

# 604 & 608 Ruberta Ave

Glendale, CA



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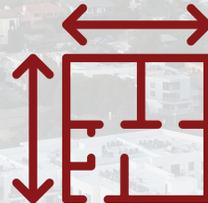
**JOHNHART**  
COMMERCIAL · RE

# PROPERTY SUMMARY

## 604 & 608 RUBERTA AVE | GLENDALE, CA



**BUILDING SIZE**  
11,379 SQFT



**LOT SIZE**  
20,405 SQFT



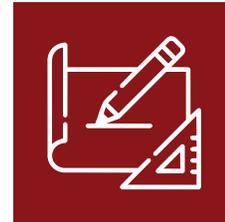
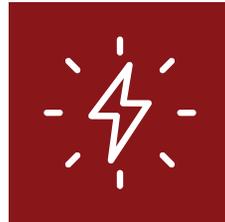
**PROPERTY TYPE**  
INDUSTRIAL  
WAREHOUSE

**ASKING PRICE: \$4,300,000 (\$379/SF)**

## 604 & 608 RUBERTA AVE | GLENDALE, CA

Proudly presenting a rare two-building industrial portfolio for sale at 604 & 608 Ruberta Avenue in Glendale. The property totals approximately 11,379 square feet of building area situated on a combined 20,405 square foot lot. Zoned IND (Industrial District), this offering provides exceptional flexibility for owner-users, investors, or industrial operators seeking a well-located asset within one of Glendale’s most established and supply-constrained industrial corridors.

Portfolio consists of two adjacent industrial buildings, allowing for operational flexibility, potential multi-tenant configuration, or future strategic disposition. The site layout supports efficient circulation, functional loading access, and usable yard area, making it well-suited for a variety of industrial uses including warehouse, light manufacturing, contractor use, automotive-related operations, storage, and distribution. Located in the heart of Glendale’s industrial pocket, the property benefits from close proximity to major transportation corridors including the 5, 134, and 2 Freeways, offering convenient regional access throughout Los Angeles County.



**Rare Industrial Portfolio with Dual Buildings** – The offering includes two adjacent industrial buildings totaling approximately 11,379 sq ft on ~20,405 sq ft of land, providing flexibility for combined use, multi-tenant setup, or phased leasing/occupancy.

**Excellent Regional Access & Exposure** – Situated in a prime Glendale industrial corridor with immediate connectivity to major transportation routes including the I-5 and 134 freeways, enhancing logistics, distribution, and commuting efficiencies.

**Functional Industrial Features** – The properties boast heavy power capacity, multiple ground-level loading doors, fire-sprinklered warehouse space, and usable yard area, supporting a variety of industrial and manufacturing operations.

**Flexible Zoning & Use Potential** – Zoned Industrial (IND), the site supports light manufacturing, warehouse, distribution, and contractor uses, creating versatility for different investor strategies or owner-users.

**Under-Supplied Market Dynamics** – Glendale’s industrial submarket is characterized by limited available inventory, making well-located assets like this increasingly attractive for long-term investors seeking stable value and demand.

# DEMOGRAPHICS

## OVERVIEW

Located in a well-established pocket of Glendale, the area around 604 & 608 Ruberta Ave reflects a stable, mature residential community with a balanced mix of families and working professionals. The neighborhood shows steady household income levels, a blend of renters and homeowners, and typical household sizes suited to both individuals and small families. With a median age in the early-to-mid 40s and long-term residential stability, the area offers a grounded, community-oriented environment supported by consistent property investment and sustained neighborhood growth.



