

CREATIVE OFFICE/INDUSTRIAL INVESTMENT



**6100-6120 San Fernando Road, Glendale, CA 91201
(corner of Grandview Ave.)**

Well maintained 2-story elevator served
creative office/industrial building

Adjacent to Walt Disney Creative Campus,
DreamWorks Animation and ABC 7 Studio

Close to 134 (Glendale) Freeway and 5 (Santa Ana) Freeway on/off
ramps

100% heated and air conditioned

Common upstairs tenant patio areas

Seasoned leases and tenants

Recent upgrades to multi-stall restrooms

3,000-9,000 square feet may be available for owner-user

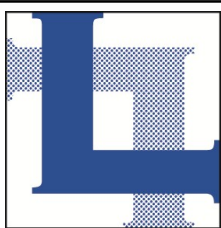
\$12,900,000

Please do not disturb tenants—inspection with accepted offer

Exclusively represented by
Paul P. Locker, CCIM, SIOR, PMC

FOR
SALE

PMC
PROPERTY MANAGEMENT CERTIFICATION



**LOCKER
REALTY CORP.**

818.956.8800
www.LockerRealtyCorp.com



DRE Lic. #01220314

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736

6100-6120 San Fernando Road, Glendale, CA 91201

Physical Details

Building: 35,305 square feet
Land Square: 1.33 acres (57,935 square feet)
Assessor Parcel Number: 5623-040-032
Zone: SFMU
Year Built: 1986
Parking: 101 / 2.7:1,000
Cross Street: Corner of Grandview Avenue
Internet: Fiber optic & cable

Rent Roll (current)

Unit	Sq. Ft.	Rent	Projected CAM	Start Date	Expiration Date	Options
6100-100	8,788	\$ 19,359.42	\$ 1,757.60	11/1/2004	10/31/2031	1 (3 year stated rent)
6100-200	3,566	\$ 7,855.68	\$ 713.20	11/1/2004	10/31/2031	1 (3 year stated rent)
6100-202	1,848	\$ 4,070.78	\$ 369.60	4/1/2008	10/31/2031	1 (3 year stated rent)
6100-203	2,963	\$ 6,527.31	\$ 592.60	11/1/2017	10/31/2031	1 (3 year stated rent)
6100-207/209	3,031	\$ 6,310.54	\$ 1,000.23	11/1/2021	10/31/2031	1 (3 year stated rent)
6100-211	2,929	\$ 5,128.68	\$ 966.57	3/1/2025	2/28/2030	1 (5 year @ 3%)
6106	2,735	\$ 6,760.92	\$ 574.35	8/1/2024	7/31/2029	No
6108	2,706	\$ 6,689.23	\$ 568.26	4/1/2020	7/31/2029	No
6118	2,939	\$ 6,057.24	\$ 852.31	5/1/2005	8/31/2026	No
6120	3,800	\$ 8,062.84	\$ 798.00	1/1/2024	12/31/2028	1 (5 year @ 4%)
	<u>35,305</u>	<u>\$ 76,822.64</u>	<u>\$ 8,192.72</u>			

Investment Detail - 2025 Actual

Annual Gross Income	\$ 1,127,574.09
Less Direct Expenses	\$ (130,008.07)
Less Common Area Expenses	<u>\$ (258,815.16)</u>
Net Operating Income	\$ 738,750.86
Cap Rate	5.73%
Cash on Cash Yield	5.73%

Note: All figures and information are deemed to be reliable; however, Buyer to perform their own independent investigation into all aspects of the Property.

