

FOR SALE | THREE SMALL FREESTANDING INDUSTRIAL/AUTOMOTIVE BUILDINGS



M2-ZONED FREESTANDING INDUSTRIAL /AUTOMOTIVE BUILDINGS

BUILDINGS CAN BE COMBINED UP TO 14,028 SF

521 W. | ±4,628 SF

525 W. | ±4,700 SF

527 W. | ±4,700 SF

521, 525, & 527 W. WINDSOR ROAD | GLENDALE, CA 91204

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

DANIEL HAKIMPOUR

Senior Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

PROPERTY FEATURES



Rare Opportunity Acquire Three Freestanding Industrial / Automotive Buildings Zoned M-2



Buildings can be sold Together or Separately



Excellent Owner-User or Investment Opportunity



Glendale Zoning Permits Wide Range of Industrial/Commercial Uses



Bow Truss Buildings with Skylights
12'-18' Warehouse Clearance



Masonry/Brick Construction Type

LOCATION HIGHLIGHTS



Prime Glendale Location



Adjacent to the Signalized Intersection of San Fernando Road & Glendale Blvd



Close Proximity to Amazon, Costco, Home Depot, the Americana at Brand, Target, Best Buy, and within close Proximity to Restaurants, Amenities, & Public Transportation



Immediate Access to I-5 & SR-134 Freeway



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

DANIEL HAKIMPOUR

Senior Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

521 W. WINDSOR RD

ADDRESS 521 W. Windsor Road
Glendale, CA 91204

APN # 5696-020-024

BUILDING SIZE ±4,628 SF

PARCEL SIZE ±4,691 SF

PRICE \$2,500,000.00

**can be combined with 525 & 527 W. Windsor Road*

BUILDING SPECIFICATIONS



Small Freestanding Industrial Building



Ideal for Warehouse/Distribution or Manufacturing



Bow Truss Building with Skylights
12'-18' Warehouse Clearance



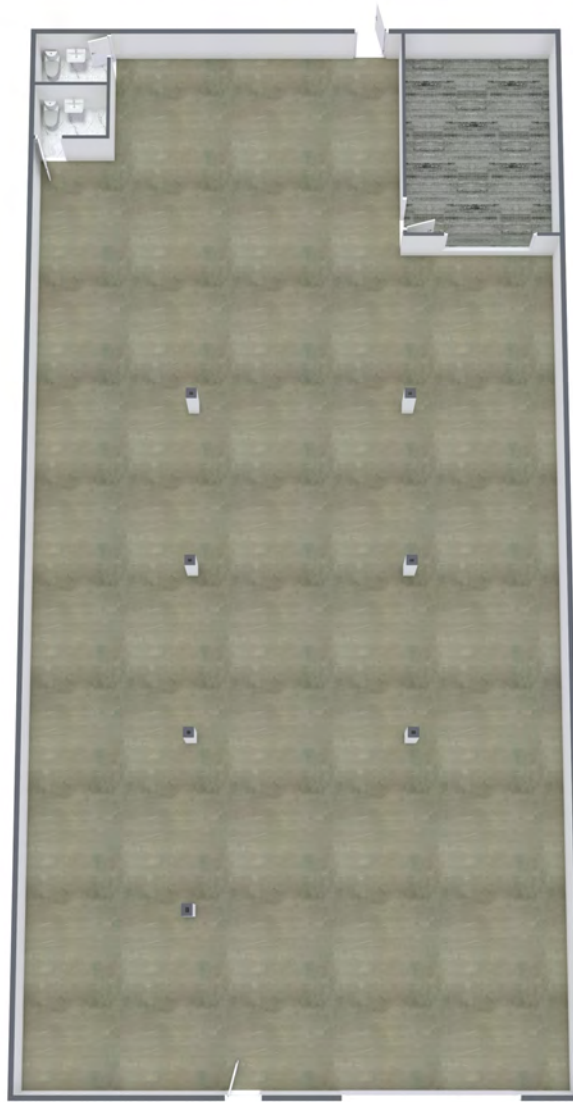
Excellent Loading Capability
– One (1) Ground Level Loading Door (12'x12')