41

**MEDIAN AGE**



22k

**POPULATION**



32%

**RATE OF HOMEOWNERSHIP**



\$78k

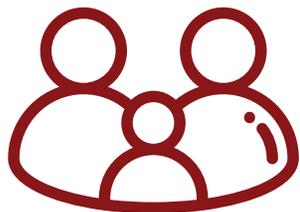
**AVERAGE HOUSEHOLD INCOME**



59%

**EMPLOYED**

# DEMOGRAPHICS

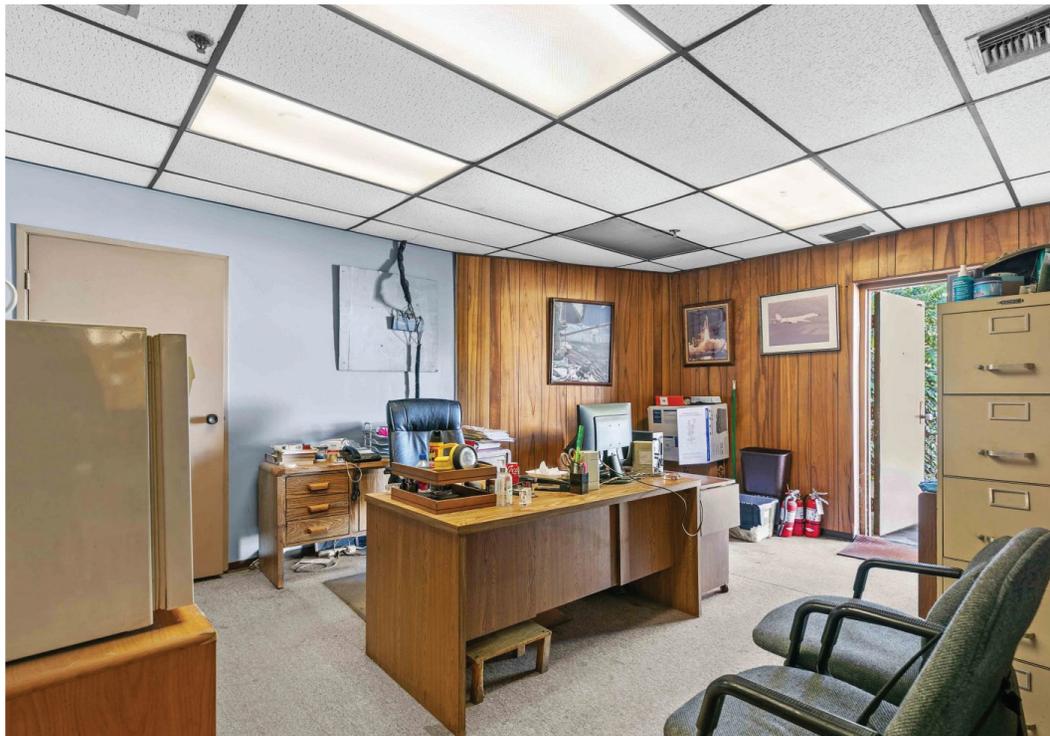
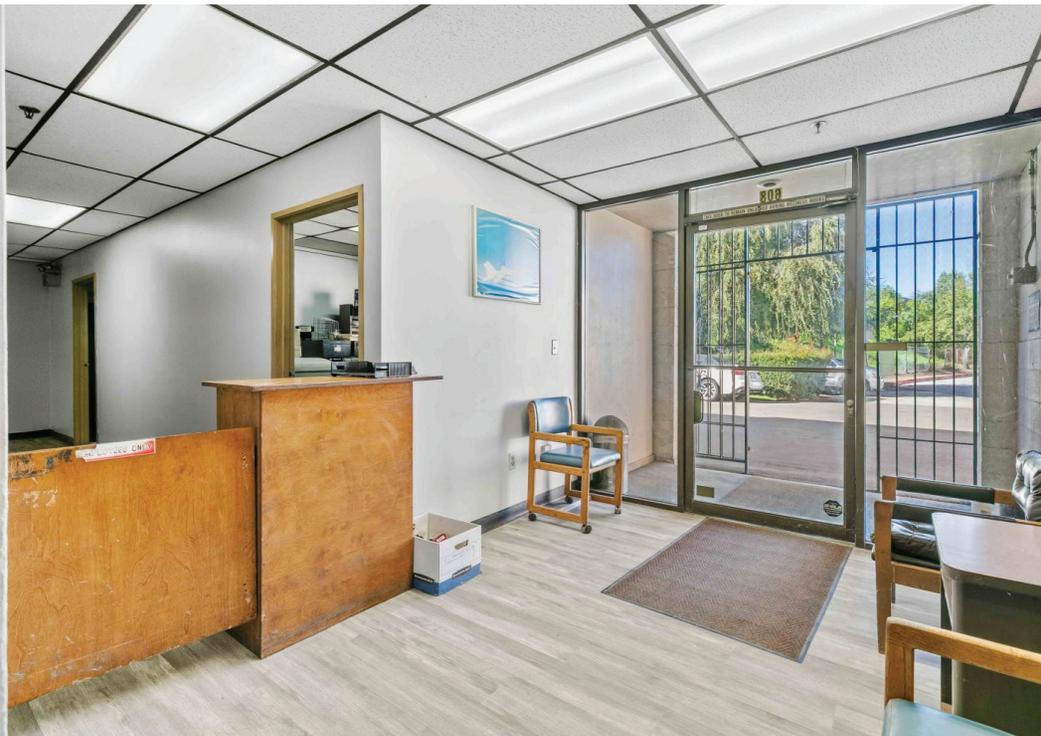