Income (2025)

Rent	\$ 904,634.32
CAM Income	\$ 134,009.65
Property Tax Reimbursement	\$ 15,062.12
Insurance Reimbursement	\$ 6,003.11
Tenant Reimbursement	\$ 67,864.89
	<u>\$ 1,127,574.09</u>

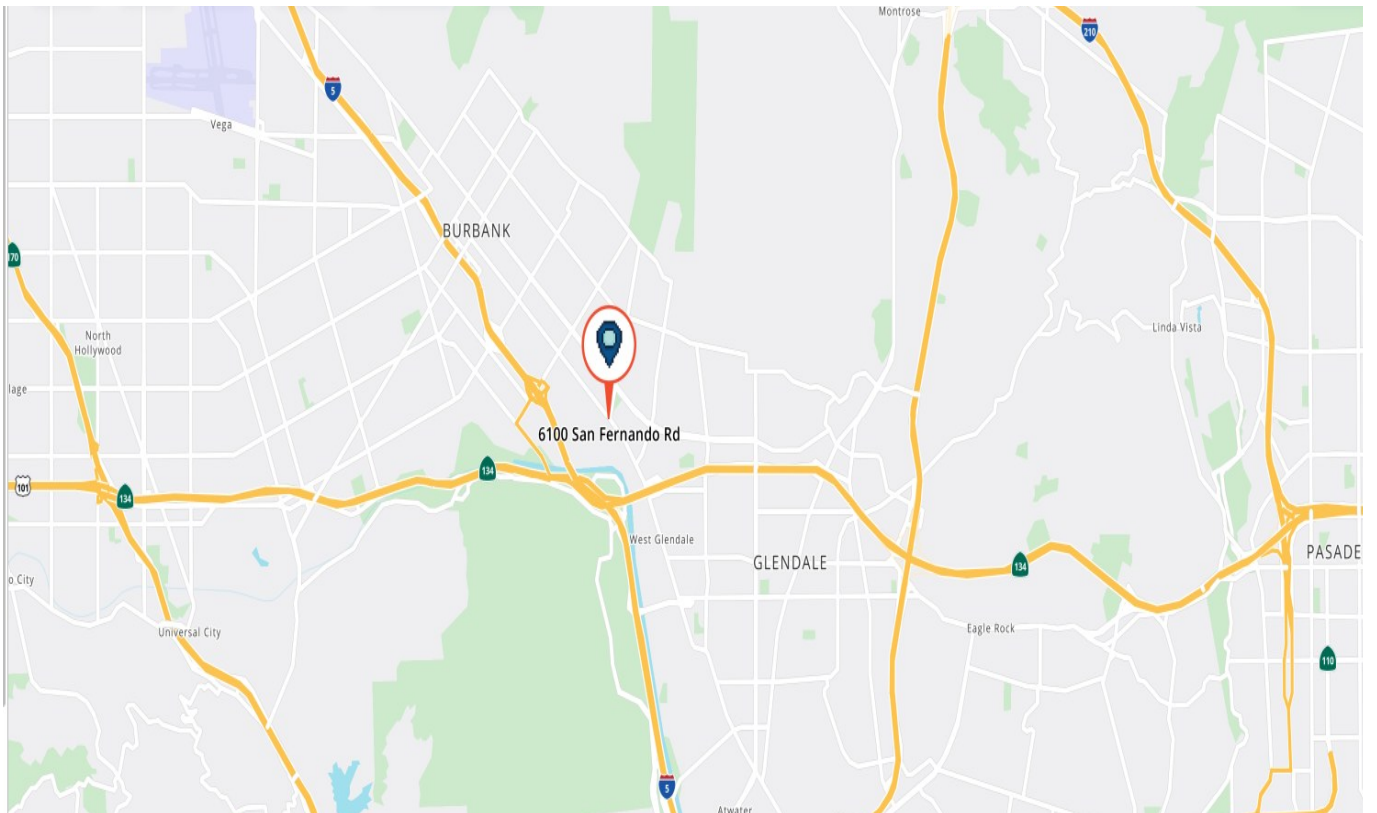
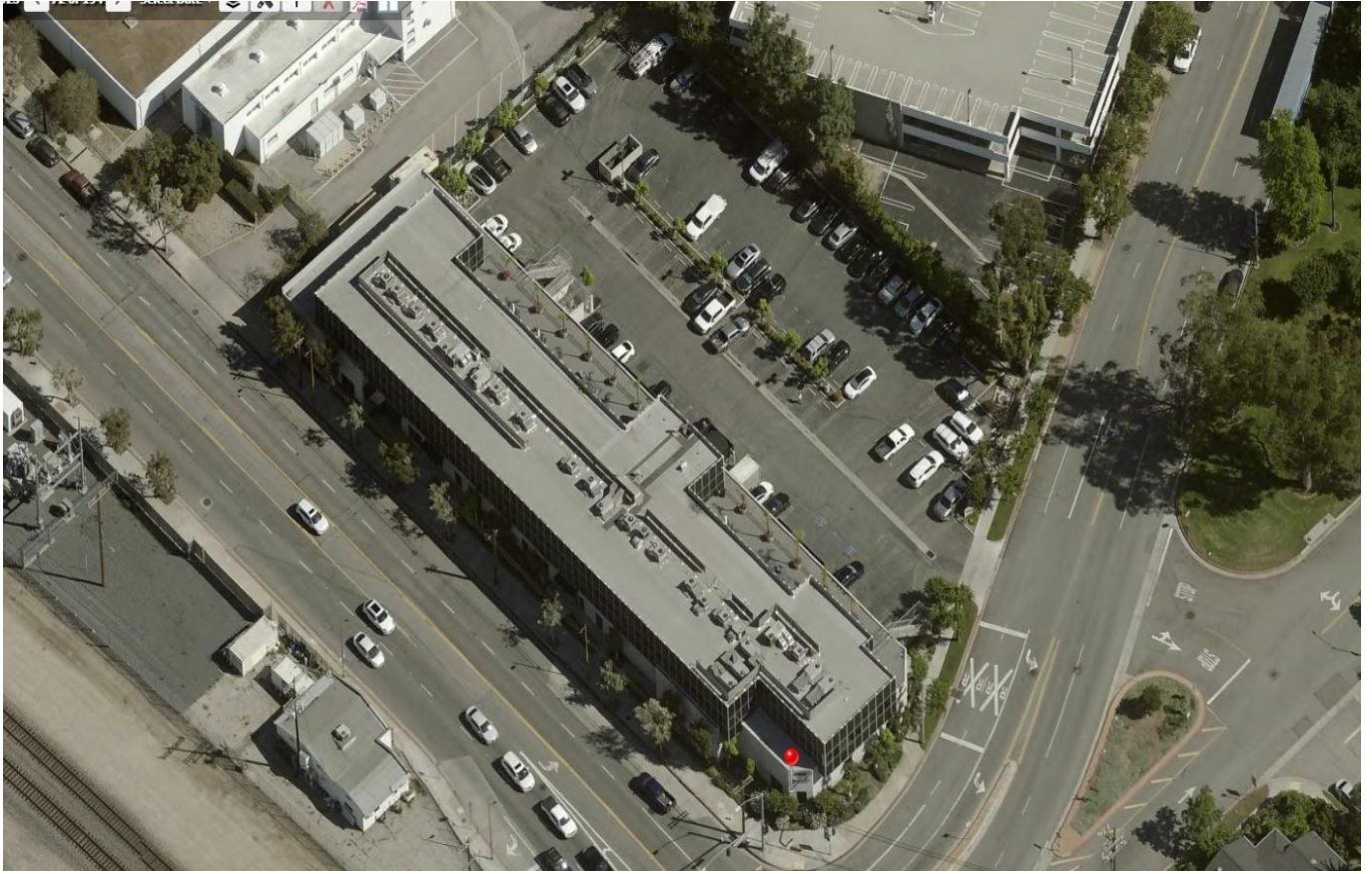
Direct Expenses w/o Capital Improvements (2025)

