



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Space
For Lease

4718 San Fernando Road, Glendale, CA 91204



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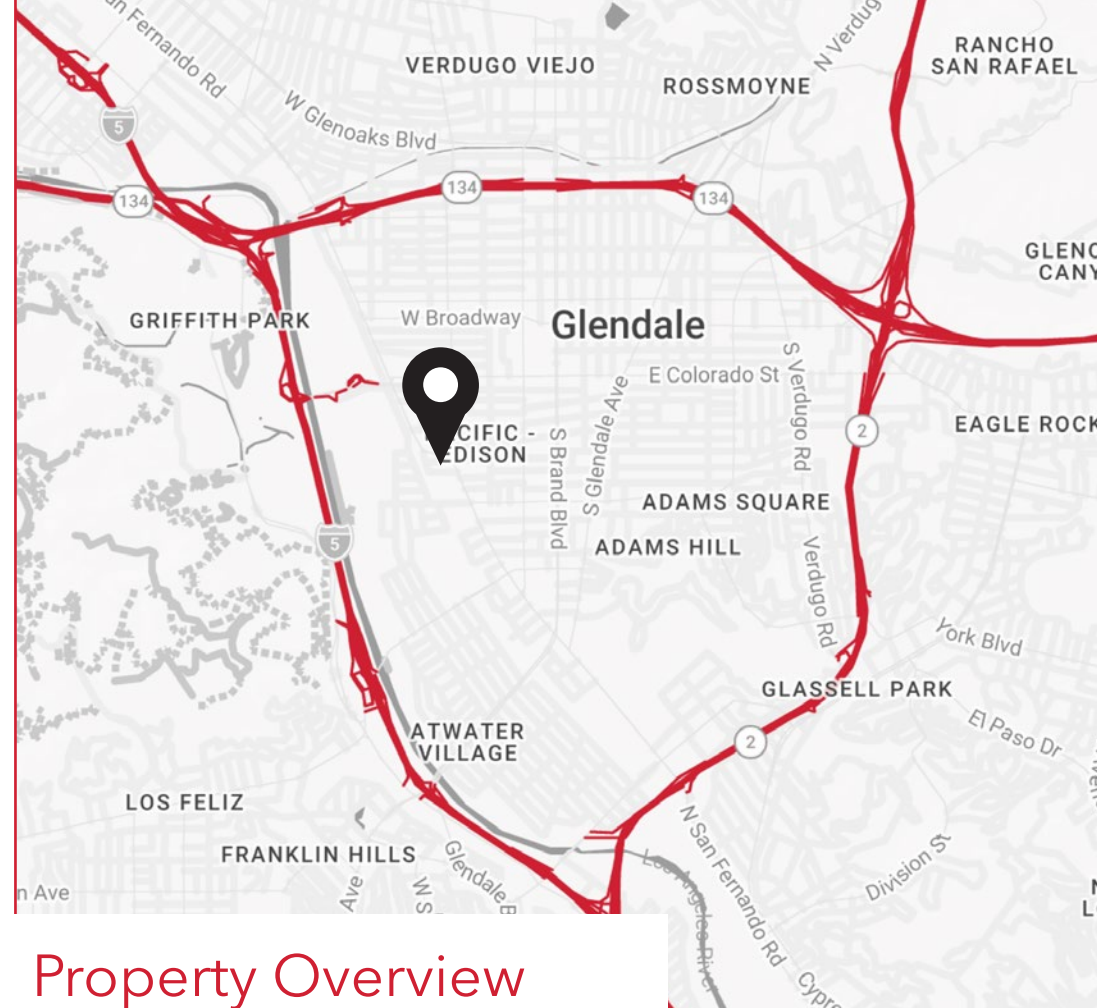
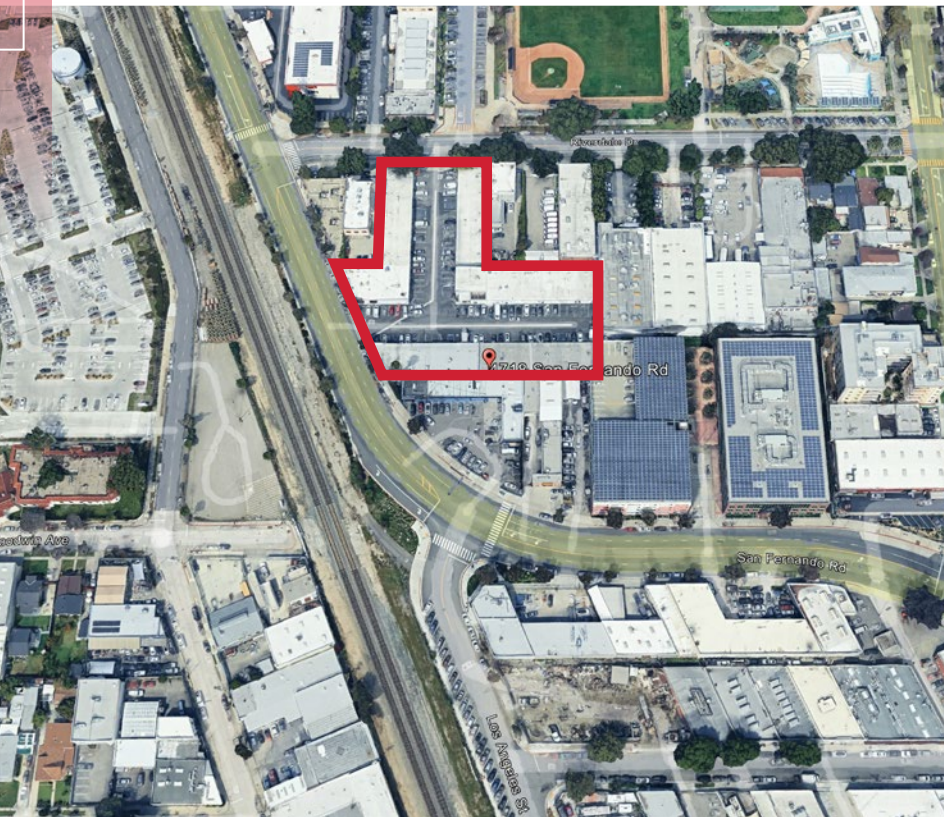
Offering Summary

