

# FOR SALE OWNER-USER COMMERCIAL BUILDING FOR SALE

# 1745

GARDENA AVE

GLENDALÉ • CA 91204



1745 GARDENA AVENUE, GLENDALÉ CA 91204

\$2,799,000

**Viewing is by appointment only. Do not disturb current occupant.**

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**Alliance Partners**  
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KELLER WILLIAMS REAL ESTATE SERVICES: 889 Americana Way, #408 Glendale, CA 91210

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DRE# 01449462





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.

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:

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

All these provide easy access for residents, workers, and customers from around the region. Glendale also offers its own bus services, the Bee-line, with 13 routes connecting customers to Jet Propulsion Laboratory (JPL), the City of Burbank, and the Metrolink Stations in both Burbank and Glendale.

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.

Businesses and residents alike have taken advantage of Glendale's central location, reputation for safety, excellent business environment, outstanding schools, state-of-the-art healthcare facilities, and growing restaurant and entertainment options. Glendale is also one of Southern California's leading office markets featuring a wide range of properties and amenities. The City has over six million square feet of office space and is home to such recognized firms as Walt Disney Imagineering, ServiceTitan, IHOP / Applebee's, DreamWorks, LegalZoom, and Public Storage.

Glendale prides itself on the quality of services it provides to the community. It is a full-service City, which includes a water and electrical department. The City operates its own power plant capable of serving the electrical needs of the entire city, although the majority of power is currently imported from other areas for cost savings. Water comes primarily from the Metropolitan Water District, along with a small portion from local wells. – City Website

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# STATEMENT OF CONFIDENTIALITY & DISCLAIMER

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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. 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 all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



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## KEY FEATURES

- Building Size: 6,640 square feet (two-story)
- Land Size: 7,277 square feet
- 4 individual restrooms, 2 on each floor
- Zoning: TOD1
- Year Built: 1982
- Construction Type: Masonry
- Parking: +/-10 spaces in gated lot, 4 tuck under and 6 surface (incl. 1 handicap)

## HIGHLIGHTS

- Free-standing two story building
- Former use- jewelry manufacturing
- Functional space, versatile, ability to convert to creative space or use as traditional office
- Secured building, gated access to main entry and parking
- Security cameras
- Key fob access on exterior and some interior areas
- Great Glendale location
- Less than one block from the Larry Zarian Transportation Center
- Several window office along perimeter
- Newer roof

## LOCATION

- Well located property with great access to local amenities
- Close proximity to the Americana at Brand, and the Glendale Galleria/Downtown Glendale
- Approximately 1 mile to the 2 FWY and less than 1 mile to the 5 Golden State Freeway
- Approximately 5 miles from Downtown Los Angeles



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5640 | 31  
SCALE 1" = 80'

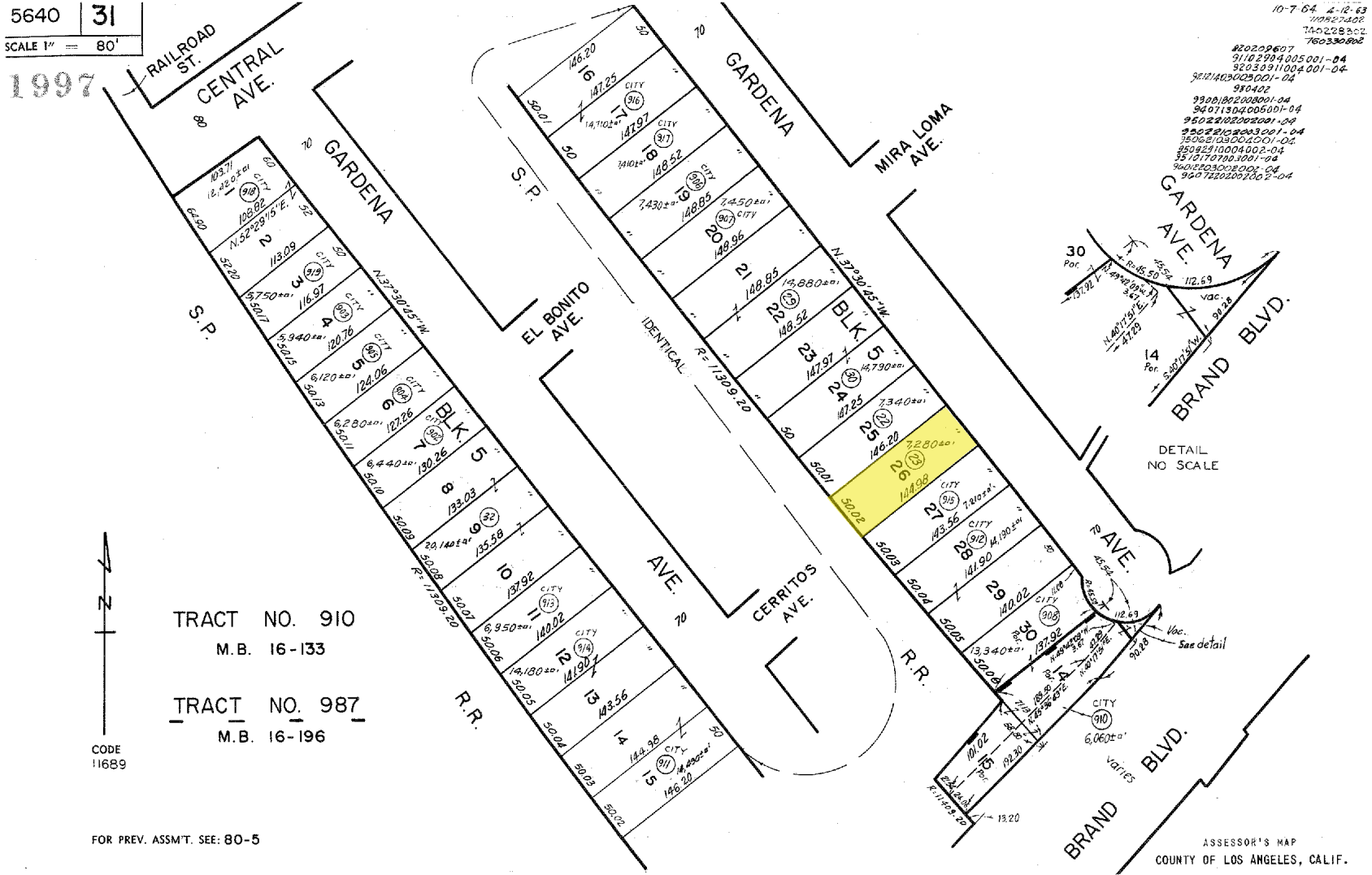
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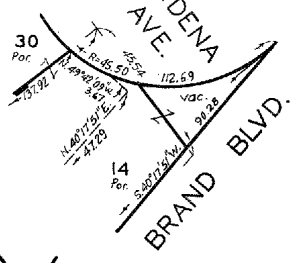
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M.B. 16-133