Plumbing	\$ 12,462.43
Gardening	\$ 949.00
Property Insurance	\$ 24,744.00
Roof Repairs/Maintenance	\$ 3,765.00
Real Property Taxes	\$ 88,088.14
	<u>\$ 130,008.57</u>

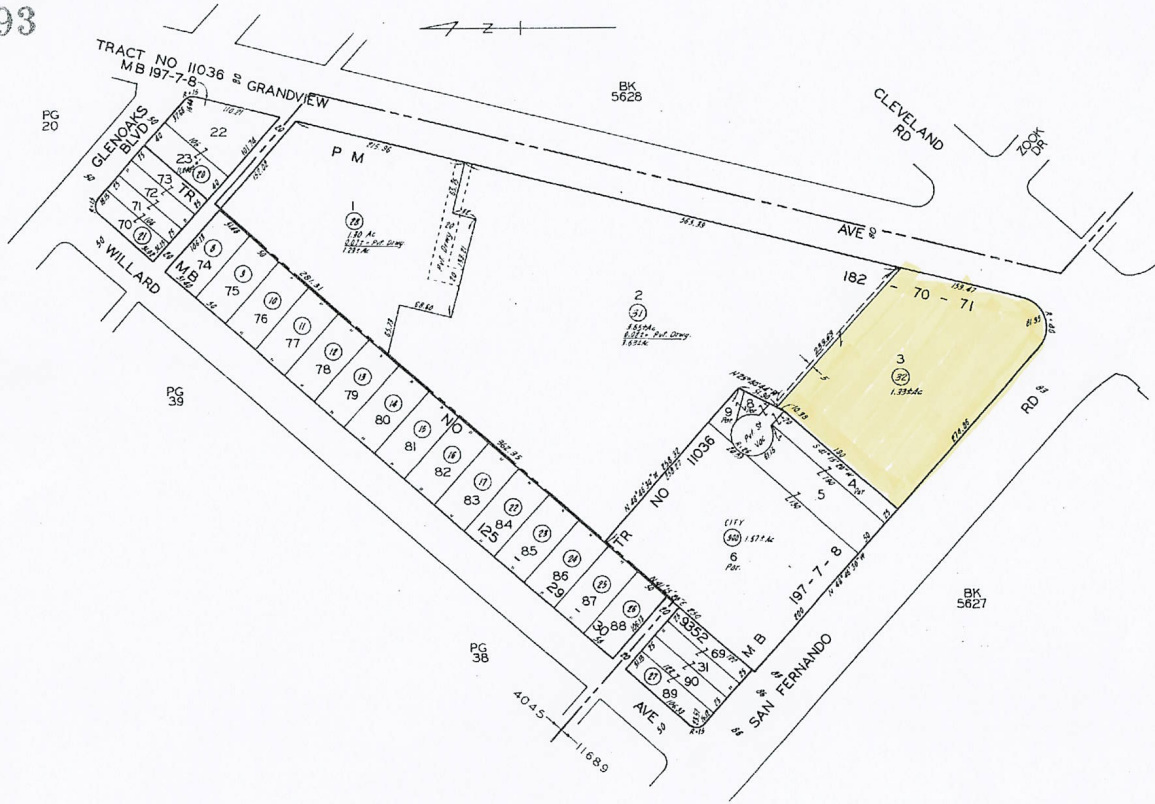
Operating Expenses (2025)

Gardening/Parking lot	\$ 10,660.00
Exterior janitorial	\$ 3,328.00
Trash	\$ 15,969.35
Fire Sprinkler Certification	\$ 750.00
Fire Alarm Repairs	\$ 3,573.64
Fire Sprinkler Water	\$ 648.33
Fire sprinkler monitoring	\$ 1,078.00
Elevator telephone	\$ 864.85
Elevator Service	\$ 3,438.13
Elevator Inspection	\$ 225.00
Quarterly HVAC Service	\$ 16,888.93
Janitorial	\$ 10,752.00
Janitorial supplies	\$ 2,377.91
Pest control	\$ 1,500.00
Parking Lot	\$ 3,950.00
Miscellaneous repairs & maintenance	\$ 12,696.23
Property Management	\$ 36,000.00
Gas	\$ 5,851.84
Water	\$ 6,829.43
Electricity	\$ 119,033.52
Accounting	\$ 2,400.00
	<u>\$ 258,815.16</u>