AVAILABLE SPACE

2,632 SF

LEASE RATE

\$2.35 / SF / Industrial
Gross



Property Overview

Great industrial unit with San Fernando Road visibility; the space has an office area and copy/file area, restroom and the balance is the warehouse; 12' clear height with 1 - 8'x10' ground level loading door; 5 unassigned parking spaces; no CAM; power is 100 amps 110v-208v (Lessee to verify); easy access to the 134 and 5 Freeways.

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.

Property Photos

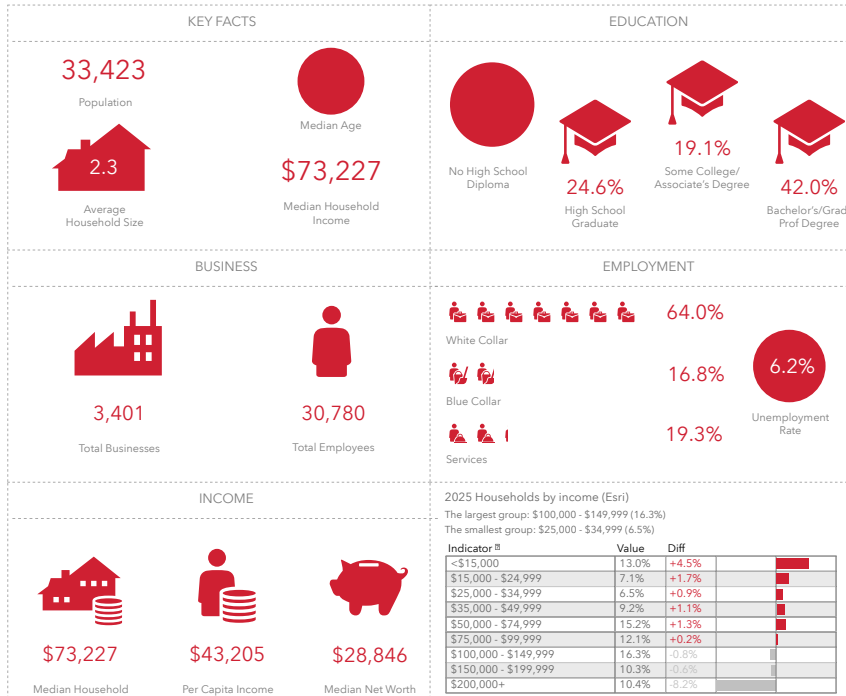


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



| 2025 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 33,423 | 226,505 | 646,194 |
| Households | 14,233 | 96,771 | 278,523 |
| Families | 8,072 | 55,475 | 145,120 |
| Average Household Size | 2.27 | 2.31 | 2.27 |
| Owner Occupied Housing Units | 2,000 | 29,791 | 79,296 |
| Renter Occupied Housing Units | 12,233 | 66,980 | 199,227 |
| Median Age | 40.2 | 41.7 | 40.0 |
| Median Household Income | \$73,227 | \$91,907 | \$84,612 |
| Average Household Income | \$101,303 | \$133,101 | \$126,405 |

For more information, please contact:

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