Ample Power: 400 Amp, 120/240v, 3p, 3w
(Prospective Buyer to Verify)



Current Tenant is on a Month-to-Month Lease



WINDSOR ROAD



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

DANIEL HAKIMPOUR

Senior Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com / 818.252.9900

525 W. WINDSOR RD

ADDRESS 525 W. Windsor Road
Glendale, CA 91204

APN # 5696-020-023







BUILDING SIZE ±4,700 SF

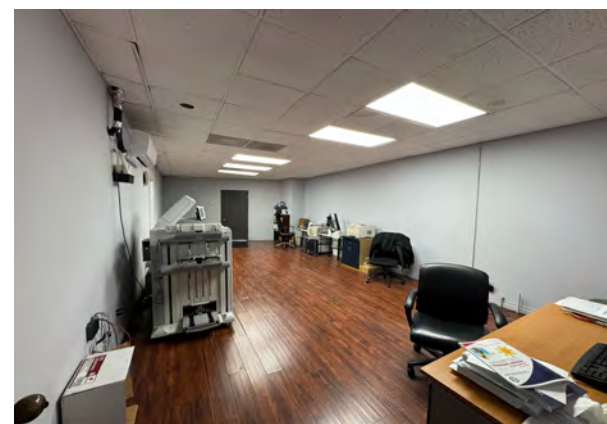
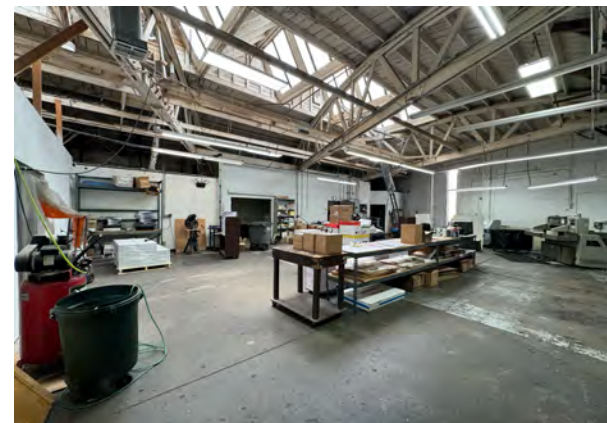
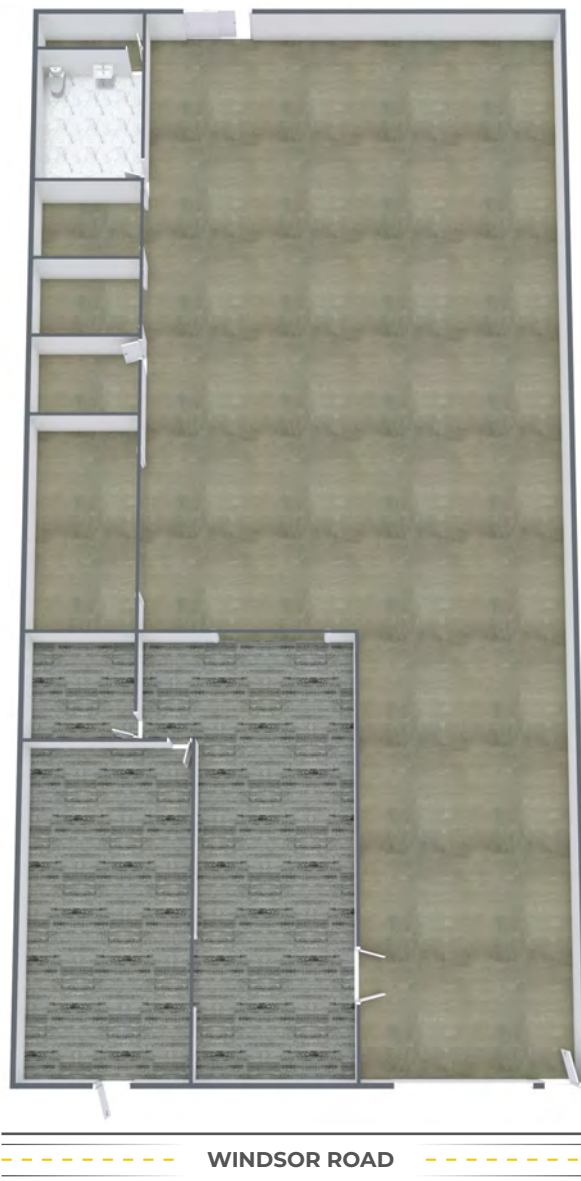
PARCEL SIZE ±4,754 SF