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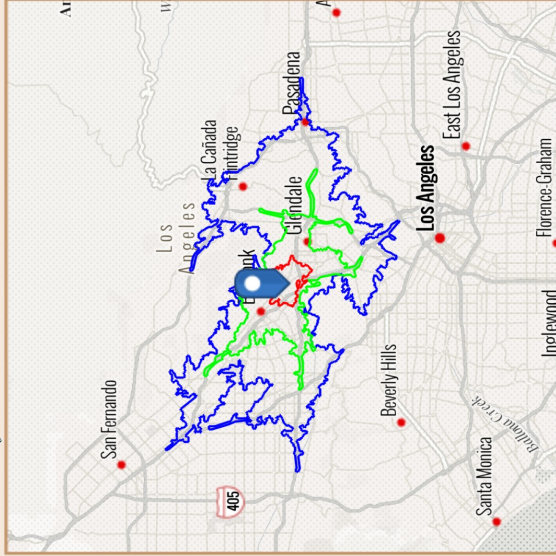
1993



BENCHMARK DEMOGRAPHICS

6100 San Fernando Rd, Glendale, California, 91201

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

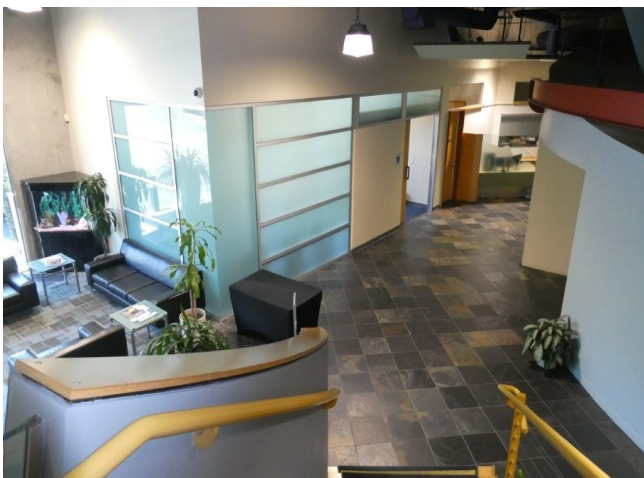


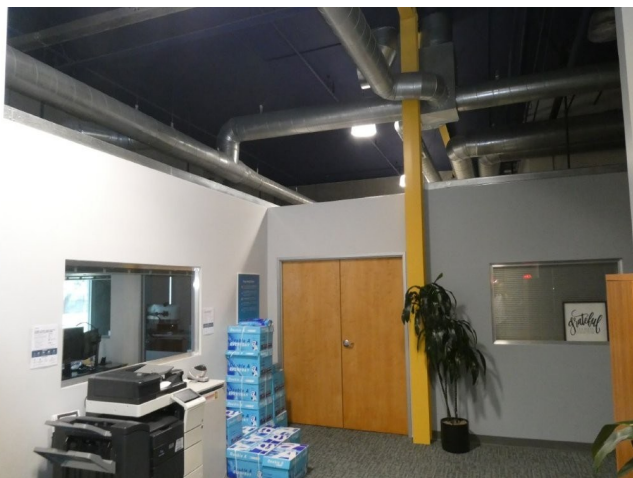
AGE SEGMENTS	DRIVE TIME			GEOGRAPHY	
	5 mins	10 mins	15 mins	Counties	States
0 - 4	4.08%	4.18%	4.17%	Los Angeles County Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area	California
5 - 9	4.49%	4.45%	4.45%	4.86%	5.27%
10 - 14	4.60%	4.47%	4.56%	5.14%	5.61%
15 - 19	4.88%	4.59%	4.84%	5.55%	6.02%
20 - 34	18.45%	20.71%	22.27%	6.29%	6.53%
35 - 54	28.76%	30.13%	30.02%	23.07%	21.75%
55 - 74	25.08%	22.57%	21.73%	27.08%	26.25%
75+	9.68%	8.92%	7.99%	21.14%	21.30%
				6.89%	7.30%
				7.13%	8.05%
HOUSEHOLD INCOME					
<\$15,000	10.2%	10.9%	9.3%	8.5%	7.3%
\$15,000-\$24,999	8.8%	6.5%	5.4%	5.4%	4.7%
\$25,000-\$34,999	5.5%	5.5%	5.0%	5.6%	5.0%
\$35,000-\$49,999	7.9%	7.6%	7.2%	8.1%	7.7%
\$50,000-\$74,999	13.5%	13.7%	12.7%	13.9%	13.0%
