

OFFICE PROPERTY  
FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

880 EAST BROADWAY  
GLENDALE, CA 91205

**ANTE TRINIDAD, MRED**

COMMERCIAL INVESTMENT BROKER  
O: 818.956.7001 X130 C: 818.371.1127  
ATRINIDAD@STEVENSONREALESTATE.COM  
CALDRE #00704267

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

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## OFFERING SUMMARY

Sales Price: \$3,995,000

Price/SF: \$888

Lot Size: 4,570 SF

Building Size: 4,500 SF

Year Built/Renovated: 1930 / 2020

Zoning: C-3-1

APN: 5674-009-001

## PROPERTY HIGHLIGHTS

Rare freestanding, highly attractive red brick building; bow truss construction; secure, gated parking for seven (7) vehicles under the building; may tandem up to 12; excellent corner street exposure; East Broadway and Cedar Street; fully renovated in 2020

## PROPERTY/LOCATION OVERVIEW

Architecturally attractive bow truss constructed red-brick building with arched windows, and exposed open beams and metal HVAC ducting. Great street corner presence close to City of Glendale Civic Center. Extensive interior renovation was completed in 2020 on premium above-standard office build-outs for owner-user occupancy; see attached floor plan and photos. Serviced by subterranean seven-space parking that could tandem to twelve vehicles, with direct interior access to office level. Additional off-site paid parking across the street (Broadway) up to twelve cars a possibility. Ideal freestanding professional building for high-end legal, architectural, engineering, and accounting practices, among others.

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct



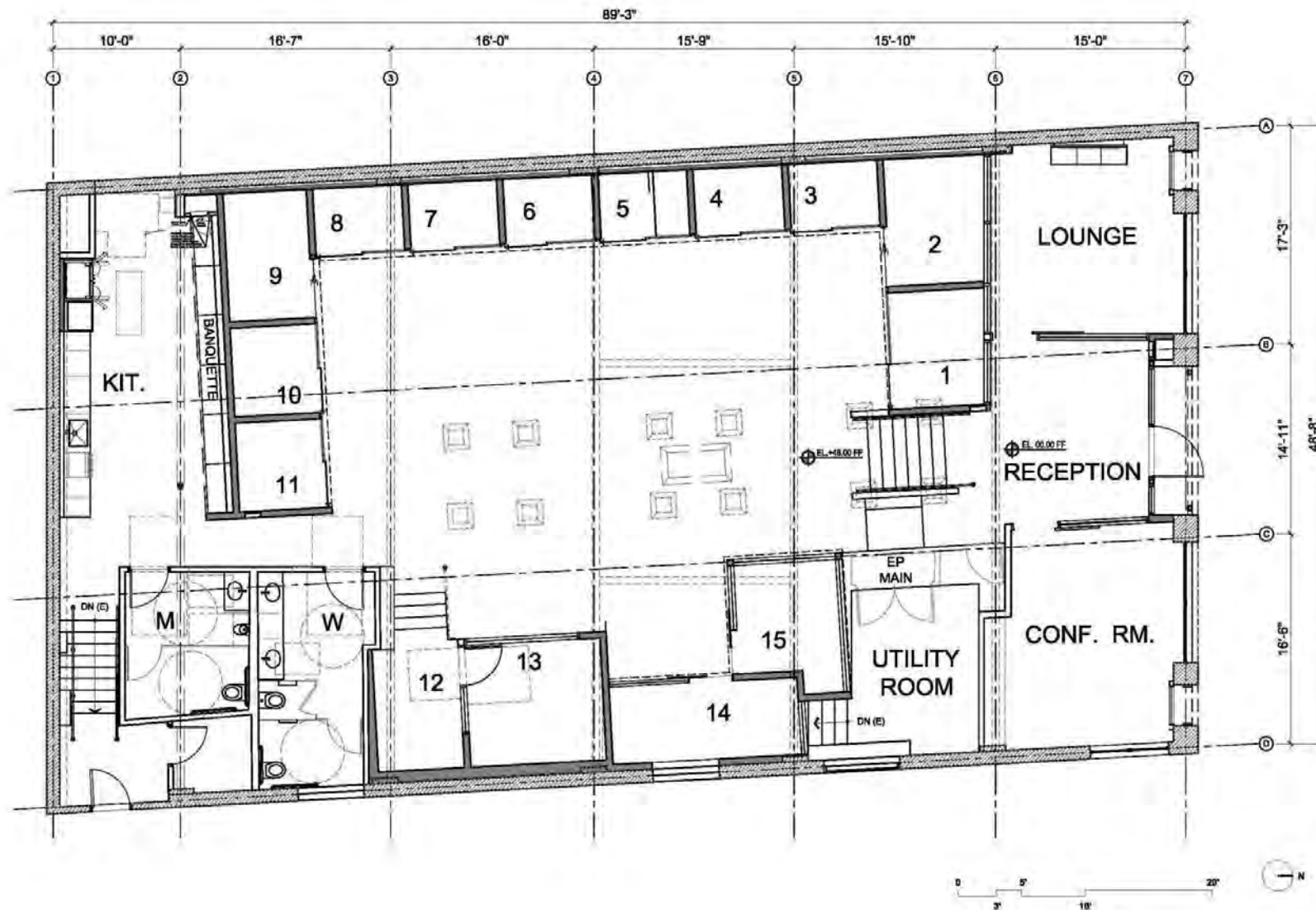
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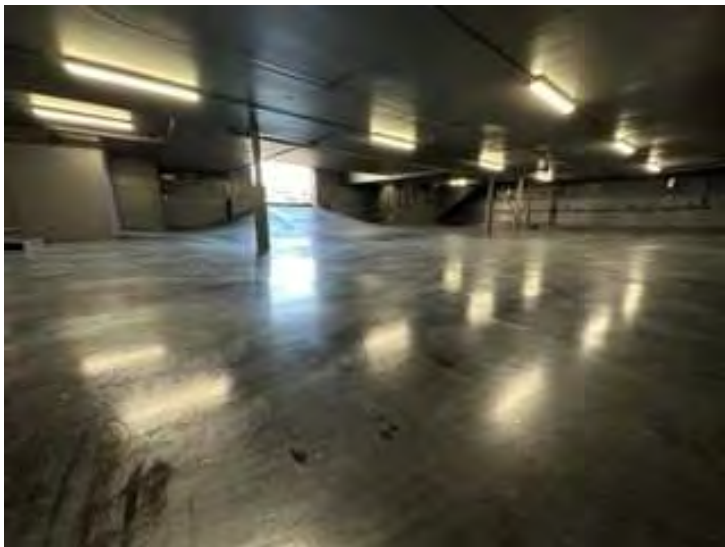