PRICE \$2,500,000.00

**can be combined with 521 & 527 W. Windsor Road*

BUILDING SPECIFICATIONS

-  Small Freestanding Industrial Building
-  Ideal for Warehouse/ Distribution or Manufacturing
-  Bow Truss Building with Skylights
12'-18' Warehouse Clearance
-  Excellent Loading Capability
– One (1) Ground Level Loading Door (10'x10')
-  Ample Power: 400 Amp, 120/240v, 3p, 3w
(Prospective Buyer to Verify)
-  Current Tenant is on a Month-to-Month Lease



YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

DANIEL HAKIMPOUR
Senior Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

527 W. WINDSOR RD

ADDRESS 527 W. Windsor Road
Glendale, CA 91204

APN # 5696-020-022

BUILDING SIZE ±4,700 SF

PARCEL SIZE ±4,700 SF

PRICE \$2,500,000.00

**can be combined with 521 & 525 W. Windsor Road*

BUILDING SPECIFICATIONS



Small Freestanding Industrial Building



Currently Being occupied as a Body Shop



Ideal for Warehouse/ Distribution or Manufacturing



Bow Truss Building with Skylights
12'-18' Warehouse Clearance



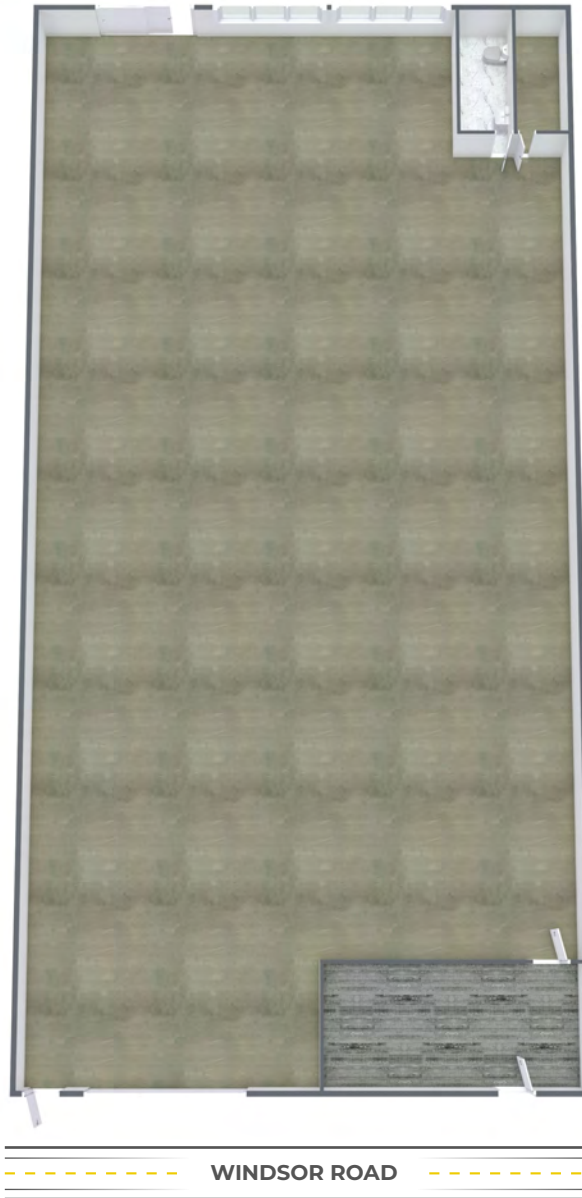
Excellent Loading Capability
– One (1) ground Level Loading Door (10'x10')