\$75,000-\$99,999	9.9%	11.6%	11.5%	11.9%	11.7%
\$100,000-\$149,999	14.5%	16.4%	16.8%	17.1%	17.7%
\$150,000-\$199,999	12.1%	10.7%	11.2%	10.9%	11.8%
\$200,000+	17.7%	17.1%	20.9%	18.6%	21.0%
				20.2%	14.0%
KEY FACTS					
Population	29,138	181,110	611,313	9,712,112	39,563,914
Daytime Population	31,788	249,499	689,840	9,820,279	39,400,957
Employees	14,775	94,276	326,785	4,903,027	19,243,812
Households	11,399	77,384	255,778	3,452,309	13,785,669
Average HH Size	2.54	2.31	2.36	2.75	2.80
Median Age	43.6	41.8	40.8	38.4	38.4
				38.7	39.6
HOUSING FACTS					
Median Home Value	1,023,563	1,042,226	1,114,253	869,799	773,228
Owner Occupied %	32.4%	29.1%	37.3%	45.3%	54.9%
Renter Occupied %	67.6%	70.9%	62.7%	54.7%	45.1%
Total Housing Units	11,851	81,383	269,214	3,640,119	14,799,481
				4,799,727	146,800,552
INCOME FACTS					
Median HH Income	\$83,968	\$85,702	\$96,994	\$91,439	\$101,136
Per Capita Income	\$48,715	\$52,403	\$59,059	\$47,409	\$50,026
Median Net Worth	\$93,624	\$76,265	\$118,319	\$151,098	\$242,974
				\$180,321	\$228,144