TRACT NO. 987  
M.B. 16-196

FOR PREV. ASSM'T. SEE: 80-5



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DETAIL  
NO SCALE

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Map

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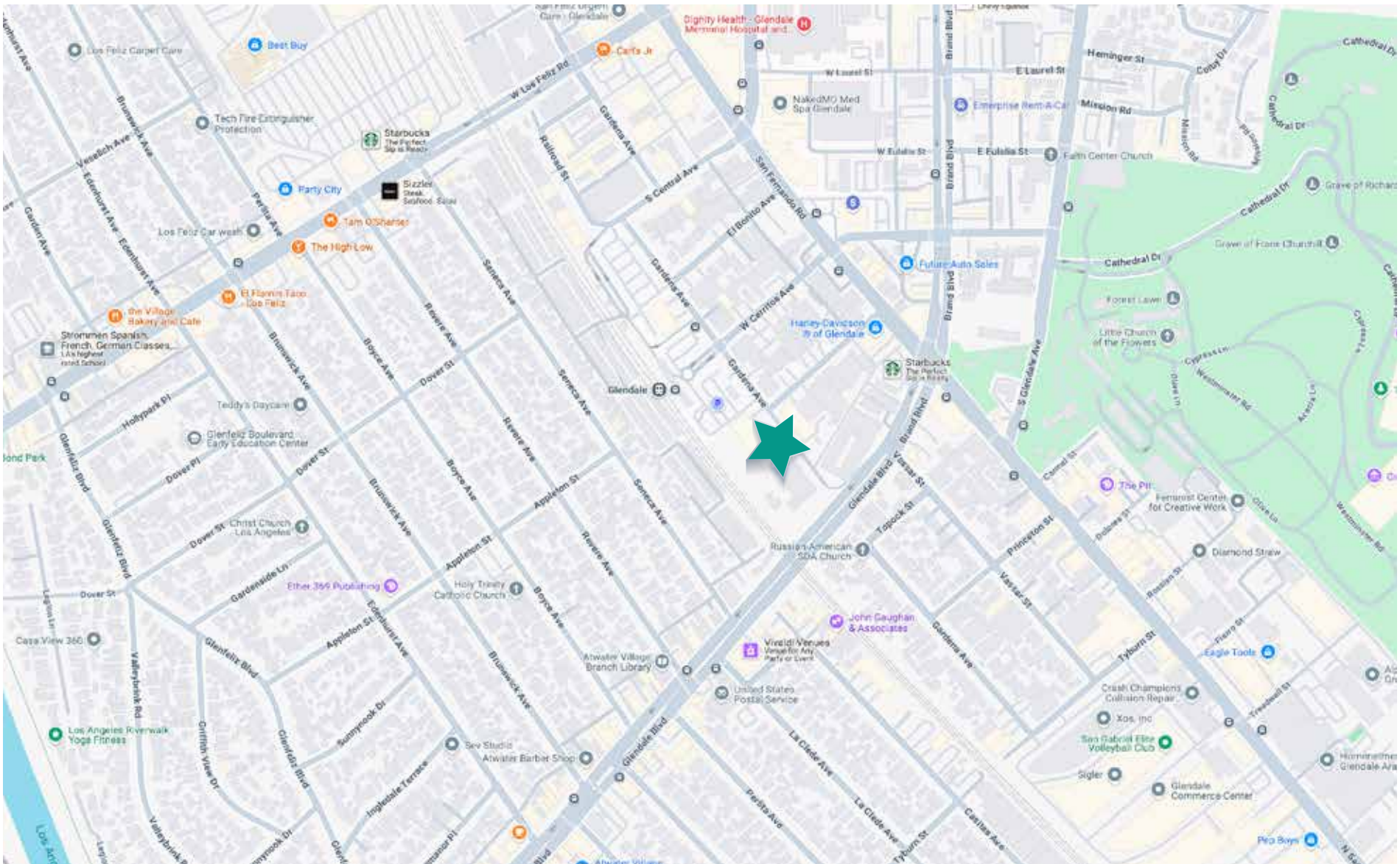
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In the Area

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