Ample Power: 250 Amp, 120/240v, 3p, 3w
(Prospective Buyer to Verify)



Current Tenant is on a Month-to-Month Lease



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

DANIEL HAKIMPOUR

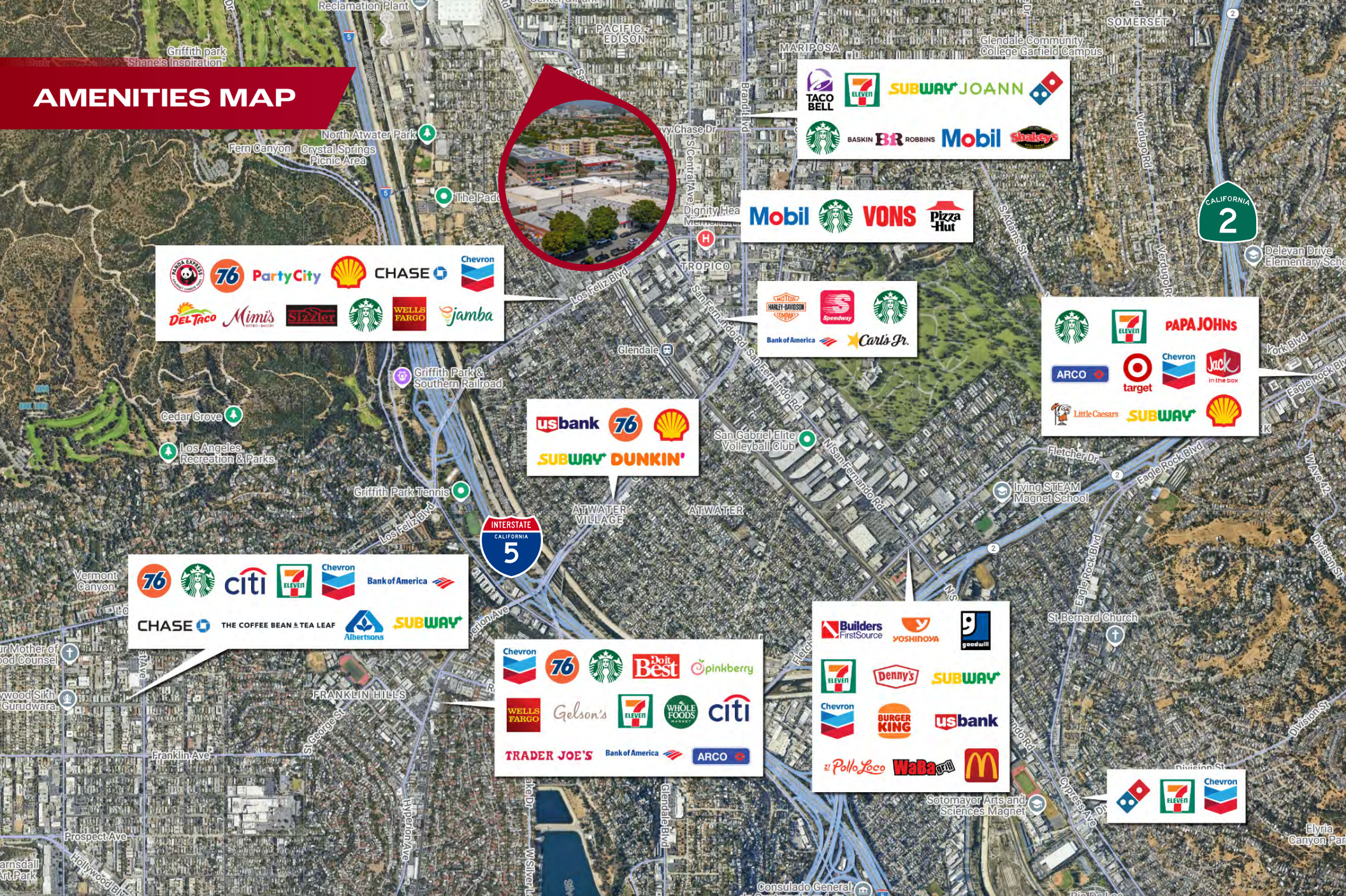
Senior Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