6100 San Fernando Road
Suite 100







6100 San Fernando Road,
Suite 200-203

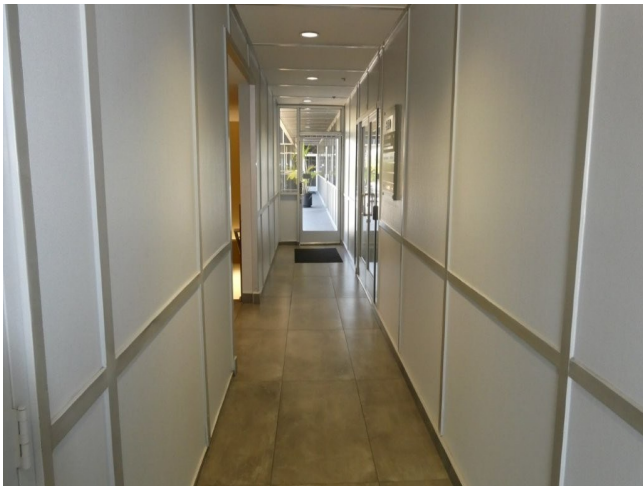
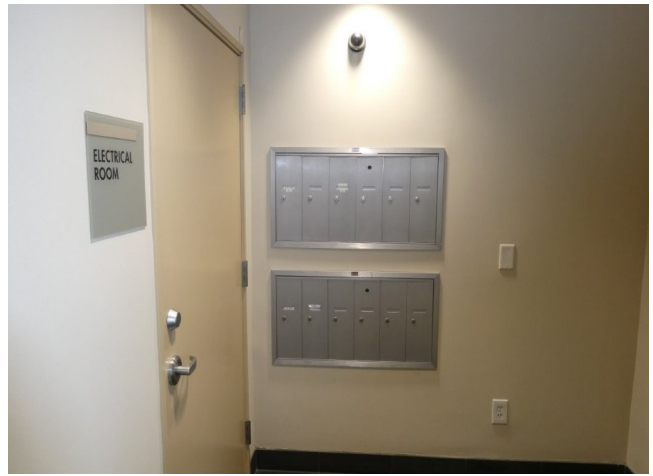
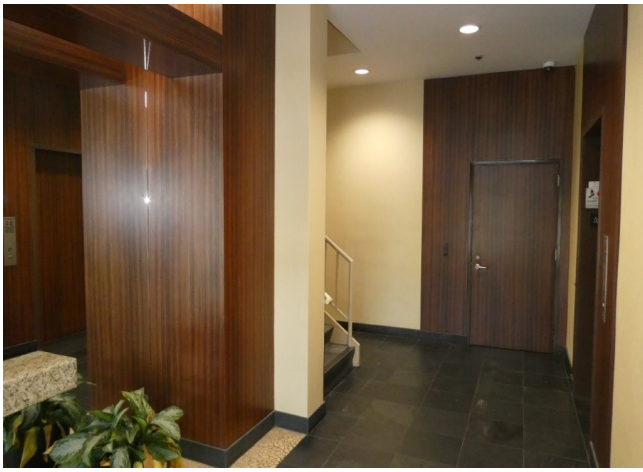






6100 tenant elevator lobby,
common area restrooms, patios &
parking







6106 San Fernando Road



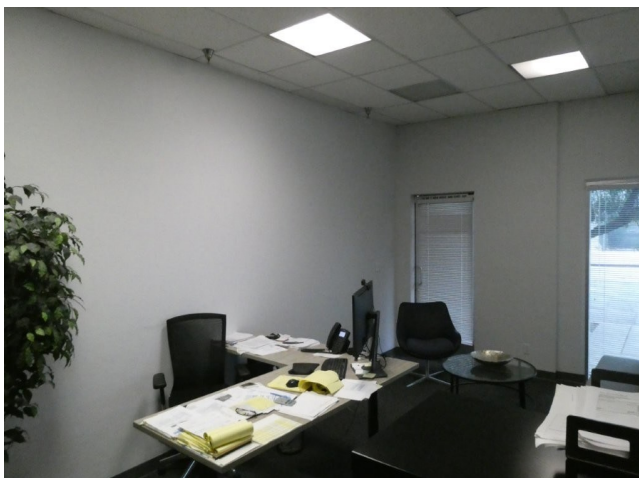
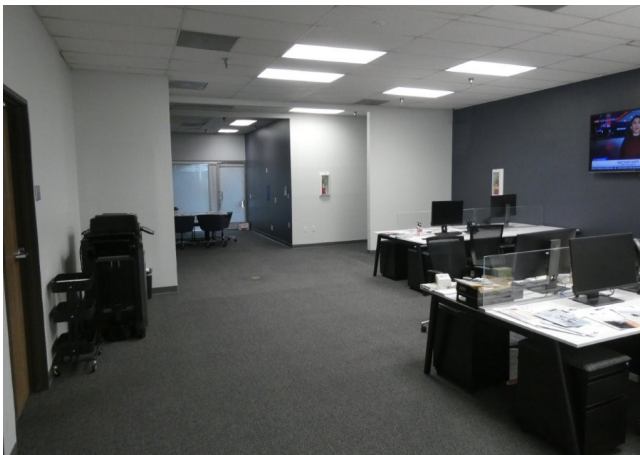


6108 San Fernando Road





6118 San Fernando Road



6120 San Fernando Road





6200 San Fernando Road,
Suite 211



