 11' ceiling height, one (1) loading door, two (2) offices and two (2) restrooms; owner will slurry coat the parking lot; contact Kenny Burns for a showing. Available April 2026.

Zoning: IND

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

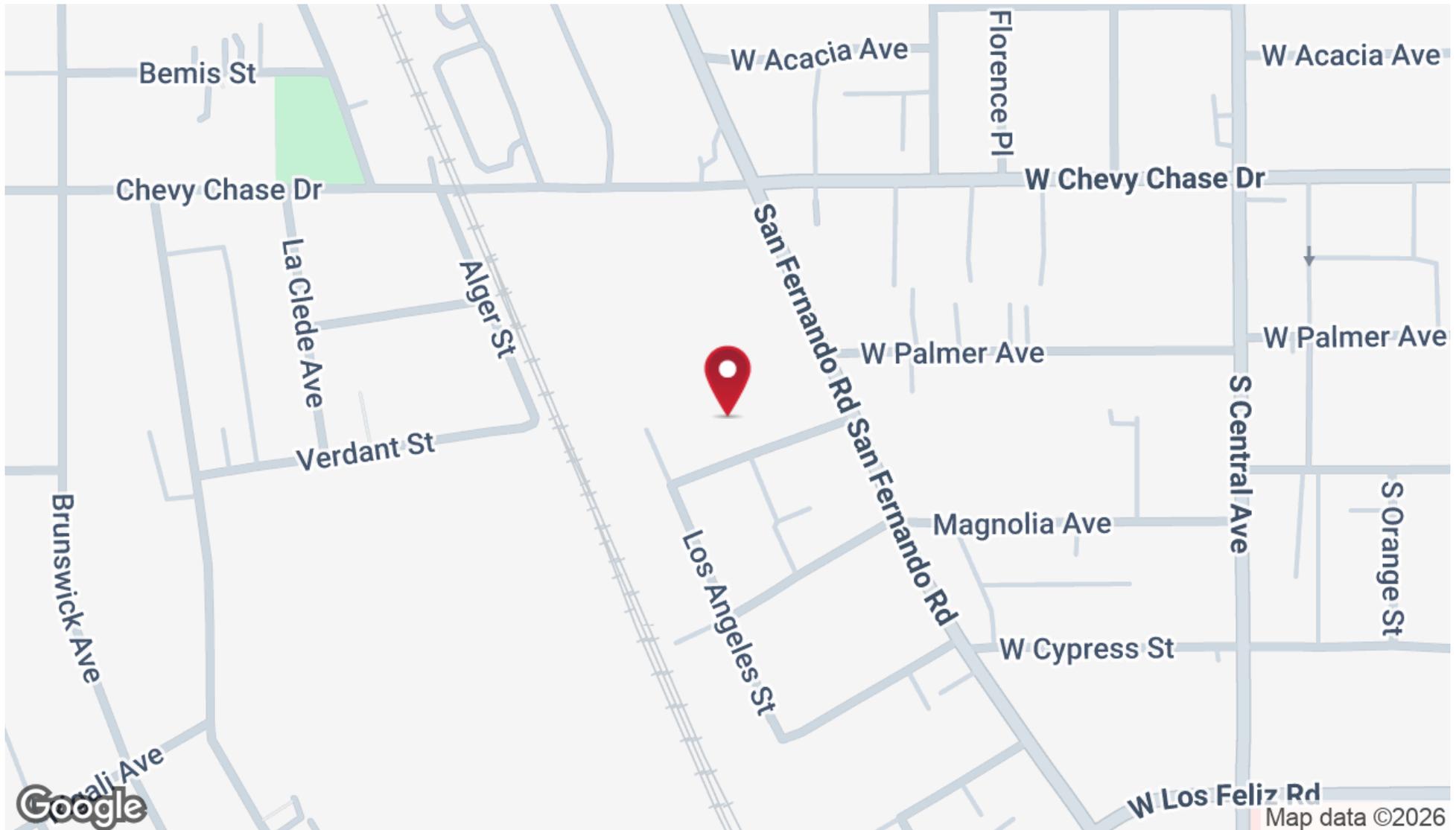
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Demographic Summary Report

421 West Palmer Avenue, Glendale, CA 91204



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	32,246		227,954		694,045	
2024 Estimate	33,372		235,708		714,916	
2020 Census	34,999		246,146		733,057	
Growth 2024 - 2029	-3.37%		-3.29%		-2.92%	
Growth 2020 - 2024	-4.65%		-4.24%		-2.47%	
2024 Population by Hispanic Origin	11,420		65,237		277,547	
2024 Population	33,372		235,708		714,916	
White	15,937	47.76%	123,749	52.50%	290,007	40.57%
Black	816	2.45%	5,348	2.27%	24,479	3.42%
Am. Indian & Alaskan	364	1.09%	1,877	0.80%	9,141	1.28%
Asian	5,229	15.67%	38,121	16.17%	118,805	16.62%
Hawaiian & Pacific Island	42	0.13%	248	0.11%	828	0.12%
Other	10,984	32.91%	66,364	28.16%	271,656	38.00%
U.S. Armed Forces	79		93		211	
Households						
2029 Projection	12,517		93,372		283,990	
2024 Estimate	12,987		96,781		292,962	
2020 Census	13,747		101,918		301,684	
Growth 2024 - 2029	-3.62%		-3.52%		-3.06%	
Growth 2020 - 2024	-5.53%		-5.04%		-2.89%	
Owner Occupied	2,374	18.28%	29,898	30.89%	75,206	25.67%
Renter Occupied	10,613	81.72%	66,883	69.11%	217,755	74.33%
2024 Households by HH Income						
Income: <\$25,000	3,297	25.39%	18,710	19.33%	61,719	21.07%
Income: \$25,000 - \$50,000	2,171	16.72%	13,524	13.97%	49,125	16.77%
Income: \$50,000 - \$75,000	1,817	13.99%	13,687	14.14%	45,107	15.40%
Income: \$75,000 - \$100,000	1,487	11.45%	11,171	11.54%	34,534	11.79%
Income: \$100,000 - \$125,000	1,398	10.77%	9,762	10.09%	27,259	9.30%
Income: \$125,000 - \$150,000	719	5.54%	6,886	7.11%	17,617	6.01%
Income: \$150,000 - \$200,000	1,209	9.31%	9,612	9.93%	23,751	8.11%
Income: \$200,000+	888	6.84%	13,430	13.88%	33,850	11.55%
2024 Avg Household Income	\$85,652		\$108,159		\$97,551	
2024 Med Household Income	\$63,421		\$80,527		\$69,411	