AMENITIES MAP



YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

DANIEL HAKIMPOUR
Senior Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

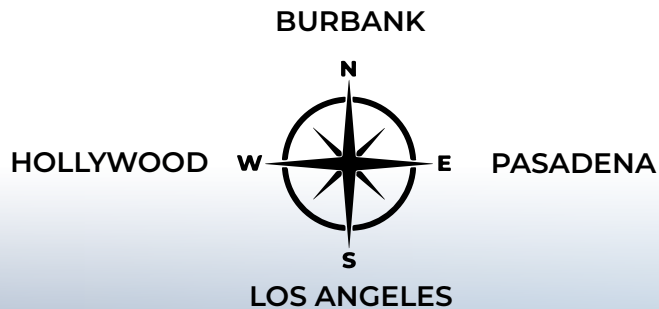
SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com / 818.252.9900

GLENDALE OVERVIEW

The City of Glendale was incorporated on February 16, 1906 and spans approximately 30.6 square miles with a current population of approximately 203,054 people (US Census 2017 Population Estimates). Located minutes away from downtown Los Angeles, Pasadena, Burbank, Hollywood, and Universal City, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts.

The Bob Hope Airport in Burbank serves the Los Angeles area including Glendale, Pasadena and the San Fernando Valley. It is the only airport in the greater Los Angeles area with a direct rail connection to downtown Los Angeles. The City of Glendale is located about 30 minutes from Los Angeles International Airport (LAX). LAX is a commerce leader and designated as a world-class airport for its convenient location, modern facilities, and superior sea/air/land connections.

SURROUNDING NEIGHBORHOODS



NEARBY AMENITIES

QUALITY OF LIFE



Glendale is in Los Angeles County and is one of the best places to live in California. Living in Glendale offers residents an urban suburban mix feel and most residents rent their homes. Many young professionals live in Glendale and residents tend to be liberal.

PARKS & RECREATION



Way back in 1928, Glendale was the first city to earn the "Miss American Green Cross" distinction from an environmental organization dedicated to saving America's trees. And the city still earns its ecological stripes to this day: Since 1982, native trees have been protected by the Indigenous Tree Ordinance.

RESTAURANTS & DINING



Glendale is home to not one but two of the best sausage-slinging eateries in Southern California. Locals (and German tourists, naturally) are always arguing over which is better, Continental Gourmet Sausage Company or Schreiner's Fine Sausage.

TRANSPORTATION & FREEWAY ACCESS



As one of its core functions, Glendale provides well-maintained streets and a variety of transportation services. The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including

- I-5 Golden State Freeway
- SR-2 Glendale Freeway
- ST-134 Ventura Freeway
- 210 Foothill Freeway



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	34,768	232,590	684,131
Estimated Households	14,200	95,996	283,969