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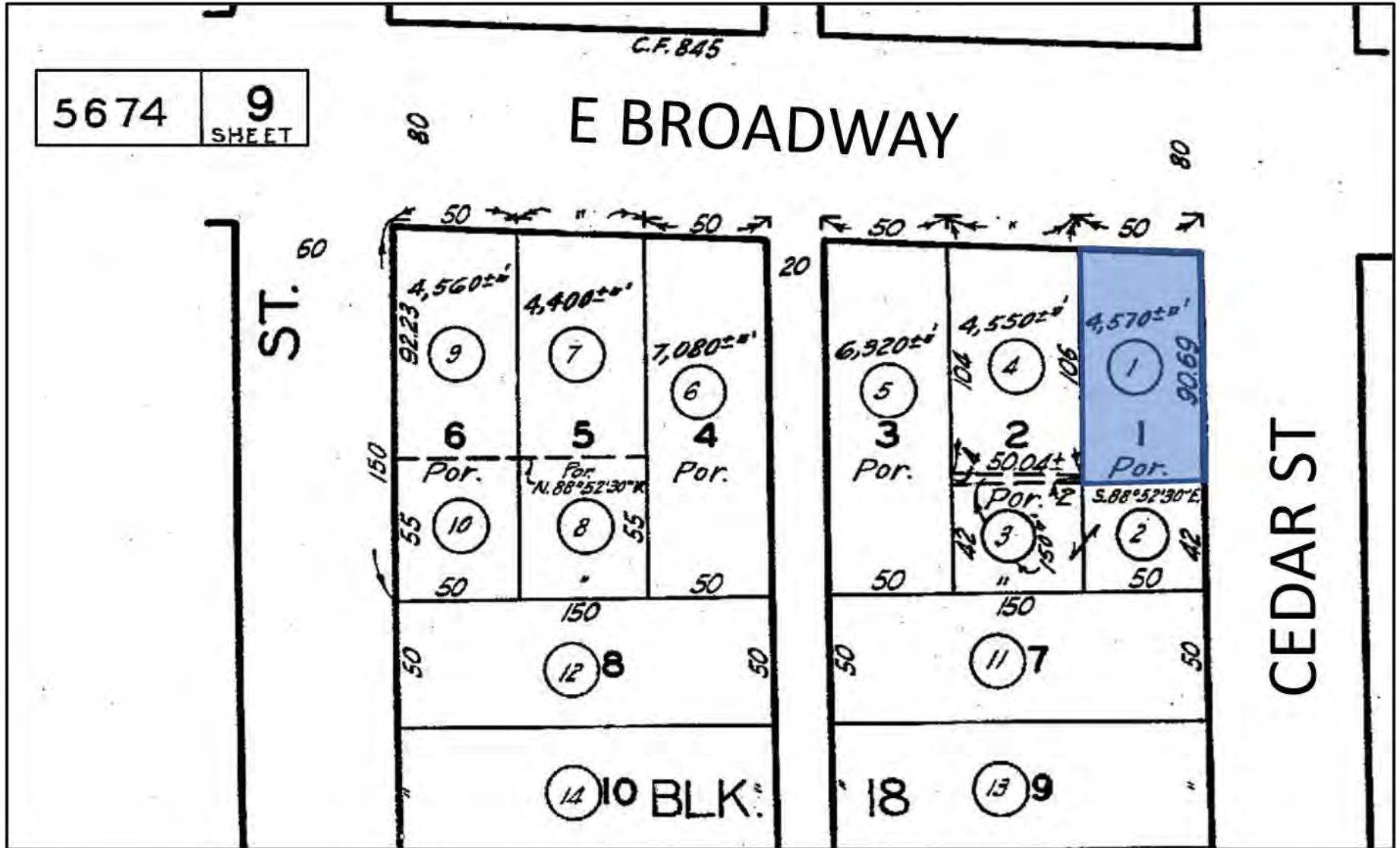
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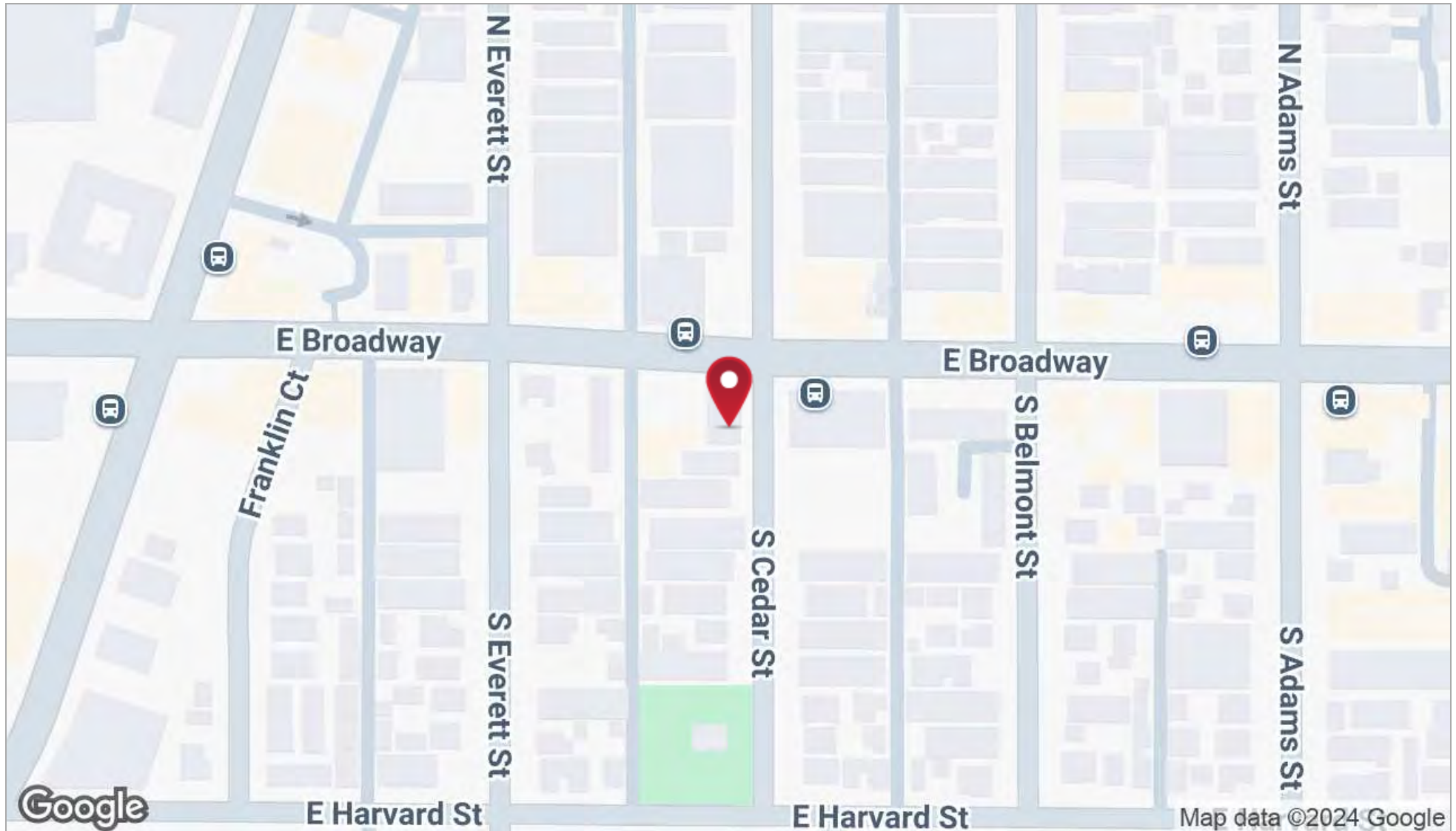
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	65,215	232,522	551,736
Average Age	40.5	40.4	40.2
Average Age (Male)	39.4	39.3	39.3
Average Age (Female)	42.2	41.9	41.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	27,197	92,147	229,231
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$67,813	\$95,722	\$103,170
Average House Value	\$475,588	\$665,659	\$747,339

\* Demographic data derived from 2020 ACS - US Census



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