**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2024 PER CAPITA</b>	<b>5 MILE 2024 AVG HOUSEHOLDS</b>
EDUCATION & DAYCARE	\$853	\$2,359
HEALTH CARE	\$560	\$1,549
TRANSPORTATION & MAINTENANCE	\$2,982	\$8,240
HOUSEHOLD	\$631	\$1,743
FOOD & ALCOHOL	\$3,391	\$9,372
ENTERTAINMENT, HOBBIES & PETS	\$1,704	\$4,708
APPAREL	\$644	\$1,779





# FLOOR PLANS





# ZONING

## IND ZONING



# NEIGHBORHOOD OVERVIEW

Just a short distance from 604 & 608 Ruberta Ave in Glendale, CA, there's a mix of local businesses and services that give the area a lively, resourceful feel. You'll find helpful community-oriented shops and services like Brady's Bakery for freshly baked treats, Continental Gourmet Sausage Co for specialty food items, and Los Almendros Bakery for morning pastries. Practical services such as Navis Pack & Ship make errands easier, while American Chef Supply supports culinary businesses nearby. There are also professional and creative enterprises like Dubsado and Space Studio, contributing to a diverse local business landscape just beyond the industrial core.



## GAS

SHELL  
MOBIL

## COFFEE SHOPS

LAHMAJUN BAKERY  
LITTLE CORNER CAFE

## BANKS

EAST WEST BANK  
BANK OF AMERICA  
FINANCIAL CENTER



## RESTAURANTS

CAROUSEL RESTAURANT GLENDALE  
BACARI GDL

## BARS

THE FAMOUS BAR  
TAVERN ON BRAND

## THEATRES

LAEMMLE GLENDALE  
AMC THE AMERICANA AT BRAND 18



## MUSEUMS

MUSEUM OF NEON ART  
FOREST LAWN MUSEUM

## FITNESS

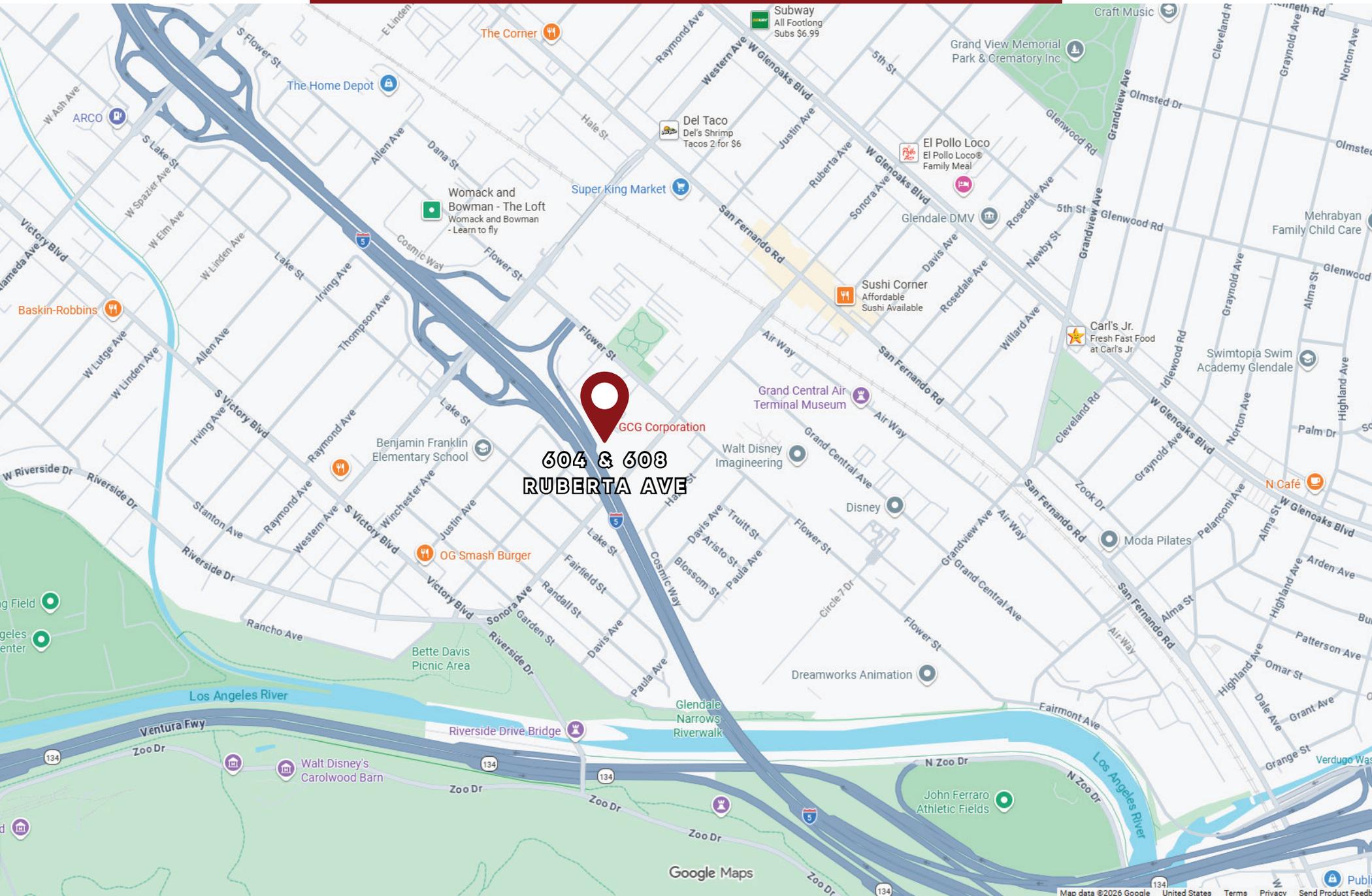
24 HOUR FITNESS  
EQUINOX GLENDALE

## SPAS

SENSE SPA  
SPA GLISTEN



# AREA LAYOUT



# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Sonora Ave	Flower St NE	17,007	0.06 mi
Sonora Ave	Flower St SW	17,855	0.12 mi
5	-	243,485	0.13 mi
Lake St	Ruberta Ave SE	1,685	0.13 mi
Sonora Ave	Lake St NE	15,667	0.16 mi
Lake St	Justin Ave SE	2,195	0.18 mi
Sonora Ave	Randall St SW	21,952	0.21 mi
Golden State Freeway	-	236,293	0.23 mi
Western Ave	I- 5 SW	190,783	0.24 mi
Winchester Ave	Randall St SW	586	0.24 mi

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