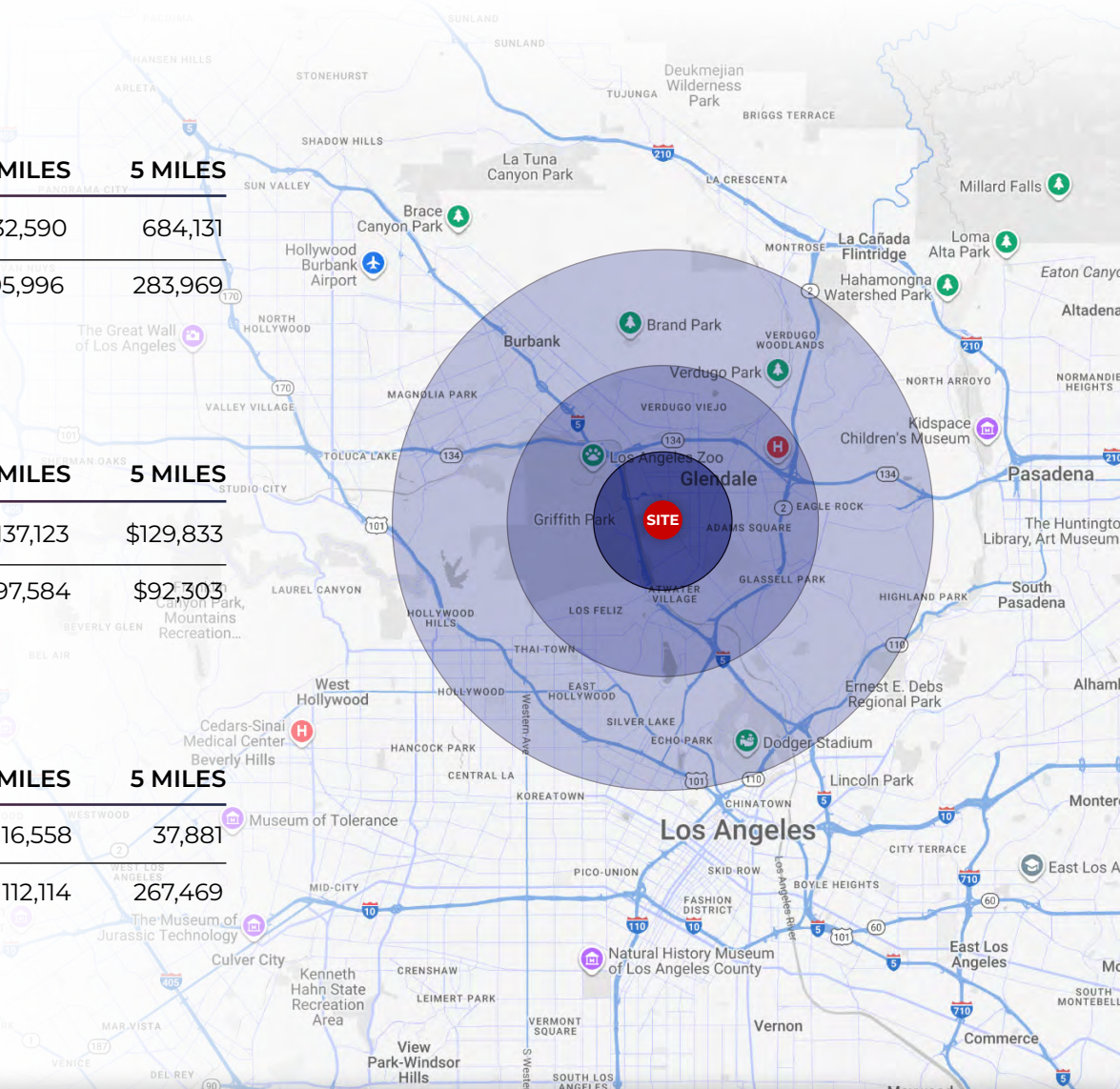
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$100,534	\$137,123	\$129,833
Median Household Income	\$77,797	\$97,584	\$92,303



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	3,844	16,558	37,881
Total Employees	28,007	112,114	267,469



YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

DANIEL HAKIMPOUR
Senior Associate
818.462.3753
dhakimpour@spectrumcre.com
DRE License #02162242

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

FOR SALE

521, 525, 527
W. WINDSOR ROAD
GLENDALE, CA



YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

yhaimoff@spectrumcre.com

CA DRE Lic. #01414758



DANIEL HAKIMPOUR

Senior Associate

818.462.3753

dhakimpour@spectrumcre.com

DRE License #02162242

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805